

His Worship the Mayor
Councillors
City of Marion

Notice of General Council Meeting

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 22 August 2023 at 6.30 pm

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the *Local Government Act 1999* that a General Council Meeting will be held.

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Council Chamber is via the main entrance to the Administration Centre on Sturt Road, Sturt.



Tony Harrison
Chief Executive Officer

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1 Open Meeting**2 Kurna Acknowledgement**

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3 Disclosure

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

4 Council Member Declaration of Interest (if any)**5 Confirmation of Minutes****5.1 Confirmation of Minutes of the General Council Meeting held on 25 July 2023**

Report Reference	GC230822R5.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive – Kate McKenzie
General Manager	Chief Executive Officer – Tony Harrison

RECOMMENDATION

That the minutes of the General Council Meeting held on 22 August 2023 be taken as read and confirmed.

ATTACHMENTS

1. G C 230725 - Final Public Minutes [5.1.1 - 17 pages]



**Minutes of the General Council Meeting
held on Tuesday, 25 July 2023 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



**PRESENT**

His Worship the Mayor Kris Hanna
Councillor Joseph Masika
Councillor Nathan Prior
Councillor Raelene Telfer
Councillor Luke Naismith
Councillor Jason Veliskou
Councillor Sarah Luscombe

Councillor Jayne Hoffmann
Councillor Matt Taylor
Councillor Renuka Lama (from 6.36pm)

Councillor Amar Singh
Councillor Ian Crossland

In Attendance

Chief Executive Officer - Tony Harrison
General Manager City Services - Ben Keen
General Manager Corporate Services - Angela Allison
General Manager City Development - Tony Lines
Manager Office of the CEO - Kate McKenzie
Unit Manager Governance and Council Support - Victoria Moritz
Governance Officer - Georgia Lygoe

1 Open Meeting

The Mayor opened the meeting at 6.30pm.

2 Kurna Acknowledgement

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3 Disclosure

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

4 Council Member Declaration of Interest (if any)

The Chair asked if any member wished to disclose an interest in relation to any item being considered at the meeting

- Nil interests were disclosed

5 Confirmation of Minutes

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5.1 Confirmation of Minutes of the General Council Meeting held on 27 June 2023
Report Reference GC230725R5.1

Moved Councillor Telfer

Seconded Councillor Taylor

That the minutes of the General Council Meeting held on 27 June 2023 be taken as read and confirmed.

Carried Unanimously

6 Communications

6.1 Elected Member Verbal Communications - Nil

Moved Councillor Hoffmann

Seconded Councillor Prior

That the following Communication reports be moved en bloc:

- Mayoral Communication Report
- Deputy Mayoral Communication Report
- CEO and Executive Communication Report

Carried Unanimously

6.2 Mayoral Communication Report

Report Reference GC230725R6.2

Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
21.6.23	Lions Club of Marion Inc 2023 Handover	Toast
22.6.23	Coast FM radio segment	Interview
24.6.23	Opening of Ballara Park Reserve, Warradale	Opening speech
24.6.23	Opening of Weaver Street Reserve, Edwardstown	Opening speech
24.6.23	Celebrating Refugee Week 2023 at Marion Cultural Centre	Opening speech and interview
27.6.23	Meeting with Mr Shimada Junji, Consulate-General of Japan, Melbourne	
27.6.23	Attend Dog and Cat Management Board Lunch	
28.6.23	Meeting with Chair of Finance, Risk & Audit Committee	
28.6.23	Attend Lions Club of Edwardstown 2023 Handover	Toast
30.6.23	Attend book launch at Hetzel Lecture Theatre	
3.7.23	Attend launch of Seacliff Village	



3.7.23	Attend Greater Adelaide Regional Organisation of Councils (GAROC) committee meeting	
8.7.23	Citizenship ceremonies	
8.7.23	Morphettville Park Football Club Sponsors Day	
12.7.23	Attend Southern Business Connections Professional Networking event	
13.7.23	Attend Tonsley Connections community event	
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues.		

Moved Councillor Hoffmann**Seconded Councillor Prior**

That the Mayoral Communication report be received and noted.

Carried Unanimously**6.3 Deputy Mayor Communication Report****Report Reference** GC230725R6.3**Name of Council Member** Deputy Mayor – Raelene Telfer

Date	Event	Comments
19/5/23	Oaklands Community Garden	Fundraising event film
27/5/23	Reconciliation Week LKCC	Spoke for City of Marion
2/6/23	URPS submission re Bedford Pk Code	Heard arguments
2/6/23	MPSCC meeting of long term members	Viewpoints on branding
4/6/23	Sturt Landcare planting day	Met coordinators
6/6/23	Marion Museum Committee Meeting	Discussion at end
6/6/23	Environment Committee	Attended
7/6/23	Dover Dog Committee	Met for discussion
18/6/23	ARA Souk and Refugee Week celebrations	Spoke for City of Marion
19/6/23	Tonsley and Cohen playgrounds	Briefing
20/6/23	Warriparinga Ward	Briefing
22/6/23	MPSCC Advisory Committee	Teams Link
23/6/23	MPSCC first birthday groups	Celebrations
11/7/23	Warriparinga Ward	Briefing
17/7/23	Club Marion Board	Attended latter part
18/7/23	Flinders Greenway	Consultation discussions

Moved Councillor Hoffmann**Seconded Councillor Prior**

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That the Deputy Mayor Communication report be received and noted.

Carried Unanimously

6.4 CEO and Executive Communication Report
Report Reference GC230725R6.4

Date	Activity	Attended By
3 July 2023	Seacliff Village Opening	Tony Harrison Tony Lines
3 July 2023	Fortnightly Meeting Pelligra	Tony Harrison Tony Lines
5 July 2023	LGA CEO Briefing - Strategic Management Plan Advice Scheme	Angela Allison Tony Harrison
5 July 2023	Weekly Onsite Meeting Blubuilt, North Projects, Aspects Studios, Innovis, CMW Geosciences SA, and City of Marion re Coastal Walkway Bridges	Tony Lines
5 July 2023	Meeting SA Power Networks, Office of the Technical Regulator and City of Marion regarding Tree Planting	Ben Keen
6 July 2023	General Managers & Directors Network Forum	Angela Allison
6 July 2023	Meeting Clinton Jury LGA CEO	Tony Harrison
7 July 2023	Meeting Grant Mayer CEO SAJC	Tony Harrison
7 July 2023	LG Professionals SA General Managers and Directors Network Forum	Ben Keen
10 July 2023	Meeting UniSA re Lean Six Sigma program	Ben Keen
11 July 2023	Meeting Blubuilt, North Projects, Aspects Studios, Innovis, CMW Geosciences SA, and City of Marion re Design options for Nungamooora (Coastal Walkway)	Tony Lines
13 July 2023	Tonsley Connections event	Tony Harrison
14 July 2023	Meeting Chris Menz and Todd Perry Renewal SA	Tony Harrison Tony Lines
17 July 2023	Tranche 2 Check-in with ESCOSA	Angela Allison Tony Harrison
17 July 2023	Fortnightly Meeting Pelligra	Tony Harrison Tony Lines

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18 July 2023	Official Opening Cormorant Reserve	Tony Lines
19 July 2023	Meeting Flinders University regarding Oaklands Education Centre	Ben Keen
21 July 2023	Meeting LG Professionals General Managers and Directors Working Group	Ben Keen
29 July 2023	LGRS CEO Forum	Tony Harrison
30 July 2023	Meeting Phil Hole (Cove FC Chairman)	Tony Harrison

Moved Councillor Hoffmann**Seconded Councillor Prior**

That the CEO and Executive Communication report be received and noted.

Carried Unanimously**7 Adjourned Items**
7.1 Adjourned item - Flinders Greenway
Report Reference GC230725R7.1

6.36pm Councillor Lama entered the meeting

Moved Councillor Telfer**Seconded Councillor Taylor**

That Council:

1. Notes the Community Consultation Summary Report (Attachment 2).
2. Notes the email from the Department for Infrastructure and Transport' s North South Corridor Project Team regarding the 50:50 funding for the Detailed Design of the Flinders Greenway through the City Shaping Program.
3. Endorses staff to proceed to Detailed Design phase (an allocation of \$75k is currently in the Annual Business Plan and Budget for 2023-24).
4. Endorses the concept design feedback for inclusion in the detailed design of Flinders Greenway.
5. Notes that a future report will be brought back to Council in December 2023 with further details on project delivery timeframes, budget, and grant opportunities.

Carried Unanimously**8 Deputations - Nil****9 Petitions - Nil****10 Committee Recommendations**

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10.1 Confirmation of Minutes of the Special Finance, Risk and Audit Committee Meeting held on 20 June 2023
Report Reference GC230725R10.1

Moved Councillor Veliskou

Seconded Councillor Hoffmann

That Council:

1. Receives and notes the minutes of the Special Finance, Risk and Audit Committee meeting held on 20 June 2023.
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.

Carried Unanimously

11 Corporate Reports for Decision

11.1 LGA Annual General Meeting 2023 - Call for Items of Business
Report Reference GC230725R11.1

Moved Councillor Veliskou

Seconded Councillor Crossland

That:

1. The nominated Council Voting Delegate for the 2023 Local Government Association Ordinary General Meeting is Mayor Kris Hanna and the Proxy Delegate for this meeting is Deputy Mayor Raelene Telfer.
2. Notes the report *LGA AGM 2023 - call for items of business* and endorses the following motion to be submitted to the Local Government Association for consideration:
 - a. SAPN Dispute Regarding Tree Management (Attachment 1)

Carried Unanimously

11.2 Section 270 Review - Coastal Walkway - Final Report
Report Reference GC230725R11.2

Moved Councillor Luscombe

Seconded Councillor Naismith

That Council:



1. Notes the recommendations with the Section 270 Internal Review completed by Norman Waterhouse Lawyers regarding the Coastal Walkway.
2. Advises the Applicant of the outcome of the review including that:
 - a. The decisions and actions of Council are lawful
 - b. Council ought not have published personal information and apologises for the error
 - c. The process regarding the decision to remove beach access near the
 - d. Property and the consultation with residents was appropriate
 - e. The viewing platform will not unreasonably impact on the Applicant's privacy
 - f. The location of the footpath does not create a safety hazard for
 - g. vehicles and pedestrians;
 - h. The Decision balances the needs, interests, and aspirations of the
 - i. Applicant and those of other individuals and groups in the community.

Carried Unanimously

Moved Councillor Veliskou

Seconded Councillor Masika

That Council:

1. Redact personal and medical information relating to the applicant from the public agenda whilst maintaining the essence of any medical diagnosis.
2. Redact any insults made against individuals in the applicants submission from the public agenda

Councillor Crossland declared a general conflict of interest and will leave the meeting prior to the vote being taken as the resolution relates to redacting information from the public agenda some of which was in relation to himself.

The Mayor offered Councillor Crossland the opportunity to provide a personal explanation to which Councillor Crossland provided the following comments:

- He was sensitive to the individual concerned and medical information that had been disclosed
- It doesn't matter who is making slurs on official documents, the individual should have the benefit of having these removed
- He refutes all claims that were made
- The only one that was mentioned with relevance was to do with not building a footpath next to a road, however that was during a Council meeting, and all the other comments are completely untrue.

7.11pm Councillor Crossland left the meeting

Carried Unanimously

7.12pm Councillor Crossland re-entered the meeting

Moved Councillor Telfer

Seconded Councillor Prior

That formal meeting procedures be suspended to discuss the Policies listed on the agenda.

Carried Unanimously

7.13pm formal meeting procedures suspended



7.13pm Councillor Naismith left the meeting
 7.17pm Councillor Naismith re-entered the meeting
 7.40pm formal meeting procedures resumed

Moved Councillor Prior

Seconded Councillor Telfer

That the following items be moved en bloc:

- Waste Management Policy
- Economic Development Policy
- Reconciliation Statement Policy
- Disposal of Land and Assets policy
- Community Awards and Recognition Policy
- Development Delegations Policy
- Leasing & licensing of Council Owned Facilities Policy

Carried Unanimously

11.3 Business Continuity Management Policy Report Reference GC230725R11.3

Moved Councillor Luscombe

Seconded Councillor Hoffmann

That Council:

1. Adopts the Business Continuity Management Policy (attachment 1).

Amendment:

Moved Councillor Masika

Seconded Councillor Naismith

That Council:

1. Adopts the Business Continuity Management Policy (attachment 1) subject to the word 'general' removed from the first sentence under Objectives

The Amendment to become the motion was **Carried**
 The motion as amended was **Carried**

11.5 Waste Management Policy Report Reference GC230725R11.5

Moved Councillor Prior

Seconded Councillor Telfer

That Council:

1. Adopts the Waste Management Policy (attachment 1).

Carried Unanimously

**11.6 Economic Development Policy**
Report Reference GC230725R11.6**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

1. Adopts the Economic Development Policy (attachment 1) subject to the following amendments:
 - Second sub-set bullet point under Objectives to read: "Facilitating the deliver of projects that assist with the growth of the local economy **and economic** development opportunities for its residents."
 - Second bullet point under Implementation to read: "The City of Marion will work with the State and Federal governments to ensure the local residential and business communities benefit from relevant broader state and national strategies and investments."

Carried Unanimously**11.7 Reconciliation Statement Policy**
Report Reference GC230725R11.7**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

1. Adopts the Reconciliation Statement Policy (attachment 1).

Carried Unanimously**11.8 Disposal of Land Assets Policy**
Report Reference GC230725R11.8**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

1. Adopts the Disposal of Land and Assets Policy (attachment 1).

Carried Unanimously**11.9 Community Awards and Recognition Policy**
Report Reference GC230725R11.9**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

1. Adopt the Community Awards and Recognition Policy (attachment 1).



Carried Unanimously

11.10 Development Delegations Policy
Report Reference GC230725R11.10

Moved Councillor Prior**Seconded Councillor Telfer**

That Council:

1. Adopts the Development Delegations Policy (attachment 1).

Carried Unanimously

11.11 Leasing & Licencing of Council Owned Facilities Policy - Review
Report Reference GC230725R11.11

Moved Councillor Prior**Seconded Councillor Telfer**

That Council:

1. Endorses the revised Leasing & Licensing of Council Owned Facilities Policy contained in Attachment 3.

Carried Unanimously

12 Corporate Reports for Information/Noting**Moved Councillor Crossland****Seconded Councillor Prior**

That the following Reports for Information / Noting be moved en bloc:

- Questions Taken on Notice Register
- SRWRA Board Meeting 26 June 2023 - Constituent Council Information Report
- Councillor Hoffmann Communication Report - ALGA NGA 2023
- Work Health and Safety Report

Carried Unanimously

12.1 Questions Taken on Notice Register
Report Reference GC230725R12.1

Moved Councillor Crossland**Seconded Councillor Prior**

That Council:

1. Notes the report 'Questions Taken on Notice Register'.

Carried Unanimously



12.2 SRWRA Board Meeting 26 June 2023 - Constituent Council Information Report
Report Reference GC230725R12.2

Moved Councillor Crossland

Seconded Councillor Prior

That Council:

1. Notes the Constituent Council Information Report from SRWRA Board Meeting, 26 June 2023.

Carried Unanimously

12.3 Councillor Hoffmann Communication Report - ALGA NGA 2023
Report Reference GC230725R12.3

Moved Councillor Crossland

Seconded Councillor Prior

That Council:

1. Receives and notes the report 'Councillor Hoffmann - Communication Report on ALGA NGA 2023 Attendance'

Carried Unanimously

12.4 Work Health and Safety Report
Report Reference GC230725R12.4

Moved Councillor Crossland

Seconded Councillor Prior

That Council:

1. Notes the report and statistical data contained therein.

Carried Unanimously

13 Workshop / Presentation Items - Nil

14 Motions With Notice

14.1 Retrieval of Matter Lying on the Table - Marion Heritage Research Centre
Report Reference GC230725M14.1

Moved Councillor Telfer

Seconded Councillor Hoffmann

That:

1. That the item on the Marion Heritage Resource Centre that has been left lying on the table be bought back to the 25th July 2023 General Council Meeting.



Carried Unanimously

Moved Councillor Telfer

Seconded Councillor Luscombe

That Council:

1. Endorses a purpose-built storage space addition at the rear of the Marion Heritage Research Centre again be costed.
2. Endorses minor maintenance (to include the fit-out of the compactus room), of the Marion Heritage Research Centre to be costed.
3. Requests this costing be provided to Council for the November 22nd2023 meeting.
4. Endorses the Marion Heritage Research Centre remain on the unfunded list and within the City of Marion Building Asset Strategy (CoMBAS) for consideration in the 2024/25 budget.

7.57pm Councillor Singh left the meeting and did not return

Moved Councillor Crossland

Seconded Councillor Naismith

That the item be adjourned to the General Council Meeting to be held on 22 August 2023

Lost

The motion was Carried

14.2 Southern Soccer Facility - Fourth pitch Report Reference GC230725M14.2

The item was withdrawn

15 Questions With Notice - Nil

16 Motions Without Notice - Nil

17 Questions Without Notice - Nil

18 Confidential Items

8.04pm Councillor Taylor left the meeting

Moved Councillor Prior

Seconded Councillor Crossland

That the following Cover Reports to move into confidence be moved en bloc:

- Cover Report - Confirmation of Minutes of the Confidential Special Finance, Risk and Audit Committee Meeting held on 20 June 2023
- Cover Report - Community Bridging Services (CBS) Licence Request
- Cover Report - Marion Administration Centre Internal Fit-out Project - Section 48
- Cover Report - Marion Arena - Verbal Update

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Carried Unanimously

18.1 Cover Report - Confirmation of Minutes of the Confidential Special Finance, Risk and Audit Committee Meeting held on 20 June 2023
 Report Reference GC230725F18.1

Moved Councillor Prior**Seconded Councillor Crossland**

That pursuant to Section 90(2) and (3)(b) and (i) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Confirmation of Minutes of the Confidential Special Finance, Risk and Audit Committee Meeting held on 20 June 2023, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information and ongoing litigation.

Carried Unanimously

8.04pm the meeting went into confidence

8.05pm Councillor Lama left the meeting

8.06pm Cr Taylor re-entered the meeting

8.07pm Councillor Lama re-entered the meeting

Moved Councillor Veliskou**Seconded Councillor Crossland**

That Council:

1. Receives and notes the confidential minutes of the Special Finance, Risk and Audit Committee meeting held on 20 June 2023
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance, Risk and Audit Committee.
3. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that any appendices arising from this report, *Confirmation of Minutes of the Confidential Special, Finance, Risk and Audit Committee Meeting held on 20 June 2023*, having been considered in confidence under Section 90(2) and (3)(b) and (i) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Carried Unanimously

8.14pm the meeting came out of confidence



18.2 Cover Report - Community Bridging Services (CBS) Licence Request

Report Reference GC230725F18.2

Moved Councillor Prior

Seconded Councillor Crossland

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Unit Manager Property & Facilities, Team Leader Property, Manager Community Connections, Property Officer, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Community Bridging (CBS) Services Licence Request, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information including financial figures.

Carried Unanimously

8.14pm the meeting went into confidence

Moved Councillor Masika

Seconded Councillor Hoffmann

In accordance with Section 91(7) and (9) of the *Local Government Act 1999*, orders that this report, Community Bridging Services (CBS) Licence Request, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Carried Unanimously

8.27pm the meeting came out of confidence

18.3 Cover Report - Marion Administration Centre Internal Fit-out Project - Section 48

Report Reference GC230725F18.3

Moved Councillor Prior

Seconded Councillor Crossland

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Unit Manager Property Strategy & Delivery, Unit Manager Property and Facilities, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Marion Administration Centre Internal Fit-out Project - Section 48, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information including financial figures and concept designs.



Carried Unanimously

8.27pm the meeting went into confidence

8.33pm Councillor Telfer left the meeting

Moved Councillor Veliskou

Seconded Councillor Crossland

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* orders that this report, Administration Centre Internal Fit-out Project - Section 48, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)b) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Carried Unanimously

8.35pm the meeting came out of confidence

18.4 Cover Report - Marion Arena - Verbal Update Report Reference GC230725F18.4

Moved Councillor Prior

Seconded Councillor Crossland

That pursuant to Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Manager City Activation, Unit Manager Property Strategy & Delivery, Unit Manager Property and Facilities, Unit Manager Governance and Council Support, and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Marion Arena - 262a Sturt Road, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information supplied by a third party.

Carried Unanimously

8.36pm the meeting went into confidence

8.40pm Councillor Telfer re-entered the meeting

Moved Councillor Crossland

Seconded Councillor Veliskou

That formal proceeding be suspended to discuss the item

Carried Unanimously

8.45pm formal meeting procedures suspended

9.13pm formal meeting procedures resumed

Moved Councillor Prior

Seconded Councillor Crossland

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that this report, *Marion Arena - Verbal update*, any information arising from the report and the minutes from this report having been considered in confidence under Section 90(2) and (3)(d) of the Act,

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except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Carried Unanimously

9.14pm the meeting came out of confidence

19 Other Business - Nil

20 Meeting Closure

The meeting was declared closed at 9.14pm.

CONFIRMED THIS 22 DAY OF AUGUST 2023

CHAIRPERSON

6 Communications

Nil

6.1 Elected Member Verbal Communications

In accordance with the *Code of Practice - Procedures at Council Meeting 2017/18* an Elected Member has the right to speak for up to two minutes in the second meeting of Council every second month from February (with the exception of caretaker period).

6.2 Mayoral Communication Report

Report Reference GC230822R6.2

Name of Council Member Mayor - Kris Hanna

Date	Event	Comments
15.7.23	AGM of Sturt Pistol & Shooting Club	Attended as Club Patron
15.7.23	Weekend of One Act Plays: Galleon Theatre Group performance	Attended performance
15.7.23	Plympton Football Club Indigenous Round	Attended
18.7.23	Official opening of Cormorant Reserve	Opening speech
18.7.23	Official opening of Lapwing Reserve	Opening speech
18.7.23	Adelaide United v The Cove Football Club	Attended
20.7.23	Community Grants Presentations	Presented awards
22.7.23	South Adelaide Basketball Club Finals	Attended as Club Patron
27.7.23	Coast FM	Radio interview
27.7.23	Come and Listen: Cello Performance	Attended
28.7.23	Dinner with Dover Gardens Kennel and Obedience Club	Attended
29.7.23	Sod turning ceremony for Cove Sports	Opening speech
29.7.23	Seaside pool community drop-in session	Attended
30.7.23	Majors Road pump track opening	Opening speech
30.7.23	Glenthorne National Park official opening	Opening speech
31.7.23	Meeting with representatives of Marion Heritage Museum	
1.8.23	Meeting with Koorana Gymnastics Club	Meeting onsite
4.8.23	Coastal walkway project site tour	Attended
4.8.23	Marion RSL Club	Attended
4.8.23	"Tales of the Shoes" art exhibition by the Osmond Social Art Group	Opening speech
5.8.23	Marion RSL Bowling Club – Opening of the Pennants Season 2023/24 and Trophy Day	Opening speech
In addition, the Mayor has met with residents, MPs and with the CEO and Council staff regarding various issues.		

6.3 CEO and Executive Communication Report

Report Reference GC230822R6.3

Date	Activity	Attended By
26 July 2023	Meeting Ed Connolly Aurion	Angela Allison
27 July 2023	Meeting City of Marion and Cleanaway	Angela Allison
28 July 2023	Meeting Cities of Mitcham and Marion re Water Supply	Ben Keen
31 July 2023	Fortnightly Meeting Pelligra	Tony Harrison Tony Lines
31 August 2023	LG Professionals SA Quarterly Network Chair Meeting	Ben Keen
2 August 2023	Weekly Onsite Meeting Blubuilt, North Projects, Aspects Studios, Innovis, CMW Geosciences SA, and City of Marion re Coastal Walkway Bridges	Tony Lines
2 August 2023	Meeting City of Marion and Housing Renewal Australia re land prospects in Marion	Tony Lines
3 August 2023	Meeting Villawood Properties, Future Urban and City of Marion re Morphettville Racecourse	Tony Lines
3 August 2023	Tonsley Project Control Group Bi-Monthly Meeting	Tony Lines
4 August 2023	Meeting Secon Consulting and City of Marion re Southern Soccer Facility	Tony Lines
4 August 2023	Meeting LG Metro CEO	Tony Harrison
7 August 2023	Meeting Jon Wheland re O'Halloran Hill	Tony Harrison Tony Lines
11 August 2023	RSPCA O'Halloran Hill Site Tour	Tony Harrison Tony Lines
11 August 2023	Meeting Jayne Stinson MP re Marion Projects Update	Tony Lines
11 August 2023	Meeting ESCOSA	Angela Allison
14 August 2023	Fortnightly Meeting Pelligra	Tony Harrison Tony Lines
14 August 2023	Meeting Partek and City of Marion re SWBMX	Tony Lines
16 August 2023	Meeting Council staff Briefing - Greater Adelaide Regional Plan	Angela Allison

	Discussion Paper	
18 August 2023	Meeting CEOs Holdfast, Onkaparinga, Mitcham and Marion	Tony Harrison
18 August 2023	Event Data Leadership	Tony Harrison
18 August 2023	Meeting Ed Connolly Aurion	Angela Allison
22 August 2023	Meeting Ausco Modular re Oaklands Education Centre	Ben Keen

7 Adjourned Items - Nil**8 Deputations****8.1 Deputation - 1700 Main South Rd**

Report Reference	GC230822D8.1
Originating Officer	Unit Manager Governance & Council Support – Victoria Moritz
Corporate Manager	Manager Office of the CEO – Kate McKenzie
General Manager	Chief Executive Officer – Tony Harrison

SPEAKER

Mr Stefan Grzeczowski and Mr Edward Gilmore

ORGANISATION

Residents

COMMENTS

Mr Stefan Grzeczowski and Mr Edward Gilmore have requested to make a deputation to Council on behalf of residents at 1700 Main South Road, O'Halloran Hill regarding waiving council rates.

ATTACHMENTS

Nil

9 Petitions - Nil**10 Committee Recommendations****10.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 1 August 2023**

Report Reference	GC230822R10.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes of the Planning and Development Committee meeting held on 1 August 2023.

EXECUTIVE SUMMARY

A summary of items considered by the Committee Members is noted below.

Reports for Discussion

- Code Amendments Update

Reports for Noting

- Development Services Activities
- Land Development Projects Update

RECOMMENDATION**That Council:**

1. **Receives and notes the minutes of the Planning and Development Committee meeting held on 1 August 2023**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Planning and Development Committee.**

ATTACHMENTS

1. PD C 230801 - Final Public Minutes [**10.1.1** - 12 pages]



**Minutes of the Planning and Development Committee
held on Tuesday, 1 August 2023 at 5.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



**PRESENT**

His Worship the Mayor Kris Hanna
Councillor Nathan Prior (Chair)
Councillor Renuka Lama (from 6:33pm)

In Attendance

Councillor Jayne Hoffmann
Councillor Jason Veliskou
Councillor Joseph Masika
Councillor Matthew Taylor
Chief Executive Officer – Tony Harrison
General Manager City Development – Tony Lines
Manager Development & Regulatory Services – Warwick Deller-Coombs
Manager Engineering, Assets and Environment – Mathew Allen
Team Leader – Planning / City of Marion Assessment Manager – Alex Wright
Senior Strategic and Policy Planner – David Barone
Executive Officer to the General Manager City Development – Mina Caruso
Delivery Manager Tram Grade Separation Projects, Department of Infrastructure and Transport – Neil Welsh
Manager Engagement, Department of Infrastructure and Transport – Lisa Jeffery

1 Open Meeting

The Chair opened the meeting at 5.33pm.

2 Kurna Acknowledgement

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3 Elected Member Declaration of Interest (if any)

The Chair asked if any member wished to disclose an interest in relation to any item being considered at the meeting.

Nil interests were disclosed.

The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider the Cross/Marion Road Tram Grade Separation Project (PDC230801R6.1) item next on the agenda.

6 Workshop / Presentation Items



6.1 Cross/Marion Road Tram Upgrade Separation Project Upgrade

Report Reference

PDC230801R6.1

Councillor Prior introduced Mr Neil Welsh, the Delivery Manager for the Tram Grade Separation Projects (DIT) and Ms Lisa Jeffery, the Manager Engagement for the Department of Infrastructure and Transport and invited them as well Matthew Allen the Manager Engineering, Assets and Environment to speak.

Mr Welsh provided a presentation updating the Committee on the Tram Grade Separation Projects.

The following was noted during the presentation:

Tram Grade Separation Projects

- The Australian and SA governments have jointly (50:50) funded \$400 million to remove the two-level crossings where the Glenelg tram line crosses Marion Road and Cross Road, Plympton.
- The joint funding also includes planning work to investigate the potential removal of the Morphett Road, Morphettville level crossing.
- Construction is being planned and could be completed concurrently with the other two locations if funding is secured within the necessary timeframe.
- The existing tram overpass at South Road, Glandore will also be re-built to support delivery of T2D. This is being funded as part of the \$850M T2D broader network upgrades.
- These works will all be delivered as part of the Tram Grade Separation Projects.

The Problem

- Approximately 50,000 vehicles pass through the Marion Road and Cross Road crossings each day.
- During morning and afternoon peak around 30 trams pass through the level crossing, resulting in the boom gates being down for up to 20 minutes each hour.
- Motorists currently experience congestion and variable travel times, particularly during these busy peak periods.
- Congestion at these crossings causes significant delays, increased traffic through local streets, an increase in potential accidents as drivers take more risks and delays for public transport users.
- Currently pedestrians and cyclists must navigate multiple tram crossings in order to access public transport services, local businesses and community services.

The Solution

- Planning started in 2018. It included technical investigations and early community engagement.
- Following extensive investigation work; including solutions that predominately focused on the road and rail network, as well as hybrid solutions that combine these two elements, an overpass has been determined as the best solution to remove the level crossings at Marion Road and Cross Road.
 - A rail bridge structure is to be erected across the top of Marion Road, elevated to the back of the Rawsons area, across Cross Road, and back to ground level on the Glenelg side of Cross Road.
- Compared to an underpass, this approach will:
 - have the shortest construction time, minimising disruption to locals, as well as road and public transport users, during construction
 - significantly reduce the number of properties needing to be acquired
 - improve connection and safety between the suburbs either side of the tram line
 - provide new public open space under the tram line – as a result, the community will have access to a substantial amount of new usable space

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- be able to be delivered within the approved budget (an underpass cannot be delivered within the approved budget).

Several artist impressions on what DIT are intending to deliver were displayed. These have been available on the DIT website since 6 April 2023. Community engagement commenced around the same time.

The following locations were covered in the presentation and the following discussion points were noted:

- View from Marion Road, Plympton looking south.
 - Tram line forms the Northern boundary of the CoM where the tram line currently crosses Marion Road and the potential location of the new tram stop is between Marion Road and Cross Road.
 - Regardless of the location of the tram stop, lifts and stairs will provide access from either side of Marion Road to the top of the structure, allowing persons direct access to and from the tram.
 - Noting these images have been drawn from a reference design and not a final resolved design.
 - From a height and a form of structure perspective, the road clearance height must be at least 6 metres from the roadway to the bottom of the bridge.
- View from Marion Road at Glengyle Terrace, Plympton looking south.
 - The Rawson's compound is concealed behind the structure and the tram line.
 - The new open community space and free-flow connections are beneath the tram line.
 - Ground-level imagery of the new urban space merely depicts a generic use of the area. More work must be done with the community, asset owners, and council to determine how this space will be used now and in the future.
 - At this point in time the open community space remains as state land.
 - There will be opportunities for Council to discuss how best to use the space and how it might support community events such as mobile food vendors and markets.
 - The community engagement has resulted in very polarised opinions. Some want it to be a heavily activated area while others want it to be a 'dead space'. There is still a substantial amount of work to be done to determine the right intervention for this location.
- View from Cross Road, Plympton looking west.
 - A new pedestrian crossing is proposed on Cross Road to provide a connection to the school located on the northern side of the roadway. Local residents require safe passage through this location, it is important that pedestrian lights be placed somewhere in this vicinity.
 - It was noted that the pedestrian lights may not end up where indicated on the image.
 - The Mayor questioned why put in a traffic stop where one has just been removed?
 - Because it is safe and necessary, and the addition of the Mike Turtur Bikeway and shared use path alongside tram tracks to the overpass will eliminate a significant portion of the crossing's current use thereby reducing the number of pedestrians who may cause traffic disruption.
 - The CEO added that keeping vehicle traffic moving is paramount for a project like this and it appears to be counterproductive to spend all of this money to stop the barrier of a tram line across Marion Road and Cross Road, only to put in place another barrier in the form of a pedestrian crossing, which will slow vehicle movement north and south along Marion Road.
 - DIT will take on this feedback and is receptive to commentary from council regarding road impact versus people movement. As the project progresses, there will be plenty of opportunities for council involvement.



- A mid-block pedestrian crossing somewhere between Cross Road and Anzac Highway is being considered. People may be forced to cross Marion Road without a safe crossing if a mid-block pedestrian crossing is not provided.
- This project is being carried out without causing any significant adverse impact to residential properties within the area.
- DIT is acquiring some properties on the northern edge of the tram line (on the end of Glengyle Terrace), the majority of which are SA Housing properties and more than likely they will be returned to SA Housing at the conclusion of the project for further redevelopment.
- In addition, residential and commercial properties have been acquired as a result of the intersection works to be done at Cross/Marion and Anzac/Marion Roads.
- In preparation for the delivery of this project, residential properties were acquired off open market, taking advantage of the opportunity to purchase them while they were on sale.
- Community and Stakeholder feedback will play an important role in informing the detailed design of the new public open spaces, visual screening, public art and landscaping that will be a major feature of the work.
- This will ensure the upgrades not only address the existing issues, but also create a welcoming and usable environment for the community to enjoy.
 - Initial consultation on the key urban design elements commenced on Thursday, 6 April 2023 and closed on Friday, 19 May 2023.
 - During the consultation period, information about the project and key urban design elements were shared with 2,360 recipients via email and letter box drops. Social media reached over 30,270 recipients with 3,128 interactions on one post alone. Social post (>3000 interactions) was the advertisement/invite to the community information sessions.
 - The project team spoke with more than 170 stakeholders across the two drop-in sessions and through door knocking in the local community and received a further 96 online survey responses.
 - Throughout the consultation period sentiment towards the project was largely positive, with the local insights received now being used to help inform further planning and design elements of the project.
 - Feedback has helped to better understand what is important to the local community.
- DIT will engage with Council to make well-informed decisions regarding the local road network and arterial roadways.
- Common themes raised by the community during consultation included: (themes are listed in volume order, with the most talked about at the top)
 - urban design – shared use paths, landscaping to improve the area, buffer screen planting, waste recycling bins, seating/rest areas
 - improving local road access
 - pedestrian and cyclist access /facilities
 - an increase to on street parking
 - increased parking facilities for tram users
 - minimising impacts to existing vegetation
 - access to public transport during and after construction
 - construction impacts, what will they be and how will they be managed
 - ongoing impacts of private developments in the area
 - security around the overpass and privacy of properties upon completion
- It was noted that an increase to on street parking was met with an equal number of people (verbal) expressing opposition.
 - It was suggested that the 'dead space' could be used to construct car parks similar to Oaklands Station, which would remove cars from the streets, an initiative that is usually popular with residents. This suggestion will be considered by DIT.



Next Steps

- Respond to community with a “what we heard” summary.
- Intersection upgrade details to be released in the next couple of weeks.
- Further information sessions.
- DIT will be forming a Community Placemaking Reference Group for community representatives to provide guidance to the project team during the design phase of the Marion Road and Cross Road overpass project.
 - The group is expected to be fully operational by the end of this year. A call for EOI has already been issued, and some responses have been received.
 - The focus will be ‘what happens’ inside the newly created ground space area, it is not intended to be a construction related focus group.

Construction

- DIT are currently in a Request for Proposal (RFP) period with two design and construction delivery consortiums. They expect to make a recommendation to the Government by the end of this year / early next year to award an alliance contract to one of these two companies and commence design.
- To fast-track construction and reduce impacts on local residents, businesses, road and public transport users, closing the tram line is the best option. It is estimated the tram line will likely close for between 6 and 9 months. Substitute buses will be in place during this time.
- This will allow the overpasses to all be constructed at the same time.
- This will significantly reduce the overall construction time (by up to 6 months) and reduce impacts that would otherwise be required if these projects were constructed separately.
- Building an elevated tram line allows major sections to be built off-site and craned into place, reducing construction impacts and timelines.
- Construction is planned to start in mid-2024 and be complete by the end of 2025.

Further questions/discussion from the Committee included:

- What kind of noise level should residents expect after the new project is finished?
 - Vehicle traffic, tram throughput, and boom gate ‘gongs’ are the primary noise sources at the intersection of Marion and Cross Road. Removing ‘gongs’ and start-and-stop traffic, will reduce area noise and environmental impact. Also with proper modelling and design, the elevated structure (with barriers and screening) can hold noise inside of the tram corridor.
 - Rail and infrastructure projects must comply with EPA guidelines, which is easy to do because trams are inherently quiet.
 - DIT are expecting a significant net benefit in noise reduction.

ACTION

The Mayor requested that a pedestrian count be carried out at the three signalised crossings – Cross Road, Marion Road, and Anzac Highway.

- DIT have acquired the following properties on the corner of Marion and Cross Road to assist with the upgrade.
 1. Caltex Petrol Station – DIT initiated acquisition.
 2. Acupuncture location – DIT acquired on open market.
 3. Property north of the Acupuncture location – DIT acquired on open market.
- DIT will release the concept plans for the Marion/Cross and Marion/Anzac Intersections to council in the next couple of weeks.
- As a result of the changes taking place, there is an opportunity to reconfigure/block off suburban streets that are used to “cut through” suburbs that lead to main roads e.g. between



Cross Road and Anzac Highway are two west-bound inner-suburban streets that lead to Marion Road. Has any thought gone into this sort of configuration?

- DIT acknowledges that this project presents an opportunity for change but has not yet made these types of decisions as further engagement with key stakeholders and the community about what these local routes might look like would be needed.
- Has the State Government given any opportunity to try to force whoever is awarded the tender to condense the timeframe on site and increase the hours of operation without significantly inconveniencing the residents?
 - By closing the tram line, DIT is working with the potential delivery partners to optimise the time available to work unhindered by trams within the tram network, thereby reducing the overall duration of construction.
 - In order to find the optimal balance, a variety of options to expedite delivery while maintaining balance are being considered for this project, with the community being the top priority. DIT will work with the potential delivery partners in this space.

It was noted that DIT will take some of these questions e.g. local traffic management to community.

- In terms of the new improved overpass and the removal of the crossing what is the benefit in travel times for Marion Road through traffic?

ACTION

DIT will provide this information to Council as part of the traffic impacts and local traffic management.

- Concerns have been raised regarding the construction's potential to entice crime to the area. Has this been considered?
 - Safety impact is absolutely considered, such as preventing crime through environmental design variables like paths, lighting, and space utilisation in order to influence the behaviours that occur.
 - DIT are also working with SAPOL on crime history in the areas impacted and what is driving those behaviours.
- Council Members are welcome to join the Community Placemaking Reference Group.
- Tram Stop 9 and Tram Stop 11 will remain in their current locations and while the tram line is closed DIT will take the opportunity to upgrade and tidy up the existing tram stops.

The Planning and Development Committee thanked Mr Neil Welsh and Ms Lisa Jeffrey for their presentation and their time.

6:37pm The Mayor left the meeting and did not return.

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 2 May 2023

Report Reference PDC230801R4.1

Moved Councillor Lama

Seconded Councillor Prior

That the minutes of the Planning and Development Committee Meeting held on 2 May 2023 be taken as read and confirmed.

PDC230801 - Planning and Development Committee Meeting - 1 August 2023



Carried Unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference PDC230801R5.1

The Committee noted the business arising statement, meeting schedule and upcoming items.

8 Reports for Discussion

8.1 Code Amendments Update

Report Reference PDC230801R8.1

The new Senior Strategic and Policy Planner Mr David Barone was introduced and welcomed by the Planning and Development Committee. This is his first meeting.

The Manager Development and Regulatory Services provided a brief update on recent and active Code Amendments (both Council initiated and privately initiated).

The report was taken as read and the following discussion points were noted:

Horse Related Activities Code Amendment

- Report with Draft Amendment to be presented to General Council 22 August 2023 meeting, based on the prior discussion held within this Committee. Refer to summary map in Attachment 1 for more information.

Southern Suburbs Residential Policy Code Amendment

- The Manager Development and Regulatory Services and the Senior Strategic and Policy Planner met with the Southern and Coastal Ward Members to update them on the status of the amendment and the planned engagement due to commence in a couple of weeks.
- In reviewing this policy, the Senior Strategic and Policy Planner made some minor wording and editing changes to the Code Amendment that council approved to make it simpler to understand.
- Staff are proposing to add an overlay to the Southern Suburbs Residential Policy Code Amendment titled the: *Noise and Air Emissions Overlay*.
 - Main arterial roads in the Southern Suburbs would be affected (Ocean Boulevard / Lonsdale Road and Main South Road).
 - In summary, properties on such roadways must adhere to Ministerial Building Standard 010 in the Building Consent Assessment. Those properties will need to satisfy that standard, they will require essential amenities e.g. thicker insulation or thicker window glazing for properties facing the road.
- It is recommended that Council include the Noise and Air Emissions Overlay to the Southern Suburbs Residential Policy Code Amendment (to apply to Main South Road and Ocean Boulevard/Lonsdale Highway) for consultation. See Recommendation 3.

Centre Zones Code Amendment

- Report with Draft Amendment to be presented to General Council 22 August 2023 meeting.

Marion Road Code Amendment

- This amendment is on hold because:

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- Major traffic and planning studies on Cross Road and Marion Road continue.
- The State Government is preparing to produce a discussion paper on the 30-Year Plan for Greater Adelaide, which will provide additional regional contexts for how the state expects planning to occur.
- The new Senior Strategic and Policy Planner will review the above and determine next steps and present at the 10 October 2023 PDC meeting.

Privately Initiated Code Amendments

Lots 51 and 52 Morphett Road Glengowrie (SAJC)

- The Amendment has completed engagement and is with the Minister for Planning for a decision.

Bedford Park (Lot 707) (Bunnings Properties Pty Ltd)

- The Code Amendment (Lot 707) proposal has not progressed since the last PDC meeting.
- A request has been made to Bunnings to facilitate the restriction of uses on the site (e.g. to exclude the future use of the site for a retail fuel outlet). This has been agreed to in principle and the details of the legal mechanism to facilitate this will now be worked out.

Moved Councillor Lama

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the report.
2. Notes the intended progression of the Horse Related Activities Code Amendment and Centre Zones Code Amendment to the GC Meeting on 22 August 2023.
3. Recommend Council to include the Noise and Air Emissions Overlay to the Southern Suburbs Residential Policy Code Amendment (to apply to Main South Road and Ocean Boulevard/Lonsdale Highway) for consultation.

Carried Unanimously

9 Reports for Noting

9.1 Development Services Activities Update

Report Reference PDC230801R9.1

The following discussion points were noted:

- At the last PDC meeting the Committee was advised that staff would provide an updated and improved set of statistical data for the development operations. Questions relating to the updated report were welcomed.
- Workload trends (peaks and lows) were noted. How are staff resources going?
 - The Senior Planner resigned yesterday. The next couple of months may be challenging for staff.
- There is a minor downward trend in the number of applications, providing staff the opportunity to spend more time focusing on the specifics of their application assessments resulting in an even better outcome for the community and less applications enables staff to spend time on other departmental activities.
 - It was noted that this meeting does not reflect July figures as applications have gone up in July.



- Management reiterated that the report reflects that workloads have remained high across a broad number of sections within the department including the level of complexity.
- A proposal for a staff realignment of Development and Regulatory resources has been made; consultation has concluded, but the proposal has not yet been confirmed. Once complete, Council will be notified.
- The report was well-received by the Committee and the resources realignment was deemed a positive move.

Moved Councillor Lama

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

9.2 Land Development Projects Update

Report Reference PDC230801R9.2

The following discussion points were noted:

- Oaklands Green – the developer recently lodged all 48 dwellings for the first two stages. The dwellings were ‘Accepted Developments’ and were reviewed by a planning officer to ensure compliance with planning requirements.
 - Due to issues with the Building Envelope Plan legislation, separate applications for 34 detached carports must undergo a “Performance Assessment”.
 - In the coming week, all dwelling and carports applications will have received planning approval.
 - The developer intends to obtain building approval by the end of next month so that development can commence in the next 2 to 3 months, depending on their timeframes.
- Dover Gardens (100 Folkstone Road) – the application for residential land division was submitted in May 2023. The application has not yet been formally lodged or assessed as it is pending required information.
 - In the interim, 13 Regulated Trees have been removed from this site without Council's approval. Council is currently working on their investigation and gathering evidence; this information will be provided to Council solicitors this week.
- Morphetville Racecourse (Morphettville) – there is much community interest in this project.
 - Staff will meet with developers this week to provide an update on the community consultations held on 20 and 22 July 2023. Consultation summaries will be provided to council soon.
 - Council staff are well aware of both residents' and council members' interest in the potential future of adjacent council lands.
 - Villawood have submitted a Land Division application for the project (10 July 2023). The application is currently being processed.
 - Staff will have the authority to negotiate open space access arrangements. Council will not accept unusable open space.
 - CoM will continue to work with the developer to agree on open space allocations and best solutions for access and stormwater.



- The developer's initial design was deemed inadequate, and management advised them to reprise certain features.
- Seacliff Village – the developer will present an update to Council at the Forum on 8 August 2023.
- Cove Point – The development is still on hold pending open space and stormwater considerations.
 - Staff confirmed the development site boundary is within the CoM.
- Former Hill Industries (Edwardstown) – given that the state government is now interested in this site, does this item need to remain on the list?
 - The state government has an interest but not a whole of site interest.
 - This site is still of strategic importance, so it will remain on the list, but it is unlikely to receive a routine update.

Moved Councillor Lama

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider the Confidential Business Arising Statement – Action Items (PDC230801F7.1) item next on the agenda.

7 Confidential Items

7.1 Cover Report - Confidential Business Arising Statement – Action Items

Report Reference	PDC230801F7.1
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Moved Councillor Lama

Seconded Councillor Prior

That the Planning and Development Committee:

1. Note the Business Arising Statement.
2. Note that a report will be brought to the December 2023 PDC Committee Meeting with a status update on the Confidential Item – Lot 707 Marion Road, Bedford Park and that the Action be closed out on the Business Arising Statement.
3. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that any appendices from this report, *Confidential Business Arising Statement – Action Items*, having been considered in confidence under Section 90(2) and (3) (g)(h) and (m) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.



12

Carried Unanimously

10 Other Business

11 Meeting Closure

The meeting was declared closed at 7.19pm.

CONFIRMED THIS 10 DAY OF OCTOBER 2023

CHAIRPERSON

10.2 Confirmation of Minutes of the Review and Selection Committee Meeting held on 1 August 2023

Report Reference	GC230822R10.2
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager People and Culture - Sarah Vinall
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes of the Review and Selection Committee meeting held on 1 August 2023.

EXECUTIVE SUMMARY

A summary of items considered by the Committee Members is noted below.

Reports for Discussion

- Remuneration Tribunal - Determination of CEO Remuneration

Reports for Noting

- Council and CEO KPI Report Quarter Four 2022/23

RECOMMENDATION

That Council:

1. **Receives and notes the minutes of the Review and Selection Committee meeting held on 1 August 2023.**
2. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.**

ATTACHMENTS

1. RS C 230801 - Final Public Minutes [**10.2.1** - 6 pages]



**Minutes of the Review and Selection Committee
held on Tuesday, 1 August 2023 at 6.30 pm
Committee Room 1, Council Administration Centre
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna
Councillor Luke Naismith
Councillor Jayne Hoffmann

In Attendance

Chief Executive Officer - Tony Harrison
Manager Office of the CEO - Kate McKenzie
Manager People and Culture - Sarah Vinall
Chief Financial Officer – Ray Barnwell

1 Open Meeting

The Mayor opened the meeting at 6.39pm.

2 Kurna Acknowledgement

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3 Elected Member Declaration of Interest (if any)

The Chair asked if any member wished to disclose an interest in relation to any item being considered at the meeting.

No interests were declared.

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Review and Selection Committee Meeting held on 2 May 2023**

Report Reference RSC230801R4.1

Moved Councillor Hoffmann

Seconded Councillor Naismith

That the minutes of the Review and Selection Committee Meeting held on 2 May 2023 be taken as read and confirmed.

Carried Unanimously



5 Confidential Items

5.1 Cover Report - Staff movements and exit summary

Report Reference RSC230801F5.1

Moved Councillor Hoffmann

Seconded Councillor Naismith

That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, Manager People and Culture, Manager Office of the Chief Executive Officer, be excluded from the meeting as the Committee receives and considers information relating to Staff Movements and Exit Summary, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to employee personal data.

Carried Unanimously

6.40pm the meeting went into confidence

Moved Councillor Hoffmann

Seconded Councillor Naismith

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Committee orders that this report, Staff Movements and Exit Summary, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Caried Unanimously

6.41pm the meeting came out of confidence

5.2 Cover Report - SRWRA Audit Committee Member - City of Marion Representative

Report Reference RSC230801F5.2

Moved Councillor Hoffmann

Seconded Councillor Naismith

That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, Manager Office of the CEO, Manager People and Culture and Chief Financial Officer be excluded from the meeting as the Council receives and considers information relating to SRWRA Audit Committee Member - City of Marion Representative, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed



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by the need to keep consideration of the matter confidential given the information concerns the personal affairs of any person.

Carried Unanimously

6.41pm the meeting went into confidence

Moved Councillor Hoffmann

Seconded Councillor Naismith

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, SRWRA Audit Committee Member - City of Marion Representative any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Carried Unanimously

7.26pm the meeting came out of confidence

5.3 Cover Report - Independent Member - Finance, Risk and Audit Committee

Report Reference RSC230801F5.3

Moved Councillor Hoffmann

Seconded Councillor Naismith

That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Services, General Manager Corporate Services, General Manager City Development, Manager Office of the CEO, Manage People and Culture, Unit Manager Governance and Council Support, Governance Office and Executive Officer to the Chief Executive Officer, be excluded from the meeting as the Council receives and considers information relating to SRWRA Audit Committee Member - City of Marion Representative, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information concerns the personal affairs of any person.

Carried Unanimously

7.26pm the meeting went into confidence

Moved Councillor Hoffmann

Seconded Councillor Naismith

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Independent Member - Finance, Risk and Audit Committee, any appendices and the

RSC230801 - Review and Selection Committee Meeting - 1 August 2023



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minutes arising from this report having been considered in confidence under Section 90(2) and (3)(a) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Carried Unanimously

7.27pm the meeting came out of confidence

6 Reports for Discussion

6.1 Remuneration Tribunal - Determination of CEO Remuneration

Report Reference RSC230801R6.1

The Committee discussed the Determination made by the South Australian Remuneration Tribunal and the positioning of the City of Marion within the established bands.

The Committee recognised the different data already used by the Tribunal for determining tiers for Council Member allowances, and data used by the Local Government Association to determine membership fees.

Moved Councillor Naismith

Seconded Councillor Hoffmann

That the Review and Selection Committee:

1. Note the determination of the Remuneration Tribunal of South Australia regarding local government CEO remuneration, and its impact on City of Marion CEO remuneration moving forward.
2. Request Administration prepare a submission to the Remuneration Tribunal for consideration of General Council, requesting the Tribunal create salary bands for Local Government CEOs that are more reflective of the factors listed within paragraph 18 of the relevant Determination's accompanying Report.

Carried Unanimously

7 Reports for Noting

7.1 Council and CEO KPI Report Quarter Four 2022/23

Report Reference RSC010823R7.1

The Committee noted quarter four KPI reporting, and with specific discussion around the results for KPI 3 'Total Employee Costs', KPI 5 'Asset Renewal Funding Ratio', KPI 7 'Staff Engagement', and KPI 10 'Asset Utilisation Rate of Sports and Community Venues'.



Moved Councillor Hoffmann

Seconded Councillor Naismith

That the Review and Selection Committee:

1. Notes this information and information contained within the attachments for Quarter four 2022/23.

Carried Unanimously

8 Workshop / Presentation Items - Nil

9 Other Business

10 Meeting Closure

The meeting shall conclude on or before 8.00pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 8.00pm.

CONFIRMED THIS 10 DAY OF OCTOBER 2023

CHAIRPERSON

11 Confidential Items**11.1 Cover Report - Independent Member - Finance, Risk and Audit Committee**

Report Reference	GC230822F11.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REASON FOR CONFIDENTIALITY***Local Government Act (SA) 1999 S 90 (2) 3***

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

RECOMMENDATION

That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Services, General Manager Corporate Services, General Manager City Development, Manager Office of the CEO, Manage People and Culture, Unit Manager Governance and Council Support, Governance Office and Executive Officer to the Chief Executive Officer, be excluded from the meeting as the Council receives and considers information relating to the *Independent Member Finance, Risk and Audit Committee*, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information concerns the personal affairs of any person.

11.2 Cover Report - SRWRA Audit Committee Member - City of Marion Representative

Report Reference	GC230822F11.2
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REASON FOR CONFIDENTIALITY***Local Government Act (SA) 1999 S 90 (2) 3***

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

RECOMMENDATION

That pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Services, General Manager Corporate Services, General Manager City Development, Manager Office of the CEO, Manage People and Culture, Unit Manager Governance and Council Support, Governance Office and Executive Officer to the Chief Executive Officer, be excluded from the meeting as the Council receives and considers information relating to the *SRWRA Audit Committee Member - City of Marion Representative*, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information concerns the personal affairs of any person.

11.3 Cover Report - Confirmation of Minutes of the Confidential Review and Selection Committee Meeting held on 1 August 2023

Report Reference	GC230822F11.3
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager People and Culture - Sarah Vinall
General Manager	Chief Executive Officer - Tony Harrison

REASON FOR CONFIDENTIALITY***Local Government Act (SA) 1999 S 90 (2) 3***

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

RECOMMENDATION

That pursuant to Section 90(2) and (3)(a) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the Chief Executive, Chief Financial Officer and Unit Manager, Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Confirmation of Minutes of the Confidential Review and Selection Committee Meeting held on 1 August 2023, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to personal information relating to the City of Marion staff.

12 Corporate Reports for Decision

12.1 EV Fleet Transition

Report Reference	GC230822R12.1
Originating Officer	General Manager Corporate Services – Angela Allison
Corporate Manager	- N/A
General Manager	General Manager Corporate Services - Angela Allison

REPORT OBJECTIVE

The objective of this report is to seek approval for the timing and expenditure increase required as a result of the transition of the light passenger vehicle fleet to electric vehicles (EV) and the associated required electricity upgrades.

REPORT HISTORY

Report Reference	Report Title
GC210209R04	Carbon Neutral Plan
ASC220802R7.1	Fleet Transition Plan
GC230328R12.1	Fleet Transition plan
GC230627R7.1	Adjourned Item - Fleet Transition Plan

EXECUTIVE SUMMARY

In February 2021 the Council adopted a Carbon Neutral Plan 2020 – 2030 (GC210209R04) that sets out how Council will achieve its target of becoming carbon neutral by 2030 for its own operations. A key action in the Plan is for a transition to Zero Emissions Fleet.

This paper is related to the EV transition of passenger vehicles currently a mix of diesel, petrol, hybrid and EVs. This component of the fleet is recommended for transition given the maturity of the models currently available with manufacturers prioritising the development of new models and improvements to battery performance. Other commercial vehicles (Utes and Vans) will be considered for EV transition over time as fit-for-purpose models become commercially available.

Previous papers to Council in 2023 have indicated that in order to transition these vehicles to EV, electricity supply upgrades will be required at both City Services and Administration. In addition, the new pumping equipment required by the Water Business will also require electricity upgrade to the City Services.

This paper outlines the cost of the EV transition and separately the cost of charging stations and upgrade of the electricity supply at both sites.

3 options have been considered:

- Option 1: Staged transition to EV as vehicles are due for replacement.
- Option 2: Transition to EV over next 12 months
- Option 3: Transition to Hybrid

Option 1 is recommended as it will provide an orderly transition over a 4-year period.

The cost of this option is shown below for the Annual Business plan (ABP) 2023-34 and the balance of the current LTFP ie 9 years 2024-25 to 2033-34

Option 1	ABP 2023-24	LTFP years 2024-25 to 2032/33
Vehicle Changeover Cost		
Current AMP	\$0.117m	\$0.851m
Option cost	\$0.185m	\$2.869m
<i>Net AMP cost increase</i>	\$0.068m	\$2.018m
Chargers	\$0.196m	\$0.000m
Electricity Infrastructure works	\$0.696m	\$0.000m
TOTAL ADDITIONAL CAPITAL COST	\$0.960m	\$2.018m

The 2023-24 additional capital cost would be funded by borrowings as required, repaid over a 10-year period. The additional capital cost shown for the balance of the current LTFP averages \$224,000 per annum which would be funded by rates.

Rating Impact – The forecast increase in rates required in 2024-25 to meet the additional annual changeover costs and service the additional debt equates to an increase of approximately 0.418%, increasing the currently forecast increase in rates in 2024/25 of 4.7% to 5.12%.

Upon full changeover of passenger vehicles to EVs (anticipated 30 June 2027) there is an estimated reduction in carbon emissions of 50 tonnes per annum. This represents a 1.8% reduction in overall emissions.

However, it is noted that the most cost-effective option – ie Transition to Hybrid will only achieve a reduction in carbon emissions of 21 tonnes per annum. This represents a 0.7% reduction in overall emissions.

RECOMMENDATION

That Council:

1. **Approve the transition the light passenger vehicles to electric vehicles In line with the current replacement schedule of existing diesel, petrol and hybrid vehicles.**
2. **Approve additional capital budget of \$68,000 for the 2023/24 financial year for the increased changeover cost of vehicles (purchase less disposal cost).**
3. **Approve additional capital budget of \$892,000 in 2023/24 funded through borrowings as required for the electricity upgrade and charging stations for the EV transition at City Services and Administration.**
4. **Note that the next iteration of the long-term financial plan will require additional capital budget of \$2.018m (for years 2024/25 to 2033/34) for the increased changeover costs of vehicles (purchase less disposal cost).**

DISCUSSION

The current composition of the passenger fleet is 11 Diesel, 12 Petrol, 16 Hybrid and 2 EV – Total 41 vehicles. (Updated from 38 in past papers due to recent delivery of vehicles). The 2 EVs (MG and BYOD) were purchased as a trial and are currently being commissioned. Basic charging stations have been installed at City Services and Administration.

The electric passenger new vehicle market has matured with a range of options currently available. Current lead times are between 6-9 months.

However, the resale market for EVs is not yet mature. Under current policy, passenger vehicles are disposed of at 50,000 km or 5 years. This policy will remain in place for EVs, however the performance and resale value of EVs will be monitored over time to ensure that there is an efficient changeover point. The disposal policy may change as a result of the ongoing review and as the resale market matures.

Upon full changeover of vehicles to EV there is an estimated reduction in carbon emissions of 50 tonnes per annum. This represents a 1.8% reduction in overall emissions.

Note the modelling has been recast based on 41 current vehicles and the most recent ABP and LTFP since the March report to Council.

The below 3 options have been considered:

Option 1: Staged transition to EV as vehicles are due for replacement.

This option would see the replacement of 39 vehicles progressively with EVs. Given the current utilisation and age of this fleet the full changeover to EV would be completed by 30 June 2027.

The additional changeover cost of this option has been compared below to the current Asset Management Plan (AMP) capital costs (purchase less disposal cost) which is reflected in the annual business plan and long-term financial plan.

Option 1	ABP 2023-24	LTFP years 2024-25 to 2032/33
Vehicle Changeover Cost		
Current AMP	\$0.117m	\$0.851m
Option cost	\$0.185m	\$2.869m
<i>Net AMP cost increase</i>	\$0.068m	\$2.018m

Option 1 is the preferred option as it:

- enables the orderly transition of the fleet in line with current replacement policy,
- over the next 4 years there would be more EV models in the market which may bring the pricing down,
- will spread out the cost of the initial acquisition over the next 4 financial years,
- allow an ongoing smoothing of the budget implications for future changeovers,
- enable the Council to review new models as they enter the market in particular the performance and recyclability of the batteries, and

Option 2: Transition to EV over next 12 months

This option would see the transition to EV as soon as delivery could be made for 26 pool vehicles. Existing vehicles would be sold upon delivery and commissioning of the new vehicles. There are also 13 vehicles under individual executive level salary packaging arrangements. The changeover of these vehicles will require individual contract negotiations. Only EVs would be available to future orders of vehicles for salary packaging arrangements.

However, for the purposes of the costing, it has been assumed that all 39 vehicles will be replaced in the next 12 months. There would therefore not be any replacement of the EVs for at least the following 4-5 years ie to July 2028. From July 2028 the EVs with high utilisation rates would commence being replaced with the new model EVs. This approach will result in high levels of variability in the annual capital budget which may create a spike in rate revenue required in any one year.

The additional changeover cost of this option has been compared below to the current Asset Management plan capital costs (purchase less disposal cost) which is reflected in the annual business plan and long-term financial plan.

Option 2	ABP 2023-24	LTFP years 2024-25 to 2032-33
Vehicle Changeover Cost		
Current AMP	\$0.117m	\$0.851m
Option cost	\$1.031m	\$2.122m
<i>Net AMP cost increase</i>	\$0.914m	\$1.271m

Option 3: - Transition to Hybrid

Option 3 has been included as there could still be some reduction in the emissions by moving the balance of passenger vehicles to hybrid (30% reduction on current petrol and diesel models) if the Council consider options 1 and 2 cost prohibitive.

There are 16 hybrids already in the passenger vehicle fleet. This option would negate the need for infrastructure upgrade with the remaining 23 petrol/diesel passenger vehicles replaced with Hybrid as they are due for replacement.

This option would still achieve a reduction in carbon emissions of 21 tonnes per annum. This represents a 0.7% reduction in overall emissions.

The additional changeover cost of this option has been compared below to the current Asset Management plan capital costs (purchase less disposal cost) which is reflected in the annual business plan and long-term financial plan. There is no future changeover cost to EV factored into this option.

Option 3	ABP 2023-24	LTFP years 2024-25 to 2032-33
Vehicle Changeover Cost		
Current AMP	\$0.117m	\$0.851m
Option cost	\$0.060m	\$1.439m
<i>Net AMP cost increase</i>	<i>(\$0.057m)</i>	<i>\$0.588m</i>

Charging stations

There are 2 newly installed two chargers, one at City services and one at the Administration building.

With multiple chargers to be installed at each site it is proposed to install smart chargers. (Current two chargers will be retained). The system that accompanies the smart chargers will enable off peak power to be maximised. Not only do these chargers have the ability to balance power across the bank of chargers but also enable the balancing of the power across the site. This will ensure charging can occur predominately after hours using off peak pricing, but also assuring that the pumps (which will operate predominately during the evenings), and buildings will be prioritised over the charging stations. This will reduce the need for the transformer upgrade at the Administration building site and ensure that should the water business pumps be required to be operated during the day the site will still be operational.

Schneider electric is one company that provides these types of chargers and associated software (EcoStruxure™ EV Charging Expert). The modelling has been based on the indicate cost from Schneider. Any purchase would be subject to open market tendering to determine the best system available at the time of implementation.

The cost of up to is \$98,000 per site - total \$196,000. This would provide for a maximum of 24 charging stations across both sites.

Electricity Supply

There are changes to the electricity infrastructure at both sites should EVs be considered.

City Services

In relation to the pumps required for the water business there is sufficient power supply. However, two distribution boards and underground electrical cabling is required to be upgraded. The cost of this work is estimated at \$141,000. This cost would be funded by the Water business project, and it can occur independently to the EV works.

For the EV transition a new distribution board for the EVs is required in addition to a transformer and main switchboard upgrade. The estimated cost excluding charging stations is \$518,000.

Administration Building

At the Administration building up to 10 smart charges can be installed without the requirement for a transformer. However, an upgrade of the existing distribution board is required. The cost excluding charging stations is \$178,000.

Total EV electricity infrastructure

The works required for the EV electricity infrastructure (both sites combined) totals \$696,000.

Summary Financial Tables

The below shows for each option the additional cost for 2023-34 and the balance of the long term financial plan incorporating changeover costs, chargers and electricity supply works.

Option 1	ABP 2023-24	LTFP years 2024-25 to 2032/33	total cost over 10 years
Vehicle Changeover Cost			
Current AMP	\$0.117m	\$0.851m	\$0.968m
Option cost	\$0.185m	\$2.869m	\$3.054m
<i>Net AMP cost increase</i>	\$0.068m	\$2.018m	\$2.086m
Chargers	\$0.196m	\$0.000m	\$0.196m
Electricity Infrastructure works	\$0.696m	\$0.000m	\$0.696m
TOTAL ADDITIONAL CAPITAL COST	\$0.960m	\$2.018m	\$2.978m

Option 2	ABP 2023-24	LTFP years 2024-25 to 2032-33	total cost over 10 years
Vehicle Changeover Cost			
Current AMP	\$0.117m	\$0.851m	\$0.968m
Option cost	\$1.031m	\$2.122m	\$3.153m
<i>Net AMP cost increase</i>	\$0.914m	\$1.271m	\$2.185m
Chargers	\$0.196m	\$0.000m	\$0.196m
Electricity Infrastructure works	\$0.696m	\$0.000m	\$0.696m
TOTAL ADDITIONAL CAPITAL COST	\$1.806m	\$1.271m	\$3.077m

Option 3	ABP 2023-24	LTFP years 2024-25 to 2032-33	total cost over 10 years
Vehicle Changeover Cost			
Current AMP	\$0.117m	\$0.851m	\$0.968m
Option cost	\$0.060m	\$1.439m	\$1.499m
<i>Net AMP cost increase</i>	(\$0.057m)	\$0.588m	\$0.531m

Chargers and Electricity Infrastructure works not required.

As rates have already been set for 2023-24 the additional capital cost for 2023-24 would traditionally be funded by additional borrowings. However, the quantum of borrowings required would be balanced against the collective cash reserves held and borrowing would only be incurred if necessary.

Council's additional cost for the required infrastructure upgrade and chargers of \$892,000 funded through borrowings will require annual repayments over the 10 years of the loan term estimated at \$118,310 (interest \$29,110 and principal \$89,200) to meet overall repayments of \$1.183m (including interest of \$291,110).

In addition, future years additional cost relating to higher changeover costs would be funded by rates. Option 1 has a cost of \$2.018m averaging \$224,000 over the 9 year balance of the current LTFP which would be funded by rates.

Rating Impact – The forecast increase in rates required in 2024-25 to meet the additional annual changeover costs and service the additional debt equates to an increase of approximately 0.418%, increasing the currently forecast increase in rates in 2024/25 of 4.7% to 5.12%.

ATTACHMENTS

Nil

12.2 Reconciliation Action Plan

Report Reference	GC230822R12.2
Originating Officer	Unit Manager Organisational Development – Jo McCarthy
Corporate Manager	Manager People and Culture - Sarah Vinall
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

To seek endorsement on the proposed City of Marion draft Reconciliation Action Plan (RAP) January 2024 to December 2025, as discussed at the Council Member Forum on 8 August 2023, for submission to Reconciliation Australia.

To seek endorsement of the provisional funding of up to \$20,000 per year from the 2023/24 to 2025/26 financial years to support delivery of an endorsed RAP.

REPORT HISTORY

Report Reference	Report Title
GC23062711.15	Reconciliation Action Plan 2023-25
GC191210R05	Reconciliation Action Plans 2016-2019 and 2020-2023

EXECUTIVE SUMMARY

The draft RAP, initially proposed to run from July 2023 to June 2025, was deferred from the 27 June 2023 General Council meeting for further discussion at the Council Member Forum on 8 August 2023.

At the Forum there was general agreement that commencement of the next City of Marion RAP should not occur until January 2024 to allow time for the document to be finalised and endorsed through Reconciliation Australia.

Discussion on the 19 additional deliverables created from consultation activities resulted in minor amendments to six of the deliverables. These minor amendments, highlighted in bold, are detailed as follows:

Action	Previous Proposed Deliverable	Suggested Amended Deliverable
2. Build relationships through celebrating National Reconciliation Week (NRW). (Relationships)	City of Marion to support NRW events with Southern Cultural Immersion at Warriparinga for staff and community each year.	City of Marion to support NRW events with external organisations for staff and community each year.
5. Provide opportunities for the City of Marion community to engage in First Nations learning. (Relationships)	Create a program of cultural events or activities for City of Marion community to attend that are free or subsidised, which extends across the calendar year.	Enhance the program of cultural events or activities for City of Marion community to attend that are free or subsidised, which extends across the calendar year.
6. Increase understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories,	Review City of Marion induction program and identify opportunities to promote Reconciliation and build cultural capability when onboarding	Review City of Marion induction program and identify opportunities to promote Reconciliation and build multi-cultural capability when

knowledge and rights through cultural learning. (Respect)	staff and Elected Members.	onboarding staff and Elected Members.
7. Demonstrate respect to Aboriginal and Torres Strait Islander peoples by observing cultural protocols. (Respect)	Engage Kurna language education to learn Acknowledgement of Country in Kurna language.	Engage Kurna language education to teach Acknowledgement of Country in Kurna language.
14. Provide appropriate support for effective implementation of RAP commitments. (Governance)	Consider temporary focus groups relating to key RAP deliverables via expression of interests to gather subject matter experts tasked with feeding advice to RAP Working Group to support implementation.	Consider temporary staff working groups relating to key RAP deliverables via expression of interests to gather subject matter experts tasked with feeding advice to RAP Working Group to support implementation.
	Implement standing agenda item "Reconciliation" on internal meetings and Council meetings to ensure ongoing discussion at all levels.	Consider "Reconciliation" as an agenda item on internal meetings and Council meetings when aligned to significant dates for ongoing discussion at all levels.

On endorsement from Council, the draft RAP will be provided to Reconciliation Australia for review and feedback. Any changes suggested by Reconciliation Australia will be communicated to Council prior to finalisation of the document.

In compiling the 23/24 budget, the Executive Budget Committee (EBC) approved the provisioning of \$20,000 to support delivery of the RAP actions. Consideration was also given to any ongoing requirement to fund the RAP. The allocation is a provision to be confirmed for expenditure towards the RAP once endorsed by Council; both the strategy, inclusive of the actions and an amount of money towards the strategy.

RECOMMENDATION

That Council:

1. Endorse that the City of Marion draft Reconciliation Action Plan commence from January 2024 and be submitted to Reconciliation Australia for review and endorsement.
2. Endorse funding of up to \$20,000 per year for three years commencing in 2023/24 to 2025/26 to support delivery of the RAP actions once endorsed.

ATTACHMENTS

City of Marion draft Reconciliation Action Plan, January 2024 to December 2025.

City of Marion RECONCILIATION ACTION PLAN

January 2024 to December 2025

Our Vision for Reconciliation

Our Vision for Reconciliation is for strong two-way relationships built on trust, respect, integrity, inclusion, equality and equity, working together to grow awareness, understanding and positive outcomes for all.

The City of Marion values respect, integrity, achievement and innovation. Planning and decision-making by Council is informed by the Community Vision - Towards 2040, representing the community's aspirations for a Liveable, Prosperous, Connected, Engaged and Innovative City that Values Nature.

The Reconciliation Action Plan consists of tangible and meaningful actions that the organisation and community can achieve together. The Reconciliation Action Plan includes activities that we know make a difference: building genuine relationships, respecting the special and cultural contribution of Aboriginal and Torres Strait Islander peoples to Australia, implementing good governance and working together to ensure Aboriginal and Torres Strait Islander peoples have the same life opportunities as all people in our city.

Our Business

The City of Marion is located on the traditional lands of the Kaurna people.

Located 10 kilometres south-west of the Adelaide city centre in South Australia, spanning 55 square kilometres with 7 kilometres of coastline. The City of Marion offers diverse cultural, sporting, leisure and shopping experiences amidst picturesque hills, open space, and coast.

Our people, our cultures and our community are at the forefront of everything we do.

With a population of around 96,650 residents (as of 2023), Marion is experiencing healthy growth, particularly among families, single households, and homeowners. The 2021 Australian Census revealed that 1.3% of our population identify as Aboriginal and/or Torres Strait Islander peoples.

Marion takes pride in its diverse community, where different peoples and cultures come together every day to appreciate the land and spaces they inhabit. This diversity enriches and infuses our community with richness, vibrancy, and vitality.

The City of Marion is dedicated to delivering quality, affordable, and inclusive services, programs, and public infrastructure with over 300 passionate volunteers and over 350 full-time equivalent employees, 1% identifying as Aboriginal and/or Torres Strait Islander peoples.

The City of Marion aims to provide services and facilities that support the social, environmental, and economic needs of residents, businesses, and visitors. Council's role is to:

- Act as a representative, informed and responsible decision-maker in the interests of its community.
- Provide and coordinate various public services and facilities and to develop its community and resources in a socially just and ecologically sustainable manner.
- Encourage and develop initiatives within its community for improving the quality of life of the community.
- Represent the interests of its community to the wider community.
- Exercise, perform and discharge the powers, functions, and duties of Local Government under the Local Government Act 1999 and other Acts in relation to the area for which it is constituted.

Marion boasts several noteworthy landmarks, including the Living Kaurna Cultural Centre, Marion Cultural Centre, Tonsley Innovation District, Westfield Marion shopping centre, South Australian State Aquatic Centre, and Hallett Cove Conservation Park.

The Living Kaurna Cultural Centre at Warriparinga, constructed in 2001 through collaboration between the Kaurna community and the City of Marion, is managed by the Kaurna-owned and operated business, Southern Cultural Immersion.

Warriparinga is an important cultural heritage site where Aboriginal and early European heritage sit side by side. For the Kaurna people of the Adelaide plains, this site is a traditional ceremonial meeting place that is still used today. It is also an important part of the Tjilbruke Dreaming Track, offering a variety of Aboriginal and environmental education programs, events, and performances. The venue is available for hire for various purposes, such as meetings, training days, events, and workshops.

Warriparinga is the Gateway to the Tjilbruke story
Warriparinga is an important sacred place for Kaurna people.
The spirit of Tjilbruke lives here
The spirit of the wind visits here
The spirit of the river makes us alive.

Our RAP

For 10 years the City of Marion has been building and implementing Reconciliation Action Plans as we share diverse areas, meaningful land and ongoing communities.

In 2020, we all experienced something we never could have expected, a global pandemic made the world stop... and gave us the unique opportunity to reflect on our genuine reconciliation actions.

Our latest RAP 2023-25, focuses on innovative deliverables to work towards embedding reconciliation in the way we do business in delivering for our community. We are proud of our achievements and to focus our RAP at the Innovate level, as we build genuine relationships and strengthen the opportunities that were once available pre-COVID.

We look forward to taking this new journey with you, and welcome you to a new future of Reconciliation, one that plans forward, while acknowledging the past and understanding the present.

Mayors Message

Marion was one of the first metropolitan Councils in SA to develop a Reconciliation Action Plan.

With much discussion this year about the Voice to Parliament (South Australian and national), Council's Reconciliation Action Plan 2023-2025 is as relevant as ever.

The plan demonstrates our commitment to leading, promoting and facilitating reconciliation.

The plan is based on four pillars:

- Relationships
- Respect
- Opportunities
- Governance

We have committed to delivering the RAP actions, ranging from acknowledgment of the Kaurna people at Council events to removing barriers to employment.

It's all about building better relationships with Aboriginal and Torres Strait Islander peoples.

Kris Hanna

CEO Message

Reconciliation is a journey. Every journey has a beginning and here at the City of Marion, our journey started in 2013 with our first Reconciliation Action Plan (RAP).

In reflecting on our achievements and our continued reconciliation efforts we are proud to develop our next RAP at the Innovate level.

We have engaged with our community and our staff to build our next RAP, and we have talked about what reconciliation means to us personally and common themes of 'understanding', 'listening', 'truth telling', 'building trust' and 'creating opportunity' emerge. Another theme that resonates with me is the 'use of language'.

Using language preserves culture. It is an acknowledgement of a culture's connection to place, and it builds an inclusive community for everyone.

We were fortunate to have Kaurna and Narrunga man, Jack Buckskin, speak to us at a recent leadership forum about his journey learning the Kaurna language as part of renewing his culture.

I would like to thank our consulting facilitator Kimberley Wanganeen for her work with our organisation on our RAP journey and I would like to thank everyone who contributed.

For the City of Marion, this is an opportunity to build on our achievements, reflect on the learning from our previous RAPs, and continue on our reconciliation journey by focusing on key, meaningful deliverables at the Innovate level.

Tony Harrison

RAP Working Group (RWG) Structure

RWG Chair

RWG Members:

Elected Member and Deputy Mayor

Elected Member

Elected Member

Manager People and Culture

Manager Office of the Chief Executive Officer

Manager City Activation

Manager Community Connections

Manager City Property

Field Supervisor Reserve Maintenance

Unit Manager Marketing and Communications

Communications Officer

Manager Engineering, Assets and Environment

Table: Reconciliation journey timeline

City of Marion Reconciliation Milestones		
Year	Achievements/Initiatives	The details
1995-97	Tjilbruksi Gateway	Tjilbruksi Gateway created by Margaret Worth, Sherry Rankine, a Kaurna artist and Gavin Malone. This multi-layered artwork/commemoration speaks about the Kaurna Ancestral Being Tjilbruksi, the changes brought about by colonisation, and conciliation - between people, their cultures and the land. It is presented through a collection of symbols that signify place and events.
1998	Warriparinga Land Management Agreement	The Land Management Agreement ensured that the area of significant Aboriginal culture, known as Warriparinga, is protected and appropriately maintained as well as ensuring that any adjacent developments do not encroach on the setting of the Laffer's residence and surrounds.
1998	Aboriginal Flag flying	Council endorsed Aboriginal and Torres Strait Islander flags to be permanently flown outside the Council Administration Centre.
2001	Opening of Living Kaurna Cultural Centre	The Living Kaurna Cultural Centre is located at Warriparinga and offers Aboriginal and environmental education programs, events and performances. The venue is also available to hire for meetings, training days, events and workshops.
2005	Kaurna Tappa Iri Regional Agreement 2005-2008 (Walking Together) including the Tjilbruksi Dreaming Trail	The City of Marion partnered with the Cities of Holdfast Bay, Onkaparinga and Yankalilla District Council to develop the Kaurna Tappa Iri Regional Agreement 2005-2008 (Walking Together). This agreement outlined specific Council led reconciliation projects before Reconciliation Action Plans had been formalised. The Tjilbruksi dreamtime story featured significantly in the Agreement, as this story travels through the four Council boundaries.
2006	Installation of six Kaurna Interpretive signs along the Coast Park trail	The Coast Park Interpretive signage project in 2006 was a partnership with State Government.
2013/14	Delivery of inaugural Reconciliation Action Plan	19 actions delivered successfully.

2014	Oaklands Wetland	The Oaklands Wetland and Reserve development includes the wetland, water storage, adventure play space, biodiversity corridor and recreation plaza.
2014/15	Delivery of 2nd Reconciliation Action Plan	24 actions delivered successfully, including the commissioning of an artwork for permanent display in the Council Chambers recognising the Kaurna people are the Traditional Owners of the land on which Marion Council meets.
2014/15	Allan Sumner artwork 'Cultural Sustainability' for the Chamber Gallery	The works reference, acknowledge and celebrate Kaurna culture. The works are intended to develop in the viewer a better understanding and appreciation of Kaurna people, particularly how cultural landscapes have changed within the City of Marion over time.
2016/19	Delivery of 3rd Reconciliation Action Plan	208 actions delivered successfully over the course of 3 years.
2018/19	Aboriginal and Torres Strait Islander traineeship endorsed by Council	Council endorsed funding for four twelve month traineeships, to be delivered over four financial years.
2019	Inclusion of Acknowledgement of Country within strategic documents	Inclusion of Acknowledgement of Country in Council's 4-year Business Plan 2019-2023.
2019/20	Development of 4th Reconciliation Action Plan (January 2020 – June 2023)	Our most ambitious Reconciliation Action Plan with over 70 deliverables identified to be actioned in each year.
2021	Partnership with Living Kaurna Cultural Centre	Established a partnership with a local Kaurna business to manage the Living Kaurna Cultural Centre.
2022/23	Inclusion of Acknowledgement of Country on internal and external publications.	Acknowledgement of Country added to our email signature, City Limits publication and the footer of our corporate website.

RELATIONSHIPS

The City of Marion values respectful relationships between Aboriginal and Torres Strait Islander peoples and other Australians in our community. The City of Marion recognises that fostering strong relationships and partnerships facilitate positive outcomes for the community we serve.

The following City of Marion strategic themes align with Relationships:

Liveable- by 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated

Engaged- by 2040 our city will be a community where people are engaged, empowered to make decisions, and work together to build strong neighbourhoods

Prosperous- By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development

Connected- by 2040 our city will be linked by a quality road, footpath and public transport network that bring people together socially, and harnesses technology to enable them to access services and facilities

Action	Deliverable	Timeline	Responsibility
1. Establish and maintain mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.	<ul style="list-style-type: none"> Meet with local Aboriginal and Torres Strait Islander stakeholders and organisations to develop guiding principles for the City of Marion's engagement plan. 	June 2024	General Manager Corporate Services
	<ul style="list-style-type: none"> Develop and implement an engagement plan to work with Aboriginal and Torres Strait Islander stakeholders and organisations and identify opportunities for partnerships. 	October 2024	General Manager Corporate Services
2. Build relationships through celebrating National Reconciliation Week (NRW).	<ul style="list-style-type: none"> Circulate Reconciliation Australia's NRW resources and reconciliation materials to our staff. 	May 2024, 2025	General Manager Corporate Services
	<ul style="list-style-type: none"> RAP Working Group members to participate in an external NRW event. 	27 May- 3 June 2024, 2025	RAP Working Group
	<ul style="list-style-type: none"> City of Marion to host a table at the Reconciliation SA Breakfast event each year. 	March 2024, 2025	RAP Working Group
	<ul style="list-style-type: none"> Encourage and support staff and senior leaders to participate in at least one external event to recognise and celebrate NRW. 	27 May- 3 June 2024, 2025	Executive Leadership Team
	<ul style="list-style-type: none"> Support City of Marion sites to host at least one NRW event each year for staff to attend. 	27 May- 3 June 2024, 2025	RAP Working Group
	<ul style="list-style-type: none"> City of Marion to support NRW events with external organisations for staff and community each year. 	July 2024, 2025	Executive Leadership Team
	<ul style="list-style-type: none"> Register all our NRW events on Reconciliation Australia's NRW website 	May 2024, 2025	RAP Working Group
3. Promote reconciliation through our sphere of influence.	<ul style="list-style-type: none"> Develop and implement a staff engagement strategy to raise awareness of reconciliation across our workforce. 	May 2024	Manager People and Culture

	<ul style="list-style-type: none"> Communicate our commitment to reconciliation publicly. 	March 2024	CEO and Executive Leadership Team and RAP Working Group
	<ul style="list-style-type: none"> Identify and explore opportunities to positively influence our external stakeholders to drive reconciliation outcomes. 	December 2025	RAP Working Group
	<ul style="list-style-type: none"> Collaborate with RAP organisations and other like-minded organisations to develop innovative approaches to advance reconciliation. 	May 2024, 2025	RAP Working Group
4. Promote positive race relations through anti-discrimination strategies.	<ul style="list-style-type: none"> Conduct a review of HR policies and procedures to identify existing anti-discrimination provisions, and future needs. 	June 2024	Manager People and Culture
	<ul style="list-style-type: none"> Develop, implement, and communicate an anti-discrimination policy for our organisation. 	June 2024	Manager People and Culture
	<ul style="list-style-type: none"> Engage with Aboriginal and Torres Strait Islander staff and/or Aboriginal and Torres Strait Islander advisors to consult on our anti-discrimination policy. 	July 2024	Manager People and Culture
	<ul style="list-style-type: none"> Educate all City of Marion staff, senior leaders and Elected Members on the effects of racism. 	October 2024	Manager People and Culture
	<ul style="list-style-type: none"> Observe "Racism: It Stops with Me" campaign and website and distribute resources throughout worksites. 	October 2024	RAP Working Group
5. Provide Opportunities for the City of Marion community to engage in First Nations learning	<ul style="list-style-type: none"> Support City of Marion Neighbourhood Centres and Libraries to build upon their programs to engage with community and support First Nations' individuals and businesses to share cultural learning within these community spaces. 	December 2024	Manager Community Connections
	<ul style="list-style-type: none"> Enhance the program of cultural events or activities for City of Marion community to attend that are free or subsidised, which extends across the calendar year. 	December 2024, 2025	Manager Community Connections

RESPECT

The City of Marion recognises that the Kaurna culture is an evolving and contemporary culture. We value Kaurna culture. We recognise the fundamental importance of heritage, language, and cultural expression for all peoples. We also acknowledge the important place that Kaurna and all Aboriginal and Torres Strait Islander cultures have in increasing the sort of community we envisage.

With the community and safety at the forefront of everything we do, one of the City of Marion's core values is Respect. Treating everyone as we want to be treated, where all contributions are valued.

- We embrace and celebrate diversity
- We demonstrate courtesy
- We acknowledge and listen to others
- We communicate openly and provide explanations for our decisions

Action	Deliverable	Timeline	Responsibility
6. Increase understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights through cultural learning.	<ul style="list-style-type: none"> • Conduct a review of cultural learning needs within our organisation, including Staff, Executive and Elected Members. 	May 2024	Manager People and Culture
	<ul style="list-style-type: none"> • Consult local Traditional Owners and/or Aboriginal and Torres Strait Islander advisors to inform our cultural learning strategy, considering cultural awareness, cultural safety and immersive opportunities. 	August 2024	Manager Customer Experience and Engagement Manager People and Culture
	<ul style="list-style-type: none"> • Develop, implement, and communicate a cultural learning strategy document for our staff, executive and Elected Members 	October 2024	Manager People and Culture
	<ul style="list-style-type: none"> • Provide opportunities for RAP Working Group members, HR leaders and other key leadership staff to participate in formal and structured cultural learning. 	December 2024	Manager People and Culture RAP Working Group Chair
	<ul style="list-style-type: none"> • Review City of Marion induction program and identify opportunities to promote Reconciliation and build multi-cultural capability when onboarding staff and Elected Members. 	December 2024	Manager People and Culture
7. Demonstrate respect to Aboriginal and Torres Strait Islander peoples by observing cultural protocols.	<ul style="list-style-type: none"> • Consult local Traditional Owners and/or Aboriginal and Torres Strait Islander advisors to share purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country to inform the City of Marion's cultural protocols document. 	December 2024	RAP Working Group
	<ul style="list-style-type: none"> • Increase staff's understanding of the purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country protocols. 	March 2025	RAP Working Group

	<ul style="list-style-type: none"> Develop, implement and communicate a cultural protocol document, including protocols for Welcome to Country and Acknowledgement of Country. 	March 2025	Manager Customer Experience and Engagement
	<ul style="list-style-type: none"> Engage Kurna language education within City of Marion to teach Acknowledgement of Country in Kurna language. 	March 2025	RAP Coordinator
	<ul style="list-style-type: none"> Invite a local Traditional Owner or Custodian to provide a Welcome to Country or other appropriate cultural protocol at significant events each year. 	May 2024 and 2025	Manager Customer Experience and Engagement
	<ul style="list-style-type: none"> Include an Acknowledgement of Country or other appropriate protocols at the commencement of important meetings. 	March 2024	Executive Leadership Team
8. Build respect for Aboriginal and Torres Strait Islander cultures and histories by celebrating NAIDOC Week.	<ul style="list-style-type: none"> RAP Working Group to participate in an external NAIDOC Week event. 	First week in July 2024, 2025	RAP Working Group Chair
	<ul style="list-style-type: none"> Review HR policies and procedures to remove barriers to staff participating in NAIDOC Week. 	July 2024	Manager People and Culture
	<ul style="list-style-type: none"> Promote NAIDOC and its theme and encourage participation in external NAIDOC events to all staff each year. 	First week in July 2024, 2025	Chief Executive Officer
9. Promote First Nations' knowledge throughout City of Marion	<ul style="list-style-type: none"> Consult with Kurna Leaders to investigate a plan to display significant site specific First Nations knowledge throughout the City of Marion. 	March 2025	Manager Community Connections
	<ul style="list-style-type: none"> Consult with Kurna Leaders to plan a strategy on Kurna involvement in open spaces, including the consideration of dual naming of sites and Kurna knowledge informing land care and landscaping. 	March 2025	General Manager City Services
	<ul style="list-style-type: none"> Create a Calendar of Significant Dates for Aboriginal and Torres Strait Islander people and an accompanying communication plan to ensure acknowledgement of each significant date. 	April 2024	Manager Customer Experience and Engagement

OPPORTUNITIES

The City of Marion seeks to promote the participation of Aboriginal and Torres Strait Islander people in all aspects of Council business, including our workforce, our procurement and project partners and our representation and decision making.

The following City of Marion strategic themes align with the Opportunities:

Liveable- By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated

Valuing Nature- By 2040 our city will be deeply connected with nature to enhance peoples' lives, while minimising the impact on the climate, and protecting the natural environment

Engaged- By 2040 our city will be a community where people are engaged, empowered to make decisions, and work together to build strong neighbourhoods

Prosperous- By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development

Action	Deliverable	Timeline	Responsibility
10. Improve employment outcomes by increasing Aboriginal and Torres Strait Islander recruitment, retention, and professional development.	<ul style="list-style-type: none"> Build understanding of current and previous Aboriginal and Torres Strait Islander staffing to inform future employment and professional development opportunities. 	June 2024	Manager People and Culture
	<ul style="list-style-type: none"> Engage with Aboriginal and Torres Strait Islander staff and/or Aboriginal and Torres Strait Islander stakeholders to consult on our recruitment, retention and professional development strategy. 	August 2024	Manager People and Culture Manager Customer Experience and Engagement
	<ul style="list-style-type: none"> Develop and implement an Aboriginal and Torres Strait Islander recruitment, retention and professional development strategy. 	January 2025	Manager People and Culture
	<ul style="list-style-type: none"> Advertise job vacancies to effectively reach Aboriginal and Torres Strait Islander candidates. 	January 2025	Manager People and Culture
	<ul style="list-style-type: none"> Consult with Aboriginal and Torres Strait Islander advisors to jointly conduct an audit of City of Marion sites to assess the cultural safety of all buildings. 	December 2024	General Manager City Development
	<ul style="list-style-type: none"> Investigate a cultural safety framework for the City of Marion. 	March 2025	Manager People and Culture
	<ul style="list-style-type: none"> Seek advice and review HR and recruitment procedures and policies to remove barriers to Aboriginal and Torres Strait Islander participation in our workplace. 	February 2024	Manager People and Culture

11. Increase Aboriginal and Torres Strait Islander supplier diversity to support improved economic and social outcomes.	<ul style="list-style-type: none"> Develop and implement an Aboriginal and Torres Strait Islander procurement strategy. 	January 2025	Manager Strategic Procurement
	<ul style="list-style-type: none"> Investigate Supply Nation membership. 	June 2024	Manager Strategic Procurement
	<ul style="list-style-type: none"> Develop and communicate opportunities for procurement of goods and services from Aboriginal and Torres Strait Islander businesses to staff. 	Indigenous Business Month October 2024 and 2025	Manager Strategic Procurement RAP Working Group
	<ul style="list-style-type: none"> Review and update procurement practices to remove barriers to procuring goods and services from Aboriginal and Torres Strait Islander businesses. 	March 2025	Manager Strategic Procurement
	<ul style="list-style-type: none"> Develop commercial relationships with Aboriginal and/or Torres Strait Islander businesses. 	December 2024	Manager Strategic Procurement
12. Promote and support Aboriginal and Torres Strait Islander businesses	<ul style="list-style-type: none"> Investigate holding a procurement forum for Aboriginal and Torres Strait Islander businesses to support their participation in City of Marion procurement activity. 	June 2025	Manager Strategic Procurement
	<ul style="list-style-type: none"> Investigate holding an Aboriginal and Torres Strait Islander Art and Businesses showcase event to support and promote Aboriginal businesses. 	June 2025	Manager Strategic Procurement Manager City Activation

GOVERNANCE			
The City of Marion recognises the importance of good governance. We actively work with integrity, ensuring compliance with legislation and a code of conduct, timely delivery of Council resolutions and outstanding project management.			
With the community and safety at the forefront of everything we do, one of the City of Marion's core values is integrity.			
Fostering trust and honesty in all of our interactions			
<ul style="list-style-type: none"> • We follow through on commitments • We are frank, open, courageous and transparent • We are genuine and authentic • We lead by example 			
Action	Deliverable	Timeline	Responsibility
13. Establish and maintain an effective RAP Working group (RWG) to drive governance of the RAP.	<ul style="list-style-type: none"> • Review RAP Working Group membership and terms of reference, ensuring key business areas are represented such as People and Culture, Marketing/Events, Community, Executive, Elected members, as well as reconciliation champions sought from expressions of interest. 	March 2024	Executive Leadership Team
	<ul style="list-style-type: none"> • Seek and maintain Aboriginal and Torres Strait Islander representation on the RWG. 	May 2024	RAP Working Group Chair
	<ul style="list-style-type: none"> • Review the Terms of Reference for the RWG annually. 	March 2024	Executive Leadership Team
	<ul style="list-style-type: none"> • Prepare a schedule of meetings to ensure the RWG is meeting at least four times per year to drive and monitor RAP implementation. 	March 2024	RAP Coordinator
	<ul style="list-style-type: none"> • Explore Co-Chair RWG governance structure with an Aboriginal and Torres Strait Islander representative and non-Aboriginal representative. 	June 2024	Executive Leadership Team RAP Working Group Chair
14. Provide appropriate support for effective implementation of RAP commitments.	<ul style="list-style-type: none"> • Define resource needs for RAP implementation. 	March 2024	Manager People and Culture
	<ul style="list-style-type: none"> • Consider temporary staff working groups relating to key RAP deliverables via expression of interests to gather subject matter experts, tasked with feeding advice to RAP Working Group to support implementation. 	May 2024	Manager People and Culture
	<ul style="list-style-type: none"> • Engage our senior leaders, Elected Members and staff in the delivery of RAP commitments. 	March 2024	RAP Coordinator

	<ul style="list-style-type: none"> Define and maintain appropriate implementation traffic light system to track, measure and report on RAP commitments. 	June 2024	RAP Working Group
	<ul style="list-style-type: none"> Appoint and maintain an internal RAP Champion from senior management. 	February 2024	Chief Executive Officer
	<ul style="list-style-type: none"> Consider "Reconciliation" as an agenda item on internal meetings and Council meetings when aligned to significant dates for ongoing discussion at all levels. 	June 2024	Executive Leadership Team
15. Build accountability and transparency through reporting RAP achievements, challenges and learnings both internally and externally.	<ul style="list-style-type: none"> Contact Reconciliation Australia to verify that our primary and secondary contact details are up to date, to ensure we do not miss out on important RAP correspondence. 	June annually	RAP Working Group Chair
	<ul style="list-style-type: none"> Contact Reconciliation Australia to request our unique link, to access the online RAP Impact Measurement Questionnaire. 	1 August annually	RAP Working Group Chair
	<ul style="list-style-type: none"> Complete and submit the annual RAP Impact Measurement Questionnaire to Reconciliation Australia. 	30 September, annually	RAP Coordinator
	<ul style="list-style-type: none"> Report RAP progress to all staff, senior leaders and elected members quarterly. 	February 2024 June 2024 October 2024 February 2025 June 2025 October 2025	RAP Coordinator
	<ul style="list-style-type: none"> Publicly report our RAP achievements, challenges and learnings, annually. 	NRW May 2024 and 2025	Manager Customer Experience and Engagement
	<ul style="list-style-type: none"> Investigate participating in Reconciliation Australia's biennial Workplace RAP Barometer. 	August 2024	RAP Working Group Chair
	<ul style="list-style-type: none"> Submit a traffic light report to Reconciliation Australia at the conclusion of this RAP. 	December 2025	RAP Coordinator
16. Continue our reconciliation journey by developing our next RAP.	<ul style="list-style-type: none"> Register via Reconciliation Australia's website to begin developing our next RAP. 	December 2025	RAP Working Group Chair

12.3 Centre Zone Adjustment Code Amendment

Report Reference	GC230822R12.3
Originating Officer	Senior Strategic and Policy Planner – David Barone
Corporate Manager	Manager Development and Regulatory Services – Warwick Deller-Coombs
General Manager	General Manager City Development – Tony Lines

REPORT HISTORY

Report Reference	Report Title
PDC210504R04	Centre zoning review and Urban Activation Opportunities
GC210511R11	Proposed Code Amendments: Morphettville/Glengowrie stables, southern residential areas, centre zones, Marion Road corridor
PDC220503R7.3	Centre Zone Options
GC220524R12.3	Centre Zone Adjustment Code Amendment

REPORT OBJECTIVE

To seek the Council's endorsement to undertake consultation on the 'Centre Zone Adjustment Code Amendment.'

EXECUTIVE SUMMARY

The former Council considered this matter in a workshop designed to highlight key issues with several local centre zones. Administration subsequently contacted owners of sites in a pre-engagement exercise to ascertain levels of support for any zone changes (see Attachment 1 for reference).

A Code Amendment has been prepared to address the variety of outstanding matters/irregularities associated with a few small-scale shopping centre sites. These are sites where the spatial location and/or policy does not effectively support the land use or where there is potential to improve future site viability.

There have been minor changes since the Planning and Development Committee last reviewed, namely the inclusion of 1A Greenfields Road and 54 Seacombe Road to the rezoning recommendations, these are included in the discussion below.

RECOMMENDATION

That the Council:

- 1. Endorses the draft Centre Zone Adjustment Code Amendment for release for community consultation.**

DISCUSSION

Background

At their meeting of 4 May 2021, the Planning and Development Committee identified 12 sites within or adjacent to a Local Activity Centre Zone or Suburban Activity Centre Zone where it is apparent

that rezoning and/or realignment of zone boundaries needs to occur to address a variety of outstanding matters / irregularities including:

- Where the site has, over time, been redeveloped with a land use that would be better supported by another zone (for example housing or a school).
- There has been a misalignment of zone boundary that does not spatially reflect the location of the land use and therefore is an anomaly that should be corrected.
- An adjustment to the size of the zone (increase or decrease) is required to reflect the extent of retail or commercial land uses in or immediately adjacent the zone.

The rezoning of an existing-and-operating centre to a Neighbourhood Zone, to provide opportunity for a greater diversity of appropriate forms of development to occur (mixed use) if required in the future, was also considered appropriate.

Administration sent letters to the owners and occupiers of the 12 affected properties, seeking their comments/opinion on the potential zoning change to ensure that an appropriate outcome is achieved.

Comments were received for 7 out of the 12 sites and following an analysis of the feedback and contextual considerations for each site, it was initially determined that re-zoning was appropriate for 10 out of the 12 sites.

Since the Planning and Development Committee last saw the Code Amendment investigations, the development application for 1A Greenfields Road, Seaview Downs has been approved and under construction. As a result, it has been determined that this site should be included in the Code Amendment and therefore 11 sites are now part of the Code Amendment.

Staff have also reconsidered part of the site at 54-62 Seacombe Road and are recommending that 54 Seacombe Road be rezoned to Hills Neighbourhood as this will reflect the residential use and may be further considered during the Southern Suburbs Residential Code Amendment process.

A summary of the comments received, and recommended actions can be found in **Attachment 1**.

Proposed Code Amendment

The 11 sites being considered for re-zoning and the scope of the proposed amendments, which detail the current and the proposed zoning and associated policy, can be viewed in the below summary table and in more detail in the draft 'Centre Zone Code Amendment' (**Attachment 2**).

Site Locality	Current Policy	Proposed Policy
<u>Site 1</u> 10-22 Edward Beck Drive, Sheidow Park	Suburban Activity Centre Zone - SACZ	Suburban Neighbourhood Zone - SNZ
<u>Site 2</u> 62 Seacombe Road, Darlington	Hills Neighbourhood Zone - HNZ	Suburban Activity Centre Zone – SACZ
<u>Site 3</u> 97A to 97E McInerney Avenue, Mitchell Park	Local Activity Centre Zone- LACZ	General Neighbourhood Zone- GNZ
<u>Site 4</u> 32 Finniss Street, Marion	Local Activity Centre Zone - LACZ	General Neighbourhood Zone- GNZ

<u>Site 5</u> 28B, 29CE, Dwyer Road, 39B Johnstone Road, Oaklands Park	Local Activity Centre Zone - LACZ	General Neighbourhood Zone - GNZ
<u>Site 6</u> 28A and B Daws Road Ascot Park	Local Activity Centre Zone - LACZ	General Neighbourhood Zone - GNZ
<u>Site 7</u> 1C, 1D and 1E Winton Avenue Warradale	Local Activity Centre Zone - LACZ	Housing Diversity Neighbourhood Zone - HDNZ
<u>Site 8</u> 506 Cross Road & 23 Almond Grove Glandore	Established Neighbourhood Zone - ENZ	Suburban Activity Centre Zone - SACZ
<u>Site 9</u> 51 to 57 Harbrow Grove Seacombe Gardens	Suburban Activity Centre Zone – SACZ	General Neighbourhood Zone - GNZ
<u>Site 10</u> 66 Sixth Avenue Ascot Park	Local Activity Centre Zone - LACZ	Housing Diversity Neighbourhood Zone - HDN
<u>Site 11</u> 1A Greenfields Road, Seaview Downs	Suburban Activity Node Zone - SACZ	Hills Neighbourhood Zone - HNZ

For the sites being rezoned into a form of Neighbourhood Zone, the Technical and Numerical Variation policies relating to minimum site areas, frontages and building heights that are in place in the immediately surrounding context have been applied.

Similarly, for the 2 sites being rezoned into a Suburban Activity Centre Zone (as expansion of existing), the maximum building heights applicable to the adjacent existing Zone have been applied.

A number of Overlays apply to each of the affected sites (they differ between sites), however, for those sites being transferred into a Neighbourhood Zone, the Affordable Housing, Urban Tree Canopy and Stormwater Management Overlays are also being applied, to ensure that new housing aligns with the policy intent of these overlays.

Objective of rezoning

- To seek a better alignment between the existing land uses and zoning where that land use is likely to remain for the foreseeable future, to enable/support more efficient and effective future planning outcomes.
- To address the misalignment of several zone boundaries.
- To provide the existing Local Activity Centre at Dwyer Road the opportunity to adapt better with changing future economic conditions, should the viability of the shops diminish. The General Neighbourhood Zone would allow the site to be renewed with appropriate forms of mixed-use development, i.e., residential land uses, and small scale complementary non-residential land uses that do not compromise residential amenity.

Conclusion and next steps

The proposed Code Amendment will be an opportunity to change the zoning for those sites where the policy does not effectively represent/support the land use. Further, it is a chance to rezone an existing and operating centre to a Neighbourhood Zone to provide an opportunity for a greater diversity of appropriate forms of development to occur (mixed use), if required in future.

If the Draft Code Amendment is considered appropriate by Council, is envisaged that the document will be released for targeted public consultation in mid-September for a four-week period.

Council has opportunities to further refine the policy based on landowners and community feedback before submitting a final Code Amendment for endorsement to the Minister for Planning.

ATTACHMENTS

1. Attachment 1 - Previous Consultation Summary and Recommendations - updated [12.3.1 - 4 pages]
2. Attachment 2 - Draft Centre Zone Adjustment Code Amendment For Consultation [12.3.2 - 48 pages]

Activity Centre Zone – Code Amendment – Response from initial consultation and recommendations to proceed

Address	Comments Received	Comments/observations – Property Owner/Council Planning Staff	Recommendation
10-22 Edward Beck Drive Sheidow Park	Yes	<u>Property Owner</u> <ul style="list-style-type: none"> - Proposal is entirely logical and supported by the Department of Education - Property projections suggest stable student enrolments at school for foreseeable future - No indication of a change of use to site - In terms of outcomes, school is more consistent with Suburban Neighbourhood Zone 	Proceed with re-zoning from SACZ to SNZ.
1A Greenfield Road Seaview Downs	Yes	<u>Property Owner</u> <ul style="list-style-type: none"> - Considers that change to zoning would reduce value of site. - Change to zone to Hills Neighbourhood would not allow medium density housing due to allotment size minimums of 700m² - Does not consider that the rezoning would in fact provide “opportunity for greater flexibility” as outlined in letter. - Site is in close proximity to a number of services, facilities and public transport and is a high demand location. - Hills Policy Zone with current policy settings is not considered appropriate for site - Would consider policy settings under proposed Southern Hills Neighbourhood Zone amendment process. - Could consider potential re-zoning to Housing Diversity Zone - Strong opinion that site remains in Suburban Activity Centre Zone <p>An approval for a child care centre has been issued and the child care centre is currently under construction. It is understood that the balance land is intended to accommodate dwellings, but no formal proposal has been lodged.</p> <p>The child care centre can be suitably accommodated within a Neighbourhood type zone. It is noted that the proposed Hills Neighbourhood Zone as part of the</p>	Proceed with re-zone to HNZ.

		Southern Suburbs Code Amendment would provide additional infill development opportunities, particularly sites such as this with minimal gradients.	
54 – 62 Seacombe Road Darlington	Yes	<p>54 Seacombe Road – residential property – currently in Suburban Activity Centre Zone</p> <p>Owner came into Council and had a verbal discussions with D Melhuish and also contacted Mayor Hanna.</p> <ul style="list-style-type: none"> - Owner is concerned that a re-zoning to Hills Neighbourhood Zone would restrict subdivision due to minimum site areas of 700m². - Would consider further if included in review for southern suburbs code amendment where smaller allotment sizes would be sought. <p>The proposed southern Suburbs Code Amendment would provide for further subdivision opportunities and the rezoning to the Hills Neighbourhood Zone better reflects the current use.</p>	<p>Proceed with re-zone of 62 Seacombe Road to SAC Zone</p> <p>Proceed with rezoning of 54 Seacombe Road to HNZ</p>
	Yes	<p>62 Seacombe Road – part of shopping centre – currently in Hills Neighbourhood Zone</p> <p><u>Planning Staff comments</u> - Rezoning of land containing commercial activities to Suburban Activity Centre Zone considered appropriate.</p>	Proceed with re-zoning from HNZ to SACZ
97 McInerney Avenue Mitchell Park	Yes	<p><u>Property Owner</u></p> <ul style="list-style-type: none"> - Supportive of re-zoning based on approval granted for 5 dwellings on the land. 	Proceed with re-zoning from LACZ to GNZ
28-30 and 32 Finniss Street Marion	Yes	<p><u>Property Owner</u></p> <ul style="list-style-type: none"> - Agrees zoning of 32 Finniss Street should be changed to residential or “General Neighbourhood Zone”. 	Proceed with re-zoning of 32 Finniss Street from LACZ to GNZ.
67A-69 Finniss Street Marion and 1 Norfolk Road	Yes	<p>Follow up phone conversation with <u>property owner of 69 and 69A Finniss Street</u></p> <ul style="list-style-type: none"> - Did not want to see any changes that may affect the commercial viability of the shops either as it currently stands or the potential to knock down and re-build commercial or mixed use residential and commercial. - Current shops are viable and fully tenanted. - Shops are an investment for owners and not really looking to undertake residential development in short term future. 	Do not proceed with re-zoning to GNZ.

		<p>Follow up phone conversation with <u>property owner of 67A Finnis and 1 Norfolk Road</u></p> <ul style="list-style-type: none"> - Did not object to either a change in the zone or for zone to remain as it currently stands. - Shop is no longer in use; dwelling is currently being used to store documents and goods and chattels. - No longer seeks to reactivate the shop or site or redevelop. <p><u>Planning staff comments</u> - Site at 69 Finnis may have limited viability as a residential site with detached or row dwelling sites due to triangular shape of allotment and location at the end of a T-Junction. Inclined to retain Local Activity Centre Zoning.</p> <p><u>Planning staff comments</u> - In order to keep options open for redevelopment of the site, particularly for opportunity to link/expand/amalgamate with 69 Finnis which has site limitations (i.e. size and shape), it is considered appropriate to maintain the zone as it currently stands.</p>	
Dwyer Road, Oaklands Park	Yes	<p><u>Property Owner</u></p> <ul style="list-style-type: none"> - Owners questioned how the rezoning may affect how the site currently operates. - <u>Planning staff</u> explained that the re-zoning would not change the way the site currently operates nor would it result in any change to existing conditions. 	Proceed with re-zoning from LACZ to GNZ
26 to 28 Daws Road Ascot Park	No	<u>Planning staff comments</u> - Rezoning front portion of land of 26A and 26B Daws Road considered appropriate	Proceed with re-zoning from LACZ to GNZ
43 Addison Road and 1c, D and E Winton Street Warradale	No	<u>Planning staff comments</u> - Rezoning of residential portion of zone at 1 C, D and E Winton Street considered appropriate	Proceed with re-zoning from LACZ to HDNZ
508 -514 Cross Road Glandore	No	<u>Planning Staff comments</u> - Rezoning of land containing commercial activities at 23 Almond Grove and 506 Cross Road considered appropriate	Proceed with re-zoning from ENZ to SACZ
51-57 Harbrow Grove Sturt	No	<u>Planning staff comments</u> – Rezoning of residential properties at 51, 53, 55 and 57 Harbrow Grove considered appropriate	Proceed with re-zoning from SACZ to GNZ

93 Railway Terrace and 66 Sixth Avenue Ascot Park	No	<u>Planning staff comments</u> – Rezoning of residential portion of zone at 66 Sixth Avenue considered appropriate.	Proceed with re-zoning from LACZ to HDNZ
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Total number to proceed to Code Amendment = 11

Total number to retain status quo/reconsider in Southern Suburbs Code Amendment = 1

Centre Zone Adjustment - Code Amendment

By Marion Council

Draft for Consultation

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HAVE YOUR SAY

This Code Amendment is on consultation from **18 September 2023** to **13 October 2023**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

More information can be obtained from contacting David Barone, Senior Strategic and Policy Planner on 8375 6667 or david.barone@marion.sa.gov.au

Submissions can be made **before 5pm on Friday 13 October 2023** via the following options:

- completing the online survey at makingmarion.sa.gov.au/centresadjustment
- email your comments to council@marion.sa.gov.au (please ensure you include reference to the Centres Adjustment Code Amendment, your name and contact details in the email)
- posting hard copy survey form or other written submission to 'Centres Adjustment Code Amendment' City of Marion, PO Box 21 Park Holme SA 5043.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

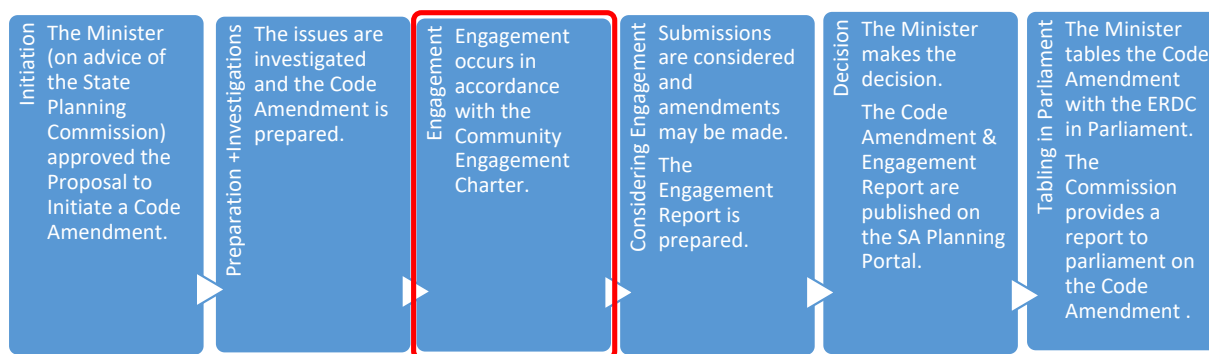
The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board,

Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

Council recently undertook a review of its commercial and industrial zoned properties and sought feedback about whether the current zoning of that land suited the needs of property owners now and into the future.

Through further analysis of properties within the Local Activity Centre Zone and Suburban Activity Centre Zone it is apparent that rezoning and/or realignment of zone boundaries needs to occur in certain locations to address a variety of outstanding matters including:

- where the site has, over time, been redeveloped with a land use that would be better supported by another zone (for example housing or a school)
- there has been a misalignment of zone boundary that does not spatially reflect the location of the land use and therefore is an anomaly that should be corrected
- an adjustment to the size of the zone is required to reflect the extent of retail or commercial land uses in or immediately adjacent the zone.

From the review, 11 sites were identified which displayed some inconsistencies or potential to consider a more flexible rezoning to allow other uses to occur with the Centre.

Council has sought on the benefits of a potential zoning change from land owners, to understand their future intentions and ensure that an agreed outcome is likely to be supported.

The proposed Code Amendment is an opportunity to correct current anomalies to avoid land use and policy conflict and reduce unnecessary procedural difficulties.

2.2 Affected Area/s

The proposal seeks to amend the Code for the Affected Areas, being the following parcels of land in various locations within the City of Marion, as shown in the maps in Attachment A.

- Site 1: 10 - 22 Edward Beck Drive, Sheidow Park
- Site 2: 54 and 62 Seacombe Road Darlington
- Site 3: 97A, B, C, D, E McNerney Avenue, Mitchell Park
- Site 4: 32 Finnis Street, Marion
- Site 5: 29B-29E, Dwyer Road, Oaklands Park
- Site 6: 26-28 Daws Road, Ascot Park
- Site 7: 1C, D and E Winton Street, Warradale
- Site 8: 506 Cross Road 23 Almond Grove Glandore
- Site 9: 51-57 Harbrow Grove, Seacombe Gardens
- Site 10: 66 Sixth Avenue, Ascot Park
- Site 11: 1A Greenfield Road, Seaview Downs

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The current code policy varies for each individual site as shown in **Attachment B**. A summary of each site and its respective Zone is as follows:

Site Locality	Current Policy
<u>Site 1</u> 10-22 Edward Beck Drive, Sheidow Park	Suburban Activity Centre Zone - SACZ <u>Overlays</u> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 30 metres • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree <u>TNVs</u> <ul style="list-style-type: none"> • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)
<u>Site 2</u> 54 and 62 Seacombe Road, Darlington	62 Seacombe Road, Darlington Hills Neighbourhood Zone – HNZ 54 Seacombe Road Darlington, Suburban Activity Centre Zone - SAC <u>Overlays</u> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 30 metres) • Affordable Housing (62 Seacombe Road only) • Hazards (Bushfire – Urban Interface) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management (62 Seacombe Road only) • Traffic Generating Development • Urban Transport Routes • Urban Tree Canopy (62 Seacombe Road only) <u>TNVs – 62 Seacombe Road</u> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m)

Site Locality	Current Policy
	<ul style="list-style-type: none"> • Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m) • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm) • Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm) <p><u>TNVs – 54 Seacombe Road</u></p> <ul style="list-style-type: none"> • Minimum Building Height (Levels) - 2 levels • Maximum Building Height (Levels) - 4 levels • Interface Height: Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment
<p><u>Site 3</u></p> <p>97A to 97E McInerney Avenue, Mitchell Park</p>	<p>Local Activity Centre Zone- LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
<p><u>Site 4</u></p> <p>32 Finniss Street, Marion</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 110 metres • Heritage Adjacency • Prescribed Wells Area • Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
<p><u>Site 5</u></p> <p>29B - 29E, Dwyer Road, Oaklands Park</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated)

Site Locality	Current Policy
	<ul style="list-style-type: none"> • Prescribed Wells Area • Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
<p><u>Site 6</u></p> <p>28A and B Daws Road Ascot Park</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 45 metres) • Advertising Near Signalised Intersections • Affordable Housing • Building Near Airfields • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Transport Routes • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
<p><u>Site 7</u></p> <p>1C, 1D and 1E Winton Avenue Warradale</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 110 metres) • Building near Airfields • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 12m) • Maximum Building Height (Levels) (Maximum building height is 3 levels)
<p><u>Site 8</u></p> <p>506 Cross Road & 23 Almond Grove Glandore</p>	<p>Established Neighbourhood Zone - ENZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 15 metres • Affordable Housing • Building Near Airfields • Character Area - MarC1

Site Locality	Current Policy
	<ul style="list-style-type: none"> • Hazards (Flooding - Evidence Required) • Major Urban Transport Routes (506 Cross Road only) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m) • Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Site Coverage (Maximum site coverage is 40 per cent)
<p><u>Site 9</u></p> <p>51 to 57 Harbrow Grove Seacombe Gardens</p>	<p>Suburban Activity Centre Zone – SACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 110 metres • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)
<p><u>Site 10</u></p> <p>66 Sixth Avenue Ascot Park</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 15 metres) • Building Near Airfields • Hazards (Flooding – General) • Prescribed Wells Area • Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 12m) • Maximum Building Height (Levels) (Maximum building height is 3 levels)

Site Locality	Current Policy
Site 11 1A Greenfield Road, Seaview Downs	Suburban Activity Centre Zone – SACZ <u>Overlays</u> <ul style="list-style-type: none"> Airport Building Heights (Regulated) – All structures over 30 metres Prescribed Wells Area Regulated and Significant Tree <u>TNVs</u> <ul style="list-style-type: none"> Minimum Building Height (Levels) (Minimum building height is 2 levels) Maximum Building Height (Levels) (Maximum building height is 4 levels) Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)

2.3.2 Proposed Code Policy

The proposed policy changes are shown alongside the current policy in **Attachment B**.

The Code Amendment proposes the following changes:

Site Locality	Amendment Outline	Proposed Policy
Site 1 10-22 Edward Beck Drive, Sheidow Park	<p>The former shopping centre on the site ceased operating many years ago and was subsequently given development approval as an extension to the adjacent Woodend Primary school.</p> <p>It is proposed to integrate the zoning so that the entire school is located within the Suburban Neighbourhood Zone.</p>	Suburban Neighbourhood Zone - SNZ <u>Overlays</u> <p>Maintain existing overlays, and add the following overlays:</p> <ul style="list-style-type: none"> Stormwater Management Urban Tree Canopy <u>TNVs</u> <p>Reflect TNVs in place for surrounding SNZ:</p> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 9m) Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m) Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm)

Site Locality	Amendment Outline	Proposed Policy
		<ul style="list-style-type: none"> Maximum Building Height (Levels) (Maximum building height is 2 levels)
Site 2 54 and 62 Seacombe Road, Darlington	<p>There is currently a boundary misalignment where a section of the shopping centre is located within a residential type zone (HNZ) and part of the SAC Zone covers an adjacent dwelling at 52 Seacombe Road.</p> <p>It is proposed to realign the boundary so that the SAC Zone only covers allotments of the shopping centre.</p>	<p>62 Seacombe Road, Darlington – Suburban Activity Centre Zone – SAC</p> <p>54 Seacombe Road Darlington, Hills Neighbourhood Zone – HNZ</p> <p><u>Overlays – 54 Seacombe Road</u></p> <p>Maintain existing overlays, and add the following overlays:</p> <ul style="list-style-type: none"> Affordable Housing Stormwater Management Urban tree Canopy <p>Remove the following overlays:</p> <ul style="list-style-type: none"> Traffic Generating Development <p><u>Overlays – 62 Seacombe Road</u></p> <p>Maintain existing overlays, and add the following overlays:</p> <ul style="list-style-type: none"> Traffic Generating Development <p>Remove the following overlays:</p> <ul style="list-style-type: none"> Affordable Housing Stormwater Management Urban tree Canopy <p><u>TNVs – 62 Seacombe Road</u></p> <ul style="list-style-type: none"> Minimum Building Height (Levels) (Minimum building height is 2 levels) Maximum Building Height (Levels) (Maximum building height is 4 levels) Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment) <p><u>TNVs – 54 Seacombe Road</u></p> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 9m) Minimum Building Height (Levels) (Minimum building height is 2 levels) Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m) Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m)

Site Locality	Amendment Outline	Proposed Policy
		<ul style="list-style-type: none"> • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm) • Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)
Site 3 97A to 97E McInerney Avenue, Mitchell Park	<p>The former shopping centre has been demolished and the site has been approved for residential dwellings. Construction of dwellings has been completed.</p> <p>The site is proposed to be rezoned to the GNZ to align with the zoning of the surrounding locality.</p>	<p>General Neighbourhood Zone- GNZ</p> <p><u>Overlays</u></p> <p>Maintain existing overlays, and add the following overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Stormwater Management • Urban Tree Canopy
Site 4 32 Finniss Street, Marion	<p>Although within a centre zone, the property has been used for residential purposes for over 70 years.</p> <p>It is proposed to align the zoning with existing adjacent residential land uses (GNZ).</p> <p>The GNZ provides opportunity for mixed use development.</p>	<p>General Neighbourhood Zone - GNZ</p> <p><u>Overlays</u></p> <p>Maintain existing overlays, and add the following overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Stormwater Management • Urban Tree Canopy
Site 5 29B – 29E, Dwyer Road, Oaklands Park	<p>Although currently the shopping centre appears to be trading efficiently, a change in zone to GNZ would allow greater flexibility for future redevelopment potential, whilst</p>	<p>General Neighbourhood Zone - GNZ</p> <p><u>Overlays</u></p> <p>Maintain existing overlays, and add the following overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Stormwater Management • Urban Tree Canopy

Site Locality	Amendment Outline	Proposed Policy
	allowing the centre to continue operating.	
Site 6 28A and B Daws Road Ascot Park	<p>The site contains a pair of semi-detached dwellings. Currently the site (and dwellings) straddles both the LACZ and the GNZ.</p> <p>It is proposed to rezone the entire site to GNZ (same as adjacent residential properties) to better reflect the residential nature of the land.</p>	General Neighbourhood Zone - GNZ <u>Overlays</u> Maintain existing overlays.
Site 7 1C, 1D and 1E Winton Avenue Warradale	<p>The three dwellings at 1C, 1D, 1E Winton Avenue were built at the rear of an existing shopping centre around 2005.</p> <p>It is proposed to rezone the 3 properties to HDNZ (same as adjacent residential properties in near proximity to Addison Road) to better reflect the residential nature of the land.</p>	Housing Diversity Neighbourhood Zone - HDNZ <u>Overlays</u> Maintain existing overlays, and add the following overlays: <ul style="list-style-type: none"> • Affordable Housing • Stormwater Management • Urban Tree Canopy <u>TNVs</u> <ul style="list-style-type: none"> • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m) • Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm)
Site 8 506 Cross Road & 23 Almond Grove Glandore	<p>Both properties are currently used for commercial type uses (bakery and home care products) but located in a residential type zone (ENZ). Both are located directly</p>	Suburban Activity Centre Zone - SACZ <u>Overlays</u> Maintain the current overlays and remove the following Overlays: <ul style="list-style-type: none"> • Affordable Housing • Character Area – MarC1

Site Locality	Amendment Outline	Proposed Policy
	<p>adjacent existing centre type uses.</p> <p>It is proposed to rezone the two properties to SACZ (same as adjacent centre type uses) to better reflect the commercial nature of the land and provide greater correlation with the adjoining centre uses.</p> <p>The land does not reflect the character attributes of the adjacent residential areas.</p>	<ul style="list-style-type: none"> Stormwater Management Urban tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> Minimum Building Height (Levels) (Minimum building height is 2 levels) Maximum Building Height (Levels) (Maximum building height is 4 levels) Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment).
<p><u>Site 9</u></p> <p>51 to 57 Harbrow Grove Seacombe Gardens</p>	<p>Part of the shopping centre was demolished approximately 20 years ago and 4 dwellings were constructed on the land.</p> <p>It is proposed to rezone the 4 properties to GNZ (same as adjacent residential properties in the surrounding area) to better reflect the residential nature of the land.</p>	<p>General Neighbourhood Zone - GNZ</p> <p><u>Overlays</u></p> <p>Maintain the current overlays and remove the following Overlays:</p> <ul style="list-style-type: none"> Affordable Housing Stormwater Management Urban Tree Canopy <p>Remove the following Overlay</p> <ul style="list-style-type: none"> Traffic Generating Development
<p><u>Site 10</u></p> <p>66 Sixth Avenue Ascot Park</p>	<p>The site is approximately 800m² in area and contains a detached dwelling. Currently the site straddles both the LACZ and the HDNZ.</p> <p>It is proposed to rezone the entire site</p>	<p>Housing Diversity Neighbourhood Zone - HDNZ</p> <p><u>Overlays</u></p> <p>Maintain the current overlays and remove the following Overlays:</p> <ul style="list-style-type: none"> Affordable Housing Stormwater Management Urban Tree Canopy

Site Locality	Amendment Outline	Proposed Policy
	to HDNZ (same as adjacent residential properties within close proximity to Railway terrace/train line) to better reflect the residential nature of the land and provide greater future redevelopment opportunity.	<p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 12m) • Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm) • Maximum Building Height (Levels) (Maximum building height is 3 levels)
<p><u>Site 11</u></p> <p>1A Greenfields Road Seaview Downs</p>	<p>The land is approximately 3,150m² in area across two recently created allotments. A Child Care centre is under construction for the larger allotment, with the balance land intended to be developed for residential purposes (although no formal application has been made).</p> <p>A child care centre sits comfortably as a land use within the Hills Neighbourhood Zone that surrounds the site and the balance land is unlikely to be developed for a retail or commercial use, given size and location.</p>	<p>Hills Neighbourhood Zone</p> <p><u>Overlays</u></p> <p>Maintain the current overlays and remove the following Overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Stormwater Management • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m) • Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m) • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm) • Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (plan.sa.gov.au/en/charter).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- A copy of the draft Code Amendment in the SA Planning Portal.
- A notice in the Advertiser Newspaper.
- Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, and information on how to make a submission.
- Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries.
- Invitation to prepare submissions online or via post.
- A written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy.
- Information brochure outlining what the draft Code Amendment is about, the proposed policy amendments, how interested persons can comment.
- City of Marion social media platforms.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- a) Online on the SA Planning Portal
https://plan.sa.gov.au/have_your_say/general_consultations
- b) Via Council's Making Marion website at www.makingmarion.com.au/centres/adjustment
or

emailed to: council@marion.sa.gov.au
or

- c) Posted to:
Chief Executive Officer
City of Marion
Centre Zone Adjustments Code Amendment
PO Box 21
Oaklands Park SA 5046
- d) Attending and speaking at the public meeting (*if required*) proposed for this draft Code Amendment (please indicate in your written submission if you desire to be heard at the Public Meeting)

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the draft Code Amendment process which stakeholders and the community **can** influence are:

- The type of zone selected for the affected area and the spatial application of the zone.
- Potential applicable minimum site areas and minimum frontage widths (Technical and Numerical Variations) that are proposed for the selected zone.
- The application of the identified Overlays (or removal of relevant overlays where applicable)

As the Planning and Design Code is a State Government document that applies to the whole State (and not just Council), there is no scope for changes to the specific policy content of Core Modules of the Code, other than where identified as a Technical and Numerical Variation (such as for building heights).

Aspects of the draft Code Amendment process which stakeholders and the community **cannot** influence are:

- The standard policies and wording contained in Zones and Overlays in the Planning and Design Code.
- The policies contained within the General Modules of the Planning and Design Code.
- The extent and placement of desired land uses.
- The design of future development proposals eg: dwelling applications.

3.4 What will happen with my feedback?

Marion Council is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by Marion Council when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however company details will be.

Marion Council will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The Code Amendment seeks to remove current anomalies in zoning that exist because of anomalies to zone boundaries or where longstanding zoning policies no longer reflect land uses on the ground as a result of past and sometimes more recent development. Strategic planning is based on the principles of good planning which seek alignment between land uses and zoning to support more efficient and effective future planning and development outcomes.

The Code Amendment also seeks to provide for appropriate policy support for existing centres, as well as provide adaptability for those that are under performing so that they can adapt to contribute to housing diversity within established neighbourhoods.

4.1.2 Consistency with the State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>Principles of Good Planning</p> <p><i>Integrated delivery principles</i></p> <ul style="list-style-type: none"> • Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes. 	<p>The proposed Code Amendment seeks to align the most appropriate zone and policy to each affected site and existing land use (where that land use is unlikely to change for the foreseeable future) to enable/support more efficient and effective future planning outcomes.</p>
<p>Integrated Planning</p> <p><i>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</i></p>	<p>There are examples within the Council area where centres were no longer viable and have been replaced by residential housing. These sites are proposed to be rezoned to Neighbourhood Zones as part of this Code Amendment.</p>
<p>Housing Supply and Diversity</p> <p><i>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure</i></p>	<p>The proposed Code Amendment also seeks to rezone an existing and operating centre to a Neighbourhood Zone to provide opportunity for a greater diversity of appropriate forms of development to occur (mixed use) if required in the future.</p>

<i>needed to support livable and walkable neighbourhoods.</i>	
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4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
No relevant priorities, policies or targets further to those mentioned in the State Planning Policies above.	

4.2 Infrastructure planning

Due to the targeted nature of the amendment, Infrastructure Planning is not required as the existing infrastructure is meeting the needs of the current land uses on the affected areas.

4.3 Investigations

4.3.1 Investigations undertaken

The table below identifies what investigations have been undertaken in for the Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Commercial and Industrial Zoning Review	Council undertook a survey of owners of land within existing centres and employment lands seeking feedback on whether the current zoning of that land suited the needs of property owners now and into the future (including identification of any future plans or needs).	Prompted further analysis of individual sites in Centre Zones to determine if current zoning appropriately reflected existing land use or if zoning could be changed to provide more flexible development opportunities in future.

Centre Zone Review	Targeted desktop review of previously identified Centre Zones with the view of identifying the nature of land uses, future viability of the centre, and previous and current policy regime and its appropriateness with a view of identifying where more flexible policy arrangement better suite the specific centre circumstances.	Analysis identified 12 different centre sites where a potential alternative zoning or changes to the zoning boundaries could potentially either better reflect uses on the ground, or allow for future adaptation to support infill mixed use or housing outcomes.
Targeted land owner consultation of Centre Zone review findings.	Letter sent to all property owners and tenancies of affected sites and some adjoining landowners seeking level of support for possible rezoning.	Responses confirmed where there was a level of support for suggested changes, and resulted in 11 sites forming part of the Code Amendment.

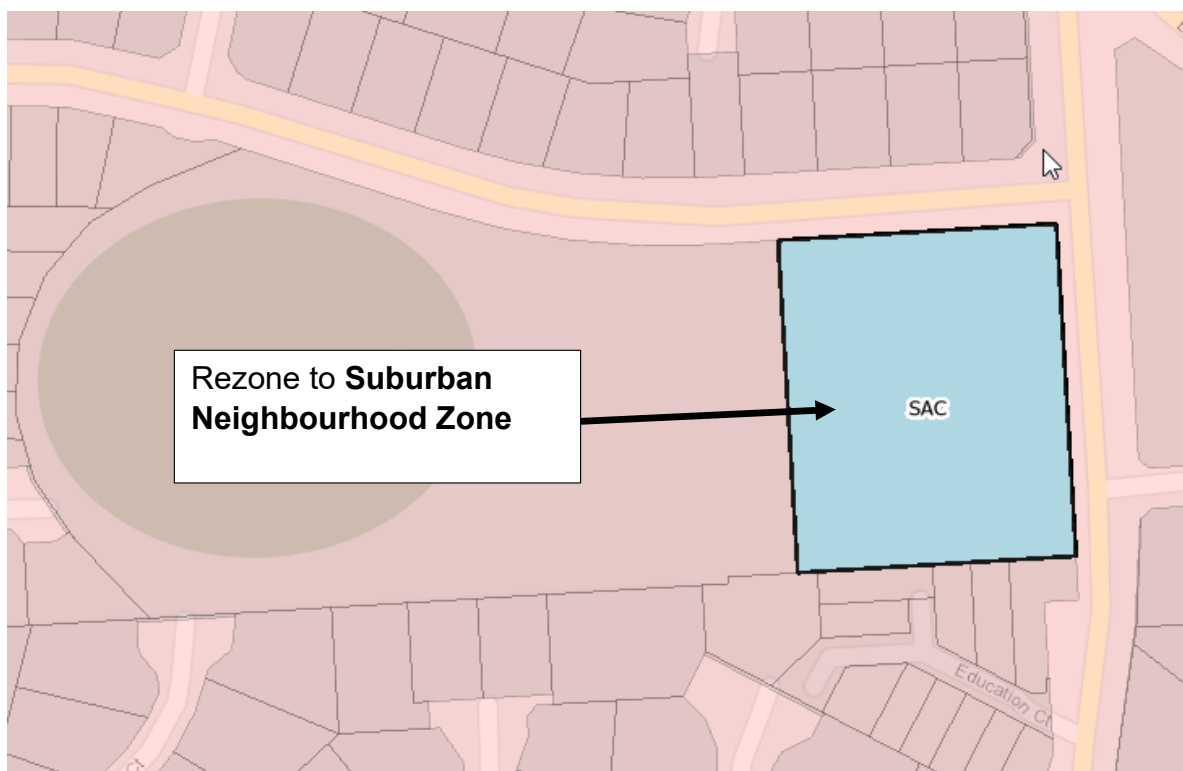
Further details on investigations undertaken in support of the Code Amendment are included in **Attachment C**.

4.3.2 Recommended policy changes

Following is a list of the recommended Zoning policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment. Further detail can be found in Attachment B:

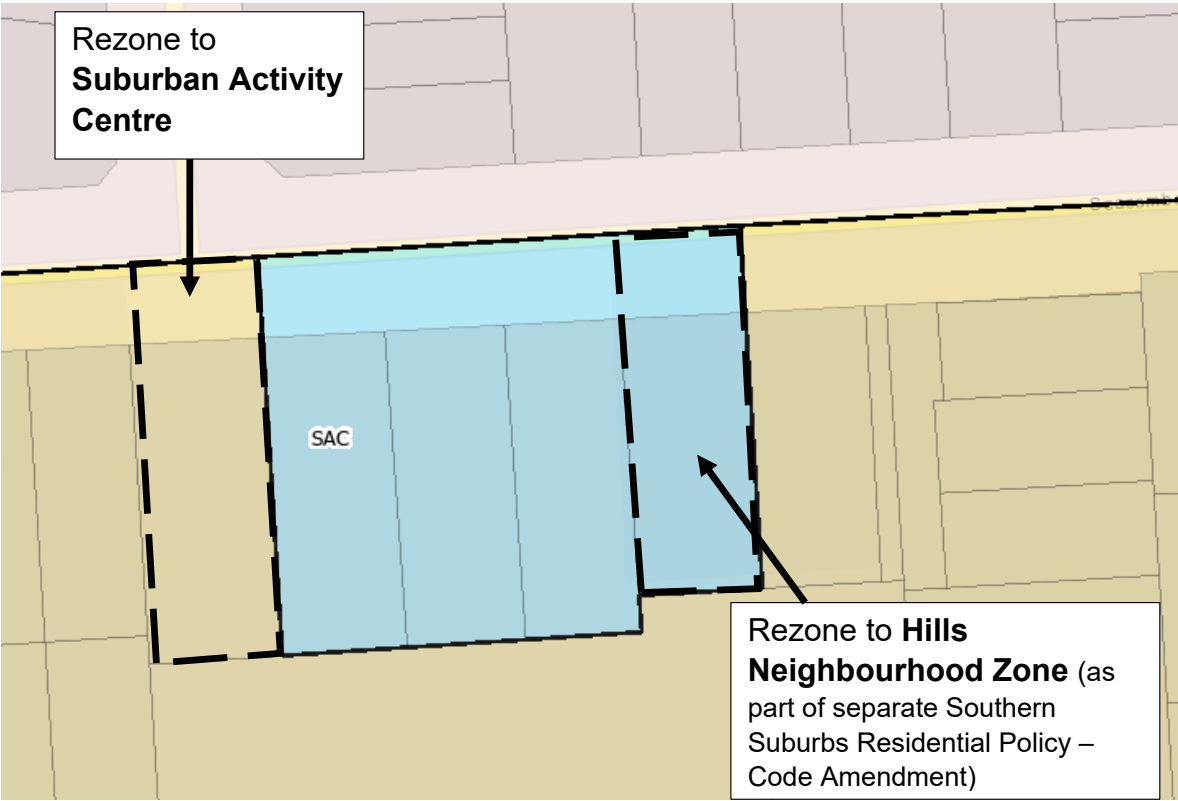
Site Locality	Current Policy	Proposed Policy
Site 1 10-22 Edward Beck Drive, Sheidow Park	Suburban Activity Centre Zone - SACZ	Suburban Neighbourhood Zone - SNZ
Site 2 54 and 62 Seacombe Road, Darlington	54 Seacombe Road -Suburban Activity Centre Zone (SACZ) 62 Seacombe Road - Hills Neighbourhood Zone - HNZ	54 Seacombe Road - Hills Neighbourhood Zone – HNZ 62 Seacombe Road - Suburban Activity Centre Zone (SACZ)
Site 3 97A to 97E McInerney Avenue, Mitchell Park	Local Activity Centre Zone- LACZ	General Neighbourhood Zone- GNZ
Site 4 32 Finnis Street, Marion	Local Activity Centre Zone - LACZ	General Neighbourhood Zone - GNZ

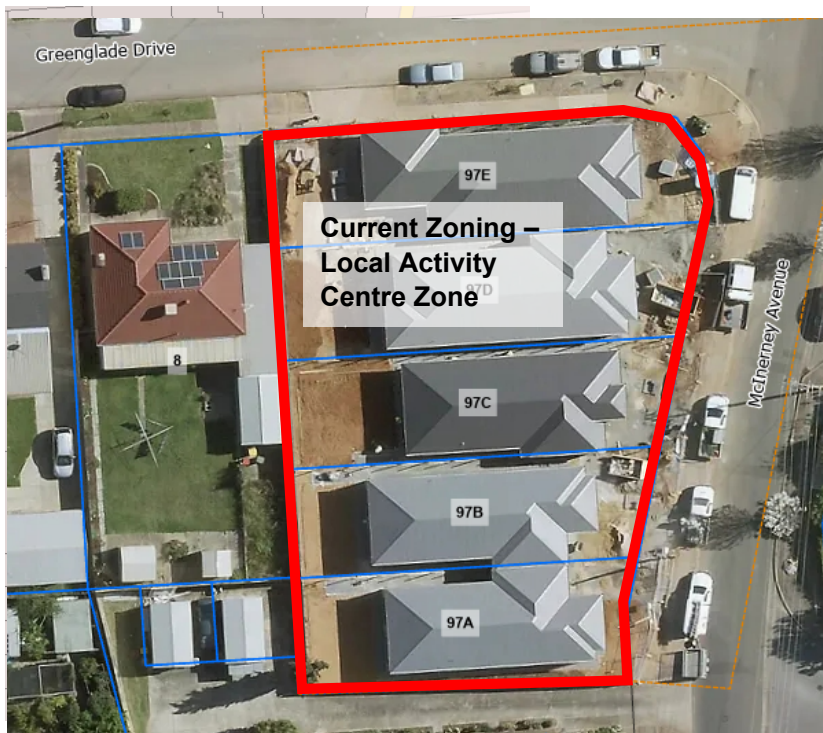
Site Locality	Current Policy	Proposed Policy
Site 5 29B - 29E Dwyer Road, Oaklands Park	Local Activity Centre Zone - LACZ	General Neighbourhood Zone - GNZ
Site 6 28A and 28B Daws Road Ascot Park	Local Activity Centre Zone - LACZ	General Neighbourhood Zone - GNZ
Site 7 1C, 1D and 1E Winton Avenue Warradale	Local Activity Centre Zone - LACZ	Housing Diversity Neighbourhood Zone - HDNZ
Site 8 506 Cross Road & 23 Almond Grove Glandore	Established Neighbourhood Zone - ENZ	Suburban Activity Centre Zone - SACZ
Site 9 51 to 57 Harbrow Grove Seacombe Gardens	Suburban Activity Centre Zone – SACZ	General Neighbourhood Zone - GNZ
Site 10 66 Sixth Avenue Ascot Park	Local Activity Centre Zone - LACZ	Housing Diversity Neighbourhood Zone - HDNZ
Site 11 1A Greenfields Drive Seaview Downs	Suburban Activity Centre Zone – SACZ	Hills Neighbourhood Zone – HNZ

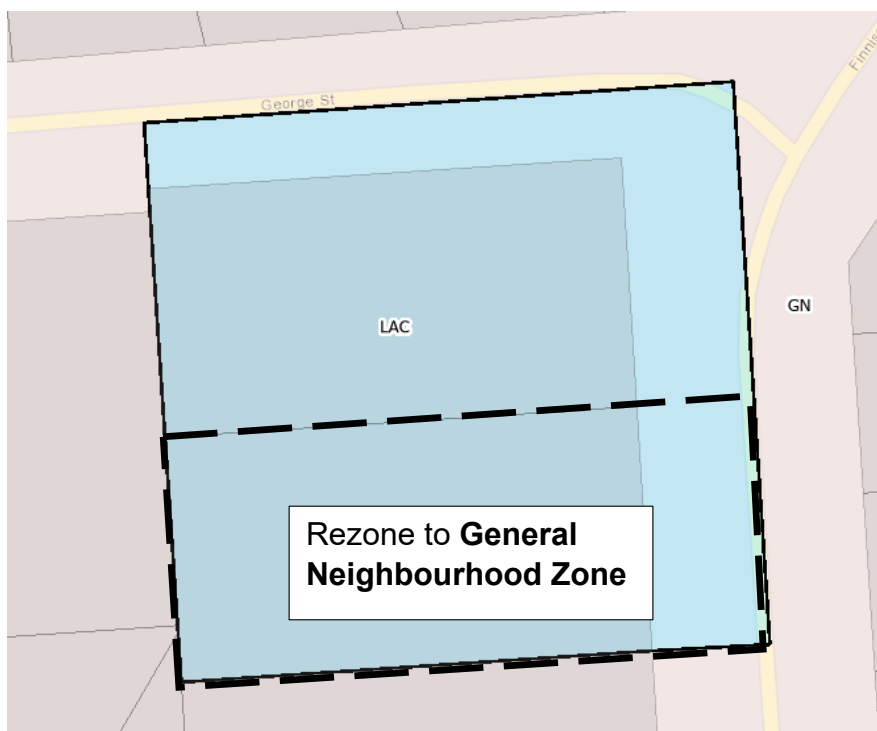
ATTACHMENT A – AFFECTED AREA MAPPING**Site 1****10-22 Edward Beck Drive, Sheidow Park**

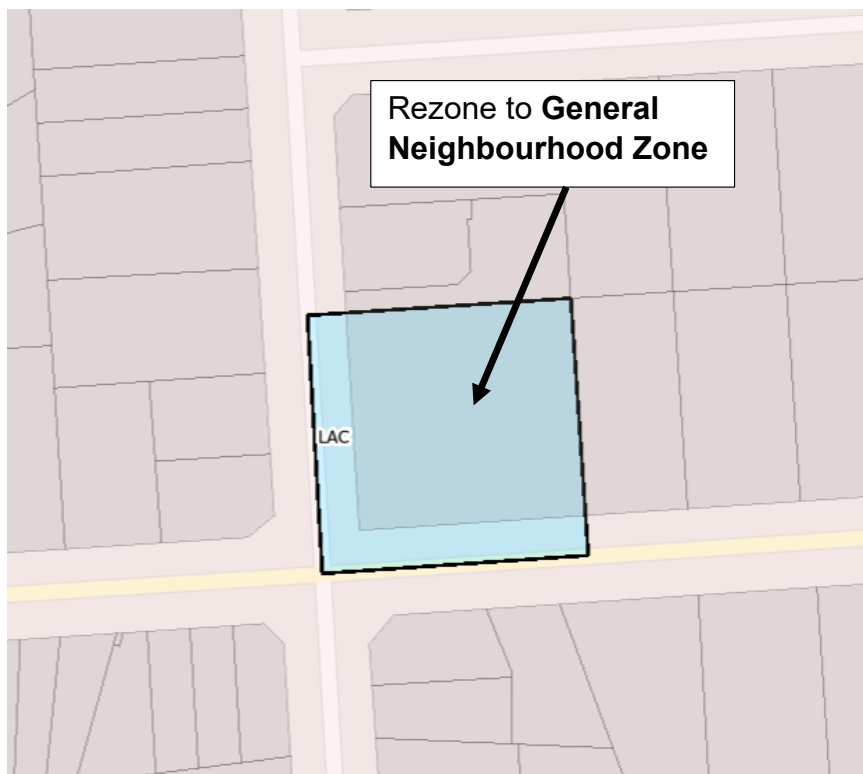
Site 2

62 Seacombe Road, Darlington

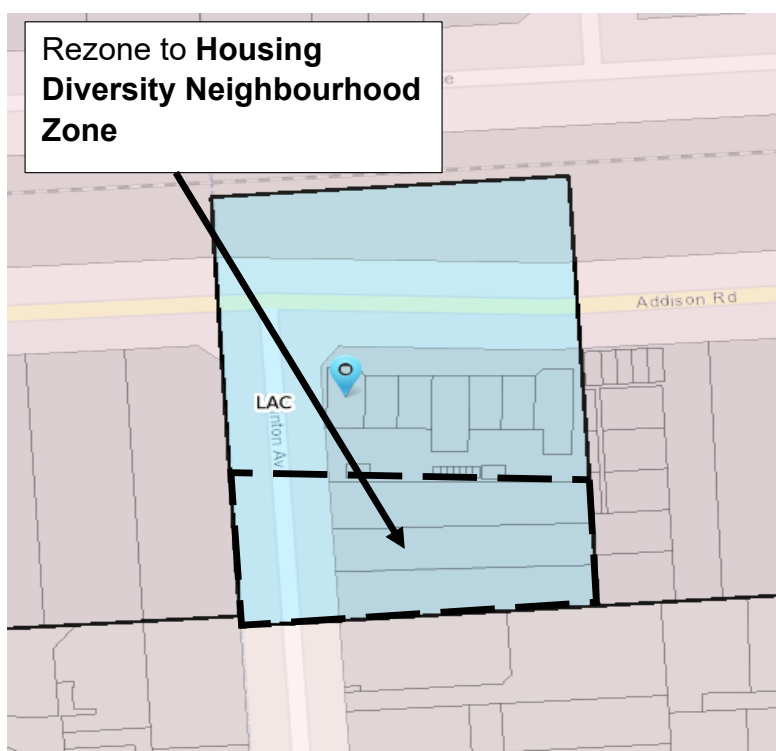


Site 3**97A to 97E McInerney Avenue, Mitchell Park**

Site 4**32 Finnis Street, Marion**

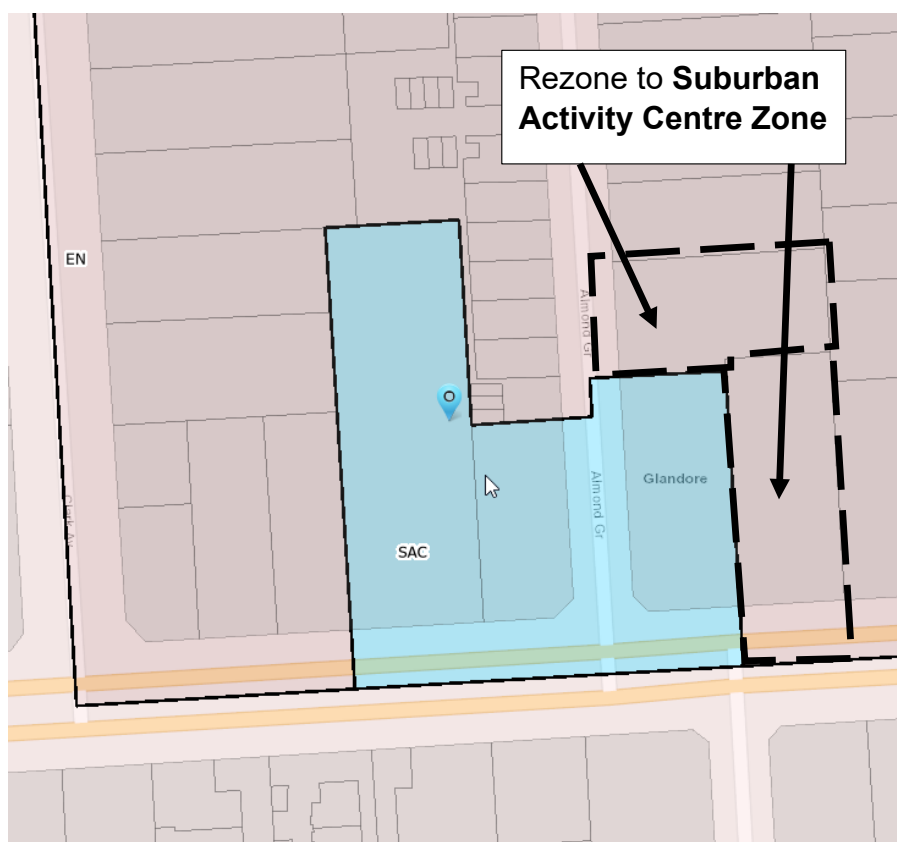
Site 5**28B, 29CE Dwyer Road and 39B Johnstone Road, Oaklands Park**

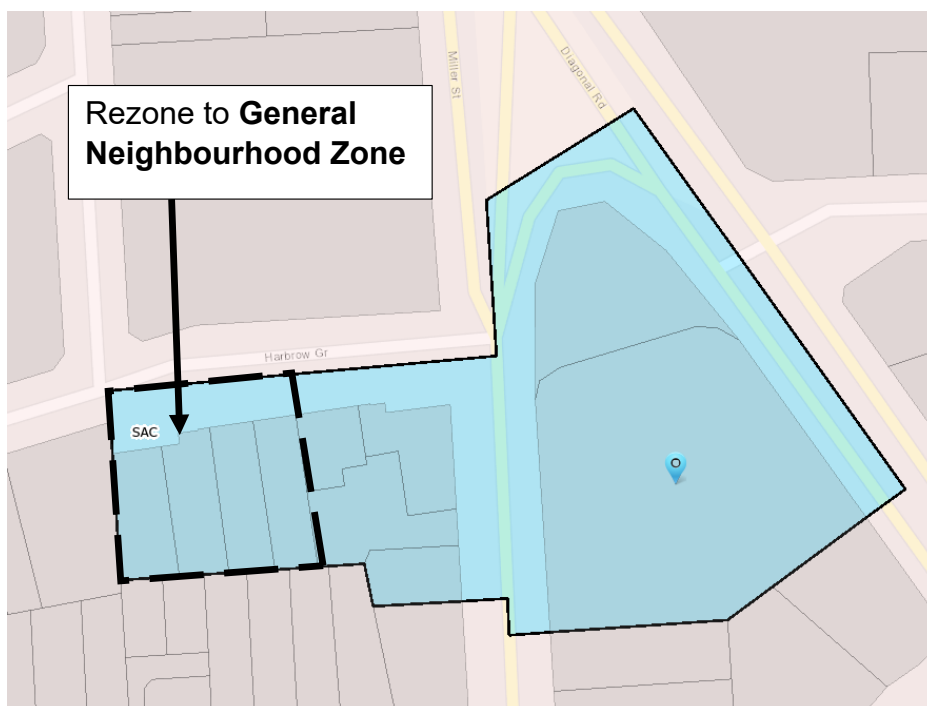
Site 6**28A and B Daws Road, Ascot Park**

Site 7**1C, 1D and 1E Winton Avenue, Warradale**

Site 8

506 Cross Road and 23 Almond Grove, Glandore



Site 9**51 to 57 Harbrow Grove, Seacombe Gardens**

Site 10**66 Sixth Avenue, Ascot Park**

ATTACHMENT B – CURRENT AND PROPOSED CODE POLICY

The individual Affected Area has either a Neighbourhood type Zone or a Centre type Zone. The proposed zoning is also either a Neighbourhood type Zone or a Centre type Zone as delineated in the 'Affected Area' mapping in Attachment A.

Only relevant Overlays and Technical and Numerical Variations, applying to each Zone, have been included. Other policy associated with the zones has not been included as it has a state-wide context and amendment is generally restricted, so no changes are to be made.

Please refer to the Planning and Design Code
https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse
to view all relevant policy applying to each zone.

The table below outlines the current and proposed zoning for each site and the relevant Overlays and Technical and Numerical Variations applying to the site.

Site	Current Policy	Amendment Outline	Intended Policy
Site 1 10-22 Edward Beck Drive, Sheidow Park	Suburban Activity Centre Zone - SACZ <u>Overlays</u> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 30 metres • Hazards (Flooding - Evidence Required) • Prescribed Wells Area. • Regulated and Significant Tree <u>TNVs</u> <ul style="list-style-type: none"> • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment) 	<p>The former shopping centre on the site ceased operating many years ago and was subsequently given development approval as an extension to the adjacent Woodend Primary school.</p> <p>It is proposed to integrate the zoning so that the entire school is located within the Suburban Neighbourhood Zone.</p>	Suburban Neighbourhood Zone - SNZ <u>Overlays</u> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 30 metres • Affordable Housing • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <u>TNVs</u> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m) • Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)

Site	Current Policy	Amendment Outline	Intended Policy
Site 2 62 Seacombe Road, Darlington	Hills Neighbourhood Zone - HNZ <u>Overlays</u> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 30 metres) • Affordable Housing • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Transport Routes • Urban Tree Canopy <u>TNVs</u> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m) • Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m) • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 	<p>There is currently a boundary misalignment where a section of the shopping centre is located within a residential type zone (HNZ).</p> <p>It is proposed to realign the boundary so that the allotment is located within the same zone as other parts of the shopping centre (Suburban Activity Centre Zone)</p>	Suburban Activity Centre Zone – SACZ <u>Overlays</u> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 30 metres) • Hazards (Bushfire - Urban Interface) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes <u>TNVs</u> <ul style="list-style-type: none"> • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)

Site	Current Policy	Amendment Outline	Intended Policy
	<p>700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)</p> <ul style="list-style-type: none"> Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm) 		
<p>Site 3</p> <p>97A to 97E McInerney Avenue, Mitchell Park</p>	<p>Local Activity Centre Zone- LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 9m) Maximum Building Height (Levels) (Maximum building height is 2 levels) 	<p>The former shopping centre has been demolished and the site has been approved for residential dwellings and construction complete.</p> <p>The site is proposed to be rezoned to the GNZ to align with the zoning of the surrounding locality.</p>	<p>General Neighbourhood Zone- GNZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) - All structures over 110 metres Affordable Housing Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy
<p>Site 4</p> <p>32 Finniss Street, Marion</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) - All structures over 110 metres Heritage Adjacency Prescribed Wells Area Regulated and Significant Tree 	<p>Although within a centre zone the property has been used for residential purposes for over 70 years.</p>	<p>General Neighbourhood Zone - GNZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) - All structures over 110 metres Affordable Housing Heritage Adjacency Prescribed Wells Area

Site	Current Policy	Amendment Outline	Intended Policy
	<p><u>TNVs</u></p> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 9m) Maximum Building Height (Levels) (Maximum building height is 2 levels) 	<p>It is proposed to align the zoning with existing adjacent residential land uses (GNZ).</p> <p>The GNZ provides opportunity for mixed use development.</p>	<ul style="list-style-type: none"> Regulated and Significant Tree Stormwater Management Urban Tree Canopy
<p><u>Site 5</u></p> <p>28B, 29CE, Dwyer Road, 39B Johnstone Road, Oaklands Park</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Prescribed Wells Area Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 9m) Maximum Building Height (Levels) (Maximum building height is 2 levels) 	<p>Although currently the shopping centre appears to be trading efficiently, a change in zone to GNZ would allow greater flexibility for future redevelopment potential, whilst allowing the centre to continue operating.</p>	<p>General Neighbourhood Zone - GNZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) - All structures over 45 metres Affordable Housing Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy

<p><u>Site 6</u></p> <p>28A and B Daws Road, Ascot Park</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 45 metres) • Advertising Near Signalised Intersections • Affordable Housing • Building Near Airfields • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Transport Routes • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels) 	<p>The site contains a pair of semi-detached dwellings. Currently the site (and dwellings) straddles both the LACZ and the GNZ.</p> <p>It is proposed to rezone the entire site to GNZ (same as adjacent residential properties) to better reflect the residential nature of the land.</p>	<p>General Neighbourhood Zone - GNZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 45 metres) • Advertising Near Signalised Intersections • Affordable Housing • Building Near Airfields • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Transport Routes • Urban Tree Canopy
<p><u>Site 7</u></p> <p>1C, 1D and 1E Winton Avenue Warradale</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 45 metres) • Affordable Housing • Building Near Airfields • Hazards (Flooding - General) • Prescribed Wells Area 	<p>The three dwellings at 1C, 1D, 1E Winton Avenue were built at the rear of an existing shopping centre around 2005.</p>	<p>Housing Diversity Neighbourhood Zone - HDNZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 110 metres) • Affordable Housing • Building Near Airfields • Hazards (Flooding - General)

	<ul style="list-style-type: none"> Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 12m) Maximum Building Height (Levels) (Maximum building height is 3 levels) 	<p>It is proposed to rezone the 3 properties to HDNZ (same as adjacent residential properties in near proximity to Addison Road) to better reflect the residential nature of the land.</p>	<ul style="list-style-type: none"> Prescribed Wells Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 9m) Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m) Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm) Maximum Building Height (Levels) (Maximum building height is 2 levels)
<p><u>Site 8</u></p> <p>506 Cross Road and 23 Almond Grove Glandore</p>	<p>Established Neighbourhood Zone - ENZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) - All structures over 15 metres Affordable Housing Building Near Airfields Character Area - MarC1 Hazards (Flooding - Evidence Required) Major Urban Transport Routes (506 Cross Road only) 	<p>Both properties are currently used for commercial type uses (bakery and home care products) but located in a residential type zone (ENZ). Both are located directly adjacent existing centre type uses.</p>	<p>Suburban Activity Centre Zone - SACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) - All structures over 15 metres Building Near Airfields Hazards (Flooding - Evidence Required) Major Urban Transport Routes Prescribed Wells Area Regulated and Significant Tree Traffic Generating Development

	<ul style="list-style-type: none"> • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m) • Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Site Coverage (Maximum site coverage is 40 per cent) 	It is proposed to rezone the 2 properties to SACZ (same as adjacent centre type uses) to better reflect the commercial nature of the land and provide greater correlation with the adjoining centre uses	<p><u>TNVs</u></p> <ul style="list-style-type: none"> • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)
<p><u>Site 9</u></p> <p>51 to 57 Harbrow Grove, Seacombe Gardens</p>	<p>Suburban Activity Centre Zone – SACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 110 metres • Building Near Airfields • Hazards (Flooding - General) • Prescribed Wells Area • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development 	<p>Part of the shopping centre was demolished approximately 20 years ago and 4 dwellings were constructed on the land.</p> <p>It is proposed to rezone the 4 properties to GNZ (same as adjacent residential</p>	<p>General Neighbourhood Zone - GNZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) - All structures over 110 metres • Affordable Housing • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy

	<p><u>TNVs</u></p> <ul style="list-style-type: none"> • Minimum Building Height (Levels) (Minimum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment) 	<p>properties in the surrounding area) to better reflect the residential nature of the land.</p>	
<p><u>Site 10</u></p> <p>66 Sixth Avenue, Ascot Park</p>	<p>Local Activity Centre Zone - LACZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 15 metres) • Affordable Housing • Building Near Airfields • Hazards (Flooding – Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 12m) • Maximum Building Height (Levels) (Maximum building height is 3 levels) 	<p>The site is approximately 800m² in area and contains a detached dwelling. Currently the site straddles both the LACZ and the HDNZ.</p> <p>It is proposed to rezone the entire site to HDNZ (same as adjacent residential properties within close proximity to Railway terrace/train line) to better reflect the residential nature of the land and provide</p>	<p>Housing Diversity Neighbourhood Zone - HDNZ</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 15 metres) • Affordable Housing • Building Near Airfields • Hazards (Flooding – Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group

		greater future redevelopment opportunity.	dwelling is 18m; residential flat building is 18m) <ul style="list-style-type: none"> Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm) Maximum Building Height (Levels) (Maximum building height is 3 levels)
Site 11 1A Greenfields Road, Seaview Downs	Suburban Activity Centre Zone – SACZ <u>Overlays</u> <ul style="list-style-type: none"> Airport Building Heights (Regulated) – All structures over 30 metres Prescribed Wells Area Regulated and Significant Tree <u>TNVs</u> <ul style="list-style-type: none"> Minimum Building Height (Levels) (Minimum building height is 2 levels) Maximum Building Height (Levels) (Maximum building height is 4 levels) Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment) 	<p>The land is approximately 3,150m² in area across two recently created allotments. A Child Care centre is under construction for the larger allotment, with the balance land intended to be developed for residential purposes (although no formal application has been made).</p> <p>A child care centre sits comfortably as a land use within the Hills Neighbourhood Zone that surrounds the site and the balance land is unlikely to be developed for a retail</p>	Hills Neighbourhood Zone <u>Overlays</u> Maintain the current overlays and remove the following Overlays: <ul style="list-style-type: none"> Affordable Housing Stormwater Management Urban Tree Canopy <u>TNVs</u> <ul style="list-style-type: none"> Maximum Building Height (Metres) (Maximum building height is 9m) Minimum Building Height (Levels) (Minimum building height is 2 levels) Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m) Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-

		or commercial use, given size and location.	<p>in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m)</p> <ul style="list-style-type: none"> • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm) • Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)
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ATTACHMENT C – INVESTIGATIONS

Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The following investigations have been undertaken to inform this Code Amendment:

Industrial and Commercial Zone Review

January/February 2021

Prior to the introduction of the Planning and Design Code, Council sought feedback from owners and occupiers of commercial and industrial land as to whether the proposed new zoning will meet the existing and future needs of their business.

As an initial stage of the review, Council has sought feedback from the owners and tenants of properties located within the industrial and commercial employment sector as well as those living in adjacent residential premises.

Comments were sought via a number of means:

- A covering letter and flyer were sent out to a total of 5749 persons/businesses.
- Covering information and the survey was posted on the Making Marion website.
- Comments were to be provided on-line via the Making Marion site.
- An email was sent through to various focus groups seeking comment and opportunity to attend a meeting/workshop with Council staff.

Whilst the much of the feedback related to matters already known and being considered as part of the transition to the code, it prompted a further analysis of the smaller scale shopping centres (current local and neighbourhood centre zones) to gain a better understanding of their needs and viability.

Centre Zone Review

April 2021

A simple desk top review which included previous and current (under the Code) zoning, locational mapping, google street view photographs, a summary of land uses, initial staff comment and potential future actions.

The initial desk top analysis provided some indication that many of the centres appeared to be trading appropriately and meeting the needs of the local community.

Analysis concentrated on the commercial viability of the centres and determining appropriate zoning that could allow the opportunity for a mixture and/or choice of commercial and/or residential to occur, dependent on market demand.

A comparison of each Centre was undertaken, outlining the potential for particular zones to accommodate the flexibility of land uses required by Council.

However, as many of the Suburban Neighbourhood Centres are located on main roads, their transition to a 'Neighbourhood' type zone, allowing opportunity for solely residential uses may not be appropriate due to impacts from the road.

There did appear to be an opportunity to seek rezoning of the smaller Local Activity Centres (former Local Centres), which are predominantly located within inner suburban residential streets, to the surrounding 'Neighbourhood' zone. Neighbourhood zones are principally for residential purposes, however they allow for small scale complementary non-residential uses (shop/offices etc.) to occur if they do not compromise residential amenity. Current centres would also have 'existing use rights', allowing them to remain as is.

Through further analysis of both Local Activity Centre and Suburban Activity Centre zones it became apparent that rezoning and/or realignment of zone boundaries needed to occur in some instances to address a variety of outstanding matters (site has been redeveloped, misalignment of zone boundary, need for a reduction/increase in zone boundary etc.).

Site Selection and Owner Engagement

May 2021 to May 2022

Letters were sent to the owners and occupiers of the 12 affected properties, seeking their comments/opinion on the potential zoning change to ensure that an appropriate outcome is achieved.

Comments were received for 7 out of the 12 sites and following an analysis of the feedback and contextual considerations for each site, it was determined that re-zoning was appropriate for 10 out of the 12 sites.

Since the engagement occurred, one site (1A Greenfields Road, Seacliff Park) has had approval for development which is currently under constructions, and further supported its inclusion as part of the Code Amendment, notwithstanding the landowners' position at the time of the engagement.

12.4 Morphettville/Glengowrie Horse Related Activities Code Amendment

Report Reference	GC230822R12.4
Originating Officer	Senior Strategic and Policy Planner – David Barone
Corporate Manager	Manager Development and Regulatory Services – Warwick Deller-Coombs
General Manager	General Manager City Development – Tony Lines

REPORT HISTORY

Report Reference	Report Title
PDC210504R06	Morphettville and Glengowrie Residential/Horse Stabling Area - Rezone
PDC210803R8.1	Morphettville/Glengowrie Horse Related Activities Code Amendment
GC210824R11.1	Morphettville/Glengowrie Horse Related Activities Code Amendment
PDC220301R7.1	Morphettville/Glengowrie Horse Related Activities Code Amendment
GC220322R11.4	Morphettville/Glengowrie Horse Related Activities Code Amendment

REPORT OBJECTIVE

To seek Council endorsement for the Morphettville/Glengowrie Horse Related Activities Code Amendment for community consultation.

EXECUTIVE SUMMARY

The proposal to initiate this Code Amendment was approved by the Minister on 25 October 2021. The desire for the Code Amendment arose from the desire of a number of landowners in the affected area to be able to subdivide their land to fund the transfer of their horses to new, more appropriate accommodation at Morphettville. The land in question was formerly covered by the Residential Racecourse Zone and has since been transferred into the Suburban Neighbourhood Zone by the Planning and Design Code. The new zone removes any references to accommodating horse related activities yet maintains the large minimum allotment sizes desired by the previous zone.

The intent of the Code Amendment is to facilitate additional development opportunities in this strategic location to support and incentivise the transition by landowners of their horse related activities to the adjacent Morphettville Racecourse. This has the potential to significantly improve safety by avoiding the need for horse owners / trainers to walk horses on public roads to the racecourse.

Council has previously undertaken engagement with landowners in the affected area. Initial engagement (June 2021) was only to those covered by the Suburban Neighbourhood Zone to understand the level of support for potential policy changes and confirm the preferred direction for pursuing a Code Amendment. Approximately half of landowners participated in this process, with all but 2 submissions in support of the intent to rezone. A second engagement process was undertaken in April 2023 with all landowners in the affected area (i.e. also including the General Neighbourhood Zone) with 39% responses received with 65% of responses in favour of the proposed rezoning.

Further analysis of the desired replacement zone and minimum site areas and frontage widths for new development was undertaken and confirmed the most appropriate zone would be the retention

of the Suburban Neighbourhood Zone across the entire affected area, however with altered Technical and Numerical Variations (TNVs) for reduced minimum site areas and frontage widths that appropriately facilitate development outcomes, but retain a degree of consistency with the General Neighbourhood Zone that surrounds the affected area.

Staff have recently reviewed the proposed Code Amendment and to better manage the potential conflicts of land use in this area, it is proposed to include the *Interface Management Overlay* to the sites that have (or are immediately adjacent to) horse stables. The benefits of this overlay are discussed further in the report.

The Code Amendment will need to undergo formal consultation with owners and occupiers of the land, as well as other affected and interested stakeholders (such as SAJC). Council will have the ability to further review the policy direction and TNVs proposed following feedback from the community.

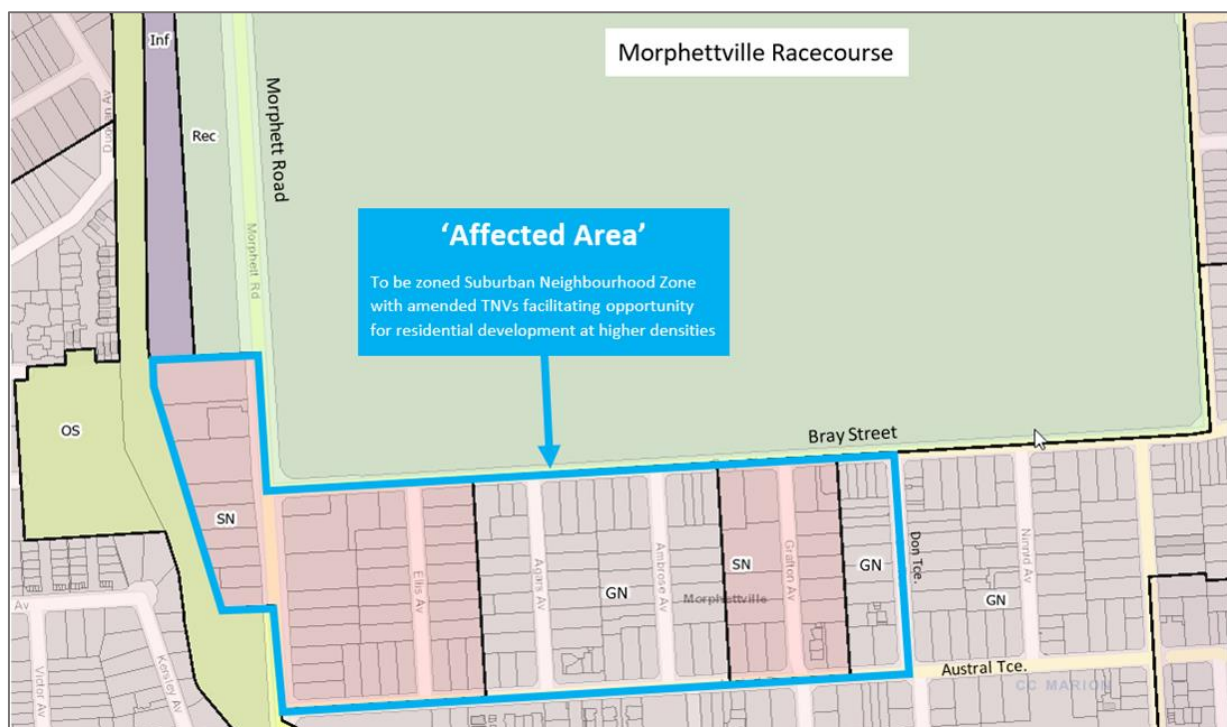
RECOMMENDATION

That Council:

- Endorses the Morphettville/Glengowrie Horse Related Activities Code Amendment for community consultation.**

DISCUSSION

The area proposed for rezoning is located on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie (see map below). The area was formerly covered by the Residential Racecourse Zone, which formalised the opportunity for the stabling of horses and residential use on the same property. The zone specifically sought detached dwellings at low densities in association with a range of horse related activities, with minimum allotment sizes of 560m² and 15 metre frontages. The Planning and Design Code has transferred this land to the Suburban Neighbourhood Zone. The policy within this zone no longer references horse related activities, nor is there a requirement for only detached dwellings, whilst retaining the minimum 560m² site area and 15 metre frontage.



The stable owners have requested that the Council consider rezoning their land to provide the opportunity for residential development at higher densities to be constructed, to make the sale of their land more financially viable.

Importantly, the Code Amendment does not alter the existing use rights of those stables currently in the affected area. Those owners who wish to continue to retain stables on their land can continue to do so.

The Code Amendment proposes policy amendments (particularly site dimensions) that provide opportunities for a greater diversity of appropriate residential development to occur within the subject area. This in turn will provide an incentive for existing horse-related activities to move into the facilities within the Morphettville Racecourse.

Objective of Rezoning

Allow incentive/opportunities for owners of properties where horse activities take place to relocate their stable/training areas.

- Increase the financial viability of selling land to support the above relocations.
- Provide for a modest amount additional housing, and alternative housing forms in a strategic location with good access to public transport (tram and bus services) and upgraded local services and amenities from the Morphettville Racecourse redevelopment.
- Align this residential area zoning to the surrounding residential zoning.

Expansion of affected area

Since the original agreement to initiate the Code Amendment, the extent of the affected area has been expanded. The previous 'Residential Racecourse Policy Area' generally overlayed the location of the horse related activities in the area. This has resulted in two distinct and separate locations for the policy area. Several of the policy area/zone boundaries are located 'back of block', directly abutting residential properties, rather than a road boundary, therefore providing little transition between the uses.

As it is intended to amend the zoning and/or policy to provide opportunity for a greater diversity of dwelling types in the subject area, it was determined to be beneficial to include properties fronting Agars Avenue, Ambrose Avenue, and the western side of Don Terrace to allow potential for similar and a more consistent and integrated built form and streetscape within the adjoining area and particularly along the western end of Bray Street. This expanded area now forms the affected area (as shown in the figure above).

Consideration of appropriate Zoning and Technical and Numerical Variations

Three residential type zones were taken into consideration by staff, with two zones that may provide the outcome sought for the subject area. It should be noted that the analysis related principally to site area and frontage application and not to building heights, which are not proposed to be changed as part of the code amendment (currently 2 levels or maximum height of 9 metres).

General Neighbourhood Zone (GNZ)

- This is the same zone that covers all surrounding residential properties within close proximity to the areas to be rezoned.
- Zone includes 'standardised' minimum site areas and frontage widths for dwelling types which cannot be amended as TNVs.
- Minimum site dimensions (*site area / frontage*) within the zone are as follows:

Detached dwelling	300m ² (<i>exclusive of any battle-axe allotment handle</i>) / 9m (<i>where not on a battle-axe site, 5m where on a battle-axe site</i>)
Semi-detached	300m ² / 9m
Row dwelling	250m ² / 7m
Group dwelling	300m ² (<i>average, including common areas</i>) / 15m

Residential flat bldg. 300m² (average, including common areas) / 15m

- Minimum site areas are appropriate but the minimum frontage width for group dwellings and residential flat buildings are too low for the properties in this location and support battle-axe type development which are likely to result in potential access, open space and streetscape design issues.
- This zone is not preferred for this Code Amendment.

Housing Diversity Neighbourhood Zone (HDNZ)

- Found in nearby areas in Plympton Park and Park Holme.
- Provides ability to amend allotment dimensions in this zone (via TNVs), however the minimum site dimensions used in the above suburbs are as follows:

Detached dwelling	250m ² / 9m
Semi-detached	220m ² / 8m
Row dwelling	170m ² / 7m
Group dwelling	200m ² / 18m
Residential flat bldg.	150m ² / 18m

- The Zone's desired outcome for medium density and the smaller site areas allowed may perhaps lead to overdevelopment of the area which could create a substantial change to the character and amenity, including traffic, parking etc. and increased potential for conflict if some of the horse related activities were to remain.
- This Zone is not preferred for this Code Amendment.

Suburban Neighbourhood Zone (SNZ)

- Currently covers the former Residential Racecourse Zone properties within the affected area.
- Enables the use of TNVs which will provide flexibility in the choice of allotment areas and frontages and heights.
- Desired Outcomes and Performance Outcomes speak to complementing existing local context and development patterns which support achievement of street fronting infill development (as opposed to battle-axe or side facing layouts).
- Provides for site coverage of up to 50% (instead of 60% for the General Neighbourhood Zone).
- The existing minimum site area and frontage widths for this location or the areas of Trott Park and Sheidow Park (where the zone also applies) are appropriate.
- Adopt TNVs combining the minimum site areas from the General Neighbourhood Zone and frontage width from the Housing Diversity Neighbourhood Zone for this zone as follows:

Detached dwelling	300m ² (exclusive of any battle-axe allotment handle) / 9m
Semi-detached	300m ² / 8m
Row dwelling	250m ² / 7m
Group dwelling	300m ² (average, including common areas) / 18m
Residential flat bldg.	300m ² (average, including common areas) / 18m

Because around 52% of the properties within the subject area have frontages of below 18 metres, allowing an 8m frontage for semi-detached dwellings will provide greater opportunities for conventional street-facing development to occur within the subject area. Meanwhile, increasing the minimum frontage width for group dwellings and residential flat buildings will discourage battle-axe type developments on those properties.

Conventional street-facing development is generally preferred over battle-axe type development for several reasons. Presenting a greater number of dwellings to the street provides greater streetscape activation, provides more passive surveillance opportunities, and makes more efficient use of land. Battle-axe developments commonly require a large proportion of land to be dedicated to the driveway 'handle' and maneuvering area, which can provide limited amenity to the streetscape and/or the occupants.

A range of design outcomes can be achieved with semi-detached dwellings at 8 metre frontages - a minimum which already applies within nearby parts of Morphetville and Plympton Park located within the HDNZ.

It is noted that rezoning would provide greater opportunity for redevelopment in the area, however without amalgamation, allotments less than 16m in frontage would have minimal chance of approval.

Based on the proposed TNVs, the development potential for the affected area can be seen within **Attachment 1** which shows where semi-detached dwellings (street facing) can be undertaken. It demonstrates that, with 89% of current SNZ properties able to be developed, the Code Amendment will provide greater opportunity for redevelopment for more of the stable complexes, achieving the primary aim of the proposal.

The Planning and Development Committee, at its 1 March 2022 meeting resolved to recommend to Council that the Code Amendment seek the above recommended minimum site area and frontage widths.

Existing commercial uses

An ambulance station and a veterinary clinic are located on the western side of Morphet Road within the current SNZ. These commercial/community type uses are highly unlikely to be changed to residential uses in the foreseeable future. A number of options were considered for these two properties, including:

- Extending the Urban Neighbourhood Zone currently proposed for the land to the immediate north along Marion Road through privately initiated Code Amendment by the SAJC.
- Applying a new commercial type of zone such as the Suburban Business Zone or the Employment Zone which would prioritise and support a range of commercial, retail and community uses, as well as some light industrial activities.

However, as there are only two properties, they contain recent or well-established land uses/buildings and they are currently situated within the SNZ (predominantly a residential zone but allowing some forms of non-residential uses) and would retain existing use rights, the properties could remain in the modified SNZ. Extensions to the current uses or changes to another form of non-residential may require assessment on merit but could reasonably be accommodated if impacts on the adjacent residential land uses can be mitigated.

Interface Management

There is potential for conflicts between potential new dwelling occupants and the activities of the established stables. There may be some stable operators who choose to remain in place and take advantage of existing use rights to continue to operate from this location.

How to manage the exact interface issues will depend on the nature of the relationship between the sites, and what is proposed on a neighbouring allotment. However, potential conflicts are typically likely to be related to issues such as noise, odour, lighting and movement of horses on public roads / footpaths. To some degree, these potential conflicts exist now, and also relate to the careful management of existing stable facilities and operations. To suitably address and provide policy support for the consideration of these interface issues, it is recommended that the Interface Management Overlay be applied to those properties containing and abutting existing stables.

The benefit of applying the overlay is that it seeks to ensure aspects of building design, such as location of bedrooms, takes into account potential sources of disturbance from adjacent properties. Importantly, the overlay also removes the deemed-to-satisfy pathway for new housing, meaning Council will have a greater level of control in the performance assessment to manage potential conflicts, as well as seek appropriate design outcomes.

Community Engagement – Next Stages

The Code Amendment will undergo community consultation on the changes proposed. This will occur directly with landowners and occupiers, as well as other stakeholders with an interest in this location (such as SAJC and selected state agencies).

Feedback received from the consultation process will be considered and where appropriate further changes to the policy will be recommended and presented to Council for review and approval.

The community consultation material will ensure sensitivity to the ongoing project at the Morphettville Racecourse.

Next Steps

- The Code Amendment will undergo public consultation in early October for an 8-week period.
- Staff will consider the responses and provide a report back to Council.
- Council will consider the Code Amendment and whether any changes are warranted following consultation.
- If approved, Council will send the Code Amendment to the Minister for Planning through the State Planning Commission for final approval.

CONCLUSION

Administration is of the opinion that the most appropriate zoning option for the subject area is a modified version of the Suburban Neighbourhood Zone with a blend of the GNZ site areas and HDNZ frontage widths (*refer to highlighted criteria under the heading 'Suburban Neighbourhood Zone', above*), as it would provide opportunities for appropriate redevelopment in the subject area and would also have greater control over the development of group dwellings and residential flat buildings.

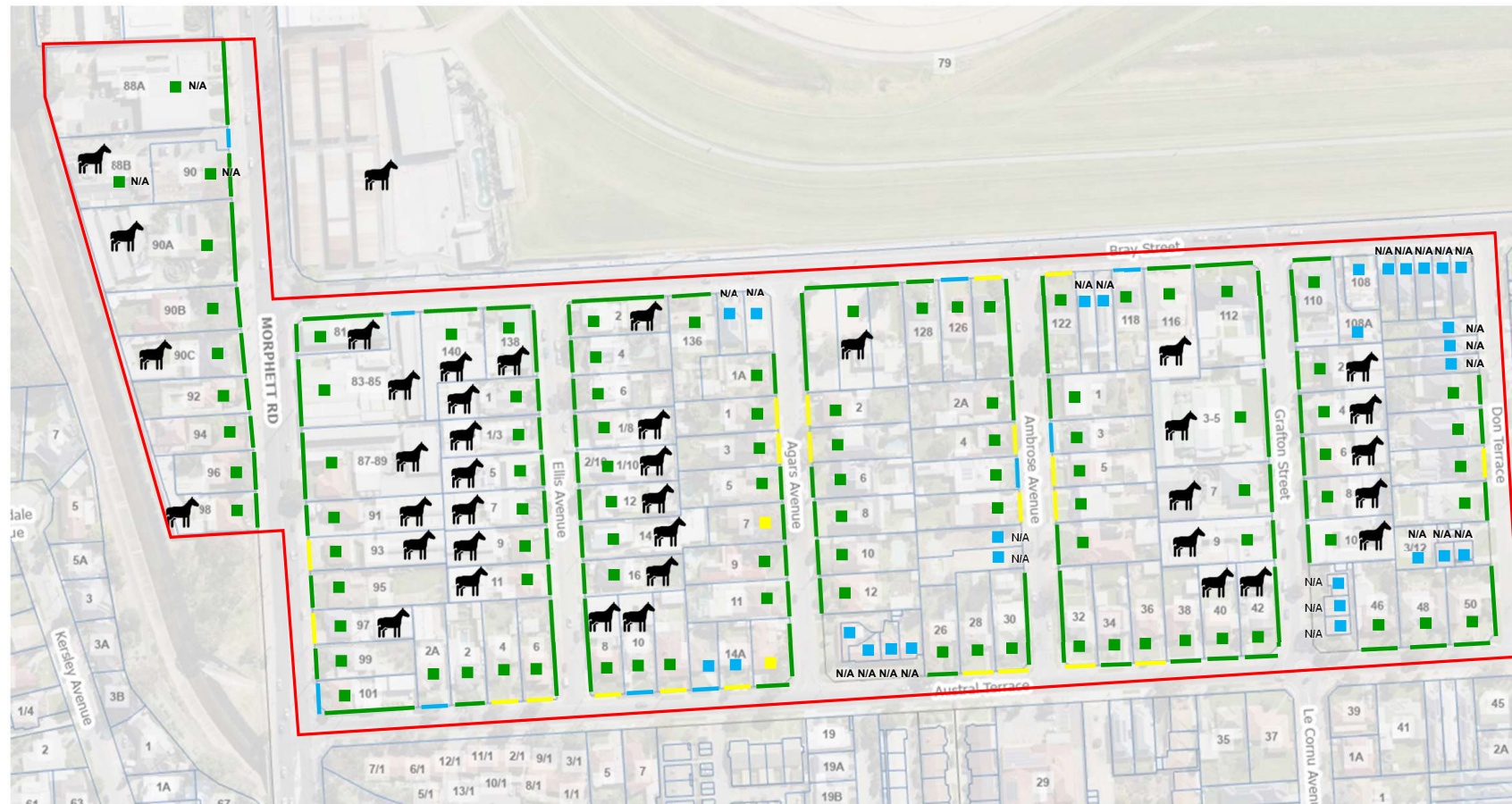
Previous rounds of engagement with landowners in the affected area indicate a reasonable degree of support for facilitating further development potential in these locations. The selected Zone and TNVs are considered to balance the potential for increased densities, with housing types, formats and designs that are cognisant of the established streetscape and development patterns of this location.

ATTACHMENTS

1. Attachment 1 - Subdivision potential under Proposed TNVs - Semi-detached [**12.4.1** - 1 page]
2. Attachment 2 - Draft Morphettville Glengowrie Horse Related Activities Code Amendment for Consultation [**12.4.2** - 41 pages]

REDEVELOPMENT POTENTIAL – SUBURBAN NEIGHBOURHOOD ZONE

TNV allowing minimum 300sqm site area, 8m frontage width for semi-detached dwellings



LEGEND

Site areas	Frontage widths
600sqm+	16m+
540 to 599sqm	15 to 15.9m
539sqm or less	14.9m or less
Existing horse-related activities	

Note: Excludes red areas				
	Yes	Maybe	No	N/A
Morphett Road	14 (88%)	2 (12%)	0 (0%)	3
Ellis Avenue	14 (100%)	0 (0%)	0 (0%)	0
Grafton Street	8 (100%)	0 (0%)	0 (0%)	0
Bray Street	5 (100%)	0 (0%)	0 (0%)	2
Austral Terrace	7 (64%)	2 (18%)	2 (18%)	3
TOTAL	48 (89%)	4 (7%)	2 (4%)	8

Note: Red areas only				
	Yes	Maybe	No	N/A
Bray Street	4 (67%)	0 (0%)	2 (33%)	9
Agars Avenue	8 (62%)	5 (38%)	0 (0%)	0
Ambrose Avenue	4 (40%)	4 (40%)	2 (20%)	2
Don Terrace	3 (75%)	1 (25%)	0 (0%)	6
Austral Terrace	6 (55%)	3 (27%)	2 (18%)	4
TOTAL	25 (57%)	13 (29%)	6 (14%)	21

Morphettville/Glengowrie Horse Related Activities Code Amendment

By Marion Council

Draft for Consultation

Morphettville/Glengowrie Horse Related Activities Code Amendment
Marion Council

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HAVE YOUR SAY

This Code Amendment is on consultation from **TBC** October 2023 to **TBC** December 2023.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

More information can be obtained from:

- Attending a community drop-in session to be held at
 - Venue TBC on:
 - Date and time TBC; or
 - Date and time TBC;
- Contacting David Barone, Senior Strategic and Policy Planner on 8375 6667 or david.barone@marion.sa.gov.au

Submissions can be made before midnight on **TBC** December 2023 via the following options:

- completing the online survey at makingmarion.sa.gov.au/horserelatedactivities
- email your comments to council@marion.sa.gov.au (please ensure you include reference to the Morphettville/Glengowrie Horse Related Activities Code Amendment, your name and contact details in the email)
- posting hard copy survey form or other written submission to 'Morphettville/Glengowrie Horse Related Activities Code Amendment' City of Marion, PO Box 21 Park Holme SA 5043.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government

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Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

The former Racecourse Policy Area 15 formalised the opportunity for the stabling of horses and residential use on the same property. The policy area specifically sought detached dwellings at low densities in association with a range of horse related activities, with minimum allotment sizes of 560m² and 15m frontage.

Under the Planning and Design Code, the former Racecourse Policy Area 15 has been rezoned to the Suburban Neighbourhood Zone and portions of the General Neighbourhood Zone. The policy within this zone no longer refers to horse-related activities, nor is there a requirement for only detached dwellings, but it does maintain minimum guidelines for 560m² site area and 15m frontage width in the form of Technical and Numeric Variations (TNVs).

In 2021, the South Australian Jockey Club (SAJC) obtained approval to construct additional stables within the racecourse proper, at the corner of Bray Street and Morphett Road. At the time, it was understood that a number of stable owners in the subject area were considering relocating into those new stables if the sale of their existing properties made it financially viable to do so.

The current TNVs for minimum allotment dimensions offer very little opportunity for redevelopment at greater densities, and therefore limit the financial viability for existing stable owners to sell and relocate.

In early 2023, the SAJC's plans for the construction of additional stables on the racecourse were placed on hold for the foreseeable future. In a letter dated 21 April 2023, Council briefed the community on this, and sought the community's feedback on whether to proceed with the Code Amendment. The majority of responses (65%) favoured proceeding with the Code Amendment.

This would support the viability of existing stable owners to relocate as the ability and need arises, incentivising the transition of this location away from stabling, and reducing the risks and conflicts associated with transporting horses to the racecourse across public footpaths and roads.

Council is also seeking to include the properties which are located between or adjacent to the two horse stabling areas, which are currently within the General Neighbourhood Zone (GNZ). This includes properties fronting Agars Avenue, Ambrose Avenue, and on the western side of Don Terrace which will form part of the 'Affected Area'. Including these properties currently zoned GNZ within the Affected Area will facilitate a more contiguous transition of infill development.

2.2 Affected Area

The areas affected by the proposed amendment are in Morphettville and Glengowrie to the south-west of the Morphettville Racecourse, generally bounded by Bray Street to the north, Don Terrace to the east, Austral Terrace to the south, and the cadastral boundary with the Sturt River to the west. A map of the affected area is **shown below and in Attachment A**.

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Figure 2.1 – Map of the Affected Area with aerial image

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Affected Area is currently located in the **Suburban Neighbourhood Zone (SNZ)** and the **General Neighbourhood Zone (GNZ)** distributed spatially as shown below. The policies are detailed in **Attachment B**:

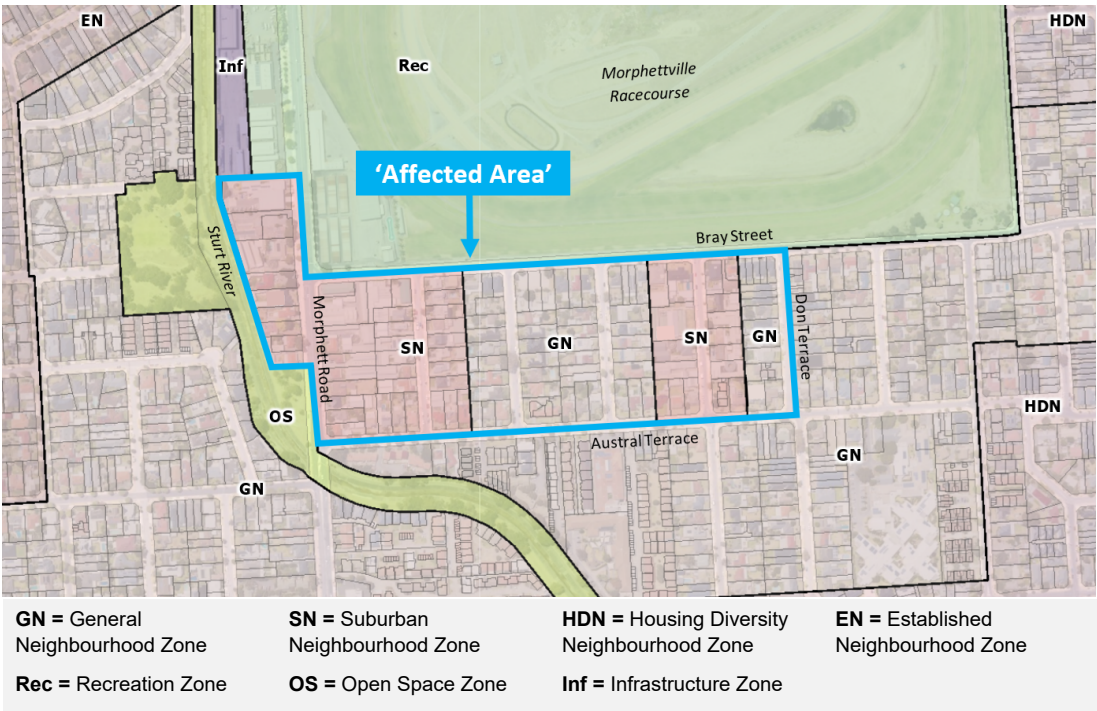


Figure 2.2 – Map of the Affected Area with existing zones overlay

The current land uses within the Affected Area are primarily a mixture of residential and horse-related activities, including stables. An ambulance station and a veterinary clinic are also located at the north-western corner of the area with frontage to Morphett Road.

The predominant land use within the Affected Area is residential, comprising mostly original detached dwellings on low density allotments. Limited redevelopment at low-to-medium densities has occurred, mostly within the General Neighbourhood Zone. Many dwellings interface with adjacent horse-related activities.

Horse-related activities within the Affected Area are primarily located within the portions which are currently zoned Suburban Neighbourhood Zone. Some stables are entirely non-residential land uses with a commercial character, whereas others are smaller-scale and in direct association with a residential land use, such as to the rear of dwellings. The horse-related activities are generally associated with the adjacent racecourse activities to the north.

Both the Suburban Neighbourhood Zone and General Neighbourhood Zone seek for primarily low-density housing and are broadly similar in their overall purpose and structure. However, there are certain key differences in this instance.

The **Suburban Neighbourhood Zone** is subject to Technical and Numeric Variations (TNVs) which maintain restrictive minimum guidelines for subdivision, with a 560m² minimum site area and 15m minimum frontage width for new allotments (these were carried over from the previous Racecourse Policy Area 15 within the former Development Plan). However the horse-related policies that accompanied these criteria were not carried over in the transition to the Planning and Design Code. These minimum dimension guidelines restrict subdivision potential for most properties in the zone at this location.

The **General Neighbourhood Zone** has minimum site area and frontage width guidelines that are fixed and TNVs cannot be applied. The minimum site areas for most dwelling types are 300m², whilst minimum frontage widths for detached and semi-detached dwellings are 9m.

Although most of the properties within the Affected Area would meet the General Neighbourhood Zone's minimum site area for subdivision, more than 50% of properties have a frontage width of less than 18m. This would limit the opportunity for conventional street-facing redevelopment and subdivision under the General Neighbourhood Zone.

The General Neighbourhood Zone also allows for group and residential flat buildings (multi-unit development) on 15m wide allotments. Such a narrow dimension can lead to constrained development outcomes in a 'battle-axe' layout, or result in side facing developments which have poor outlook and amenity outcomes.

Both zones maintain TNVs relating to maximum building levels / heights at 2 building levels / 9 metres maximum. This is considered to remain appropriate and is not required to be amended by this Code Amendment.

Overlays

The following Overlays cover the properties within the Affected Area:

- Advertising Near Signalised Intersections
- Airport Building Heights (Regulated) (All structures over 15 metres)
- Affordable Housing

- Building Near Airfields
- Hazards (Flooding - Evidence Required)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources

These Overlays cover policy issues that remain relevant for the future development of this location and as such, are not proposed to be removed or altered in their spatial application.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone the properties in the affected area currently zoned General Neighbourhood to Suburban Neighbourhood Zone; and
- Adjust the minimum site area and minimum frontage width Technical and Numeric Variations (TNVs) within the Affected Area to tailor minimum site dimensions that will provide increased opportunity for redevelopment in the Affected Area whilst encouraging desirable street-facing development outcomes, and shown in the table below.

Proposed Technical and Numeric Variations (TNVs)

Dwelling Type	Minimum site area	Minimum site frontage
Detached dwelling (not in a terrace arrangement)	300m ² (exclusive of any battle-axe allotment 'handle')	9m (<i>where not on a battle-axe site</i>) 5m (<i>where on a battle-axe site</i>)
Semi-detached dwelling	300m ²	8m
Row dwelling (or detached dwelling in a terrace arrangement)	250m ²	7m
Group dwelling	300m ² (average, including common areas)	18m (total)
Dwelling within a residential flat building	300m ² (average, including common areas)	18m (total)

- Application of the Interface Management Overlay to properties within the affected area that either contain existing stables or abut an existing stable facility. The intent of the Overlay is to ensure new development takes into account the impacts of existing stable operations so as to reduce any future conflicts with occupants. This is deemed necessary to until the phasing out of stables in the affected area, noting that owner do and will continue to have the benefit of existing use rights.

The proposed policy changes are shown below and provided in more detail in **Attachment C**.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (plan.sa.gov.au/en/charter).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- A copy of the draft Code Amendment in the SA Planning Portal.
- A notice in the Advertiser Newspaper inviting submissions online or via post.
- Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, information on how to make a submission, and an online survey.
- Copies of draft Code Amendment and information brochure to be made available at Council offices, libraries and local community centre.
- A written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy.
- Letters to state agencies and utility providers advising them of the Code Amendment and seeking their comments.
- Information brochure outlining what the draft Code Amendment is about, the proposed policy amendments, how interested persons can comment.
- City of Marion social media platforms.
- Community drop-in sessions to be held at the **venue TBC** on **day and time TBC**.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- a) Online on the SA Planning Portal
https://plan.sa.gov.au/have_your_say/general_consultations
- b) Via Council's Making Marion website at
www.makingmarion.com.au/horserelatedactivities

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or

emailed to: council@marion.sa.gov.au

or

- c) Posted to:
Chief Executive Officer
City of Marion
Morphettville/Glengowrie Horse Related Activities Code Amendment
PO Box 21
Oaklands Park SA 5046
- d) Attending and speaking at the public meeting (*if required*) proposed for this draft Code Amendment (please indicate in your written submission if you desire to be heard at the Public Meeting)

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the draft Code Amendment process which stakeholders and the community **can** influence are:

- The type of zone(s) selected for the affected area, and the extent of its spatial application across the affected area.
- Potential applicable minimum site area and frontage width dimensions (Technical and Numerical Variations) that are proposed for the selected zone.
- The application of the Interface Management Overlay and its spatial extent across the affected area.
- That potential impacts between horse related activities (remaining) and existing/future residential development have been considered/addressed appropriately.

As the Planning and Design Code is a State Government document that applies to the whole State (and not just Council), there is no scope for changes to the specific policy content of Core Modules of the Code, other than where identified as a Technical and Numerical Variation (such as for building heights).

Aspects of the draft Code Amendment process which stakeholders and the community **cannot** influence are:

- The standard policies and wording contained in Zones and Overlays in the Planning and Design Code.
- The policies contained within the General Modules of the Planning and Design Code.
- The extent and placement of desired land uses.
- The design of future development proposals eg: dwelling applications.

3.4 What will happen with my feedback?

Marion Council is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

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All formal submissions will be considered by Marion Council when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

Marion Council will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal and Making Marion website.

3.5 Decision on the Code Amendment

The Engagement Report and final Code Amendment will be presented to Council for final approval before being sent to the Minister. Marion Council will write to all those who made a submission advising of Council's final approval of the Code Amendment and highlighting the key themes arising from the submissions received and what changes, if any, have been made to the proposed policy in response.

Once the Engagement Report and updated Code Amendment is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

Marion Council will write to all those who made a submission advising of the endorsement of the Code Amendment.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The affected area is located adjacent to an identified growth corridor with excellent access to tram and frequent bus services, and employment areas of the Morphettville Racecourse, Glenelg, the CBD and airport. The location is also likely to evolve through the Morphettville redevelopment, providing additional services, facilities and urban amenity that makes such a location attractive for accommodating additional people.

The Code Amendment supports the renewal of existing housing stock which is dated, or on underutilised land, and which can facilitate improved diversity in housing stock to meet current and future needs of the population.

An important component of achieving strategic planning outcomes is integrated planning and the removal of land use conflicts where either amenity or safety issues arise. The Code Amendment seeks to incentivise existing stable owners to relocate their stables (either onto the adjacent Racecourse site or other locations) through providing subdivision opportunities. This will, over time, reduce the extent of conflicts people pedestrians, motorists and horse owners in the operation of the stables and the transport of horses to the racecourse.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This draft Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Attachment D**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	There are no specific stormwater works scheduled or deemed necessary within the affected area. Existing pit and pipe infrastructure exists within the stormwater network of the Affected Area.
Roads	There are no specific road or intersection works scheduled or deemed necessary within the affected area. Future works associated with the development of the Morphettville Racecourse are separately being considered and are unlikely to significantly impact on the road network at this location. The surrounding road network is sufficient to support anticipated traffic movements from future development of the Affected Area.
Government Agency Infrastructure Planning	Response/Comment
Various Infrastructure Providers	Comment to be sought during Community Engagement process, although given the limited area and scope for increased demand on services, unlikely to require infrastructure upgrades.

4.3 Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

The following investigations have been undertaken to inform this Code Amendment:

4.3.1 Seeking Initial Level of Support for Proposed Changes

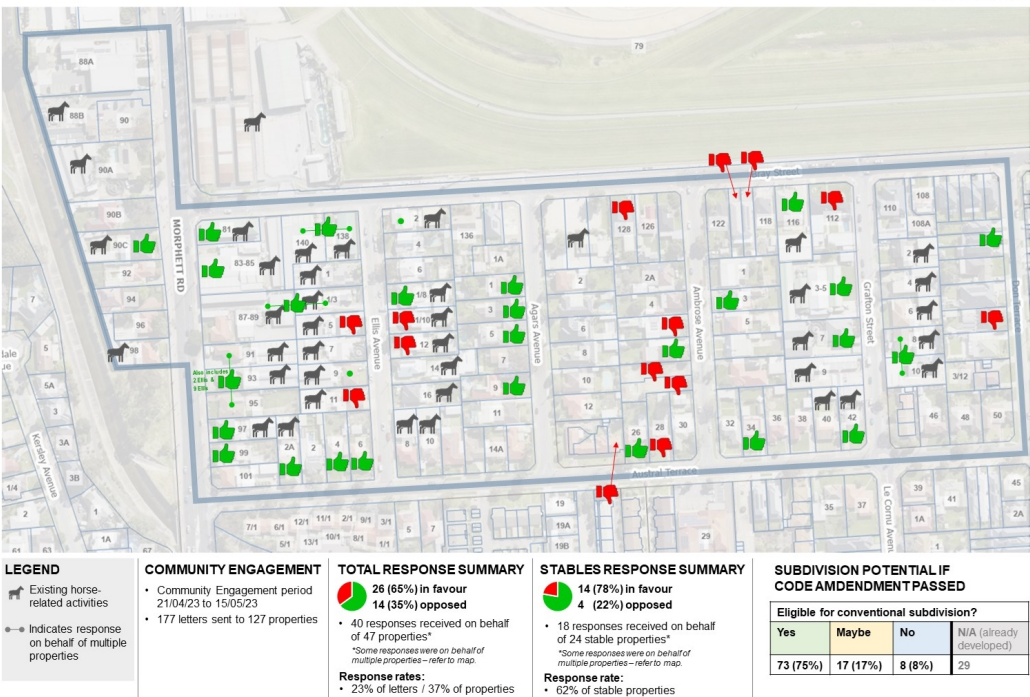
Council has undertaken two rounds of engagement with landowners within the affected area. The first (in 2021, involved only those properties within the Suburban Neighbourhood Zone to determine what, if any, support there was to pursue the Code Amendment. A 50% response rate was received by Council and of those that responded, there was overwhelming support for the Code Amendment (all but 2 responses supported it).

The second occurred in May 2023 and covered the entire affected area (ie inclusive of the General Neighbourhood Zone properties). The second round occurred in response to the expanded area for the Code Amendment, and in light of the time that has passed since the original engagement occurred. The response rate was 37% of properties of which 65% were in support of the Code Amendment. The distribution of responses and those in support across the affected area is shown below, along with the location and relationship with existing stables.

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COMMUNITY ENGAGEMENT APRIL/MAY 2023 – FINAL RESPONSE SUMMARY

As of 18/05/2023



4.3.2 Appropriate Forms & Densities of Dwellings

Investigations into appropriate frontage dimensions, access and dwelling forms for the affected area have been undertaken to ensure appropriate design outcomes can be achieved. The intent is to support infill development outcomes that maintain the established pattern of development and complement the overall established streetscape, notwithstanding that there is likely to be an evolution of character to the affected area.

The current site dimension criteria within the Suburban Neighbourhood Zone and General Neighbourhood Zone relevant to the properties within the affected area do not facilitate adequate opportunities for sub-division that is consistent with the prevailing development pattern for this location (i.e. detached dwellings or semi-detached dwellings). The Suburban Neighbourhood Zone requires a site area of 560m² and frontage of 15m and the General Neighbourhood Zone requires a site area of 300m² and frontage of 9m.

An analysis of three zones, their desired outcomes and relative site dimensions and frontage width criteria have been considered for the affected area and are summarised below.

General Neighbourhood Zone (GNZ)

This is the same zone that covers all surrounding residential properties within close proximity to the areas to be rezoned and includes ‘standardised’ minimum site areas and frontage widths for dwelling types which cannot be amended as TNVs. These are:

Dwelling type	Minimum site area / minimum frontage width
---------------	--

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Detached dwelling	300m ² (<i>exclusive of any battle-axe allotment handle</i>) / 9m (<i>where not on a battle-axe site, 5m where on a battle-axe site</i>)
Semi-detached dwelling	300m ² / 9m
Row dwelling	250m ² / 7m
Group dwelling	300m ² (<i>average, including common areas</i>) / 15m
Residential flat building	300m ² (<i>average, including common areas</i>) / 15m

The minimum site areas within the zone are considered appropriate to supporting infill development opportunities in this location, however the minimum frontage width for group dwellings and residential flat buildings (15m) is considered too low for the properties in this location (most of which are greater than 15 metres) and would support battle-axe type or side-facing style developments (along a common driveway), which are likely to result in potential access, open space and streetscape design issues and are inconsistent with the established development pattern in this area.

These dimensions, along with the inability to alter these imply that the General Neighbourhood Zone is not preferred for this Code Amendment.

Housing Diversity Neighbourhood Zone (HDNZ)

The Housing Diversity Zone supports an increase in alternative housing types which forms an objective of the Code Amendment. The zone is found in nearby areas in Plympton Park and Park Holme. Provides ability to amend allotment dimensions in this zone (via TNVs), however the minimum site dimensions used in the above suburbs are as follows:

Dwelling type	Minimum site area / minimum frontage width
Detached dwelling	250m ² / 9m
Semi-detached dwelling	220m ² / 8m
Row dwelling	170m ² / 7m
Group dwelling	200m ² / 18m
Residential flat building	150m ² / 18m

The Zone's desired outcome for medium density and the smaller site areas allowed may perhaps lead to overdevelopment of the area which could create a substantial change to the character and amenity, including traffic, parking etc. and increased potential for conflict if some of the horse related activities were to remain.

This Zone is not preferred for this Code Amendment.

Suburban Neighbourhood Zone (SNZ)

The Suburban Neighbourhood Zone currently covers the former Residential Racecourse Zone properties within the affected area. Desired Outcomes and Performance Outcomes speak to complementing existing local context and development patterns which support achievement of

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street fronting infill development (as opposed to battle-axe or side facing layouts). This more closely aligns with the desired policy objectives being sought as part of this Code Amendment.

The Zone enables the use of TNVs which will provide flexibility in the choice of allotment areas and frontages and heights. The existing minimum site area and frontage widths for this location or the areas of Trott Park and Sheidow Park (where the zone also applies) are inappropriate to achieving the objectives of the Code Amendment.

The minimum site areas found within the General Neighbourhood are considered appropriate for adoption in this location, and maintain a degree of consistency with surrounding General Neighbourhood Zone. However, some changes to the minimum frontage width are considered necessary to respond to the desired development outcomes sought and the characteristics of the allotments in the affected area.

Because around 52% of the properties within the subject area have frontages of below 18 metres, allowing an 8m frontage for semi-detached dwellings (instead of 9m) will provide greater opportunities for conventional street-facing development to occur within the subject area.

An analysis of existing examples of semi-detached dwellings with 8m frontages has been undertaken in other areas where infill has been sought to establish whether appropriate design and functionality outcomes were being achieved. The analysis revealed that, in a majority of cases, the dwellings (both single and two storey) were suitably designed, provided adequate space for front-yard landscaping and car parking (both on site and on street) and complemented the streetscape.

Meanwhile, increasing the minimum frontage width for group dwellings and residential flat buildings will discourage battle-axe type developments on those properties.

Conventional street-facing development is generally preferred over battle-axe type development for several reasons. Presenting a greater number of dwellings to the street provides greater streetscape activation, provides more passive surveillance opportunities, and makes more efficient use of land. Battle-axe developments commonly require a large proportion of land to be dedicated to the driveway 'handle' and maneuvering area, which can provide limited amenity to the streetscape and/or the occupants.

Therefore the following TNVs for minimum site areas and frontage width are recommended:

Dwelling type	Minimum site area / minimum frontage width
Detached dwelling	300m ² (<i>exclusive of any battle-axe allotment handle</i>) / 9m (<i>where not on a battle-axe site, 5m where on a battle-axe site</i>)
Semi-detached dwelling	300m ² / 8m
Row dwelling	250m ² / 7m
Group dwelling	300m ² (<i>average, including common areas</i>) / 18m
Residential flat building	300m ² (<i>average, including common areas</i>) / 18m

It is noted that rezoning would provide greater opportunity for redevelopment in the area, however without amalgamation, allotments less than 16m in frontage would have minimal chance of approval. Based on the proposed TNVs, the development potential for the affected area can be seen within the figure below which shows where semi-detached dwellings (street

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facing) can be undertaken. It demonstrates that, with 89% of current SNZ properties able to be developed, the Code Amendment will provide greater opportunity for redevelopment for more of the stable complexes, achieving the primary aim of the proposal.

REDEVELOPMENT POTENTIAL – SUBURBAN NEIGHBOURHOOD ZONE

TNV allowing minimum 300sqm site area, 8m frontage width for semi-detached dwellings



LEGEND

Site areas	Frontage widths
600sqm+	16m+
540 to 599sqm	15 to 15.9m
539sqm or less	14.9m or less
Horse icon	Existing horse-related activities

Note: Excludes red areas					Note: Red areas only				
Eligible for conventional subdivision?					Eligible for conventional subdivision?				
	Yes	Maybe	No	N/A		Yes	Maybe	No	N/A
Morphett Road	14 (88%)	2 (12%)	0 (0%)	3	Bray Street	4 (67%)	0 (0%)	2 (33%)	9
Ellis Avenue	14 (100%)	0 (0%)	0 (0%)	0	Agars Avenue	8 (62%)	5 (38%)	0 (0%)	0
Grafton Street	8 (100%)	0 (0%)	0 (0%)	0	Ambrose Avenue	4 (40%)	4 (40%)	2 (20%)	2
Bray Street	5 (100%)	0 (0%)	0 (0%)	2	Don Terrace	3 (75%)	1 (25%)	0 (0%)	6
Austral Terrace	7 (64%)	2 (18%)	2 (18%)	3	Austral Terrace	6 (55%)	3 (27%)	2 (18%)	4

The current maximum building height criteria that applies to the affected area across both the Suburban Neighbourhood Zone and the General Neighbourhood Zone is 2 building levels or 9 metres above finished ground level. These building height criteria are consistent to those within surrounding areas (outside of the growth corridor applying along Anzac Highway and Morphettville), and their retention is appropriate to guide contextual building forms as part of future housing proposals.

4.3.3 Existing commercial uses

An ambulance station and a veterinary clinic are located on the western side of Morphett Road within the current SNZ. These commercial/community type uses are highly unlikely to be changed to residential uses in the foreseeable future. A number of options were considered for these two properties, including:

- extending the Urban Neighbourhood Zone currently proposed for the land to the immediate north along Marion Road through privately initiated Code Amendment by the SAJC.

- applying a new commercial type of zone such as the Suburban Business Zone or the Employment Zone which would prioritise and support a range of commercial, retail and community uses, as well as some light industrial activities.

However, as there are only two properties, they contain recent or well-established land uses/buildings and they are currently situated within the SNZ (predominantly a residential zone but allowing some forms of non-residential uses) and would retain existing use rights, the properties could remain in the modified SNZ. Extensions to the current uses or changes to another form of non-residential land use may require assessment on merit but could reasonably be accommodated if impacts on the adjacent residential land uses can be mitigated.

4.3.4 Impacts Between Land Uses

A number of property owners with horse related activities may not wish to relocate into the racecourse land but remain operating at their current location.

This could result in a mix of land uses for some time (or permanently) as the process of moving horses from existing stables to the new stables at Morphettville is carried out. To some degree, this is no different to what is occurring now and has occurred in the past.

Trying to seek an understanding of the likely impacts between a potentially greater number of dwellings and remaining horse related activities, whilst achieving an appropriate co-existence, is not an easy task as the factors involved are somewhat variable.

As mentioned above, a significant proportion of land owner responses received were in favour of the proposed rezoning. Of these, 22 are current stable owners and 7 are residential property owners (without stables).

A better idea of overall support for the rezoning and likely numbers of stables wishing to relocate may be more apparent once the responses received during the current community consultation process have been taken into consideration; particularly as the affected area has increased from when the initial communication was undertaken.

It is anticipated that the proposed rezoning will result in the number of horses in the area reducing and the number of dwellings increasing. Whilst the volume of residential traffic is likely to increase, horse related traffic numbers will reduce. There is also likely to be a reduction in horses being walked through the area to access the racecourse.

Potential future impacts between new residential development and existing horse related uses and the likely extent of future change and the timing of, is an unknown. There is a possibility that some of the horse related facilities will choose to remain in the area rather than transfer to the racecourse facilities. Also, the number of stables to be provided at the racecourse is reliant on the level of commitment/demand received by the SAJC.

Potential residents would need to take a 'buyer beware' approach when making a decision whether to buy or reside in the locality.

Notwithstanding this, there is scope for the application of a policy framework that recognises and provides a level of 'protection' to existing stable operators within the affected area, particularly given they are long established land uses and will continue to make the most of existing use rights. In this instance, the onus of reducing conflicts arising from potential noise, odour or light from existing stable properties will rest with new residential developments proposed on sites adjacent to the stables.

The Interface Management Overlay exists to specifically mitigate impacts of lawful activities and businesses from newly establishing sensitive receivers (ie residential occupants). The Overlay seeks specifically to ensure future proposals:

- location of sensitive rooms such as bedrooms away from potential sources of noise, light or odour
- placing non-sensitive rooms and facilities adjacent to the source (such as garaging, outbuildings or bathrooms)
- shielding private open spaces from sources through building placement and design.

Importantly, the Overlay removes the Deemed-to-satisfy pathway for development on these selected properties. This means proposals will need to be performance assessed and this provides Council with a greater degree of influence in ensuring appropriate design outcomes are achieved to manage the interface and avoid future conflicts.

4.3.5 Supply of Other Stabling Facilities

The South Australian Jockey Club (SAJC) previously had development approval for 70 additional stables at Morphettville Racecourse. Council understands that these are no longer committed to by SAJC. Even with those theoretical additional stables, there would not be sufficient numbers to cater for all the horses currently being stabled within the surrounding area.

There has been recent investment in training and stable facilities both at Gawler Racecourse and Gifford Hill at Murray Bridge, both of which provide state of the art facilities. There is in particular, large scope for additional capacity for stables (as stand-alone facilities) as well as the Gifford Hill Trainers Village which can accommodate the potential future relocation of stables from the affected area.

A number of the stable owners have advised that they are reluctant to commit to anything unless their land is rezoned to allow greater redevelopment potential, which would enable the sale of their land and relocation to the new stables, to be more financially viable. As such, the decision whether to relocate stables is reliant on the zoning that facilitates uplift in land values and attractiveness for redevelopment.

4.4 Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

- Rezone the properties in the affected area currently zoned General Neighbourhood to Suburban Neighbourhood Zone; and
- Adjust the minimum site area and minimum frontage width Technical and Numeric Variations (TNVs) within the Affected Area to tailor minimum site dimensions that will provide increased opportunity for redevelopment in the Affected Area whilst encouraging desirable street-facing development outcomes, and shown in the table below.

Proposed Technical and Numeric Variations (TNVs)

Dwelling Type	Minimum site area	Minimum site frontage
Detached dwelling (not in a terrace arrangement)	300m ² (exclusive of any battle-axe allotment 'handle')	9m (<i>where not on a battle-axe site</i>) 5m (<i>where on a battle-axe site</i>)

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Semi-detached dwelling	300m²	8m
Row dwelling (or detached dwelling in a terrace arrangement)	250m²	7m
Group dwelling	300m² (average, including common areas	18m (total)
Dwelling within a residential flat building	300m² (average, including common areas	18m (total)

- Application of the Interface Management Overlay to properties within the affected area that either contain existing stables or abut an existing stable facility.

The proposed policy changes are shown below and provided in more detail in **Attachment C**.

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ATTACHMENT A – AFFECTED AREA MAPPING



ATTACHMENT B – CURRENT CODE POLICY

The Affected Area is currently zoned ‘Suburban Neighbourhood Zone’ (SNZ) and the ‘General Neighbourhood Zone’ (GNZ) as per the figure below.



Only relevant Overlays and Technical and Numerical Variations, applying to each Zone, have been included. Other policy associated with the zones has not been included as it has a state-wide context and amendment is generally restricted, so no changes are to be made.

Please refer to the Planning and Design Code
https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse to view all relevant policy applying to each zone.

Suburban Neighbourhood Zone (SNZ)

Overlays

- Airport Building Heights (Regulated) (*All structures over 15 metres*)
- Affordable Housing
- Building Near Airfields
- Hazards (Flooding - Evidence Required)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Technical and Numerical Variations (TNV)

- Maximum Building Height (Metres) (Maximum building height is 9m)
- Minimum Frontage (Minimum frontage is 15m)
- Minimum Site Area (Minimum site area is 560 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

General Neighbourhood Zone (GNZ)

Overlays

- Airport Building Heights (Regulated) (*All structures over 15 metres*)
- Affordable Housing
- Building Near Airfields
- Hazards (Flooding - Evidence Required)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

ATTACHMENT C – PROPOSED CODE POLICY



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Suburban Neighbourhood Zone

Desired Outcome (DO)

Desired Outcome	
DO 1	Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> a) Ancillary accommodation b) Child care facility c) Community facility d) Consulting room e) Dwelling f) Educational facility g) Office h) Place of Worship i) Recreation area j) Shop k) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: <ul style="list-style-type: none"> a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> i. does not exceed 50m² gross leasable floor area ii. does not involve the display of goods in a window or about the dwelling or its curtilage b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> iii. the building is a State or Local Heritage Place iv. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes c) is located more than 500m from an Activity Centre and satisfies one of the following: <ul style="list-style-type: none"> v. does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road

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	<ul style="list-style-type: none"> vi. does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road d) the development site abuts an Activity Centre and all the following are satisfied: <ul style="list-style-type: none"> vii. it does not exceed 200m² gross leasable floor area (individually or combined, in a single building) viii. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: <ul style="list-style-type: none"> A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m².
<p>PO 1.3</p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> a) small-scale commercial uses such as offices, shops and consulting rooms b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities d) open space and recreation facilities. 	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of</p>	<p>DTS/DPF 1.4</p> <p>Alteration of or addition to existing educational facilities, community facilities or child care facilities where:</p> <ul style="list-style-type: none"> a) set back at least 3m from any boundary shared with a residential land use b) building height not exceeding 1 building level

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development envisaged by the desired outcome for the neighbourhood.	<ul style="list-style-type: none"> c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
PO 1.5 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.5 None are applicable.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: <ul style="list-style-type: none"> a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center; background-color: #003366; color: white; margin: 0;">Minimum Site Area</p> <p>Minimum site area for a detached dwelling is 300 sqm (exclusive of any battle-axe allotment handle); semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm</p> </div> b) site frontages (or allotment frontage in the case of land division) are not less than: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center; background-color: #003366; color: white; margin: 0;">Minimum Frontage</p> <p>Minimum frontage for a detached dwelling is 9m (where not a battle-axe site 5m (where a battle-axe site); semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m</p> </div> <p>In relation to DTS/DPF 2.1, in instances where:</p> <ul style="list-style-type: none"> c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

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<p>PO2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <ul style="list-style-type: none">a) the balance of the allotment accords with site area and frontage requirements specified in Suburban Neighbourhood Zone DTS/DPF 2.1b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene:<ul style="list-style-type: none">i. Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Spaceii. Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.				
<p>Site coverage</p>					
<p>PO 3.1</p> <p>Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>The development does not result in site coverage exceeding 50%.</p>				
<p>Building Height</p>					
<p>PO 4.1</p> <p>Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none">a) the following: <table><tr><td>Maximum Building Height (Metres)</td></tr><tr><td>Maximum building height is 9m</td></tr><tr><td>Maximum Building Height (Levels)</td></tr><tr><td>Maximum building height is 2 levels</td></tr></table> <ul style="list-style-type: none">b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. <p>In relation to DTS/DPF 4.1, in instances where:</p>	Maximum Building Height (Metres)	Maximum building height is 9m	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Metres)					
Maximum building height is 9m					
Maximum Building Height (Levels)					
Maximum building height is 2 levels					

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	<p>c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>										
Primary Street Setback											
<p>PO 5.1</p> <p>Buildings are setback from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Development Context</th><th>Minimum setback</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td> <p>a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>b) Where the existing building has a different primary street frontage - 8m</p> </td></tr> <tr> <td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>8m</td></tr> </tbody> </table> <p>For the purposes of DTS/DPF 5.1:</p> <p>a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	<p>a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>b) Where the existing building has a different primary street frontage - 8m</p>	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	8m
Development Context	Minimum setback										
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.										
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.										
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	<p>a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>b) Where the existing building has a different primary street frontage - 8m</p>										
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	8m										

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	b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table
Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a building (except for ancillary buildings and structures) on adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height b) side boundary walls do not: i. exceed 3m in wall height ii. exceed 11.5m in length iii. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary iv. encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: a) separation between buildings in a way that complements the	DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following: a) where the wall height does not exceed 3m - at least 900mm b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the

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<p>character of the locality</p> <p>b) access to natural light and ventilation for neighbours.</p>	<p>extent to which the height of the wall exceeds 3m from the top of the footings</p> <p>c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.</p>		
Rear Boundary Setback			
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>a) separation between buildings in a way that complements the established character of the locality</p> <p>b) access to natural light and ventilation for neighbours</p> <p>c) private open space</p> <p>d) space for landscaping and vegetation.</p>	<p>DTS/DPF 9.1</p> <p>Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:</p> <p>a) if the size of the site is less than 301 square metres—</p> <p>i. 3m in relation to the ground floor of the building</p> <p>ii. 5m in relation to any other building level of the building</p> <p>b) if the size of the site is 301 square metres or more—</p> <p>iii. 4m in relation to the ground floor of the building</p> <p>iv. 6m in relation to any other building level of the building.</p>		
Concept Plans			
<p>PO 10.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 10.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table><tr><th>Description</th></tr><tr><td></td></tr></table> <p>In relation to DTS/DPF 10.1, in instances where:</p> <p>a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met.</p>	Description	
Description			
Ancillary Buildings and Structures			
<p>PO 11.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings:</p> <p>a) are ancillary to a dwelling erected on the same site</p> <p>b) have a floor area not exceeding 60m2</p> <p>c) are not constructed, added to or altered so that any part is situated:</p>		

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the site or neighbouring properties.	<ul style="list-style-type: none"> i. in front of any part of the building line of the dwelling to which it is ancillary or ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) <p>d) in the case of a garage or carport, the garage or carport:</p> <ul style="list-style-type: none"> i. is set back at least 5.5m from the boundary of the primary street ii. when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> 1. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser 2. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width <p>e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless</p> <ul style="list-style-type: none"> i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: <ul style="list-style-type: none"> i. a total area as determined by the following table: <table border="1" data-bbox="638 1579 1321 1886"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> </p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

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	ii. the amount of existing soft landscaping prior to the development occurring.						
PO 11.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 11.2 Ancillary buildings and structures do not result in: <ul style="list-style-type: none"> a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas 						
PO 11.3 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 11.3 Non-residential ancillary buildings and structures: <ul style="list-style-type: none"> a) are ancillary and subordinate to an existing non-residential use on the same site b) have a floor area not exceeding the following: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Allotment size</th><th>Floor area</th></tr> </thead> <tbody> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </tbody> </table> c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> i. in front of any part of the building line of the main building to which it is ancillary or ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> 1. is set back at least 5.5m from the boundary of the primary street e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure 	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area						
≤500m ²	60m ²						
>500m ²	80m ²						

Morphettville/Glengowrie Horse Related Activities Code Amendment
Marion Council

	<ul style="list-style-type: none"> h) have a wall height (or post height) not exceeding 3m (and not including a gable end) i) have a roof height where no part of the roof is more than 5m above the natural ground level j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m ² and mounted flush with a wall or fence.

Morphettville/Glengowrie Horse Related Activities Code Amendment
Marion Council

Interface Management Overlay



Morphettville/Glengowrie Horse Related Activities Code Amendment
Marion Council

Interface Management Overlay

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as: <ul style="list-style-type: none"> a) locating residential accommodation the greatest distance practicable from the source of the impacts b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts. 	DTS/DPF 1.1 None are applicable.

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES**1. State Planning Policies**

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>Principles of Good Planning</i></p> <p><u><i>Urban renewal principles</i></u></p> <ul style="list-style-type: none"> <i>Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.</i> <i>Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.</i> <p><u><i>Activation and liveability principles</i></u></p> <ul style="list-style-type: none"> <i>Urban areas should include a range of high quality housing options with an emphasis on living affordability</i> 	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock and horse related activities with a diversity of dwelling types in an established and well serviced area.</p> <p>Options exist for the relocation of horse related activities from an area that is mixed with residential properties, to the adjacent Morphettville Racecourse, providing opportunity to address/reduce conflict between the two diverse and often incompatible uses.</p>
<p><i>SPP 1: Integrated Planning</i></p> <p><i>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</i></p>	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock and horse related activities with a diversity of dwelling types in an established and well serviced area.</p>
<p><i>SPP 6: Housing Supply and Diversity</i></p> <p><i>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p>	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock and horse related activities with a greater diversity of dwelling types that better cater for life stages and lifestyle choice.</p>

2. Regional Plans**The Regional Plan**

The key policies and targets of the 30 Year Plan for Greater Adelaide (2017 Update) is relevant for this Code Amendment.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
No priorities, policies, or targets further to those mentioned in the State Planning Policies have been identified.	

3. Other Strategic Plans

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Nil	

V

12.5 Southern Suburbs Code Amendment - Inclusion of overlay for consultation

Report Reference	GC230822R12.5
Originating Officer	Senior Strategic and Policy Planner – David Barone
Corporate Manager	Manager Development and Regulatory Services – Warwick Deller-Coombs
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

To seek Council's support to make minor changes to the 'Southern Suburbs Residential Policy Code Amendment' prior to consultation.

REPORT HISTORY

Report Reference	Report Title
GC210511R11	Proposed Code Amendments: Morphettville/Glengowrie stables, Southern Residential Areas, Centre Zones, Marion Road Corridor
GC210914R11.4	Southern Suburbs Residential Policy - Code Amendment
PDC220906R7.2	Southern Suburbs Residential Code Amendment
GC221213R11.3	Southern Suburbs Residential Code Amendment

EXECUTIVE SUMMARY

Council has previously endorsed the Southern Suburbs Residential Policy Code Amendment for community consultation at its 13 December 2022 Meeting. Since then, the draft Code Amendment has undergone further review by the Senior Strategic and Policy Planner. A number of wording, and layout changes have been made to the document to improve its readability, however, one additional policy change has been recommended, being the inclusion of the Noise and Air Emissions Overlay. This will affect new developments on properties fronting Main South Road and Ocean Boulevard / Lonsdale Road within the affected area (i.e. the area of the code amendment).

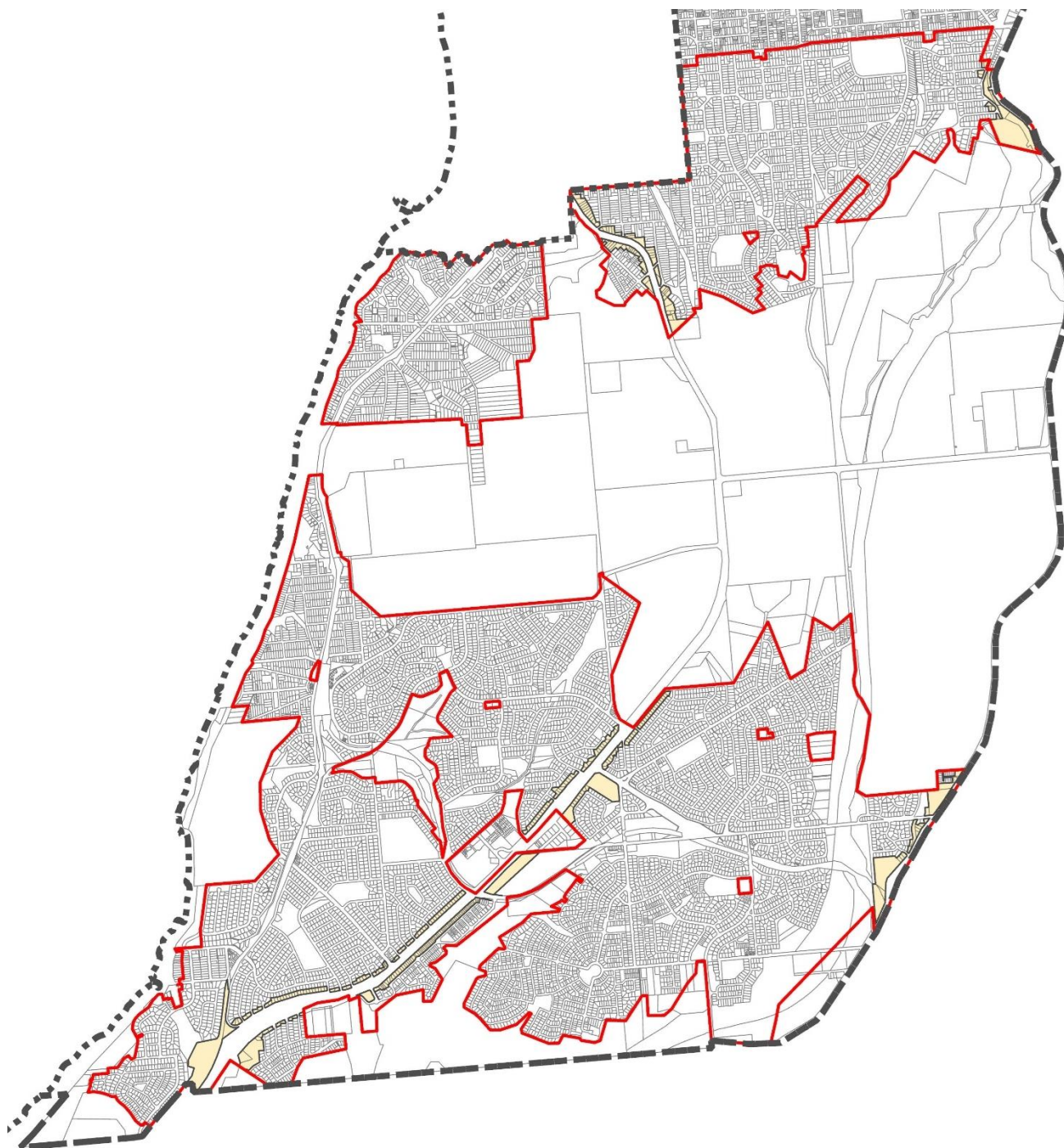
RECOMMENDATION

That Council:

- 1. Includes the Noise and Air Emissions Overlay to the Southern Suburbs Residential Policy Code Amendment (to apply to Main South Road and Ocean Boulevard/Lonsdale Highway) for consultation.**

DISCUSSION

An additional amendment to the draft Code Amendment has been made upon further review in preparation for consultation. The review has identified a potential additional policy improvement for the affected areas by recommending the inclusion of the Noise and Air Emissions Overlay for those properties within the areas covered by the Code Amendment directly abutting Main South Road and the Ocean Boulevard / Lonsdale Road corridors. The Overlay (shown below) would only apply directly to 371 properties.



The extent of the properties proposed to have the Noise and Air Emissions Overlay applied (shown in yellow). The affected area of the Code Amendment is outlined in red.

The purpose of the Noise and Air Emissions Overlay is to provide a greater level of policy guidance in the management of the interface of noise sources, such as major arterial roads and tram and rail infrastructure, from residential development. The Overlay includes policy guidance relating to the layout and positioning of buildings and rooms within developments to shield sensitive locations, such as bedrooms and private open space from noise and air emission sources.

Importantly, the application of the Overlay also triggers the “*Ministerial Building Standard 010 – Construction requirements for the control of external sound*” which provides additional construction criteria addressing matters such as wall and insulation qualities and glazing thickness or types (amongst other things). The benefit will be ensuring that new buildings are constructed to achieve suitable living criteria in these locations and improves the liveability of housing along the corridors.

Importantly, the investigation and recommendation for inclusion is in direct response to the Minister's approval of the Code Amendment initiation.

An extract of the policy is attached for Council's consideration.

Other changes to the document are minor wording and grammatical changes that do not change any other intended policy direction.

If approved, the inclusion of the overlay for consultation will be included in the community consultation material and will give the public the opportunity to comment.

Next Steps:

- The Code Amendment will undergo public consultation from 4 September to 27 October 2023.
- Staff will consider the responses and provide a report back to Council.
- Council will consider the Code Amendment and whether any changes are warranted following consultation.
- If approved, Council will send the Code Amendment to the Minister for Planning through the State Planning Commission for final approval.

ATTACHMENTS

1. Attachment 1 - Noise Interface Overlay Extract [**12.5.1** - 2 pages]

Noise Interface Overlay

Desired Outcome (DO)

Desired Outcome	
DO 1	Community health and amenity is protected from adverse impacts of noise and air emissions.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:</p> <ul style="list-style-type: none"> a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades). 	<p>DTS/DPF 1.1</p> <p>Sensitive receivers satisfy all of the following:</p> <ul style="list-style-type: none"> a) do not adjoin a: <ul style="list-style-type: none"> i. Designated Road: Type A ii. Designated Road Corridor: Type B iii. Designated Road: Type R iv. Train Corridor v. Tram Corridor b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than: <ul style="list-style-type: none"> i. 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and ii. 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels.
<p>PO 1.2</p> <p>Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants.</p>	<p>DTS/DPF 1.2</p> <p>Sensitive receivers do not adjoin any of the following:</p> <ul style="list-style-type: none"> a) Designated Road: Type A b) Designated Road: Type B c) Designated Road: Type R d) Train Corridor e) Tram Corridor.

PO 1.3 Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational facilities and child care facilities away from the emission source.	DTS/DPF 1.3 Open space associated with a sensitive receiver is not adjoining any of the following: <ul style="list-style-type: none"> a) Designated Road: Type A b) Designated Road: Type B c) Designated Road: Type R d) Train Corridor e) Tram Corridor f) Development incorporating music.
---	---

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

12.6 Capella Reserve Shade Sails

Report Reference	GC230822R12.6
Originating Officer	Recreation and Open Space Planner – Amy Liddicoat
Corporate Manager	Manager City Activation – Charmaine Hughes
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

This report seeks endorsement of funding to install a shade sail over the tunnel slide at Capella Reserve.

REPORT HISTORY

Report Reference	Report Title
GC201027R13	Capella Reserve Concept Design
GC210223F01	Capella Reserve Construction of Carpark, Youth Plaza and Skatepark Report
GC220524R12.5	Capella Reserve – Stage 2 Opportunities

EXECUTIVE SUMMARY

A metal tunnel slide, which includes a run-out section, was delivered at the Capella Reserve through the 2022/23 Open Space Plan as part of the wider playground project. Subsequent advice from Mutual Liabilities has recommended that slides with a northerly aspect be fully shaded to mitigate the risk of burns in hot weather.

Mutual Liabilities has recommended that the full slide be covered to mitigate the risk of burns. Covering the full slide will improve play value of the slide for families during summer. The cost to install a shade sail over the full slide is \$45,000 (see Attachment 1).

RECOMMENDATION

That Council:

- 1. Allocates funding of up to \$45,000 to install a full cover shade sail over the tunnel slide at Capella Reserve, with funding managed through Council's 2023-24 quarterly budget review process.**

DISCUSSION

The Capella Reserve concept was endorsed by Council in October 2020.

Nannigai and Capella reserves were designed with a precinct approach with Nannigai Reserve having a focus on junior play and Capella Reserve being designed for older children with the skate, pump tracks, basketball and climbing facilities.

The slide at Capella was designed in a metal material to blend into the environment. Initial designs included an open metal slide, however due to concerns of heat the slide was enclosed as a tunnel slide to eliminate the need for an artificial shade sail.

However, at the opening of the reserve it was noted that the slide was popular for all ages, including small toddlers. It was also apparent that the long run out section of the slide could become a

superheated surface.

Investigations into shade sail options were undertaken and advice sought from the designer of the slide, an independent playground auditor, and the Mutual Liabilities Scheme.

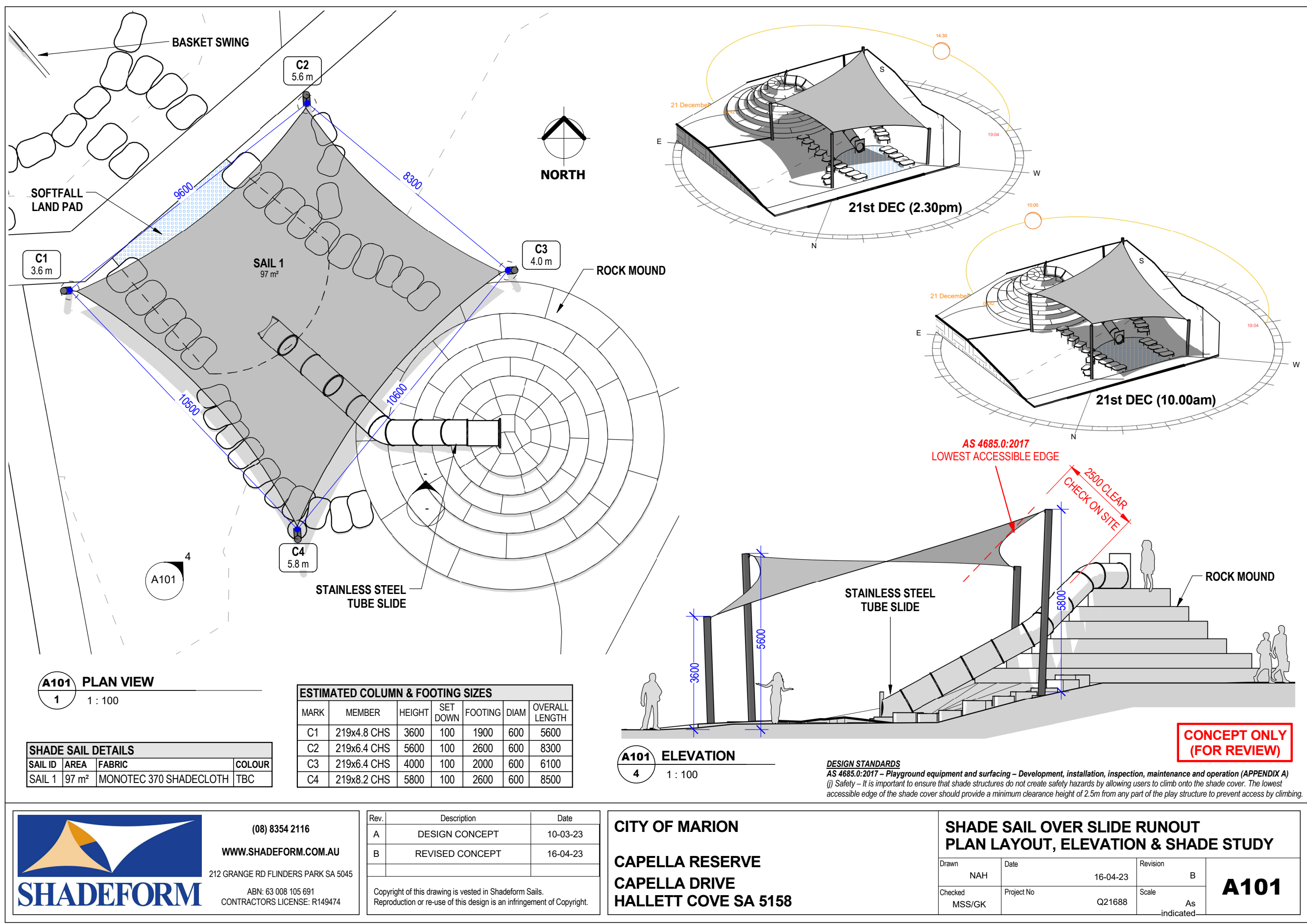
Initial feedback from the slide manufacturer was that it is usually the run-out section of the slide that gets the hottest. Advice from an independent playground auditor advised that there is no requirement in the Australian Standards to shade slides. However, they advised that the runout section would generally be hotter and that the tunnel slides are generally not very hot due to the thermal mass provided by the tunnel.

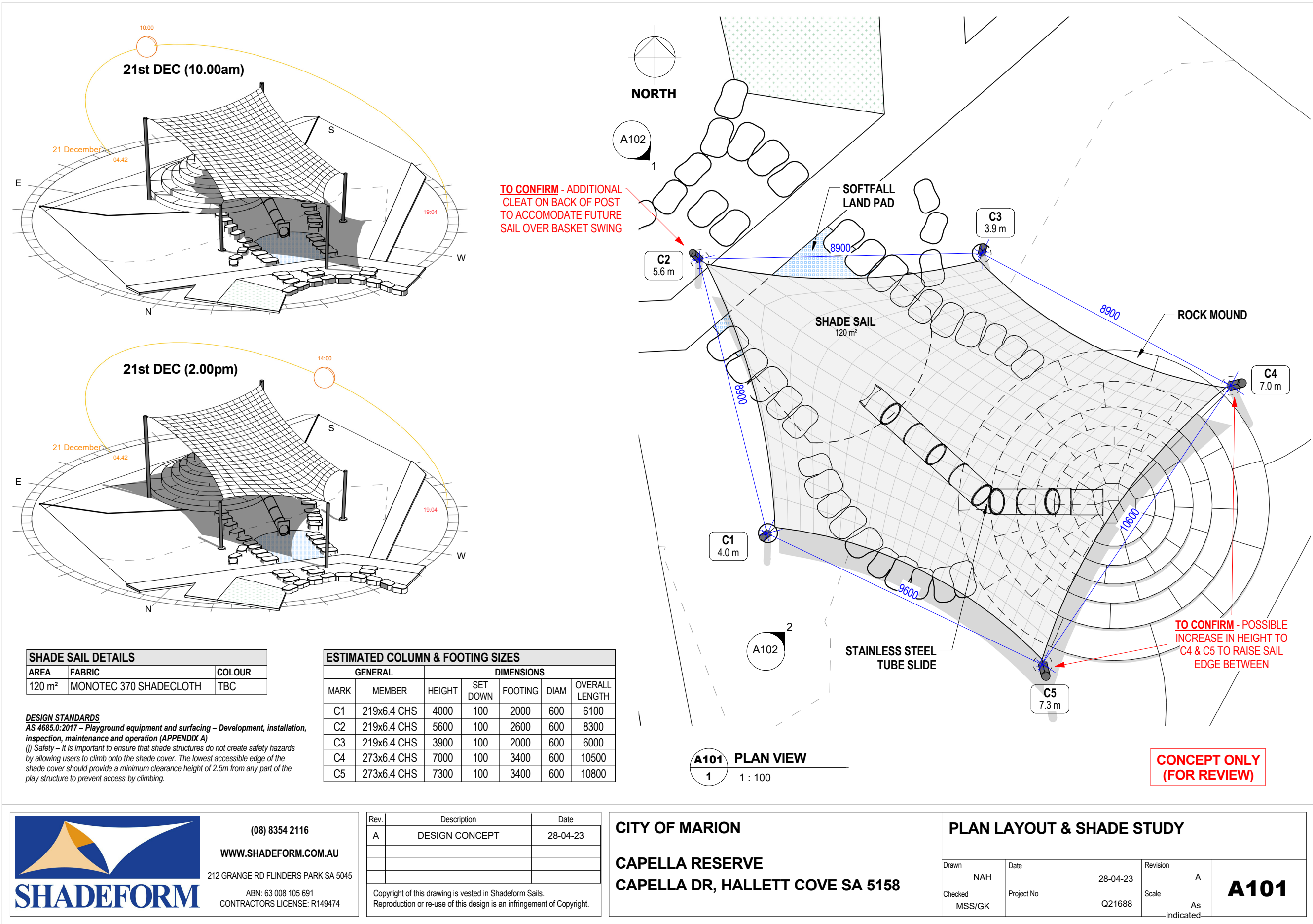
Subsequent advice from Mutual Liabilities Scheme was that due to the slide being metal a shade sail would need to cover the whole of the slide.

A full slide shade sail would require a 5 x post design with a cost of \$45,000. This includes vandalism posts, paint for coastal conditions, fencing hire and contingency. The full slide coverage will address the risk concerns and provide improved play value for children using the slide and rock mound on hot days.

ATTACHMENTS

1. Attachment 1 - Cover Run-out Section Design [**12.6.1** - 1 page]
2. Attachment 2 - Cover Full Slide Design [**12.6.2** - 1 page]





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WWW.SHADEFORM.COM.AU
212 GRANGE RD FLINDERS PARK SA 5045
ABN: 63 008 105 691
CONTRACTORS LICENSE: R149474

Rev.	Description	Date
A	DESIGN CONCEPT	28-04-23

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CITY OF MARION
CAPELLA RESERVE
CAPELLA DR, HALLETT COVE SA 5158

PLAN LAYOUT & SHADE STUDY			
Drawn NAH	Date 28-04-23	Revision A	A101
Checked MSS/GK	Project No Q21688	Scale As indicated	

12.7 Grants and Contributions Policy

Report Reference	GC230822R12.7
Originating Officer	Community Connections Partner – Karina Fraser
Corporate Manager	Manager Community Connections - Merran Fyfe
General Manager	General Manager City Services - Ben Keen

REPORT OBJECTIVE

The purpose of this report is for Council to consider and adopt the reviewed Grants and Contributions Policy, included as attachment 1 to this report.

REPORT HISTORY

Report Reference	Report Title
GC230725R11.12	Grants and Contributions Policy

DISCUSSION

The Donations and Sponsorship Policy (due for review) and the Grants Policy (due for review in 2024) have been combined into one simplified policy presented with this report as the Grants and Contributions Policy. The existing Grants Policy was used as the base policy for amendments.

The one policy covers designated funding programs that support and enable initiatives, projects, activities, and events for the community including funds distributed via grants and community funds, and includes sponsorship, in-kind support, and donations. The new policy includes consideration of Council endorsed guidelines and assessment matrix that support decision making regarding the distribution of these funds, and where Council reporting is required prior to the distribution of funds. The policy supports the administration to continue managing smaller allocations (e.g., Community Event Fund) as needed throughout the year, with some to be reported to Council annually post distribution of funds.

Following feedback received at the Forum on Tuesday 4 July 2023 (FORUM230704R1.3), General Council on 25 July 2023 and subsequent consultation with the Mayor and Council Members, a paragraph within the policy has been amended. The Grants and Contributions Policy now clarifies Council's desired position regarding donations of funds to external bodies, in particular regarding monetary donations. The updated policy does not prevent this occurring, however, clarifies how and when this may occur. It also supports Council supplying in-kind support when required.

Administration will continue to assess requests for financial support, and direct applicants to appropriate funding available through existing streams (e.g., Community Grants, Youth Achievement Grants, Community Event Fund, etc).

As the new Grants and Contributions Policy combines many elements of the Donations and Sponsorship Policy and the Grants policy (both existing), if endorsed these policies are superseded and therefore need to be rescinded. This is reflected in the recommendation.

RECOMMENDATION**That Council:**

- 1. Adopts the Grants and Contributions Policy (Attachment 1).**
- 2. Rescinds the Donations and Sponsorship Policy and the Grants Policy noting that these policies have been combined into one policy presented with this report as the Grants and Contributions Policy.**

ATTACHMENTS

1. Grants and Contributions Policy NEW Aug 2023 [**12.7.1** - 5 pages]

Grants and Contributions Policy



1. RATIONALE

The City of Marion recognises and values the role of individuals, community groups and organisations in contributing to the support and development of its diverse community. Council offers a range of funding programs to support and enable eligible applicants to deliver local initiatives, projects, activities, and events that strengthen community connections and wellbeing across the city.

This policy gives an overview of the various types of monetary and in-kind contributions that City of Marion makes to individuals, groups, not-for-profits, businesses, and organisations. It acts as an overarching Policy, acknowledging that specific funding programs have separate guidelines and approval processes.

2. POLICY STATEMENT

The City of Marion acknowledges its responsibility to manage distribution of funds in relation to funding programs through grants and contributions with probity, integrity, transparency, and equity. City of Marion values the many ways that individuals, groups, not-for-profits, businesses, and organisations create, engage in, deliver, and promote community initiatives and endeavours that enhance the quality of life for City of Marion's residents by partnering through grants and contributions.

3. OBJECTIVES

This policy aims to:

- Provide an accessible, transparent, and equitable process for applicants to seek funding through any one of the identified funding programs.
- Assist eligible individuals, groups, not-for-profits, businesses and organisations with resources for community programs and initiatives to directly benefit the residents of the City of Marion in line with guidelines for each funding program.
- Provide a coordinated and transparent approach to the City of Marion's decision-making process for community requests for funding support (monetary and in-kind).

4. POLICY SCOPE AND IMPLEMENTATION

Scope

This policy is intended for use by staff who are responsible for administering the various community focussed funding programs and/or requests for funding. The Grants and Contributions Policy supports a range of funding programs and/or requests in the following ways:

- Community Grants
- Youth Grants
- Youth Achievement Grants
- Community Events Fund
- In kind support

Policy Ref/Security Classification:

Category:

Owner: Manager

Authorisation Date: xx/xx/xx

Review Date: xx/xx/xx

Page 1 of 5

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Grants and Contributions Policy



~~Any requests for monetary donations will not be accepted. If considered an exceptional circumstance (e.g., a request to provide funds towards a significant humanitarian appeals such as flood, fire, earthquakes, other emergency / crisis event or an event or circumstance not covered by this policy) it may be supported through the facilitation of a Council activity and those funds dispersed by staff to an appropriate organisation regarding that circumstance, where the applicant is not accepting of staff's position in relation to the matter, it will be referred to CEO (or delegate) and/or presented to Council for consideration, based on the merits of the individual request.~~

~~Staff will not administer other donations unless determined by Council Resolution, however may provide other support (e.g., in-kind plant or resource, facility use, etc) in extenuating circumstances.~~

Requests for monetary donations will not be granted. Subject to any Council resolution to the contrary, however, Council may help in exceptional circumstances such as natural disasters or other regional crisis events but help is limited to: (1) Council-initiated fundraising events approved by the CEO (with staff ensuring that resultant funds are distributed to one or more of the non-profit organisations responding to the disaster/crisis); and/or (2) the CEO authorising allocation of staff time, plant and equipment, or facility use.

Eligibility

To be eligible to apply for support in accordance with this policy, the applicant must be an individual, group, not-for-profit, business or organisation located within the City of Marion or providing a direct service that demonstrably contributes to the wellbeing and development of the City of Marion community. Additionally, the applicant must meet any eligibility criteria set out in guidelines associated with the funding program they are applying for (if applicable).

Access, Application and Assessment Process

All funding programs will be promoted across the City of Marion in a manner that will allow maximum opportunities for community awareness of the programs, including all being listed on the City of Marion website. The application process required for each funding program will be provided on the City of Marion website. Applications may be required to submit via an online application form.

Applications for Community Grants and Youth Grants will be assessed in line with endorsed guidelines and assessment matrix. Council will receive a report for consideration and decision/approval in relation to these funding programs prior to distribution of funds.

Staff will assess and administer funding for all other funding programs related to this policy, with Council to receive a summary report detailing the Community Event Fund expenditure post the conclusion of each financial year.

5. DEFINITIONS

Policy Ref/Security Classification:

Category:

Owner: Manager

Authorisation Date: xx/xx/xx

Review Date: xx/xx/xx

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Grants and Contributions Policy



<i>Term</i>	<i>Definition</i>
<i>Applicant</i>	An individual, group, not-for-profit, business and/or organisations applying to City of Marion for a contribution.
<i>Assessor</i>	City of Marion employee or employees managing enquiries or undertaking the assessment of the application for a contribution.
<i>Contribution</i>	Provision of support by means of Donation, Grant, In-kind support, or Sponsorship in relation to endeavours covered within this policy.
<i>Donation</i>	Voluntary contribution provided without expectation of commercial return.
<i>Funding Program</i>	Is a specific program or project, with a specific purpose or targeted audience each with a distinct budget. Each City of Marion funding program has separate guidelines or criteria that must be observed when applying and assessing for funding.
<i>Grant</i>	Money provided, conditionally upon application to a specific program/purpose (e.g., Community Grants Program) directed at achieving goals and objectives consistent with this policy, grant guidelines and strategic direction. The recipient is selected on merit and grants are provided without expectation of commercial return.
<i>In-kind support</i>	A contribution of goods or services other than money. The City of Marion might provide reduced fees or charges (e.g., venue hire, traffic management, publicity in Council publication) or via staff support, use of Council's logo, etc. In-kind support will be decided at the discretion of the assessor.
<i>Not-for-profit</i>	An organisation whose constitution states that any profits or surpluses must be used to further the objectives of the organisation rather than benefit an individual.
<i>Sponsorship</i>	A contractual business arrangement whereby the Sponsor (City of Marion), for a specified term, provides a specified amount of contribution in cash and/or in-kind ("contra") compensated with a specified negotiated commercial benefit(s). Benefits may include the right to public recognition or association with a service, program event, activity, a particular individual, infrastructure, or association.

Policy Ref/Security Classification:

Category:

Owner: Manager

Authorisation Date: xx/xx/xx

Review Date: xx/xx/xx

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Grants and Contributions Policy



6. ROLES AND RESPONSIBILITIES

Acquittals

Any unspent funds may be required to be returned to Council. Applicants who do not complete an acquittal report (where applicable) within the designated timeframe or by other agreed date may be ineligible for any future funding.

<i>Role</i>	<i>Responsibility</i>
<i>Manager Community Connections</i>	<ul style="list-style-type: none"> For the implementation and management of this policy. For the review of this policy, including any minor updates if and when funding programs change.
<i>Employees Managing Contributions</i>	<ul style="list-style-type: none"> Responsible for the ongoing management of contribution requests determined by the program guidelines, including but not limited to determining eligibility, determining the appropriate stream or process for potential funding or support, any additional support required by the applicant to make an application and under which decision-making process the application is to proceed. Those undertaking assessor roles will do so in consultation with relevant guidelines and reporting responsibilities relevant to each funding program. Applications that are not eligible for an existing funding program may be deferred to CEO (or delegate) or Council for assessment (e.g., via Council Report). Council will receive a report for decision outlining Community Grant and Youth Grant applications following the closure of each grant round, and prior to these funds being distributed. Council receives an annual report for noting regarding the Community Event Fund. This is a summary report detailing successful recipients for the previous financial year.
<i>Applicants seeking Contributions</i>	<ul style="list-style-type: none"> To ensure applications are accurate, timely and with the required details for assessment, the applicant should endeavour to provide the required information in the format and via the method requested. This information, when confirmed throughout each funding cycle, will be made readily available from City of Marion's website. Successful applicants may be required to provide upon completion of the activity/program/sponsorships, a statement/report specifying how funds were expended. Applicants are encouraged to refer to reporting requirements as provided within guidelines associated with specific programs, or their agreement, to determine reporting

Policy Ref/Security Classification:

Category:

Owner: Manager

Authorisation Date: xx/xx/xx

Review Date: xx/xx/xx

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Grants and Contributions Policy



<i>Role</i>	<i>Responsibility</i>
	requirements. Any unspent funds will be required to be returned to Council.

7. REFERENCES

City of Marion

- City of Marion Strategic Plan 2017-2027
- Community Plan – Towards 2040
- City of Marion Business Plan 2019-2023
- City of Marion Equity, Access and Social Inclusion Policy
- City of Marion Youth Engagement and Consultation Report 2019-2023
- Community Grants Guidelines
- Youth Grants Guidelines
- Youth Achievement Grants Guidelines
- Community Events Fund Guidelines

8. REVIEW AND EVALUATION

This policy will be reviewed once during a term of Council.

Policy Ref/Security Classification:

Category:

Owner: Manager

Authorisation Date: xx/xx/xx

Review Date: xx/xx/xx

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12.8 Unsolicited Proposals Policy

Report Reference	GC230822R12.8
Originating Officer	Chief Financial Officer – Ray Barnwell
Corporate Manager	Chief Financial Officer - Ray Barnwell
General Manager	General Manager Corporate Services - Angela Allison

REPORT OBJECTIVE

The purpose of the report is for Council to consider and adopt the reviewed Unsolicited Proposals Policy, included as attachment 1 to this report.

EXECUTIVE SUMMARY

This Policy is established pursuant to Section 49 of the Local Government. The purpose of this Policy is to provide confidence to the community and potential proponents that all unsolicited proposals put forward to the City of Marion will be considered in a consistent, transparent, and lawful manner to deliver the highest standard of public value. The review has resulted in the policy being updated to the new template and minor amendments to ensure consistency in language across all policies.

Following consideration of the policy at the Council Meeting on 25 July 2023 and feedback from the July Forum minor amendments have been made to remove duplication and unnecessary detail within the policy in addition to a review of grammar and sentence structure.

RECOMMENDATION

That Council:

- 1. Adopts the Unsolicited Proposals Policy.**

ATTACHMENTS

1. Unsolicited Proposals Policy (1) [12.8.1 - 5 pages]

Unsolicited Proposals Policy



1. RATIONALE

The purpose of this Policy is to provide confidence to the community and potential proponents that all unsolicited proposals put forward to the City of Marion will be considered in a consistent, transparent, and lawful manner to deliver the highest standard of public value.

2. POLICY STATEMENT

The City of Marion has adopted this Policy for the purpose of section 49 of the Local Government Act 1999 (Contracts and Tenders Policies). The City of Marion's underlying principle is that all unsolicited proposals will be considered in accordance with Council's Procurement and Contract Management Policy, utilising open market competitiveness processes, unless Council determines by resolution that exceptional or unique circumstances exist. If adopted Council will consider whether exclusive negotiation or a period of exclusivity should be entered into, with a proponent of an unsolicited proposal.

3. OBJECTIVES

The Policy will align with supporting Council's Legislative objectives by ensuring it is consistent with the Local Government Act 1999 (Contracts and Tender Policies). The objectives of this Policy are as follows:

- Promoting the development of innovative ideas to support the Council's role and functions, and broad objectives as outlined in its Strategic Plan.
- Ensuring that unsolicited proposals are received and assessed through a transparent and fair process that involves high standards of probity and public accountability.
- Ensuring that the unsolicited proposals process is not used to circumvent the Council's regular procurement processes.
- Ensuring value for money for the Council and the community is achieved from any unsolicited proposal.
- Maximising the benefits from unsolicited proposals for the Council and the community.
- Ensuring the intellectual property of a party submitting an unsolicited proposal is appropriately protected.

Unsolicited Proposals Policy



4. POLICY SCOPE AND IMPLEMENTATION

Scope

This Policy applies to all unsolicited proposals submitted by a proponent to the City of Marion. The City of Marion has the sole discretion as to when and if this Policy applies to a particular proponent, including when an exclusive negotiation or a period of exclusivity will apply.

Implementation

4.1 Unsolicited Proposals:

- 4.1.1 An unsolicited proposal is a new and innovative proposal which could assist the Council to achieve its strategic objectives or satisfy a community need, which has not been requested by the Council through its regular procurement processes.
- 4.1.2 An unsolicited proposal may include a proposal for the:
 - Purchase, lease, or development of Council owned or managed land.
 - Delivery of goods or services to or on behalf of the Council.
 - Provision of major capital works projects.
 - Provision of infrastructure for the community.
- 4.1.3 The minimum financial threshold for an unsolicited proposal under this Policy is \$500,000.

4.2 Period of Exclusivity as follows:

- 4.2.1 Council may, at its absolute discretion, enter a period of exclusive negotiation with a proponent. Council recognises that circumstances may arise where it is beneficial to deal exclusively with one party in relation to a particular proposal that has been submitted. These circumstances include where a party's intellectual property should be protected.
- 4.2.2 The criteria that Council will consider in determining if a period of exclusivity should be entered into are:
 - No competing proposals exist:
 - Urgency:
 - Community Benefit:
 - Uniqueness—~~promoting the development of unique and innovative ideas for the ultimate purpose of increasing public value through jobs creation and more efficient and effective services.~~
 - ~~Ensuring an open, transparent, and fair process that involves a high standard of probity and public accountability.~~
 - Value for money
 - ~~Value for money unlikely to be matched in an open tender; and capacity and capability of the proponent.~~
- 4.2.3 During a period of exclusivity, appropriate confidentiality will be maintained and respected, particularly ly regarding information supplied to Council from a proponent that is confidential.

Unsolicited Proposals Policy



4.3 Intellectual Property Rights

4.3

Council acknowledges unsolicited proposals may contain intellectual property of the proponent and/or third parties. If Council declines to consider, or ends its consideration of an unsolicited proposal, and elected to approach the market in relation to the subject matter of the proposal, Council will respect any intellectual property rights of the proponent and/or third parties as legally required.

5. DEFINITIONS

Term	Definition
<i>Conflict of Interest</i>	Proponents must inform Council of any circumstances or relationships which will constitute a conflict or potential conflict of interest if the proponent is successful in negotiating a contract. If any conflict or potential conflict exists, the proponent must advise Council how it proposes to address this.
<i>Costs of proposal</i>	A proponent bears its own costs of preparing, discussing and negotiating any unsolicited proposal with the Council.
<i>Council's General Rights</i>	<p>Council may:</p> <ul style="list-style-type: none"> • At any stage of the process if it assesses that a proposal does not meet the criteria to be considered further, make an approach to the market in respect for the subject matter of the proposal and end consideration of the proposal and withdraw from any negotiation with the proponent in relation to it. • Amend, vary or revoke and replace this Policy at any time. • Accept or reject any unsolicited proposal. • Subject to any period of exclusivity, negotiate with any person in relation to the subject matter of an unsolicited proposal. • Discontinue negotiations with any proponent.

Unsolicited Proposals Policy



Term	Definition
	Include any proponents name in Council reports and, subject to any period of exclusivity and any agreement with a proponent to the contrary, make them public.
Interaction with other Council Policies	Unless specifically stated in this Policy or determined by Council, this Policy is not intended to override any other Policy of Council that may apply to an unsolicited proposal.
Legislative obligations	Council may have Legislative obligations that it needs to comply with in relation to a particular proposal and nothing in this Policy is intended to override or circumvent those obligations.
No legal relationship	Council is under no contractual or other legal obligation to the proponent with respect to the receipt, assessment, consideration, acceptance or rejection of any proposal or the failure to receive, assess, consider or accept any proposal.

6. ROLES AND RESPONSIBILITIES

Role	Responsibility
Senior Leadership Team	<ul style="list-style-type: none"> Responsible for ensuring this Policy is implemented and adhered to.
Corporate Services	<ul style="list-style-type: none"> Provide advice to the City of Marion regarding unsolicited proposals in accordance with this Policy. Ensure any contracts because of an acceptance by Council of an unsolicited proposal are being appropriately managed and administered. <u>Ensure all contracts are appropriately managed and administered.</u> Reporting and managing contract breaches.
Finance, Risk and Audit Committee	<ul style="list-style-type: none"> Responsible for providing governance oversight for Council on unsolicited proposals. Provide feedback and guidance on the subsequent review/update of this Policy and complementary Procedure.
Council	<ul style="list-style-type: none"> Responsible for considering and endorsing unsolicited proposals in accordance with this Policy. Authority to enter into or withdraw from a period of exclusivity or exclusive negotiation to accept an unsolicited proposal in accordance with this Policy.

Category: Public
 Owner: Chief Finance Officer
 Authorisation Date: xx/xx/xx
 Review Date: July 2027

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Unsolicited Proposals Policy



7. REFERENCES

City of Marion

- *City of Marion Procurement and Contractor Management Policy.*
- *City of Marion Unsolicited Proposals Procedure.*

Other

- *Local Government Act 1999 (SA).*
- *LGA Unsolicited Proposals Guidelines (May 2018).*
- *NSW Unsolicited Proposals: Guide for Submissions and Assessment (August 2017)*

8. MONITORING AND REPORTING

A summary of all (approved and not approved) unsolicited proposals received during a financial year will be provided to the Finance Risk and Audit Committee and Council at the conclusion of each financial year.

9. REVIEW AND EVALUATION

This policy will be reviewed once during a term of Council in accordance with the City of Marion Policy Framework.

12.9 Updates to the Schedule of Delegations - July 2023

Report Reference	GC230822R12.9
Originating Officer	Unit Manager Governance and Council Support – Victoria Moritz
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

This report provides an update of Councils Schedule of Delegations in line with the Local Government Association (LGA) Framework and recent legislative amendments. The update will ensure that Council is compliant with the relevant legislation and provides for effective, efficient and appropriate decision making by Council Officers.

REPORT HISTORY

A full review of Council's Schedule of Delegations was undertaken in January 2023.

Report Reference	Report Title
GC230124R12.6	Review of the Schedule of Delegations 2023

EXECUTIVE SUMMARY

The Council may delegate its statutory powers and functions pursuant to section 44 of the *Local Government Act 1999* and powers of delegation under other legislation.

The LGA's Delegations Framework is routinely reviewed on quarterly basis by the LGA's Legal Connect partners, Norman Waterhouse Lawyers.

This update relates to the period 1 January 2023 to 1 June 2023 and includes changes to the following Acts:

- Expiation of Offences Act 1996 (minor legislative amendment)
- Local Government Act 1999 (minor legislative amendment / error)
- Road Traffic Act 1961 (minor legislative amendment / addition)

RECOMMENDATION

That Council:

1. **Resolves to grant the delegation of powers and functions of the Council as provided for in the attached instrument of delegation (Attachment 1) under the following Acts as set out in the Table of Delegated Functions and Powers (Attachment 2):**
 - Expiation of Offences Act 1996
 - Local Government Act 1999
 - Road Traffic Act 1961
2. **Notes that such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of the Local Government Act 1999 as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the schedule of Conditions contained in each such proposed Instrument of Delegations.**

DISCUSSION

An instrument of delegation providing for the delegation of powers and functions by the Council is attached to this report (Attachment 1)

The instrument of delegation identifies:

- (a) the statutory power or powers to delegate the powers or functions subject to the instrument of delegation;
- (b) the statutory basis for any power to sub-delegate a delegated power or function;
- (c) the conditions and limitations applying to the exercise of a delegated power or function; and
- (d) in an attached table for the relevant Act or regulation which amendments are made, under which a delegation is granted by the instrument of delegation:
 - (i) the delegated power or function; and
 - (ii) the identity of the delegate or delegates in respect of that power or function.

The changes have been identified in 'red' in the attached table of delegated functions and powers (Attachment 2) and for the purpose of the review, an additional two columns have been added identifying the date of the update and reason for update. These will not be printed in the final delegation document.

If the Council resolves to grant the delegations provided for in the attached instrument of delegation, then delegations will come into operation on the day following the date of the Council resolution.

If the Council resolves to grant the delegations provided for in the attached instrument of delegation, then previous delegations of the powers and functions subject to the instrument of delegation will be revoked from the date on which the delegations in the attached instrument of delegation come into operation.

ATTACHMENTS

1. Council Instrument of Delegation 23 08 23 [**12.9.1** - 1 page]
2. Table of Delegated Functions and Powers [**12.9.2** - 1 page]



Instrument of Council Delegation

City of Marion

Instrument of delegation

1. The City of Marion (**Council**) delegates each function or power of the Council:
 - (a) listed in the attached table under the **Local Government Act 1999, Road Traffic Act 1961 and Expiation of Offences Act 1996** to the delegate or delegates identified in respect of the function or power; and
2. The delegations are granted pursuant to section 44 of the *Local Government Act 1999*.
3. The delegations granted pursuant to:
 - (a) the Local Government Act to the Council's Chief Executive Officer (**CEO**) may be sub-delegated by the Chief Executive Officer in accordance with sections 44(4)(b) and 101 of the Local Government Act, but subject to section 44(3a) of the Local Government Act;
4. If two or more delegates are nominated in respect of a power or function, then each nominated person is granted a delegation and may exercise the power or function independently of any other delegate.
5. The delegations are granted subject to the following conditions and limitations:
 - (a) the delegate must exercise a delegated function or power in accordance with:
 - (i) applicable legislative and other legal requirements; and
 - (ii) due regard to relevant policies and guidelines adopted by the Council;
6. Each delegation of a power or function granted under this instrument is independent of, and severable from, every other delegation granted under this instrument.
7. If a delegation of a power or function under this instrument is determined to be invalid or unlawful, the invalid or unlawful delegation will be deemed to be severed from this instrument and the remaining delegations will continue to operate according to their terms.
8. The delegations provided for in this instrument of delegation will come into operation on the day following the date of the Council resolution being 23rd August 2023.
9. Previous delegations granted by the Council continue in operation and are able to be exercised as and when permitted or required by law, notwithstanding the delegation of powers and functions set out in this instrument. of the powers and functions delegated by this instrument are revoked with effect
10. The delegations granted by this instrument will remain in force until varied or revoked by resolution of the Council.

By resolution of the Council

On: 22nd August 2023

Table of Delegated Functions and Power

Relevant Act	Capacity of council	Statutory provision	Power/function	Delegate (CEO)	Date of Amendment / Addition	Comments
Expiation of Offences Act 1996	issuing authority	section 11A(2)	Assess acceptability of nomination , statutory declaration or other document provided by alleged offender	Chief Executive Officer	31.07.23	Amendment - Legislative
Local Government Act 1999	council	section 50(6)(c) section 50(6)(d)	Publish in a newspaper circulating within the area of the council a notice of the proposal inviting interested persons to make submissions	Chief Executive Officer	31.07.23	Amendment - Error
Local Government Act 1999	council	section 50(6)(d) section 50(6)(e)	Consider submissions	Chief Executive Officer	31.07.23	Amendment - Error
Local Government Act 1999	council	section 111(b)	Declare that an officer or an officer of a class is subject to Division subdivision 2, Part 4, Chapter 7 of the Local Government Act	Chief Executive Officer	31.07.23	Amendment - Error
Road Traffic Act 1961	council	section 174A(4)	Issue notice inviting the owner of a vehicle issued with an expiation notice or expiation reminder notice under the Expiation of Offences Act 1996 to provide a statutory declaration nomination setting out the name and address of the driver or the details of the transfer of the vehicle	Chief Executive Officer	31.07.23	Amendment - Legislative
Road Traffic Act 1961	council	section 174A(4a)	Form belief a nomination has been made in error and permit nomination to be withdrawn and new nomination made	Chief Executive Officer	31.07.23	Addition - Legislative
Road Traffic Act 1961	council	section 174A(5a)	Require person to verify information by statutory declaration	Chief Executive Officer	31.07.23	Addition - Legislative

13 Corporate Reports for Information/Noting

13.1 Community Event Fund 2022-23

Report Reference	GC230822R13.1
Originating Officer	Grants Officer – Sherina Kuik
Corporate Manager	Manager Community Connections - Merran Fyfe
General Manager	General Manager City Services - Ben Keen

REPORT HISTORY

Report Reference	Report Title
GC200526R12	Community Event Fund Annual Report 2019-2020
GC230627R12.11	Community Event Fund

REPORT OBJECTIVE

To provide an annual report of the Community Event Fund 2022-23 recipients and expenditure.

EXECUTIVE SUMMARY

The Community Event Fund aims to assist local not-for-profit organisations to stage events or festivals, with the intention of providing a contribution to the cost of events that demonstrate a benefit to the City of Marion and are in line with the City of Marion Strategic Plan.

RECOMMENDATION

That Council:

- Notes the expenditure of the Community Event Fund for 2022-23.**

BACKGROUND

In the 2022-23 financial year \$15,000 was allocated to community events through the Community Event Fund.

At the 26 May 2020 General Council meeting (GC200526R12), funding for the Community Event Fund was increased from \$12,000 per annum to \$15,000 per annum. The maximum amount available per application increased from \$1,000 to \$2,000.

Applications are open all year unless funds are exhausted prior to the end of financial year.

DISCUSSION

The objective of the Community Event Fund is to provide funding for not-for-profit organisations to deliver community events that benefit the City of Marion. The process is administered within the SmartyGrants platform and eligible applications assessed by administration. Events must be free, inclusive, open to all (where possible) and align with Council's endorsed guidelines to be eligible for funding.

For the 2022/23 financial year the Community Event Fund was allocated to:

Organisation	Event	Total Funding Allocated
Nepali Association South Australia Inc	Women's Festival 'Teej'	\$2,000.00
The Cove BMX Club	AusCycling SA BMX State Series	\$2,000.00
Shruthi Adelaide Incorporated	Swaramaala (Musical Night)	\$2,000.00
Lions Club of Edwardstown	Funday in the Park	\$2,000.00
Bangladesh Puja and Cultural Society of South Australia	Durga Puja	\$2,000.00
Adelaide Nepal Inc	2022 Deusi Bhailo Festival	\$2,000.00
South Adelaide Malayalee Community	South Adelaide Malayalee Community Christmas Celebrations	\$2,000.00
5049 Coastal Community Association	Neighbour Day Picnic and Volunteer celebration	\$1,000.00
	Total Allocated	\$15,000.00
	Returned Funds	-
	TOTAL	\$15,000.00

At the 27 June 2023 General Council Meeting (GC230627R12.11), budget for the Community Event Fund was increased from \$15,000 to \$16,000 per annum. The maximum amount available per application decreased from \$2,000 to \$1,000. These financial conditions are applicable for the 2023-24 financial year and ongoing.

The format of the fund (open all year until funds are exhausted) remains in place. Eligibility criteria, fund status (open or closed) and fund guidelines are available on the City of Marion grants webpage throughout the full year.

ATTACHMENTS

Nil

13.2 WHS Report

Report Reference	GC230822R13.2
Originating Officer	Unit Manager WHS – Mark Jentsch
Corporate Manager	Manager People and Culture - Sarah Vinall
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

To provide Council with an update on Work Health and Safety (WHS) performance.

EXECUTIVE SUMMARY

Lost Time Injuries have remained static with 0 reported for the new financial year, whereas 6 were reported for FY 2022/23. Ongoing reporting of hazards is encouraging, reflecting a proactive safety culture. The Lost Time Injury Frequency Rate (LTIFR) has shown a decline on 51% since October 2022, while Total Recordable Incident Frequency Rate (TRIFR) have also decreased by 44.9% since March 2023.

RECOMMENDATION

That Council:

1. Notes the report and statistical data contained therein.

DISCUSSION

WHS Monthly Performance Report for 01-31 July 2023

Hazard and Near Miss Reports (Internal WHS SkyTrust reporting data)

Historical statistics inform us that when there is a healthy culture of proactive Hazard/Near Miss Reporting, there is a consequential reduction in injuries to workers. Hazards and Near Misses are reported to date for this financial year and are outlined in Table 1. They can be compared against those reported last financial year which are outlined in Table 2.

Table 1: Hazard Reports - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-22	Jan-23	Feb-24	Mar-24	Apr-24	May-23	Jun-24	Total	Ave
3													3

Table 2: Report Only - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-22	Jan-23	Feb-24	Mar-24	Apr-24	May-23	Jun-24	Total	Ave
1													1

Table 3: Hazard Reports - Financial Year 2022/23

Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Total	Ave

3	10	11	9	7	0	4	4	3	1	4	3	59	4.9
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Table 4: Report Only - Financial Year 2022/23

Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Total	Ave
6	1	4	2	2	2	1	3	6	0	2	2	31	2.6

Lost Time Injuries Reported (Skytrust reporting data)

Lost Time Injuries (LTI's) are those injuries where a whole work day or more has been lost due to a workplace injury. LTI's reported to date for this financial year are presented in Table 3 and can be compared against those reported last financial year which are presented in Table 4.

Table 5 provides description of the LTI's for the current financial year.

Table 5: Number of LTI's per month - Financial Year 2023/24

Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-22	Jan-23	Feb-24	Mar-24	Apr-24	May-23	Jun-24	Total
0												0

Table 6: Number of LTIs per month - Financial Year 2022/23

Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Total
1	1	2	1	0	0	0	1	0	0	0	0	6

Note: CoM data identified 5 LTI's for FY 22/23. Local Government Association Workers Compensation Claims records 6 LTI's for the same period due to a sequelae claim.

Table 5: Outline of LTIs reported - Financial Year 2023/24

N o.	Description of Incident	Mechanism of Injury	Injury Description
1	Nil to report		

Lost Time Injury Frequency Rate (Skytrust reporting data)

The Lost Time Injury Frequency Rate (LTIFR) is a measure of the occurrence of Lost Time Injuries per million hours worked. The current financial year LTIFR for the City of Marion is zero.

Rolling Average Lost Time Injury Frequency Rate (Skytrust reporting data)

Rolling Average Lost Time injury frequency rate is a measure of the LTIFR trend over an extended reporting period.

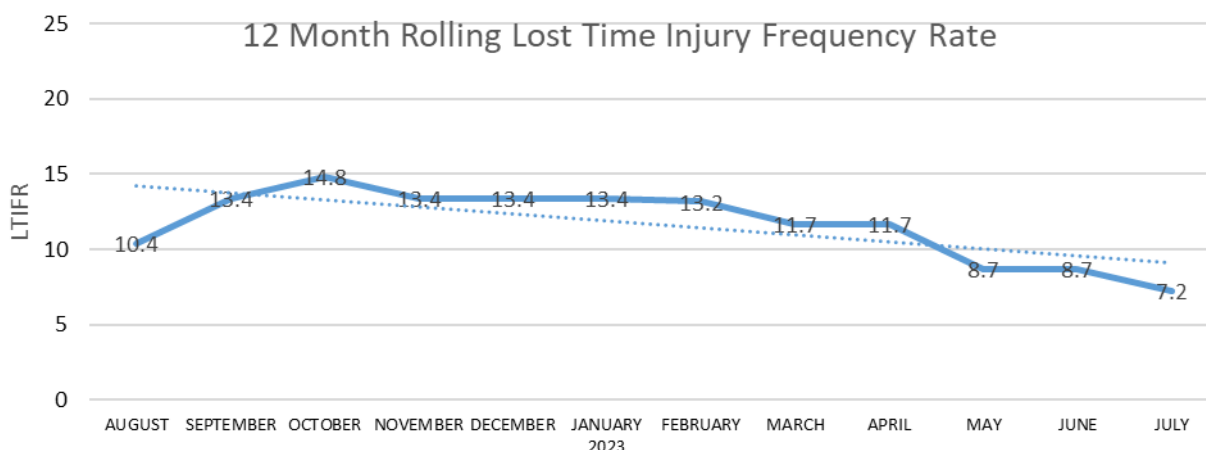


Figure 1: Rolling LTIFR over 12 months

Rolling Total Recordable Incident Frequency Rate (SkyTrust reporting data)

Total Recordable Incidents include fatalities, LTI's and incidents resulting in the employee receiving medical treatment and/or is certified as only fit to undertake suitable duties. The Rolling Total Recordable Incident Frequency Rate (TRIFR), outlined with a solid line in Figure 2, provides analysis of the TRIFR over the last 12 months.

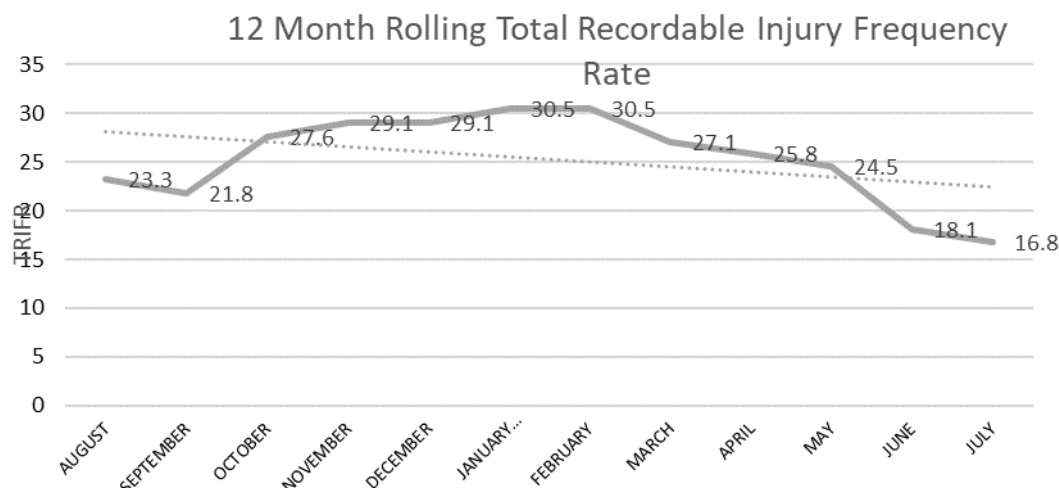


Figure 2: Rolling TRIFR over 12 months

ATTACHMENTS

Nil

13.3 Council and CEO KPI Report Quarter Four 2022/23

Report Reference	GC230822R13.3
Originating Officer	Unit Manager Governance and Council Support – Victoria Moritz
Corporate Manager	Manager Office of the Chief Executive - Kate McKenzie
General Manager	Chief Executive Officer - Tony Harrison

REPORT OBJECTIVE

To advise Council of the results of the Council and CEO KPI's for quarter four 2022/23.

EXECUTIVE SUMMARY

Monitoring performance of the Council and CEO KPI's is critical for ensuring that the Council is contributing to the achievement of its objectives in both the Strategic Plan and the 4-Year Business Plan 2019-2023.

Details of the results are provided in Attachments 1-4. For the quarter four results, Council achieved the Core Target on all KPI's with the exception of the following KPI's:

- Delivery of agreed projects identified in ABP and fourth year targets in the 4-year plan. The result for Q4 was 90% and has not met the core target of 95%. The off-track projects and associated comments are provided in attachment 1a.
- Asset Utilisation of Sports and Community Venues – the result for quarter 4 was 42%. Although the Core Target of 50% was not reached, it is noted that this is an improvement on the previous quarter result of 29.99%.
- Staff Engagement – the combined engagement results were 70%. This is slightly less than the core target of 75%. There was only one SLT department that did not reach the 50% participate rate target, reaching 42%.
- Asset Renewal Funding Ratio - Q4 Forecast - This is an annual measure currently forecast to be between 80 and 90%. The core target is greater than or equal to 90%. This ratio has been impacted by supply chain issues particularly in relation to the renewal program for fleet. The final Asset Renewal Funding Ratio for 2022-23 will be reported following completion of audited 2022-23 Annual Financial Statements.

Given the timing of the report some of the final figures for the quarter four reporting period are yet to be determined. The report also includes estimates for some of the KPI's. Any final audited results will be provided to the Review and Selection Committee in October 2023 along with the 2023/24 quarter one figures.

RECOMMENDATION

That Council:

1. **Notes this information and information contained within the attachments for Quarter four 2022/23.**

ATTACHMENTS

1. Attachment 1 KPI Summary [13.3.1 - 2 pages]
2. Attachment 1a Supporting Information for KPI2 2 [13.3.2 - 1 page]
3. Attachment 2 KPI Summary 1 1 [13.3.3 - 1 page]

4. Attachment 3 FTE Employees Staff and Agency 1 1 [**13.3.4** - 1 page]
5. Attachment 4 Labour and FTE Movement Summary 8BBS 1 1 [**13.3.5** - 1 page]

CEO AND COUNCIL KEY PERFORMANCE INDICATORS 2022/23

QUARTER FOUR: APR '23 – JUN '23 - ATTACHMENT 1



1

Financial Sustainability

Core target: Council maintains, on average a break even or better funding (cash) position over the Long-Term Financial Plan

Stretch target: Council maintains a break-even or positive position in delivering its Annual Budget.

Measure: This target compares funding cash position at the relevant budget review with the adopted budget figure.

Q4 Forecast: Both the core and stretch targets are forecast to be met with a \$0.414m surplus forecast in 2022-23 and a forecast surplus of \$0.774m over the ten years of the LTFP. Final surplus for 2022-23 will be reported following completion of audited 2022-23 Annual Financial Statements.

Forecast =
\$0.414m

Third review

Second review

First review

Adopted budget
\$0.023

2

Delivery of agreed projects identified

in ABP and fourth year targets in 4-year Plan (20 projects – (projects completed in years 1, 2 and 3 not included))

Core target: Greater than or equal to 95%

Measure: Monthly data as at 31 March 2023

Q4 Result: 90% - 18 projects are on track. 2 projects are considered off-track. The Core Target has not been met.

On Track 18 (90%)
Core > or = 95%

70%.....80%.....90%.....100%

3

Total Employees Costs

Core target: Less than or equal to 4.5% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements.

Stretch target: Less than or equal to 4% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements.

Q4 forecast: the 2022/23 forecast is currently \$41.842m which is a 3.41% increase over the 2021/22 audited result after adjusting for council endorsed changes and additional grant funded positions

Q4 (22/23 forecast) = 3.41%
Core < or = 4.5%

2%.....3%.....4%.....5%

4

Overall Satisfaction with Council's performance

Core target: Greater than or equal to 75% rated as satisfied or above.

Stretch target: Greater than or equal to 85% rated as satisfied or above.

Measure: Annual Community Survey

Q4 Comment: Council decided not to run the community survey this year. Therefore no result is available.

Core > or = 75%

Core > or = 85%

70%.....80%.....90%.....100%

5

Asset Renewal Funding Ratio

Core target: Asset Renewal Funding Ratio between 90 and 110%

Stretch target: Asset Renewal Funding Ratio equal to 100% over the ten year long term financial plan

Q4 Forecast: This is an annual measure currently forecast to be between 80 and 90%. This ratio has been impacted by supply chain issues particularly in relation to the renewal program for fleet. The final Asset Renewal Funding Ratio for 2022-23 will be reported following completion of audited 2022-23 Annual Financial Statements.

The Asset Renewal Funding Ratio indicates whether Council is renewing or replacing existing assets at the rate of consumption.

Q4 Budget 2022/23 (80-90%)

Core (lower) > or = 90%

Core (upper) > or = 110%

80%.....90%.....100%.....110%

6

Delivery of Council's Capital Works Program

Core target: Greater than or equal to 85% delivery of Council's planned capital works program (adjusted for extraordinary items)

Stretch target: Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)

Q4 Forecast: This is an annual measure currently forecast to achieve the core target with a forecast result of 88%. Final confirmation on this target will be reported following completion of audited 2022-23 Annual Financial Statements.

Core > or = 85%

Core > or = 88%

Stretch > or = 90%

80%.....85%.....90%.....95%



CEO AND COUNCIL KEY PERFORMANCE INDICATORS 2022/23

QUARTER THREE: APR '23 – JUN '23 - ATTACHMENT 1

7

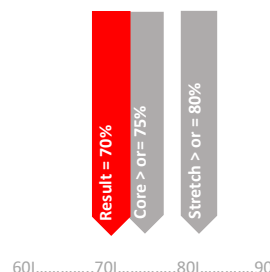
Staff Engagement

Core target: Achievement of an overall employee engagement survey result of 75% with at least 50% employee participation per SLT department

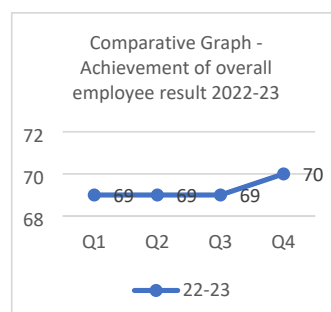
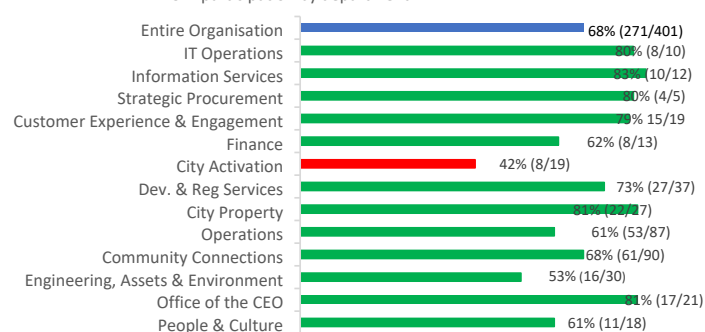
Stretch target: Achievement of an overall employee engagement survey result of 80% with at least 50% participation per SLT department

Measure: Staff Teamgage survey results.

Q4 Result: Achieved 70% combined engagement results. All but 1 SLT Departments achieved at least a 50% participation rate.



SLT participation by department



8

Community Engagement / Communications

Core target: Project specific communications to the public should be timely and accurate

Stretch target: 100%

Measure: Based on feedback received on project specific distributed communications. This KPI is marked as 'met' or 'not met'.

Result: Q4 result = Met (have not been made aware of any inaccurate or untimely information provided to the public)



9

Carbon Neutrality

Core target: Actual annual emissions less than the plan's annual target emissions (3,800 tCO₂e)

Stretch target: Actual annual emissions 5% less than the plan's annual target emissions (3,610 tCO₂e)

Measure: Carbon emissions footprint, measured against Council's endorsed Carbon Neutral Plan.

Q4 Comment: This figure is reported every six months ((Q4 reported in Oct, Q2 reported in April). At the end of the Q2 period, the result was 1,376(tCO₂e). This is reporting on track and less than the stretch target. A final figure for Q4 will be provided in October.

90 | 95 | 100 |

Result = 1,376(tCO₂e)

Stretch < or = 3,610 tCO₂e

Core < or = 3,800 tCO₂e

1000 | 2000 | 3000 | 4000 |

10

Asset Utilisation of Sports and Community Venues

Core target: 50% utilisation across venues

Stretch target: Nil

Measure: Monthly data as at 30 June 2023 based on the average utilization rate (Peak and off-peak)

Result: Q4 = 42% average utilisation rate for venue utilisation across community and sporting clubs.

Peak Utilisaiton = 48.04%

Off-Peak Utilisation = 31.96%



20 | 30 | 40 | 50 |

ATTACHMENT 1a – Supporting Information

As at 30 June 2023 - 90% (18 projects) are on-track, including 13 that have been completed this financial year. 10% (2 projects) are considered off-track.

The on-track includes projects that were started or completed in the fourth-year targets of the 2022/23 financial year and also includes those projects that are deferred.

Table 1: Year 4 Projects by exception (all other projects are considered on-track or completed)

Project Name	Q4 Supporting Comments
PROGRAM - Business Enterprise Systems Enhancement (DTP)	11 of the 12 projects that make up the program have been implemented. Unified Communications (Teams calling and Amazon connect) is yet to be completed - anticipate completions by October 2023.
Implement Reconciliation Action Plan 2019 - 2023 & Develop the 2023-2027	Finalisation on hold pending discussion at Member Forum on 8th August.

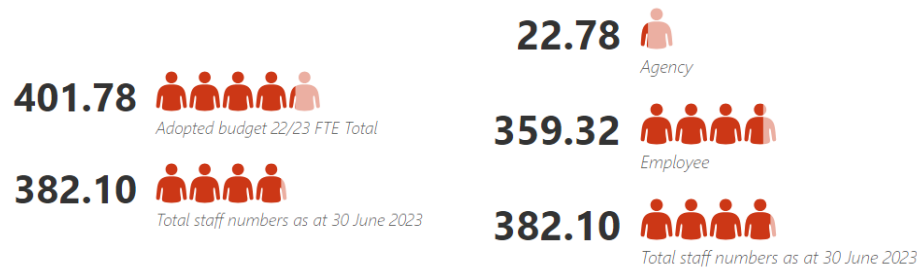
CEO and COUNCIL KPI Report Quarter Four 2022/23 – ATTACHMENT 2

KPI	Details	Core Target	Stretch Target	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	Financial sustainability.	Council maintains, on average a break even or better funding (cash) position over the Long-Term Financial Plan	Council maintains a break-even or positive cash funding position in delivering its Annual Budget	\$0.023m (forecast)	\$0.084m (forecast)	\$0.026m (forecast)	\$0.414m (forecast)
				Both the core and stretch targets are forecast to be met with a \$0.414m surplus forecast in 2022-23 and a forecast surplus of \$0.774m over the ten years of the LTFP. Final surplus for 2022-23 will be reported following completion of audited 2022-23 Annual Financial Statements.			
2	Delivery of agreed projects identified in the <i>Annual Business Plan</i> and the fourth-year targets in the four-year plan.	Greater than or equal to 95%	No Stretch Target	85%	70%	80%	90%
				Q4 Result: 90% (18) projects are identified as being on track. 10% (2) projects are considered off-track. The Core target has not been met.			
3	Total employee costs (inc agency).	Less than or equal to 4.5% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements	Less than or equal to 4% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements	3.62% (forecast)	3.41% (forecast)	3.41% (forecast)	3.41% (forecast)
				The 2022/23 forecast is \$41.826m which is a 3.41% increase over the 2021/22 audited result after adjusting for council endorsed changes and additional grant funded positions			
4	Overall Satisfaction with Council's performance	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above	Annual Measure	Annual Measure	Annual Measure	N/A
				This is an annual measure. Council decided not to run the community survey this year. Therefore no result is available.			
5	Asset Renewal Funding Ratio	Asset Renewal Funding Ratio between 90 and 110%	Asset Renewal Funding Ratio greater than or equal to 100%	100% (Budgeted)	100% (Budgeted)	100% (Budgeted)	80%-90% (Forecast)
				This is an annual measure currently forecast to be between 80 and 90%. This ratio has been impacted by supply chain issues particularly in relation to the renewal program for fleet. The final Asset Renewal Funding Ratio for 2022-23 will be reported following completion of audited 2022-23 Annual Financial Statements.			
6	Delivery of Council's capital works program.	Greater than or equal to 85% delivery of Council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)	Annual Measure	Annual Measure	Annual Measure	88% (Forecast)
				This is an annual measure currently forecast to achieve the core target with a forecast result of 88%. Final confirmation on this target will be reported following completion of audited 2022-23 Annual Financial Statements.			
7	Staff Engagement	Achievement of an overall employee pulse survey result of 75% based on 9 metrics with at least 50% employee participation per SLT department.	Achievement of an overall employee pulse survey result of 80% with at least 50% participation per SLT department.	69%	69%	69%	70%
				Q4 Result: Achieved 70% combined engagement results. The Core Target has not been met. All except one SLT Departments achieved at least a 50% participation rate.			
8	Community engagement / communications	100%	NA	Met	Met	Met	Met
				There was no information identified in the Q4 reporting period that was identified as inaccurate or untimely when distributed to the Community. This KPI is currently met.			
9	Carbon Neutrality – carbon emissions footprint, measured against Council's endorsed Carbon Neutral Plan (applicable 2021/22 onwards)	Actual annual emissions less than the plan's annual target emissions (reported every six months)	Actual annual emissions 5% less than the plan's annual target emissions	NA (reported bi-annually)	1,376(tCo ₂ e)	NA (reported bi-annually)	To be provided in Oct.
				This figure is reported every six months ((Q4 reported in Oct, Q2 reported in April). At the end of the Q2 period, the result was 1,376(tCo₂e) . This is reporting on track and less than the stretch target. A final figure for Q4 will be provided in October			
10	Asset utilisation of Sports and Community venues	50% utilisation across venues (through the booking system)	No stretch target	30.27%	33.08%	29.99%	42%
				Q4 Result: 42% average utilisation rate for venue utilisation across community and sporting clubs. Peak Utilisation = 48.04% Off-Peak Utilisation = 31.96%			

ATTACHMENT 3

FULLTIME EQUIVALENT (FTE) EMPLOYEE AGENCY

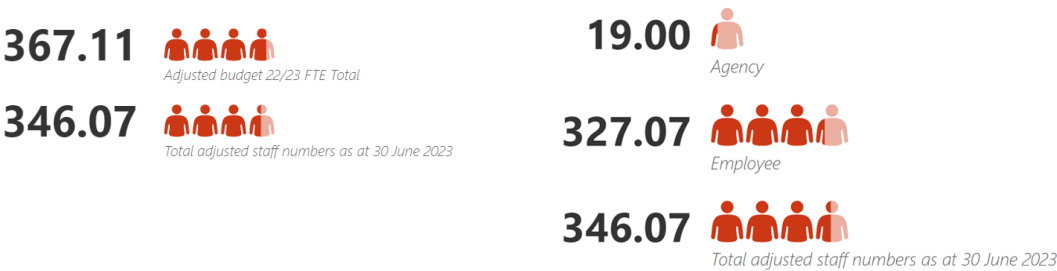
The number of FTE employees (staff and agency) employed across the organisation as at 30 June 2023.



There are currently 19 temporary vacant positions comprised of:

- | | |
|---|----|
| • Recruitment in progress (required position) | 14 |
| • Currently under review | 1 |
| • Vacant required position | 4 |

The following tables provide comparative FTE data with the Gap Year Team Members, Pool Staff, and Grant Funded positions being excluded.



ATTACHMENT 4

LABOUR AND FTE MOVEMENT SUMMARY

	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Total Employee Costs (including Agency)	41,826	40,134	38,238	36,487	34,861	33,274	32,221	31,783	31,757
% Movement on Prior Year	4.25%	4.96%	4.79%	4.66%	4.77%	3.27%	1.40%	0.10%	0.70%
Total Number of Employees (FTE as at 30 June)	382	387	370	358	365	360	344	342	348
% Movement on Prior Year	-1.29%	4.59%	3.35%	-1.9%	1.38%	4.80%	0.60%	-1.70%	-0.90%
5-Year average FTE to June 2023	372								

13.4 Finance Report - July 2023

Report Reference	GC230822R13.4
Originating Officer	Assistant Financial Accountant – Melissa Virgin
Corporate Manager	Chief Financial Officer – Ray Barnwell
General Manager	General Manager Corporate Services - Angela Allison

REPORT OBJECTIVE

This report provides Council with information relating to the management of financial resources under its control as of July 2023. This report is one of a series of reports designed to assist Council in achieving and maintaining a financially sustainable position. Other reports assisting in this process include the Quarterly Budget Reviews and the Long-Term Financial Plan.

This report includes financial information regarding major projects. The principles used for the assessment of reportable projects are:

- Council has agreed to proceed with the project and approved a Prudential Report under Section 48 of the *Local Government Act* 1999.
- The Whole-of-Life Cost is greater than \$5.4 million dollars (including grant assisted projects).

RECOMMENDATION

That Council:

1. **Receives the report “Finance Report – July 2023”**

DISCUSSION

This report is presented on a regular basis to provide Council Members with key financial information to assist in monitoring Council’s financial performance against budget.

ATTACHMENTS

1. Finance Report July Appendix 1 Pts 1 2 3 [**13.4.1** - 3 pages]
2. Finance Report July Appendix 2 Pts 1 2 [**13.4.2** - 8 pages]
3. Finance Report July Appendix 3 Pts 1 2 [**13.4.3** - 2 pages]

APPENDIX 1

Funding Statement – Actual versus Budget

The Funding Statement provides a view of Council's financial performance against the approved budget and is consistent with the information provided at budget reviews. It provides a review against all of the elements contained within the Statement of Comprehensive Income and the Statement of Financial Position that are adopted as part of the Annual Budget Report. It details Council's:

Statement of Comprehensive Income -

The operating result is recognised as one of Council's key financial indicators. The budget framework includes a commitment to its ongoing Financial Sustainability maintaining an Operating Surplus Ratio of between 0% and 10%, on average over each five-year period, which for 2023-24 means a targeted operating surplus of between \$0 and \$10.482m.

Comment: Council currently has a net operating surplus result of \$2.120m before capital revenues, against a year to date forecast operating surplus budget of \$1.365m. The 2023-24 annual budget forecasts a net cash surplus of \$0.080m. This position is detailed in the attached Funding Statement and variation notes.

**Capital Budget -
\$50.706m**

The Capital Budget is linked to Council's key financial indicator – "Asset Renewal Funding Ratio" and an actual to budget comparison reflects Council's progress in achieving its Capital program.

Comment: The actual to budget position reveals that the year to date Capital Renewal Budget is on track to be spent. The higher than forecast spend relates to minor budget timing variances.

Loans -

The loans component of the Funding Statement identifies any new proposed loan receipts or principal payments. Council's borrowings are included in Council's key financial indicator – "Net Financial Liabilities" which reflects Council's total indebtedness.

Comment: \$18.000m of new borrowings and \$0.929m of principal repayment are budgeted for 2023-24, meaning that the overall loan liability balance is forecast to increase by \$17.071m to \$19.758m by 30 June 2024. To date this loan has not been required.

Cash may be utilised to fund expenditure within the context of Treasury Management to ensure loans are not drawn down where temporary cash holdings are available.

Reserves & Cash -

Various fund movements such as surplus budget review results, unspent grants and carryover projects at year end are reflected as transfers to reserves, whilst utilisation of reserve funds are recognised as transfers from reserves.

The net budgeted transfer from reserves for 2023-24 is \$5.497m

The 2023-24 annual budget forecasts a net cash surplus of \$0.080m.

**Funding Statement
as at 31 July 2023**

Original Adopted Budget \$'000	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000		Annual Budget \$'000	Note
Operating Revenue						
89,437 Rates	7,180	7,184	(4)	U	89,437	
2,551 Statutory Charges	149	157	(8)	U	2,551	
3,325 User Charges	236	221	16	F	3,325	
6,935 Operating Grants & Subsidies	315	248	67	F	6,935	
425 Investment Income	11	1	10	F	425	
1,081 Reimbursements	80	39	41	F	1,081	
701 Other Revenues	33	0	33	F	701	
365 Net gain - Equity Accounted Investments	-	-	-	-	365	
104,821	8,004	7,850	155	F	104,821	
Operating Expenses						
44,064 Employee Costs	2,087	2,086	(1)	U	44,064	
27,477 Contractual Services	1,503	1,783	280	F	27,477	A
6,994 Materials	347	624	277	F	6,994	B
151 Finance Charges	-	-	-	-	151	
18,100 Depreciation	1,508	1,508	-	-	18,100	
7,670 Other Expenses	439	485	46	F	7,670	
104,456	5,883	6,485	602	F	104,456	
365 Operating Surplus/(Deficit) before Capital Revenues	2,120	1,365	757	F	365	
Capital Revenue						
10,119 Capital Grants & Subsidies	-	-	-	-	10,119	
- Contributed Assets	-	-	-	-	-	
10,119	-	-	-	-	10,119	
10,483 Net Surplus/(Deficit) resulting from operations	2,120	1,365	757	F	10,483	
18,100 add Depreciation	1,508	1,508	-		18,100	
(365) less Share of Profit Equity Accounted Investments	-	-	-		(365)	
28,219 Funding available for Capital Investment	3,628	2,873	757	F	28,219	
Capital						
11,468 less Capital Expenditure - Renewal	67	23	(44)	U	11,468	
39,238 less Capital Expenditure - New	41	24	(17)	U	39,238	
- less Capital - Contributed assets	-	-	-	-	-	
- add Proceeds from Sale of Assets	(13)	-	13	F	-	
(22,487) Net funding increase/(decrease)	3,533	2,826	707	F	(22,487)	
Funded by						
Loans						
18,000 Loan Principal Receipts (Net)	-	-	-		18,000	
(929) Loan Principal Repayments	-	-	-		(929)	
17,071 Loan Funding (Net)	-	-	-		17,071	
Movement in level of cash, investments and accruals						
80 Cash Surplus/(Deficit) funding requirements	3,533	2,826	707		80	
(5,497) Reserves Net - Transfer to/(Transfer from)	-	-	-		(5,497)	
(5,417) Cash/Investments/Accruals Funding	3,533	2,826	707		(5,417)	
22,487 Funding Transactions	(3,533)	(2,826)	(707)	F	22,487	C

Variation Notes

A	Contractors	Favourable \$280k	Relates to budget-timing with regards to cleaning (\$110k) and a number of other variances which are individually insignificant.
B	Materials	Favourable \$277k	Relates to budget-timing with regards to electricity (\$73k) and a number of other variances which are individually insignificant.
C	Funding Transactions	Favourable \$707k	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at the reporting date.

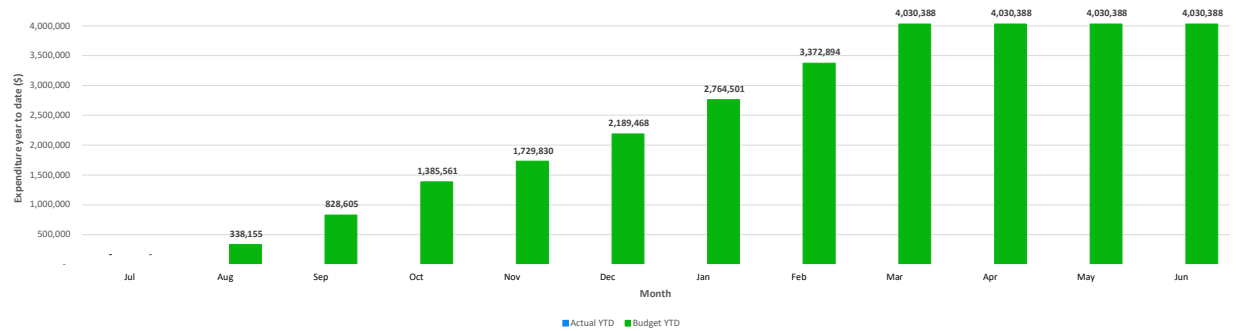
Funding Transactions

This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

Road Reseal

Monthly Comment

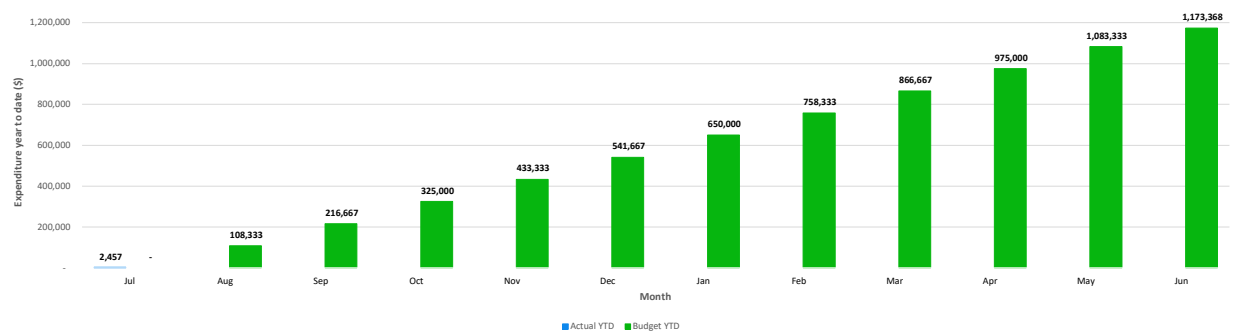
Program in progress with 15 of the 65 programmed projects complete.



Kerb and Water Table

Monthly Comment

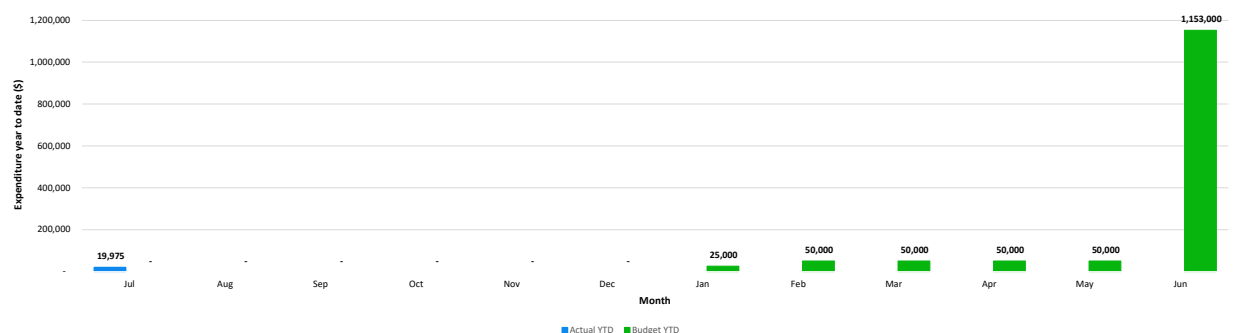
Kerb and Water Table program is currently being scoped. Ther Kerb Ramp program is in progress with 4 Ramps complete.



New Footpath Construction

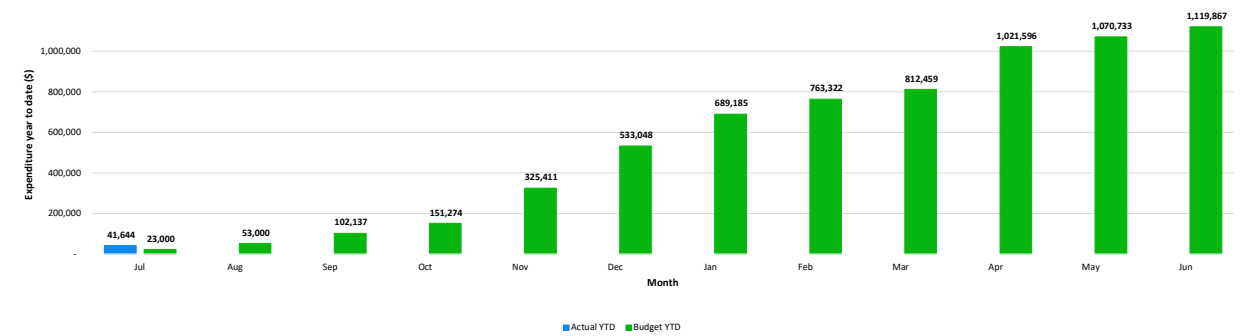
Monthly Comment

Program in progress with works at Spinnaker Circuit complete.



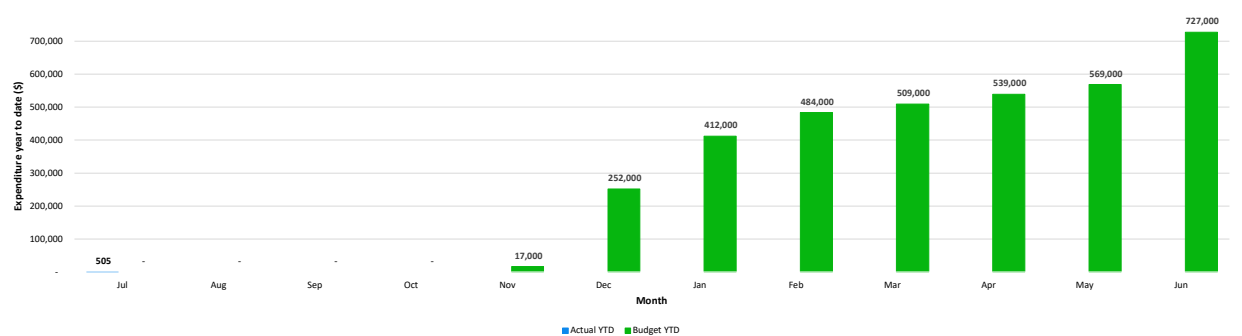
Renewal Footpath Construction

Monthly Comment
Program in progress with works at 4 sites complete.



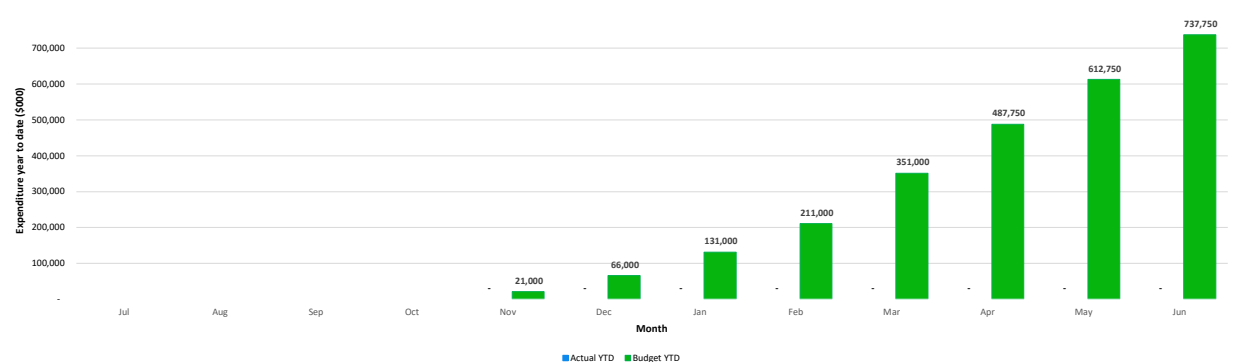
Transport

Monthly Comment
Designs have been complete for Driveway Link - Arthur St and two street lighting projects. Works are currently being scoped for Jacobs Street Bridge, Bus Stops and Flinders Greenway.



Car Parks

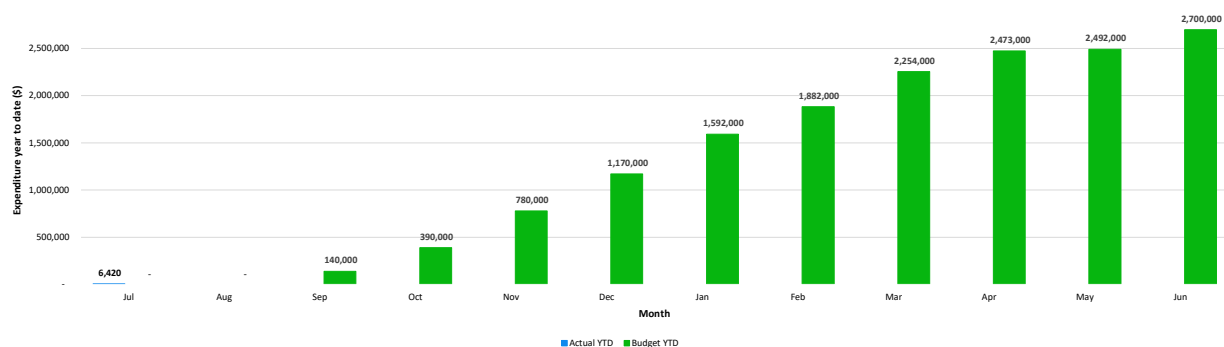
Monthly Comment
Program works are currently being scoped.



Drainage

Monthly Comment

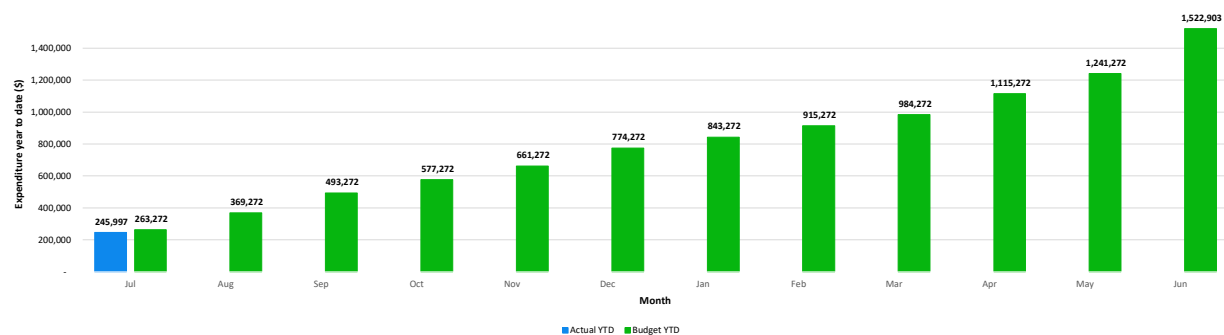
Program in progress with works on Rotorua Avenue having commenced.



Street Trees

Monthly Comment

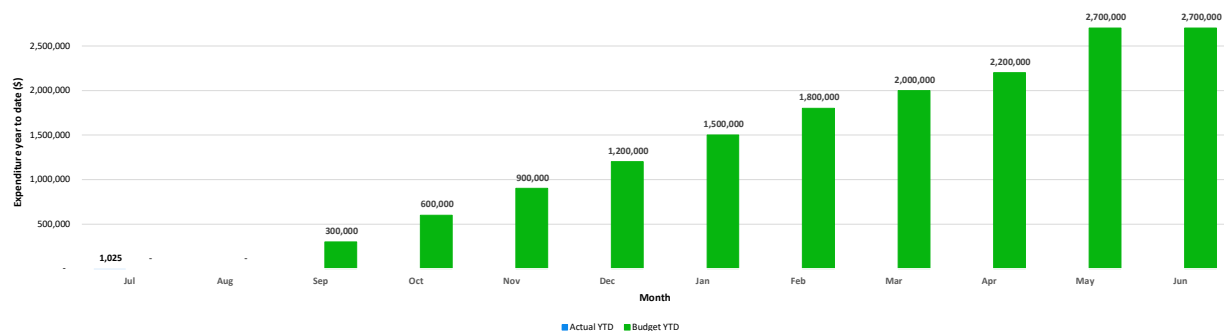
Program in progress with 1,012 street trees planted in July.



Streetscapes

Monthly Comment

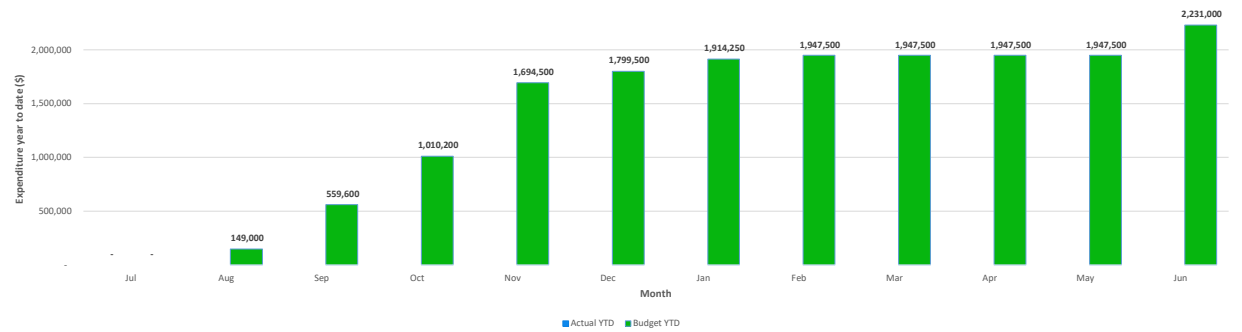
Designs for Alawoona Avenue and Raglan Avenue are 90% complete.



Wetlands

Monthly Comment

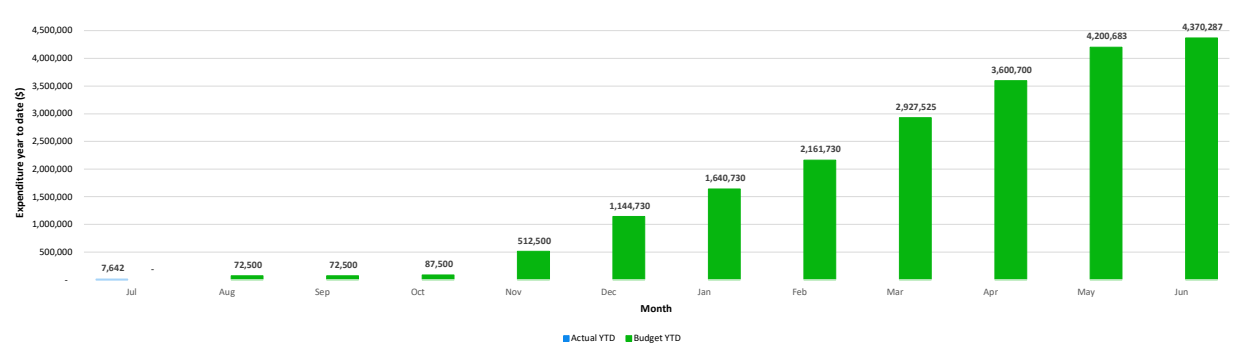
Works have been scoped for Field River, Sturt River and Waterfall Creek Rehabilitation works. Works on South Road Detention Basin, Charles Street Tree Pit Removal and Bradley Grove WSUD Removal are anticipated to be complete by March.



Open Space Developments

Monthly Comment

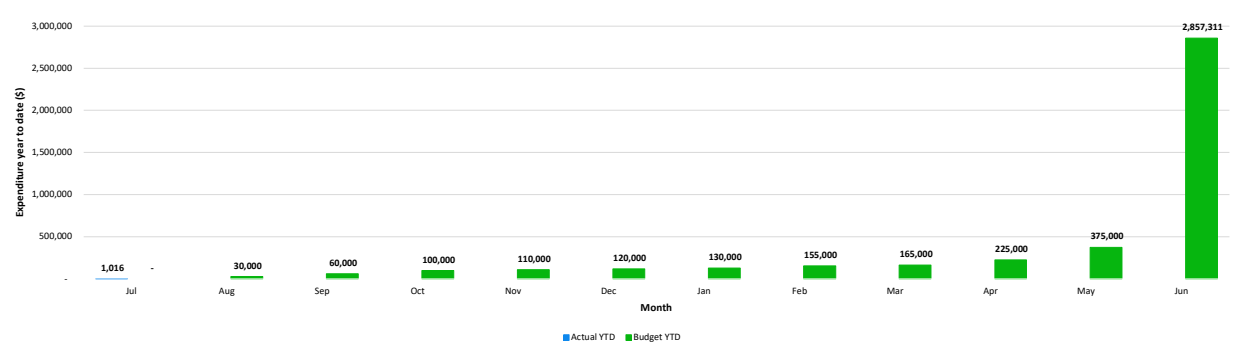
Program in progress with Hawkesbury Avenue and Mema Court out to tender, detailed design is underway for Aldridge Avenue. The tender process is anticipated to commence for a number of projects in the next two months.



Sports Facilities and Courts

Monthly Comment

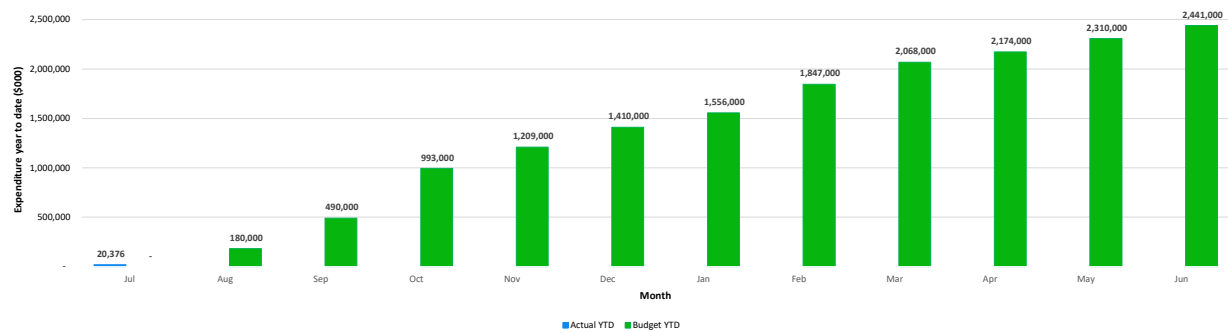
Design for Marion Golf Park is 70% complete. Reports for Marion Golf Park and Warradale Tennis Club will go to council in September.



Building Upgrades

Monthly Comment

Program in progress with Marion outdoor pool Boiler (c/o carryover) and Switchboard (c/o) anticipated to be complete by end of August. Marion Admin Fit-Out Stage 1 is anticipated to commence in August.



Marino Hall Upgrade

	2023-24 Actual YTD	2023-24 Budget	Project Cost At Completion
Income			
State Government Grant Contribution	-	-	500,000
Commonwealth Government Grant Contribution	-	3,000,000	3,000,000
Total Income	-	3,000,000	3,500,000
Expenditure			
Operating	-	-	-
Capital Construction	(287)	(6,535,000)	(6,835,000)
Total Expenditure	(287)	(6,535,000)	(6,835,000)
Project Result Surplus/(Deficit)	(287)	(3,535,000)	(3,335,000)

The remaining \$3.335m of project funding required will be funded by Council.

Council have received the State Governments contribution to this project.

Coastal Walkway

	2023-24 Actual YTD	2023-24 Budget	Project Cost At Completion
Income			
State Government Grant Contribution	-	-	2,440,604
Total Income	-	-	2,440,604
Expenditure			
Operating	-	-	-
Capital Construction	(660)	(1,005,000)	(10,456,000)
Total Expenditure	(660)	(1,005,000)	(10,456,000)
Project Result Surplus/(Deficit)	(660)	(1,005,000)	(8,015,396)

The remaining \$8.015m of project funding required will be funded by Council.

Council have received the State Governments contribution to this project.

Cove Sports Netball and Lower Oval Upgrade

	2023-24 Actual YTD	2023-24 Budget	Project Cost At Completion
Income			
State Government Grant Contribution	-	-	2,500,000
Total Income	-	-	2,500,000
Expenditure			
Operating	-	-	-
Capital Construction	(9,062)	(6,720,000)	(7,220,000)
Total Expenditure	(9,062)	(6,720,000)	(7,220,000)
Project Result Surplus/(Deficit)	(9,062)	(6,720,000)	(4,720,000)

The remaining \$4.720m of project funding required will be funded by Council.

Council have received the State Governments contribution to this project.

Sundry Debtors Report - Ageing report as at 31 July 2023

Appendix 3

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
General Total	42,863.62	35,278.42	980.20	.00	.00	6,605.00	5%	Made up of 1 out of 5 debtors.
Neighbourhood Centres Total	7,013.00	2,433.00	1,178.25	3,143.75	67.50	190.50	0%	Made up of 2 out of 20 debtors.
Regulatory Services Land Clearing Total	6,017.00	.00	.00	.00	330.00	5,687.00	4%	Made up of 6 out of 7 debtors. Two accounts totalling \$4,367.00 are on payment plans. Four accounts totalling \$1,320.00 are in the process of being transferred to their rates accounts.
City Property - Leased Facilities Total	346,868.59	204,005.28	15,732.87	31,093.87	2,896.18	93,140.39	64%	Made up of 4 out of 38 debtors. One account totalling \$43,000.62 is being worked through with the debt collector. Two accounts totalling \$49,924.52 are on a payment plans.
City Property - Sporting Facilities Total	6,103.37	5,803.37	150.00	150.00	.00	.00		
Civil Services Private Works Total	51,912.50	26,820.00	6,330.00	.00	.00	18,762.50	13%	Made up of 11 out of 26 debtors in this category with six accounts totalling \$13,540.00 relating to works not commenced, awaiting payment. Four accounts totalling \$2,522.50 are on payment plans. One account totalling \$2,700.00 has subsequently been settled in August.
Swim Centre Debtors Total	16,983.20	58.00	.00	2,386.00	6,853.00	7,686.20	5%	Made up of 2 out of 9 debtors in this category, with 1 account totalling \$7,273.20.
Grants & Subsidies Total	671,240.90	670,936.20	.00	304.70	.00	.00	0%	
Environmental Health Inspections Total	23,854.09	9,828.19	826.80	60.40	.00	13,138.70	9%	Made up of 71 out of 122 debtors, with none individually significant.
Marion Cultural Centre Total	4,168.60	2,676.80	1,411.80	.00	.00	80.00	0%	Made up of 1 out of 7 debtors.
Local Government Total	19,726.91	6,658.91	6,534.00	6,534.00	.00	.00	0%	
Total	1,196,751.78	964,498.17	33,143.92	43,672.72	10,146.68	145,290.29		
Total Aging Profile		81%	3%	4%	1%	12%		

Category	Description
Employees	Anything that relates to CoM employees.
General	Anything that does not fit into one of the below categories.
Neighbourhood Centres	For hire of rooms in Neighbourhood Centres, etc. - usually charged out at an hourly rate. Also includes cultural workshops and tours.
Regulatory Services Land Clearing	When council has had to clear land due to non-compliance of owner.
Sporting Clubs & Other Leases	Rent, electricity, water, maintenance, etc. charged out to lessees.
Civil Services Private Works	Repairs or modifications to infrastructure (footpaths, kerbs, driveway inverts). Can be at resident request.
Swim Centre Debtors	Outdoor Swimming Centre - used for lane hire, school visits, etc.
Grants & Subsidies	Government grants and subsidies.
Environmental Health Inspections	Food Inspection fees.
Regulatory Services Other	Vehicle Impoundment fees and other regulatory services.
Supplier Refunds	Where a supplier owes the City of Marion funds. This category is used to keep track to ensure we have received payment for credits.
Development Services	Includes contribution from residents and/or developers for the removal and/or replacement of Council Street Trees and significant trees.
Living Kauria Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

*any category that does not have any outstanding invoices will not be displayed.

Rates Report - Collection of Rates to 31 July 2023

ANALYSIS OF OUTSTANDING RATES AS AT 31 JULY 2023

	<u>Note</u>		% of Total Annual Rates
CURRENT	1	\$ 83,045,531	92.8%
OVERDUE	2	\$ 1,104	0.0%
ARREARS	3	\$ 2,683,599	3.0%
INTEREST	4	\$ 61,975	0.1%
POSTPONED	5	\$ 279,293	0.3%
LEGALS	6	\$ 20,396	0.0%
		\$ 86,091,899	96.2%
TOTAL ANNUAL RATES FOR 2023/24		\$ 89,451,687	

Note 1: Current

Current rates represent the total amount of rates levied in the current financial year that are not yet due for payment. For example at 1st January this represents Quarter 3 & Quarter 4 rates unpaid.

Note 2: Overdue

Overdue rates represent rates levied in the current financial year that remain unpaid past their due payment date. For example on 1st January, this represents rates from Quarter 1 and Quarter 2 that remain unpaid.

Note 3: Arrears

Rates in arrears represent rates and charges levied in previous financial years that remain unpaid .

Note 4: Interest

Interest represent the fines and interest applied to overdue rates and rates in arrears.

Note 5: Postponed

Postponed rates represent any rates amount due by seniors that have been granted a deferral, until the eventual sale of their property, as allowable under the Local Government Act. Interest is charged on these deferred rates and is recoverable when the property is sold.

Note 6: Legals

Legals represent any legal fees, court costs that have been incurred by Council in the collection of rates in the current financial year. These amounts represent costs that have been on-charged to the defaulting ratepayers and are currently outstanding.

14 Workshop / Presentation Items - Nil**15 Motions With Notice****15.1 Park Terrace Road Closure Investigation****Report Reference** GC230822M15.1**Council Member** Mayor Hanna**MOTION**

That Council requests staff present a report to the General Council Meeting on 24 October 2023 that outlines options to close or partially close portion of Park Terrace, Morphetville (adjacent Plympton Sports and Recreation Club).

The report is to outline the following:

- **Options and layout plans for a road closure or partial road closure.**
- **The pros and cons of each option.**
- **The estimated cost of each option.**
- **An outline of the process to close or partially close Park Terrace (including timeframes).**

SUPPORTING INFORMATION

The motion refers to the section of Park Terrace between the Morphetville racecourse (specifically the “Magic Millions” property) and the Plympton Sports and Community Club. The club has long struggled with a lack of sufficient space for their activities. A consultant’s report has been received in relation to options for improving the club facilities. Whatever happens, and whenever it happens, arising out of that report, there is a good case for providing increased parking opportunities next to what is currently the main car park for the sports facility. Partial or full closure of this section of road would allow extended parking.

In addition, a change to traffic flows in the area may have a favourable impact on residents in light of future traffic generation from the Morphetville Racecourse residential development. Obtaining a staff report on the options will allow council to be informed, so that, if we wish, appropriate proposals may be sent out for community consultation.

Response Received From	Acting Unit Manager - Engineering – Nathan Saxty
Corporate Manager	Manager Engineering, Assets and Environment – Mathew Allen
General Manager	General Manager City Services – Ben Keen

STAFF COMMENTS

Park Terrace, South Plympton, is classified as a local street within Council’s Road Hierarchy Plan. Local Streets are generally expected to service 1,000 vehicles per day with a default urban speed limit of 50 km/h.

The current conditions and controls in Park Terrace are as follows:

- Road pavement width (kerb to kerb) is 7.9m, comprising of 3.2m trafficable lanes in either direction and a 1.5m ‘full time’ bicycle lane along the entire western side of the road.

- Total length of the street is approximately 1.02 kilometres.
- Park Terrace extends from Bray Street through to Wattle Terrace, providing a north-south connection within the suburb of Plympton Park.
- Only limited formal traffic control other than roundabouts located at the intersection with Milton Avenue and Hawker Avenue and standard T-intersections at all other side streets.
- Bicycle lane forms an important link within Council's Walking & Cycling network, providing a connection from Bray Street to the Mike Turtur Bikeway.
- Park Terrace provides direct access to forty eight (48) residential properties, with SAJC and Magic Millions sites situated on the opposing side and the Plympton Sports and Community Club located between Milton Avenue and South Terrace.
- On-street parking is permitted on the eastern side of the street with a 27m section of 'No Stopping at all times' north of the junction with Bray Street, to ensure safe access into and out of the street is maintained at all times.
- Broken centre dividing line is present for the entire length of the street to promote motorists to 'keep to the left', whilst allowing them to legally cross the line when / if necessary to navigate around parked vehicles or cyclists.

Traffic data collected in December 2021 has been summarised below for reference:

Section of road	*AADT	**85%ile speed	Av. Speed
Bray street – Aldridge Avenue	2,014	52 km/h	46 km/h
Shakespeare Avenue – Tennyson Avenue	1,432	55 km/h	49 km/h
South Terrace – Wattle Terrace	308	38 km/h	32 km/h

*AADT is average annual daily traffic

** 85%ile speed is a recognised traffic engineering standard that indicates that 85% of motorists are travelling at this speed or less

Within the locality of South Plympton there are several significant projects being planned, such as the Cross Road and Marion Road Tram Overpass managed by the Department for Infrastructure and Transport (possibility the Morphett Road Tram Overpass could be constructed at the same time) and the SAJC Morphettville Racecourse residential development, all of which will have a direct impact on the traffic generated and traffic flow within and throughout the suburb.

In view of the above information, whilst it is evident that current traffic volumes are higher than expected for a local road, especially at the southern end of Park Terrace, implementing either a full or half road closure within the vicinity of the Plympton Sports and Community Club, with the expected activity to occur within the intermediate future, will require careful consideration in conjunction with future planned local area traffic management study.

The below table provides a high-level summary of the pros / cons for consideration for both traffic treatments.

P R O S	Full Road Closure		C O N S
	Possible increase for supply of on-street parking.	The proposed road closure may come with some level of stakeholder and community resistance.	
	Reduce vehicle speeds within proximity of the device.	Would shift traffic movements onto other streets which currently do not have and or expect to have increased daily volumes.	
	Half Road Closure		
	Would assist to distribute at least either the AM or PM peak to other streets.	Would divert local community not considered to be 'rat running' to then use other streets to get around the partial closure, which currently do not have high volumes.	
	Would act as a traffic calming device, with motorists needing to	Depending on how the half closure is implemented, evidence suggest from previous	

	slow down to navigate the one-way treatment.	experience it can promote motorists to disobey the treatment and cause safety concerns.	
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15.2 Southern Soccer Facility - Fourth pitch

Report Reference	GC230822M15.2
Council Member	Councillor – Ian Crossland

MOTION

That Council:

1. **Notes the Cove FC proposal and funding request for \$500,000 from the City of Marion.**
2. **Notes the total cost of the proposal to construct a fourth pitch at the Southern Soccer facility is estimated at \$1 million.**
3. **Approves the proposal that the Cove FC will seek 50/50 grant funding. If successful matching funding up to \$500,000 will be provided by the City of Marion.**

SUPPORTING INFORMATION

The Southern Soccer Facility (SSF) located on Majors Road was partially completed in April 2022. This \$7 million dollar project received \$4.5 million dollars from the City of Marion and \$2.5 million from the State Government. Currently there are 3 completed soccer pitches out of the 4 pitches required to complete the overall project.

Although the project is staged the construction of the 4th pitch was not programmed into a business plan and it was determined that it would only be constructed once there was a documented requirement for a 4th pitch.

The Cove FC has grown significantly since the SSF opened. The new facility has allowed the club to expand its range of players to not only women's teams but also older players and people living with a disability. Each pitch has restricted usage (as demanded by the City of Marion) to maintain the grass surface and to prevent excess maintenance. To meet the growing demand Cove FC utilises a soccer pitch at Club Marion 2 nights a week and 1 day at the weekend. Junior players utilise Capella reserve oval for training.

Recently a deputation from Plympton Sports club highlighted the chronic shortage of oval and soccer pitch space for their membership. We were told that the clubs there had reached capacity and that a single oval was insufficient. They were also utilising ovals and reserves outside the city of Marion. The shortage of level playing surfaces across our Council restricts the growth of many sports particularly clubs attempting to support women's teams.

The construction of the 4th pitch at the SSF would see the Cove FC relocating to a single location. The club would re-assign their licence at Club Marion to the Plympton soccer of football club, and they would relinquish their licence at Capella Reserve oval to allow another sport to have 7 day a week use.

The investment of \$500,000 by the City of Marion would see the SSF completed and would assist sport across the city.

I have attached a schedule of usage by the club (Attachment 1) and supporting letters from Amanda Rishworth MP (Attachment 2) and David Speirs MP (Attachment 3).

ATTACHMENTS

1. Attachment 1 - The Cove FC Training Schedule EXAMPLE WITH PITCH 4 ADDED [**15.2.1** - 1 page]
2. Attachment 2 - Letter of Support Cove FC from Amanda Rishworth [**15.2.2** - 1 page]

3. Attachment 3 - Email David Speirs [**15.2.3** - 1 page]
4. G C 230822 M 15.2 - Motion attachment [**15.2.4** - 1 page]

Response Received From	Unit Manager Property Strategy and Delivery – Mark Hubbard
Corporate Manager	Manager City Property – Thuyen Vi-Alternetti
General Manager	General Manager City Development – Tony Lines

STAFF COMMENTS

In relation to the Motion with Notice for the Pitch 4 at the Southern Soccer Facility (SSF) the following information is provided for Council Member's consideration. Further investigation would be required to confirm some details.

Project Cost

- Cove FC has sourced a quote for the Pitch 4 works. The total value is \$986,570 ex GST.
- Project cost considerations:
 - The quote is dated 23 November 2022, so an escalation rate would need to be applied at 4% pa, which could add \$39,463 to the project cost.
 - There is no contingency allowance, which would add \$73,993 (7.5%) to the project.
 - If Council were to manage the project, then professional fees (architect, geo-tech) would need to be added at a cost up to \$49,329 (5%).
 - Estimated revised project cost - \$1.15M.
- The project budget allows for 100 lux lighting (training level), a further \$60,000 would be required to fund 200 lux levels (competition level), which the Club has advised they would not need.
- These cost considerations are based on one quote sourced by Cove FC and not based on a design scope and cost estimate from Council.

Funding

- The Club has advised an intent to apply for a grant through the Office for Recreation Sport & Racing's (ORSR) Community Recreation and Sport Facilities Program (CRSFP). The last grant round had a total funding pool of \$5,524,000 and a maximum amount of \$500,000 available per project. The next grant round has yet to be announced however the ORSR website states the 2023-24 round is anticipated to open in the second half of 2023.
- There is currently no funding set aside for a fourth soccer pitch at the SSF in Council's adopted 2023-24 Annual Business Plan or adopted Long Term Financial Plan.
- The timeline for construction would likely be 2024-25 and indexed costs for construction are estimated to be between \$1.2M and \$1.25M. With potential external grant funding of \$500,000, Council's required contribution is based on an estimate of up to \$750,000.
- Council's capital contribution to the project would be funded through borrowings of up to \$750,000 with annual repayments over the 10 years of the loan term estimated at \$99,500 (interest \$24,500 and principal of \$75,000) to meet overall repayments of \$995,000 including interest of \$245,000.
- In addition, ongoing maintenance costs which will be funded through rates from 2025-26 is estimated at \$50,000 initially during pitch establishment and \$40,000 per annum ongoing from 2026-27.
- Rating Impact - The forecast increase in rates required in 2025-26 to meet the ongoing operational requirements and service the additional debt for this project equates to an increase of approximately 0.19%, increasing the currently forecast increase of 3.5% to 3.69%.
- Looking at this project in isolation, the impact on the adopted LTFP is manageable and the key

indicators of Net Financial Liabilities Ratio, Debt Servicing Ratio and Operating Surplus Ratio all remain within target bandwidths over the 10 years.

Lease

- Council has an existing lease with the Department for Environment and Water (DEW) for the parcel of land on Majors Road that already allows for a fourth pitch.
- Council would still need to seek approval from DEW for any planned works to the leased area.

Needs Analysis

- The Cove FC currently has 403 playing members.
- Cove FC utilises the three pitches at the SSF and overflow licenced use of Capella Reserve and Club Marion.
- Cove FC currently uses Capella Reserve for training purposes only.
- In regard to needs, the club currently has a sufficient supply of pitches to cater for its existing participation base through the use of Club Marion and Capella Reserve.
- Cove FC would benefit from a fourth pitch to consolidate participation into one site to maximise the ability to generate additional revenues from the clubhouse and become further self-sustainable.

Unfunded Major and Minor Capital Works

- Council regularly receives requests to fund minor works or major developments from clubs and work is being done to develop improved processes and plans that can enable Council to make informed decisions on future investment based on an assessment of building and facility condition, risks, demand and opportunities.
- The CoMBAS was approved in early 2023 and staff will be completing a Sport and Recreation Strategy and a full Building Condition Audit (BCA) in the 2023-24 financial year with the aim to identify the short, medium and long term investment needs for minor works, major projects and maintenance.
- At the end of this process, towards April/May 2024, Members will be provided with findings to consider the priorities for future funding. This process will complement the annual CoMBAS Implementation Guide review process.
- There are currently several clubs and community unfunded projects that have been identified to date (prior to completing the Sport & Recreation Strategy and BCA) that may need to be considered when determining if the \$500,000 - \$750,000 investment into Pitch 4 is a priority need or opportunity beyond those other unfunded projects.

The Cove FC**Training & Match Schedule - CURRENT**

Day	Hrs	SSF Pitch 1	SSF Pitch 2	SSF Pitch 3	Capella Oval	Club Marion
Monday	5-5.30pm					
	5.30-6pm					
	6-6.30pm					
	6.30-7pm	Academies	Academies	Academies		Amateurs
	7-7.30pm	Academies	Academies	Academies		Amateurs
Tuesday	7.30 - 8pm					
	8-8.30pm					
	8.30-9pm					
	5-5.30pm					
	5.30-6pm	U6/U7s	U9 & U10 Boys	U11 Boys	U12 Boys	
Wednesday	6-6.30pm	U6/U7s	U9 & U10 Boys	U11 Boys	U12 Boys	
	6.30-7pm	Clear & Set Up	Clear & Set Up	Clear & Set Up		
	7-7.30pm	Mens Seniors	Womens Seniors	Mens U18s/Reserves	U17 Girls	
	7.30 - 8pm	Mens Seniors	Womens Seniors	Mens U18s/Reserves	U17 Girls	
	8-8.30pm	Mens Seniors	Womens Seniors	Mens U18s/Reserves	U17 Girls	
Thursday	8.30-9pm					
	5-5.30pm					
	5.30-6pm	SOSA	Goal Keeper Training		U8s Boys	
	6-6.30pm	SOSA	Goal Keeper Training		U8s Boys	
	6.30-7pm		Clear & Set Up	Clear & Set Up	Clear & Set Up	
Friday	7-7.30pm	U15 Girls	U13 Boys	U14 Boys	U15 & U16 Boys	Amateurs
	7.30 - 8pm	U15 Girls	U13 Boys	U14 Boys	U15 & U16 Boys	Amateurs
	8-8.30pm	U15 Girls	U13 Boys	U14 Boys	U15 & U16 Boys	Amateurs
	8.30-9pm					
	5-5.30pm					
Saturday	5.30-6pm	U6/U7s	U12 Boys	U9 & U10 Boys		
	6-6.30pm	U6/U7s	U12 Boys	U9 & U10 Boys		
	6.30-7pm	Clear & Set Up	Clear & Set Up	Clear & Set Up	U11 Boys	
	7-7.30pm	Mens Seniors	Mens U18s/Reserves	Womens Seniors/U17s	U11 Boys	
	7.30 - 8pm	Mens Seniors	Mens U18s/Reserves	Womens Seniors/U17s		
Sunday	8-8.30pm	Mens Seniors	Mens U18s/Reserves	Womens Seniors/U17s		
	8.30-9pm					
	5-5.30pm					
	5.30-6pm	Minis Girls	U8 Boys	Masters	SOSA	
	6-6.30pm	Minis Girls	U8 Boys	Masters	SOSA	
Total	6.30-7pm	Clear & Set Up	Clear & Set Up	Clear & Set Up	Clear & Set Up	
	7-7.30pm	U15 Girls	U15 Boys	U16 Boys	U13 & U14 Boys	
	7.30 - 8pm	U15 Girls	U15 Boys	U16 Boys	U13 & U14 Boys	
	8-8.30pm	U15 Girls	U15 Boys	U16 Boys	U13 & U14 Boys	
	8.30-9pm					
Pitch Training Hours		9	9	9	8	3
Add - Pitch Match Hours Sat/Sun		6	6	6	2	2
Total Pitch Hours		15	15	15	10	5

Training & Match Schedule - WITH PITCH 4

Day	Hrs	SSF Pitch 1	SSF Pitch 2	SSF Pitch 3	SSF Pitch 4 + Side Area
Monday	5-5.30pm				
	5.30-6pm				
	6-6.30pm				
	6.30-7pm	Academies	Academies	Academies	Growth
	7-7.30pm	Academies	Academies	Academies	Growth
Tuesday	7.30 - 8pm				
	8-8.30pm				
	8.30-9pm				
	5-5.30pm				
	5.30-6pm	U8s Boys	U9 & U10 Boys	U11 & U12 Boys	U6/U7s
Wednesday	6-6.30pm	U8s Boys	U9 & U10 Boys	U11 & U12 Boys	U6/U7s
	6.30-7pm	Clear & Set Up	Clear & Set Up	Clear & Set Up	Clear & Set Up
	7-7.30pm	Mens Seniors	Womens Seniors/U17s	Mens U18s/Reserves	Amateurs x 2 (Growth)
	7.30 - 8pm	Mens Seniors	Womens Seniors/U17s	Mens U18s/Reserves	Amateurs x 2 (Growth)
	8-8.30pm	Mens Seniors	Womens Seniors/U17s	Mens U18s/Reserves	Amateurs x 2 (Growth)
Thursday	8.30-9pm				
	5-5.30pm				
	5.30-6pm	SOSA	Goal Keeper Training	Growth	Growth
	6-6.30pm	SOSA	Goal Keeper Training	Growth	Growth
	6.30-7pm		Clear & Set Up	Clear & Set Up	Clear & Set Up
Friday	7-7.30pm	U15 Girls	U13 Boys	U14 Boys	U15 & U16 Boys
	7.30 - 8pm	U15 Girls	U13 Boys	U14 Boys	U15 & U16 Boys
	8-8.30pm	U15 Girls	U13 Boys	U14 Boys	U15 & U16 Boys
	8.30-9pm				
	5-5.30pm				
Saturday	5.30-6pm	U8 Boys	U11 & U12 Boys	U9 & U10 Boys	U6/U7s
	6-6.30pm	U8 Boys	U11 & U12 Boys	U9 & U10 Boys	U6/U7s
	6.30-7pm	Clear & Set Up	Clear & Set Up	Clear & Set Up	Clear & Set Up
	7-7.30pm	Mens Seniors	Mens U18s/Reserves	Womens Seniors/U17s	Amateurs x 2 (Growth)
	7.30 - 8pm	Mens Seniors	Mens U18s/Reserves	Womens Seniors/U17s	Amateurs x 2 (Growth)
Sunday	8-8.30pm	Mens Seniors	Mens U18s/Reserves	Womens Seniors/U17s	Amateurs x 2 (Growth)
	8.30-9pm				
	5-5.30pm				
	5.30-6pm	Minis Girls	Growth	SOSA	Masters x 2 Growth
	6-6.30pm	Minis Girls	Growth	SOSA	Masters x 2 Growth
Total	6.30-7pm	Clear & Set Up	Clear & Set Up	Clear & Set Up	Clear & Set Up
	7-7.30pm	U15 Girls	U15 Boys	U16 Boys	U13 & U14 Boys
	7.30 - 8pm	U15 Girls	U15 Boys	U16 Boys	U13 & U14 Boys
	8-8.30pm	U15 Girls	U15 Boys	U16 Boys	U13 & U14 Boys
	8.30-9pm				
Pitch Training Hours		9	9	9	9
Add - Pitch Match Hours Sat/Sun		6	6	6	6
Total Pitch Hours		15	15	15	15



Amanda RISHWORTH MP

FEDERAL MEMBER FOR KINGSTON

2 /December 2022
Ref: AR/GN

To whom it may concern

I write to offer my support for The Cove FC's application for a grant to support the installation a fourth pitch.

The Cove FC is a vibrant and growing sporting club in our community, with over 400 members and over 1,000 supporters. With a strong membership base the Club's facilities are well utilised and there is strong demand for a fourth pitch.

I understand the Club is seeking an Office for Recreation, Sport and Racing grant to assist with creating a fourth pitch to accommodate its growing membership base.

To accommodate the Club's growing membership its amateur teams are using facilities at Club Marion, with the use of these facilities costing Cove FC \$3,000 a year. The Club estimate that it could grow to 3-4 amateur teams if the facilities were available.

The Club says additional training could also be facilitated for the junior teams and Special Olympics SA, making it easier for athletes to pursue a sport they are passionate about, close to home.

The Club has estimated with a fourth pitch and additional use of the facilities they could generate an extra \$9,000 of revenue per annum.

I offer my full support for the Club's grant application to assist with establishing a fourth pitch. The additional pitch would help facilitate better access to sport for athletes in the Southern Suburbs and open up more opportunities for athletes in the area.

Yours sincerely

Amanda Rishworth MP
Minister for Social Services
Federal Member for Kingston

Delivering for Us

232 Main South Road, Morphett Vale, South Australia 5162

T (08) 8186 2588 F (08) 8186 2688 W www.rishworth.com.au E Amanda.Rishworth.MP@aph.gov.au

From: Black EO <Black@parliament.sa.gov.au>
Sent: Wednesday, January 4, 2023 1:46 PM
To: Phil Hole <chairman@thecovefc.com>
Subject: RE: The Cove FC - Pitch 4 Grant Application

Dear Mr Hole,

Thank you for your email updating me on your Pitch 4 grant application with the City of Marion. I apologise for the delay in getting back to you about this matter. Unfortunately the Christmas season is a particularly busy one for me and as I like to personally deal with each of my constituent and community group enquiries/requests, it does mean that a backlog can build up at these more hectic times of year! Again, apologies for taking this length of time to respond.

I was also disappointed to read that your application was not supported or progressed by the City of Marion. Please be assured that I will always support the club in their endeavours to expand into the future.

Again, thank you for keeping me up to date and I look forward to continuing to support Cove FC this year.

Yours sincerely,

David Speirs MP

Member for Black

Leader of the Opposition

(08) 8296 9833 | PO Box 121, Brighton SA 5048 | www.davidspeirs.com.au |
Black@parliament.sa.gov.au

Office location: 3/1 Zwerner Drive, Hallett Cove SA 5158



From: Cameron White <camster79@hotmail.com>
Sent: Thursday, July 20, 2023 7:53:21 PM
To: Ian Crossland <Ian.Crossland@marion.sa.gov.au>
Subject: Capella Reserve - Hallett Cove Little Athletics

To Marion council

My name is Cameron white and I am a committee member at the Hallett cove little athletics club.
We are a club of about 130 registered children athletes aging from 4 to 16 years of age.
Plus all the parent volunteers of the kids and our committee members.

We are looking to improve, grow our club and create a permanent home so we can improve our facilities.
We are currently based at the Hallett cove R- 12 school campus which has done us well but are very restricted on how we can improve it and build. The ground is also very spread out so takes a lot of work to unpack and pack up on competition days.
We can also only use a 300m track there because it's a small oval.

We are looking for a new home base around the area that could fill our needs of our athletes. Allow us to grow in numbers and maybe start a senior club as well.

I have been looking around the Hallett cove area and Capella reserve would be ideal for us if it ever became available.
Lights already there for winter training, club room there and bathroom facilities.
Very little would need to be done for us to use it.

Thank you for your time.

Cameron White
Head Athletics Coach
Hallett Cove Little Athletics

Get [Outlook for iOS](#)

Ian Crossland
Coastal Ward Councillor | City of Marion
T: 08 7420 6504 | M: +61 466 529 538 | PO Box 21 Park Holme SA 5043



*The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.
Ngadlu tampendi Kaurna meyunna yaiya mattanya yaintya yerla*

15.3 1700 Main South Road O'Halloran Hill**Report Reference** GC230822M15.3**Council Member** Councillor – Jana Mates**MOTION****RECOMMENDATION**

That the Council waives the total rates levied for all the affected residential properties of 1700 Main South Road O'Halloran Hill for the 2023/24 year, amounting \$27, 815.25 or should it be earlier until they are able to move into their property.

AND

The City of Marion formally writes to the State Government and The Master Builders Association, advocating for a review of the Building Work Contractors Act 1995 and specifically for common private infrastructure inclusion within Builders Indemnity Insurance, to protect future homeowners from similar hardships and promote responsible practices within the construction industry.

SUPPORTING INFORMATION

The incomplete housing development along Main South Rd O'Halloran Hill, comprising 20 properties and a childcare centre, has been a challenging and unique situation for the affected homeowners.

The Community Title development by Felmeri Builders & Developers, trading as Felmeri Homes, was responsible for the construction of the dwellings and the infrastructure that included the private roads. Felmeri Builders & Developers are now in administration leaving the completion of the homes and the infrastructure uncertain.

The homeowners in the development have found themselves in a unique and challenging situation due to the private road's nature and the need for certainty surrounding its completion. When signing contracts for their house and land packages between early 2020 and 2021, they were anticipating that the road, home, and landscaping for all 20 properties would be completed within nine to twelve months. However, the construction timeline has stretched to three years, with most of the past twelve months marked by a significant standstill, primarily due to the developer delays and recent company administration.

What sets this situation apart is that the community-titled estate relies on a private road, which poses distinct complications compared to public infrastructure. Another factor that compounds the unique challenges the homeowners face in the Felmeri Homes development is the substantial cost of the private road and infrastructure not covered within the Builders indemnity insurance. Consequently, the responsibility for financing the private road and infrastructure completion falls on the homeowners themselves. The estimated cost for completing is estimated upwards from \$500,000 to \$1 000,000. Thankfully the State Government has now committed to fund the completion.

The lack of insurance coverage for the essential infrastructure, including the roads, has added to the financial burden and uncertainty faced by homeowners. Under contractual obligations, it is understood that should the homes be completed they are only able to move in once the road

infrastructure is complete. As a result, should the houses be completed first, they will be unable to move in, leaving them in a state of limbo with no precise end date for completion.

The construction delays have led to increasing interest rates on construction loans; these additional expenses, on top of their regular living costs, increased rents, double loans, and some moving in with family members, are further exacerbated by the lack of completion and insurance coverage for the infrastructure. The residents, many of whom have young children, have struggled to cope with the financial strain.

The lack of insurance coverage has left many homes unprotected and vulnerable to defects and damage, particularly during the wet winter months. The road leading into the development remains incomplete, and an open trench down the middle of the road poses safety hazards, causing multiple cracks and broken pipes, and necessitating extensive repairs. The properties have to date been unoccupied some for upwards of 3 years and not utilising essential council services.

The discretionary financial support and advocacy will demonstrate the council's commitment to the Community and to addressing this unique and complex situation and prevent similar occurrences into the future.

Response Received From	Chief Financial Officer – Ray Barnwell
Corporate Manager	N/A
General Manager	General Manager Corporate Services – Angela Allison

STAFF COMMENTS

It is recommended that Council carefully consider the principles of equity and fairness towards all ratepayers in the community and the impact that a decision to waive rates for certain properties may inadvertently set a precedent for future cases.

The status of the payment arrangements for the 20 property owners is below:

	2022-23 Rates	2023-24 Rates (first instalment due 1 September 2024)
Payments up to date	15	4
Arrears	2	-
Payment arrangement in place	1	2
No payment made to date	2	14

The total rates levied for all 20 of the affected residential properties for the 2023/24 year is \$27,815 in accordance with the valuations and council approved rate in June 2023. The first instalment for 2023-24 is due on 1 September.

The property valuations were raised with the Valuer General who has now provided an amendment to reflect the incomplete condition of the properties. Each property is now subject to minimum rates, reducing the rates levied to the minimum rate of \$1,148. The total rates levied will now be amended to be \$23,381 for the 2023/24 year. This represents a reduction in rate revenue of \$4,434 for 2023/24.

The valuation reduction will have the added benefit for the property owners of reducing the amount owed to other utilities which rely on the valuation of a property to calculate their fees.

The decision to grant a full remission of rates to a specific group of property owners would be a significant departure from council's established policy and practice where we continually support individuals on a case-by-case basis to ensure payment while recognising an individual's personal circumstances.

Rather than a complete rates waiver, the council could explore deferral arrangements in part or in whole. This alternative would provide much-needed support to affected homeowners while also mitigating the potential negative impacts on the broader ratepayer base and council operations.

Every member of the community benefits from the essential services and amenities provided by the Council, ranging from infrastructure development to public safety. Waiving rates for specific properties could inadvertently create an unequal distribution of the financial burden among rate payers. It is vital to ensure that everyone shares in the responsibility of funding essential council-wide infrastructure, operations and services that benefit the entire community.

Furthermore, the decision to waive rates for certain properties could inadvertently set a precedent for future cases. While the current circumstances may warrant compassionate consideration, it is crucial to assess the long-term implications. A precedent of waiving rates due to specific circumstances might lead to increased requests from other property owners facing hardships or unique situations, which could potentially negatively impact on the Council's finances.

In conclusion, it is important to weigh the potential consequences in terms of equity, fairness and the establishment of precedents. Striking a balance between addressing immediate needs and upholding the principles of shared responsibility and sustainability should be considered in making a final decision on this motion.

In relation to the second part of the motion:

Two key policy issues have been identified relating to the development process for community titled allotments including the gaps in consumer protection through the building indemnity insurance process as well as the lack of ability for Council to demand security for common (private) infrastructure.

As these issues are controlled by the State Government, staff support the drafting of the proposed letter. It is recommended the letter also be copied to the Housing Industry Association and other relevant industry groups such as the Property Council, Australian Institute of Builders & the Australian Institute of Building Surveyors.

Staff also recommend that the Mayor and CEO be delegated to send the letter to ensure it can be sent expeditiously.

16 Questions With Notice**16.1 Morphettville Racecourse Development (SAJC/Villawood)**

Report Reference	GC230822Q16.1
Council Member	Councillor – Jason Veliskou

QUESTION

What is the current process with VillaWood/SAJC development and how is council involved?

What will Council be making a decision on in regards to this development?

How will the concerns about impact on current infrastructure and utilities be addressed?
Such as:

- Rubbish collection
- Sewage
- Water pressure
- Electricity and Gas utilities
- NBN access
- Public Transport and in particular Tram services.
- Roads

What factors are being consider and under what guidelines will this be done under?

Has the developer submitted any plans or documentation to council on which c can make any comment or assessment.

What steps is this process currently at and when what are the other steps?

When could the built form plans be submitted for assessment and under what process and guidelines will these be assessed?

What are figure of accidents at the at level tram crossings Millswood, Clarence park and Glenelg east/Glengowrie?

What is the process to consider an access point access at western end of stage 4 onto Anzac Highway over tramline (at level) and then this to become under the tramline (but stay at level) if the tramline is raised over Morphett Road in future.

Where are the possible options for a second exit for the SAJC proposed development?

In response to community concerns of an imminent future sale of the Magic Millions Site, What information do we have to date about the likelihood of that site becoming housing in the near future?

After this process what further decisions are possibly coming and what are the guidelines we need to use for approval?

Because many think that 1 park spot per home is unrealistic, how can rules be changed to:

- reduce the density of subdivisions
- increase off-street parking to realistic levels

- increase usability of current garage spaces
- and who is responsible for making rules about these items?

What has done to date to look into local traffic concerns in the Plympton Park area and what work has been done in anticipation of the increase in traffic due to local infill and the mooted SAJC housing proposals?

Can the latest traffic study be made available and if so, can some explanatory information be added to explain how assessments are made using the data?

With local residents expecting a level of consultation and advocacy from council, how can council: Undertake an engagement process with local residents?

And based on that engagement process, represent the views and concerns of residents in this assessment process?

Can the current process make some consideration/preparation for housing at the current Magic Millions site, as this may change use sometime during the 10 year SAJC housing project timeline?

Will there be any changes to the access and Horse transportation routes for the Magic Millions site as a result of this development? Any options for managing this?

Is there an option for any developer contributions towards subsequent impacts to council infrastructure offsite after the project begins (e.g. stormwater, traffic management, etc)?

SUPPORTING INFORMATION

Nil.

Response Received From	Manager Engineering, Assets and Environment – Mathew Allen Manager Development & Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	City Development – Tony Lines

STAFF COMMENTS

What is the current process with VillaWood/SAJC development and how is council involved?

- An application for Land Division to create 190 dwellings (for residential purposes, and including allotments identified for the provision of 'Affordable Housing'), with associated ancillary road, pedestrian, stormwater infrastructure and open space reserves has been submitted for assessment.
- As part of the assessment process, relevant internal Council departments will review the proposal with respect to traffic generation, stormwater disposal and provision of future open space.

What will Council be making a decision on in regards to this development?

- A decision on the application itself will be made by the Council Assessment Manager.
- Council, as an elected body, has no formal role in the assessment process.

- Relevant internal Council departments will review the proposal with respect to traffic generation, stormwater disposal and provision of future open space.

How will the concerns about impact on current infrastructure and utilities be addressed?

Such as:

Rubbish collection, Sewage, Water pressure, Electricity and Gas utilities, NBN access, Public Transport and in particular Tram services, Roads.

- The adequacy of the infrastructure services was assessed at the time of the Ministerial Development Plan Amendment led by the State Government. The State Government ultimately assessed that there was sufficient merit to approve the rezoning to allow residential land uses.
- Following the zoning changes, Council and other referral agencies (such as the Department for Infrastructure and Transport) will assess the proposal in more detail.

What factors are being considered and under what guidelines will this be done under?

- The proposal will be assessed against the applicable criteria contained within the Planning & Design Code (P&D Code).
- The P&D Code provides specific policies which the development must (and can only) be assessed against.
- By selecting 'Land Division' on the PlanSA Portal, for the site address (1001 Park Terrace, Morphettville) the full list of planning policies applicable can be found (33 pages):
https://code.plan.sa.gov.au/home/what_is_the_property_address/rules-by-development?id=1019160164

Has the developer submitted any plans or documentation to council on which it can make any comment or assessment.

- The P&D Code excludes 'land division' from Public Notification. The assessment documentation cannot be shared or distributed (beyond staff undertaking the review and assessment) without the consent of the applicant.

What steps is this process currently at and when what are the other steps?

- The application has been 'submitted' on the PlanSA Portal, however it will not be formally 'lodged' and assessed until further mandatory information (as prescribed by the PDI Act) is provided.

When could the built form plans be submitted for assessment and under what process and guidelines will these be assessed?

- Built form plans could (in theory) be lodged any time. However, it is more likely that these would be lodged following a decision on the current the land division application.
- The built form applications will likely be Performance Assessed against relevant P&D Code criteria and are unlikely to be publicly notified.
- The area is in the Urban Neighbourhood Zone and the general policies for this zone can be reviewed on the PlanSA website.
- Specific criteria would be known following the lodgement of the applications.

What are the figures of accidents at the at level tram crossings Millswood, Clarence park and Glenelg east/Glengowrie?

The data provided below is from the Location SA Map Viewer which is a public facing application

from the State Government which currently only has the 2017 – 2021 crash data. Please note 2018 – 2022 data is yet to be updated on the application.

Leah Street / East Avenue, Millswood – Clarence Park

- No crashes have been recorded at this tram crossing.
- Is worth noting, there were two (2) crashes that occurred south of the crossing, at the junction of Leah Street and Victoria Street. One was as a right-angle collision (failure to give way) and the other was as a result of the motorist hitting a fixed object (on the side of the road).
- There was also one incident where a motorist collided with two (2) pedestrians attempting to cross Victoria Street, slightly east of the junction with Leah Street.

Butler St / Sixth Avenue, Glengowrie – Glenelg East

- No crashes have been recorded at this tram crossing.
- Is worth mentioning, there were two (2) crashes that occurred at the roundabout, south of the crossing, and were as a result of right-angle collisions (failure to give way).
- One crash also occurred in Maxwell Terrace, slightly east of the roundabout, resulting in the motorist leaving the carriageway and colliding with the adjacent private property (property damage only).

Winifred Avenue / Beckman Terrace – Glandore / Plympton

- One crash occurred at the tram crossing, as a result of a rear end collision.
- One crash also occurred north of the crossing, which was also a rear end collision.
- One right angle crash occurred south of the crossing, as a result of a right-angle collision with a cyclist.

What is the process to consider an access point access at western end of stage 4 onto Anzac Highway over tramline (at level) and then this to become under the tramline (but stay at level) if the tramline is raised over Morphett Road in future.

- The owner of the land fronting Anzac Highway, namely SAJC, would need to agree to progressing this access option and seek the approval of Council and DIT for a new access by including it in the proposed Land and Building Development application.
- Early consultation with DIT is considered prudent before progressing this access option, which may have a significant impact on the layout of the Development, as well as the traffic patterns around the Development.

Where are the possible options for a second exit for the SAJC proposed development?

- Council is currently assessing the proposed access arrangements for the site and has requested further information from the applicants.

In response to community concerns of an imminent future sale of the Magic Millions Site, What information do we have to date about the likelihood of that site becoming housing in the near future?

- Council has no information about this site becoming housing in the near future.

After this process what further decisions are possibly coming and what are the guidelines we need to use for approval?

- Any future application on the Magic Millions site will be assessed against the relevant planning provisions at the time of lodgement. The assessment process would be similar to the current Morphettville land division.

Because many think that 1 park spot per home is unrealistic, how can rules be changed to:

Reduce the density of subdivisions

increase off-street parking to realistic levels

increase usability of current garage spaces

and who is responsible for making rules about these items?

- Planning Legislation, including the P&D Code, is ultimately controlled by the State Government.
- Council has strongly advocated for changes to the parking guidelines, twice through the consultation on the P&D Code and most recently through feedback on the Expert Panel Review of the Planning Reforms.
- Council is awaiting a response from the State Government on the Expert Panel Review.
- Should Council have further concerns regarding the allowed density within the Urban Neighbourhood Zone, carparking standards or the garages it is recommended the Planning & Development Committee and/or Council write to the Minister for Planning with their concerns and advocate for future changes.
- However, any changes would not be applicable to this current application.

What has done to date to look into local traffic concerns in the Plympton Park area and what work has been done in anticipation of the increase in traffic due to local infill and the mooted SAJC housing proposals?

- A Traffic Assessment was undertaken by MFY Traffic Consultants in support of a Development Plan Amendment, prior to the implementation of the P&D Code, which assessed the traffic impacts of a larger development of the SAJC site incorporating the adjacent Magic Millions site. The rezoning was approved, notwithstanding the additional local traffic impact which was considered acceptable by the consultant.
- A new development proposal is now being progressed by SAJC which does not include the adjacent Magic Millions site. A detailed assessment of the local traffic impacts by this development proposal will be undertaken to determine any required design amendments or development approval conditions, prior to Council approval.
- The SAJC recently undertook a community consultation process attended by many local residents and the local State MP, which identified many traffic concerns by residents.
- This consultation by the Developer was preceded by a separate Council initiated resident survey of selected residents in Plympton Park within direct vicinity of the Department for Infrastructure and Transport "Tram Grade Separation Overpass Project" and a Community Feedback Report was prepared in July 2023, which detailed resident traffic concerns and improvement suggestions.
- These community consultations will inform both the Development Assessment process and support initiation of a Local Area Traffic Management (LATM) planning process, to manage the perceived and actual traffic impacts in the local area of this Development proposal and the potential impacts of the Tram Overpass Projects post development.

Can the latest traffic study be made available and if so, can some explanatory information be added to explain how assessments are made using the data?

- SAJC and Villawood own the rights to the current study and they would need to agree to make the report available. Council understands the current reports are not finalised at this stage.

With local residents expecting a level of consultation and advocacy from council, how can council: Undertake an engagement process with local residents?

- The PDI Act and P&D Code specify when public notification may occur for different developments. Broadly speaking, the State Government ran the community engagement as

part of the zoning changes in 2017. Council and community has limited ability to further influence the project now that the zoning has changed, and the processes available through the PDI Act.

- Although not specifically related to the SAJC proposal, Council initiated a resident survey of selected residents in Plympton Park within direct vicinity of the DIT Tram Overpass project” and a Community Feedback Report was prepared in July 2023, which detailed resident traffic concerns and improvement suggestions.
- The community can be assured that Council is advocating for the best outcomes for this site.

And based on that engagement process, represent the views and concerns of residents in this assessment process?

- This community consultation will help inform both the Development Assessment process and support initiation of a Local Area Traffic Management (LATM) planning process, to manage the perceived and actual traffic impacts in the local area of this Development proposal and the potential impacts of the Tram Overpass Projects.

Can the current process make some consideration/preparation for housing at the current Magic Millions site, as this may change use sometime during the 10 year SAJC housing project timeline?

- Under the PDI Act, Council must assess the SAJC proposal in isolation and determine if it meets the required guidelines. Council cannot enforce potential future development outcomes on another application.

Will there be any changes to the access and Horse transportation routes for the Magic Millions site as a result of this development? Any options for managing this?

- It would be unlikely that this development application would trigger changes to the Magic Millions horse transportation routes.

Is there an option for any developer contributions towards subsequent impacts to council infrastructure offsite after the project begins (e.g. stormwater, traffic management, etc)?

- Council will negotiate what is required prior to the project commencing through an Infrastructure Agreement process, which will be required prior to Council making a decision on the Land Division application.
- This may involve council seeking contributions towards improvements / mitigations after the project has commenced.

17 Motions Without Notice**18 Questions Without Notice****19 Other Business****20 Meeting Closure**

Council shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.