The DPA report will be on public consultation from 22 August 2019 until 17 October 2019.

No change to the Hills Face Zone boundary or policies is proposed.

Neighbourhood Zone. This Zone will support medium density dwellings in a low to medium rise form (1 – 6 storeys) and a Residential Zone within the Holdfast Bay Council Development Plan, the Affected Area is to be primarily rezoned to Suburban currently within the Residential, Mineral Extraction and Hills Face Zones within the Marion Council Development Plan, and the "Monier/Lorenzin land", near the intersection of Scholefield Road and Ocean Boulevard, within the suburbs of Seacliff, Seacliff Park and Marino.

"Monier/Lorenzin land", near the intersection of Scholefield Road and Ocean Boulevard, within the suburbs of Seacliff, Seacliff Park and Marino.

The Amendment will change their Development Plans by proposing to rezone land informally referred to as "Cement Hill" or the "Monier/Lorenzin land", near the intersection of Scholefield Road and Ocean Boulevard, within the suburbs of Secliff, Secliff Park and Marino.

Currently within the Residential, Mineral Extraction and Hills Face Zones within the Marion Council Development Plan, and the Residential Zone within the Holdfast Bay Council Development Plan, the Affected Area is to be primarily rezoned to Suburban Neighbourhood Zone. This Zone will support medium density dwellings in a low to medium rise form (1 – 6 storeys) and a neighbourhood level activity centre (including shops, business and community facilities).

No change to the Hills Face Zone boundary or policies is proposed.

The DPA report will be on public consultation from 22 August 2019 until 17 October 2019.

Copies of the DPA report are available during normal office hours at the City of Marion Council Offices, 245 Sturt Road, Sturt and the City of Holdfast Bay Council Offices, Brighton Civic Centre, 24 Jetty Road, Brighton. Alternatively the DPA report can be viewed on the Internet at www.makingmarion.com.au/SeacliffDPA

Written submissions regarding the DPA should be addressed to Submissions Secliff Park Residential and Centre DPA, Chief Executive Officer, City of Marion, PO Box 21, Oaklands Park SA 5046 and should clearly indicate whether you wish to be heard in support of your submission at the joint councils’ public hearing. If you wish to lodge your submission electronically, please email it to communityengagement@marion.sa.gov.au or complete an online submission on the Making Marion website www.makingmarion.com.au/SeacliffDPA

Copies of all submissions will be available for inspection at both City of Marion and City of Holdfast Bay Council offices from 18 October 2019 until the conclusion of the public hearing.

A public hearing will be held on 24 October 2019 at 7.00pm at Kingston Room, Brighton Civic Centre, 25 Jetty Road, Brighton, SA 5048, at which time interested persons may be heard in relation to the DPA and the submissions. The public hearing will not be held if no submissions are received or if no submission makes a request to be heard.

A new planning system is currently being introduced into South Australia. The new Planning, Development and Infrastructure Act 2016 (PDI Act) is being introduced in stages. The Planning and Design Code is the cornerstone of the new planning system, it consolidates the planning rules contained in South Australia’s 72 Development Plans into one rulebook. In this regard the Marion and Holdfast Bay City Development Plans will be superseded by the new Planning and Design Code in the middle of 2020. Existing zones in the current Development Plans will be transitioned to the equivalent zone in the Planning and Design Code.

We are currently in the transition between the two pieces of legislation. This DPA, being undertaken by the two Councils, is being prepared and consulted on under the Development Act 1993 to amend the Councils current Development Plans.

In regard to the policy changes proposed in this DPA, all changes involve the introduction of a new zone and associated policy from within the current SA Planning Policy Library, with some local additions. If the DPA is approved by the Minister for Planning, the new zone and associated policy will be added to both Councils Development Plans. When superseded by the Planning and Design Code, the intent of the policy changes will be transitioned across into the Code.

It should be noted that consultation on the draft regional and metropolitan sections (Phase 2 and 3) of the Planning and Design Code will commence shortly under the PDI Act. At this stage the changes proposed in this DPA are not incorporated into the draft Code. As indicated above, if the DPA is approved, these will be transitioned into the Code.

If you would like further information about the DPA, contact Customer Service, City of Marion on 8375 6600 or by email at Councils@marion.sa.gov.au

Dated: 22 August 2019

ADRIAN SKULL
Chief Executive Officer
City of Marion

ROBERTO BRIA
Chief Executive Officer
City of Holdfast Bay