APPLICATION TO CONSIDER INCLUDING 1 RIVER PARADE HALLETT COVE VOLUME 5854 FOLIO 527 INTO THE NEW MARION COUNCIL DEVELOPMENT PLAN ALLOWING FOR FURTHER SUBDIVISION

Susan Craig.
SUMMARY
The Marion Council Development Plan includes the rezoning of certain areas of Hallett Cove, however, does not allow for rezoning of “Coastal Policy Area 21”, of which 1 River Parade is part of.

As stated in the included in APPENDIX A titled; “Coastal Policy Area 21,” there are a number of points that we would like to highlight as set out in the document under OBJECTIVES and DESIRED CHARACTER:

OBJECTIVES
1. Residential development which is sensitive to the particular topography of the area and which has minimal visual and environmental impact.
   - 1 River Parade Hallett Cove is flat land featuring one (1) dwelling
   - Development of this land would have no greater visual impact, rather it would blend or become in keeping with current developments in its immediate proximity.
   - All surrounding land including Marine Avenue and River Parade have already supported significant subdivision with River Parade almost 90% of original land titles being subdivided.

2. Residential development that mitigates the impacts of natural hazards such a sea level rise and flooding from the Field River through sensitive siting and design.
   - Coastal Policy Area 21 currently states:
     - Site levels are at least 4 metres Australian Height Datum
     - Building floor levels are at least 4.25 metres Australian Height Datum
     - There are practical measures which can be undertaken on-site to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100

        - A recently commissioned engineering report has 1 River Parade Hallett Cove at 8.5 metres AHDATUM which is 4.5 metres above the required metres Australian Height Datum of 4.0 metres

DESIRED CHARACTER
1. Development should not result in the removal of mature trees in a road reserve that contribute positively to the landscape character of the locality.
   a. There is no mature native flora on the property nor are there bordering the property on the road or reserve.

2. Land in the coastal area may be subject to coastal flooding and erosion and this risk will increase with sea level rise due to climate change. Protection strategies addressing the flooding and erosion risk are required. New development should be built to specific site and floor levels to minimise these risks.
   a. Coastal Policy Area 21 currently states:
      i. Site levels are at least 4 metres Australian Height Datum
      ii. Building floor levels are at least 4.25 metres Australian Height Datum
      iii. There are practical measures which can be undertaken on-site to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100

         - A recently commissioned engineering report has 1 River Parade Hallett Cove at 8.5 metres AHDATUM which is 4.5 metres above the required metres Australian Height Datum of 4.0 metres
3. Buildings and subdivision of land will reflect the existing pattern and scale of nearby development.
   a. Refer to the images in this document that are areal views of River Parade and surrounding areas.

   b. These images and site maps reflect that 1 River Parade Hallett Cove is one of the very few remaining sites that have not been developed therefore by that very nature, in its present form is out of step with the existing patterns and scale of nearby developments.

   c. If developed, 1 River Parade would indeed reflect the existing pattern and scale of nearby development, referring to the development currently underway just mtrs away from 1 River Parade, which on Grand Central Avenue and Heron Way, which displaces all natural vegetation making way for man made structures. In Addition, surrounding developments are also categorised in your documents as SOUTHERN HILLS POLICY AREA 16 of which development criteria remains the same as COASTAL POLICY AREA 21.

   d. At 1087 Square metres (excluding the road provision of 25.75 sq mtrs) 1 River Parade is well within the size required for the new rezoning for a detached dwelling of 400 square metres.
**COASTAL POLICY AREA 21**

**Key policy changes**

New minimum site dimensions apply to encourage appropriate housing diversity on appropriate sites.

A house (dwelling) should have a minimum allotment area, width and depth not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Average site gradient*</th>
<th>Minimum site area (m²)</th>
<th>Minimum frontage width Other road (m)</th>
<th>Minimum site depth (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>Less than 1-in-8</td>
<td>350</td>
<td>10</td>
<td>12</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>More than 1-in-8</td>
<td>400</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Row</td>
<td>Less than 1-in-8</td>
<td>300</td>
<td>9</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>More than 1-in-8</td>
<td>350</td>
<td>10</td>
<td>12</td>
</tr>
<tr>
<td>Group</td>
<td>Less than 1-in-8</td>
<td>300</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Residential flat building</td>
<td>More than 1-in-8</td>
<td>400</td>
<td>20</td>
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**SOUTHERN HILLS POLICY AREA 16**

**Key policy changes**

New minimum site dimensions apply to encourage appropriate housing diversity on appropriate sites.

A house (dwelling) should have a minimum allotment area, width and depth not less than that shown in the following table:

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</table>
Coastal Policy Area 21

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A policy area primarily comprising detached dwellings at low densities.

2. Residential development which is sensitive to the particular topography of the area and which has minimal visual and environmental impacts.

3. Residential development that mitigates the impacts of natural hazards such as sea level rise and flooding from the Field River through sensitive siting and design.

4. Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The desired character is a high quality residential environment containing site appropriate houses set in attractively landscaped, relatively large gardens. This desired character is also derived from the existing prevailing character where it is based on low-density detached dwellings of a variety of architectural styles on relatively large, sloping allotments. The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasized in recognition that the policy area should contribute to a scenic coastal landscape.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Land in the coastal policy area may be subject to coastal flooding and erosion and this risk will increase with sea level rise due to climate change. Protection strategies addressing the flooding and erosion risk are required. New development should be built to specific site and floor levels to minimise these risks.

Buildings and subdivision of land will reflect the existing pattern and scale of nearby development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the policy area:
   - detached dwelling
   - group dwelling.

Form and Character

2. Development should not be undertaken unless it is consistent with the desired character for the policy area.

3. Development including roads and parking areas should be protected from sea flooding by ensuring all of the following apply:
   - site levels are at least 4 metres Australian Height Datum
   - building floor levels are at least 4.25 metres Australian Height Datum
   - there are practical measures which can be undertaken on-site to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100.
4. Development should avoid or mitigate the potential impacts of sea level rise and flooding adjacent the mouth of the Field River through intelligent siting and design based on sound coastal management practices.

5. Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.4.

6. A dwelling should have a minimum site area and a frontage to a public road and site depth not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Minimum Site Area other than for affordable housing (square metres)</th>
<th>Minimum Frontage Width (metres)</th>
<th>Minimum Site Depth (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>700</td>
<td>18</td>
<td>30</td>
</tr>
<tr>
<td>Group</td>
<td>700</td>
<td>24</td>
<td>45</td>
</tr>
</tbody>
</table>
Land Not Within a Council Area (Metro)

Coast 3 nautical miles seaward of low water mark

Policy Area Map Mar/15
For more accurate information see the relevant Planning Zones - by description.

Marion's Planning Zones

Planning Zones - by description
- Caravan and Tourist Park
- Coastal Conservation
- Coastal Open Space
- Commercial
- Conservation
- Defence Establishment
- District Centre
- Hills Face
- Industry
- Local Centre
- Metropolitan Open Space System
- Mineral Extraction
- Neighbourhood Centre
- Open Space
- Primary Production
- Racecourse ( Morphettville)
- Regional Centre
- Residential
- Suburban Activity Node
- Urban Employment

The zones depicted here are approximate only. For more accurate information see the relevant zone maps in the Marion Development Plan.

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