

His Worship the Mayor
Councillors
City of Marion

Notice of Planning and Development Committee

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 2 May 2023 at 5.30 pm

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the *Local Government Act 1999* that a Planning and Development Committee 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 Kaurna Acknowledgement**

We acknowledge the Kaurna 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)**4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 7 March 2023**

Report Reference	PDC230502R4.1
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 Planning and Development Committee Meeting held on 7 March 2023 be taken as read and confirmed.

ATTACHMENTS

1. PDC230307 - Final Public Minutes [4.1.1 - 9 pages]



**Minutes of the Planning and Development Committee
held on Tuesday, 7 March 2023 at 5.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



**PRESENT**

Councillor Nathan Prior (Chair)
His Worship the Mayor Kris Hanna

In Attendance

General Manager City Development - Tony Lines
Manager Development and Regulatory Services - Warwick Deller-Coombs
Team Leader Planning - Alex Wright
Executive Officer to the General Manager City Development - Mina Caruso
Project Support Officer (Development) - Anne Mitchell

1 Open Meeting

The Chair opened the meeting at 5.30pm.

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 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.

The following interests were disclosed:

- Councillor Nathan Prior declared a general conflict of interest in Item 7.1 Southern Suburbs Residential Policy – Code Amendment.

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 6 September 2022**

Report Reference PDC230307R4.1

Moved Mayor Hanna**Seconded Councillor Prior**

That the minutes of the Planning and Development Committee Meeting held on 6 September 2022 be taken as read and confirmed.

Carried Unanimously

5 Business Arising



5.1 Business Arising Statement - Action Items

Report Reference	PDC230307R5.1
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The Chair sought and was granted leave of the meeting to vary the order of the agenda and move the Confidential Items (PDC230307F6.1) to the end of the meeting.

Moved Mayor Hanna

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the business arising statement, meeting schedule and upcoming items.

Carried Unanimously

7 Reports for Discussion

7.1 Southern Suburbs Residential Policy - Code Amendment

Report Reference	PDC230307R7.1
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Councillor Nathan Prior declared a general conflict of interest in the item due to owning a property located within the Southern Suburbs Residential Policy Area and stated he personally disagrees with the changes to the subdivision rules in the area. However, as the Committee Chair, he is present to facilitate a discussion and noted that the Committee is not a decision-making forum.

The Manager Development and Regulatory Services gave a brief overview of the 'Southern Suburbs Residential Policy – Code Amendment' and the proposed policy direction for future redevelopment potential for properties affected by the proposal.

The following discussion points were noted:

- A brief history and introduction to the origins of the Code Amendment Policy were presented.
 - Following the implementation of the State Planning and Design Code, staff reviewed the remaining areas and together with the PDC and Council, recommended that four Code Amendments be undertaken:
 1. Southern Suburbs Residential Policy (currently discussing)
 2. Local Centre Zone Realignment
 3. Marion Corridor which is now Marion Residential
 4. Morphettville Stables Area
- As a result of the implementation of new Planning and Design Code processes, Councils must choose from a Zone library as opposed to being able to design bespoke zoning policies for each area.
- Additional mapping in draft format of the affected areas was provided to Council prior to this meeting which was noted as being more clear than previous mapping.
- The Committee should consider recommending this to Council for consultation as it is primarily aimed at improving development outcomes for existing and future residents.
 - To consult the public to determine their opinion.
 - It clarifies the rules to be more consistent across the southern suburbs and does result in potentially up zoning and down zoning some areas.



- With long term development trends and available allotments, the proposed changes are not anticipated to bring a high level of change, but that it would encourage better development outcomes.
- From the Chair's perspective, there are a number of reasons why this policy alignment may be favourable; some reasons are valid, while others he is not in favour of and noted:
 - There have been requests from residents who want to subdivide and/or downsize and are waiting for this zone change as these zone changes were proposed more than 7 years ago.
 - Policy areas are currently dispersed fairly arbitrarily throughout the southern areas of the city.
 - In areas of the city with similar communities of interest and the same topography, certain zoning areas make sense to apply to more than one area.
 - Concerns raised regarding Seacombe Heights and Seaview Downs, since significant changes to the development policy affect parts of these areas. Many people in the community may be opposed to these changes.
 - Noted, the Chair supports going out to community consultation.
- Mayor Hanna thanked staff for the clearer communication in the report and noted:
 - Council had a good indication from the community of what they wanted in 'broad terms'.
 - Considers the balance is about right as it is a gradient based zoning.
- Gradient based zoning is approved at State Government level as it is in the planning policy library. The Hills Neighbourhood Zone allows gradient approach.
- Applicants are required to provide Council with site slope survey details. Any concerns raised during assessment will necessitate further clarification from the applicant as well as a property inspection by Council.
 - Staff will endeavour to ensure that all information provided by the applicant is correct and slopes can be checked on Esri (have access to regular aerial imagery).
- The Chair noted that when Council drew the line, it follows the gradient provisions on the map quite well. The gradient areas do skirt around the specified line, so in terms of how the prior consultation was received, it is neither entirely dispensing nor completely enabling subdividing everywhere.
- The gradient criteria will better ensure that more appropriate forms of development occur.

Moved Mayor Hanna

Seconded Councillor Prior

That the Planning and Development Committee:

1. Considers the report; in particular, the spatial changes to the Hills Neighbourhood Zone, the proposed amendments to the slope-related policy within that zone, and the associated Community Engagement Plan.
2. Recommends that Council endorses the amendments to the Planning and Design Code proposed within the 'Southern Suburbs Residential Policy - Code Amendment' as being appropriate for community consultation.
3. Recommends that Council endorses the Community Engagement Plan.

Carried Unanimously

7.2 Code Amendments Update

Report Reference

PDC230307R7.2



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

Report was taken as read and the following discussion points was noted:

Council Initiated Code Amendments

Morphettville and Glengowrie Horse Related Activities

- The proposed amendment was in tandem with the re-development at SAJC for additional stables.
 - SAJC have removed the proposal to build new stables.
- The Committee could consider further engagement / consultation with residents before proceeding with the amendments.
 - Staff suggested they are able to send out another letter to residents affected to gauge their support or opposition.
- Are the residents interested, as the original proposal was sold with the idea of new stables for the owners to utilise but now there will not be any?
 - Subdivision would have been more financially feasible for the stable owners.
 - Aware that some trainers are moving to Murray Bridge.
- While the initial motivation is unlikely, further consultation with residents could occur.

ACTION

Staff to send a simple letter to gauge whether the community is willing to support the amendment moving forward.

Urban Corridor – Marion Road

- Given the priority of other amendments, the Committee agreed that this amendment will be taken up at the next PDC meeting.

Moving forward the Order of Priorities are:

- Priority 1 – Southern Suburbs Residential Policy – Code Amendment (affects the most people).
 - Priority 2 – two-page letter regarding Morphettville Stables – to revisit this at next committee meeting.
 - Priority 3 – Centre Zones (less controversial).
 - Priority 4 – Urban Corridor – Marion Road (noted, maps demonstrating areas of change to be provided).
- For consideration some of the above tasks may take longer than it used to due to the retirement and departure from the Council of the Senior Policy Officer. Recruiting is underway to fill his role.

Ministerial / Government-led Code Amendments

- Flood zone mapping – Council received some communications about this amendment on consultation.
 - Essentially to remove requirement for applicants to undertake additional study and evidence provision for some of the lower risk areas due to updated mapping.
- CoM engineering staff and other councils are keen to provide the underlying data assumptions that underpin this; we are currently considering the ramifications and feedback will be provided to Council for their consideration.
- There is a Public Meeting available for CoM residents on 20 March 2023 at City of Onkaparinga, Onkaparinga Civic Centre.



- No questions were raised from the Committee.

Privately Initiated Code Amendments

Lots 51 and 52 Morphet Road Glengowrie (SAJC)

- SAJC presented to Council on 31 January 2023. Presentation included the proposal for the parcel of land which is opposite to the current Jockey Club site on the western side of Morphet Road.
 - Council members have already received a thorough briefing. No questions were asked of the Team Leader Planning.
- Council Submission regarding the zoning question was raised. Again, no questions were raised from the Committee.

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

- The Bunnings proposal for Lot 707 has not progressed further from a rezoning perspective.
- Any further reporting will be updated in confidence.

Moved Mayor Hanna

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the report.
2. Supports an informal consultation with owners who may be affected by the Morphetville and Glengowrie horse related activities proposal and that the committee prioritises work on the zones in the following order:
 1. Southern Suburbs Residential Policy – Code Amendment
 2. Centre Zones
 3. Urban Corridor – Marion Road

Carried Unanimously

8 Reports for Noting

8.1 Development Services Activities Update

Report Reference PDC230307R8.1

The following discussion points were noted:

- Mayor Hanna highlighted the need to focus on the deemed to consent provisions as well as seek the assurance that steps have been taken to improve procedures and ensure that there are no more deemed approvals.
 - In this instance the Council was supportive of the application and overwrote the approval with its own conditions.
 - As CoM was supportive of the application and overwrote it, the deemed consent notice no longer exists.
- The planning and assessment timeframes are a corporate KPI.
- If there is a deemed consent notice, if supportive, the Council can step in and have an approval that supersedes it, and the Council approval can add conditions to ensure the development proceeds in an orderly fashion.



7

- The Team Leader Planner noted page 90, the accepted and deemed to satisfy (DTS) development approvals.
 - Figures are quite low verses the number of applications the Council deal with monthly.
 - Have been advised that PLUS is looking at implementing the miscellaneous code amendment (sometime before Easter 2023).
 - Intention is to shift the number of DTS applications to over 25% (currently sitting at 12 to 15%).
 - At the next meeting an uptick in DTS approvals may be visible. More around minor applications, such as swimming pools and carport shelters, which are now delayed for around 20 days due to simple pool fencing and/or landscaping features.
- The Committee appreciated the data contained in the report and gave feedback for it to continue as is, including further commentary when there are interesting trends or changes.

Moved Mayor Hanna**Seconded Councillor Prior**

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

8.2 Land Development Projects Update

Report Reference PDC230307R8.2

The following discussion points were noted:

- Morphetville Racecourse – Villawood have partnered with SAJC for this project. The Council has a good relationship with Villawood and should be able to achieve some positive outcomes for the CoM community.
 - No further information to provide at this time apart from what was presented to the public via media.
- Oaklands Green – is progressing well.
 - Site sales are progressing, civil works is nearing complete, and a new sales centre is being relocated from Morphet Road.
 - Tidy site and no complaints from surrounding residents.
- Seacliff Village – will be progressing. Again, a new sales centre is proposed for site, staff are working through this as it is currently under assessment.
- Cove Point – has not progressed greatly. Staff are working through the site's historical issues.
 - The Mayor queried the application process, indicating that it might not be 'straight forward'. From an administrative standpoint, what potential issues or concerns may exist?
 - It is a land division application. Stormwater and open space have historically been an issue. These issues are critical in terms of the council's expectations for what will happen on the site, such as whether there will be rainwater tanks or on-site solutions as opposed to critical infrastructure. Currently, Council does not support the proposal, and staff are attempting to negotiate better outcomes.

Moved Mayor Hanna**Seconded Councillor Prior**

That the Planning and Development Committee:

1. Notes the report.



Carried Unanimously

6 Confidential Items

6.1 Cover Report - Confidential Business Arising Statement – Action Items

Report Reference PDC230307F6.1

Moved Mayor Hanna

Seconded Councillor Prior

Pursuant to Section 90(2) and (3) (g)(h) and (m) 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 Development, General Manager Corporate Services, General Manager City Services, Manager Office of the CEO, Manager Development and Regulatory Services, Team Leader Planning, Senior Policy Planner and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Confidential Business Arising Statement – Action Items, 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 a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.

Carried Unanimously

6.15pm the meeting went into confidence.

A brief update was provided in confidence.

Moved Mayor Hanna

Seconded Councillor Prior

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.

Carried Unanimously

6.29pm the meeting came out of confidence.

9 Workshop / Presentation Items – Nil

10 Other Business – Nil



11 Meeting Closure

The meeting shall conclude on or before 7.00pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 6.29pm.

CONFIRMED THIS 2 DAY OF MAY 2023

CHAIRPERSON

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference	PDC230502R5.1
Originating Officer	Executive Officer to the General Manager City Development – Mina Caruso
Corporate Manager	N/A
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

The purpose of this report is to review the business arising from previous meetings of the Planning and Development Committee meetings, the meeting schedule and upcoming items.

Staff have updated the upcoming items to flag discussion with the Committee about potential future items including seeking updates from developers on major projects (such as Oaklands Green and Seacliff Village).

RECOMMENDATION

That the Planning and Development Committee:

1. **Notes the business arising statement, meeting schedule and upcoming items.**

ATTACHMENTS

1. PDC230502 - Business Arising as at 02 May 2023 [5.1.1 - 1 page]
2. PDC230502 - Schedule of Upcoming Items 2023 [5.1.2 - 2 pages]

CITY OF MARION
BUSINESS ARISING PLANNING & DEVELOPMENT COMMITTEE MEETINGS

AS AT 02 MAY 2023



Meeting Date	Document	Item No.	Item	Action Required	Assignee/s	Action Taken	Due Date	Status
5/10/2021	PDC211005 – Planning and Development Committee 5 October 2021 <i>* Confidential</i>	9.1	Confidential Item - Lot 707 Marion Road, Bedford Park		W Deller-Coombs	<i>Confidential</i> – Update provided in PDC220705F6.1	31 July 2023	In Progress
6/09/2022	PDC220906 – Planning and Development Committee 6 September 2022	7.1	Southern Suburbs Residential Code Amendment	2. Recommends that Council endorses the amendments to the Planning and Design Code proposed within the 'Southern Suburbs Residential Policy - Code Amendment as being appropriate for community consultation.	W Deller-Coombs	SEPTEMBER 22 – Report to go to Council once elections completed and new Council is formed - December 2022 or early 2023. DECEMBER 22 – Report to go back to PDC 7 March 2023 to allow new members to gain a fuller understanding of the proposed changes. MARCH 23 – Tentatively scheduled for GC230627 – pending recruitment for Development Specialist role.	27 June 2023	Item to come back to Council
				3. Recommends that Council endorses the Community Engagement Plan/process.	W Deller-Coombs	SEPTEMBER 22 – Report to go to Council once elections completed and new Council is formed - Dec 2022 or early 2023. FEBRUARY 23 – Report went to 13 December 2022 GC, where Council recommended that the matter go back to 7 March 2023 PDC to allow the details of the proposal to be fully explained to Council Members (particularly the new Members who have not had much exposure to the proposal). MARCH 23 – Tentatively scheduled for GC230627 – pending recruitment for Development Specialist role.	27 June 2023	Item to come back to Council
7/3/2023	PDC230307 – Planning and Development Committee 3 March 2023	7.2	Code Amendments Update	Staff to send a simple letter to gauge whether the community is willing to support the amendment moving forward.		APRIL 23 – Letter has been drafted and should be sent by the end of April 2023.	31 May 2023	In progress

* Completed items to be removed are shaded

Planning and Development Committee – 2023 Draft schedule of upcoming items

Planning and Development Committee		Date: Tuesday, 07 March	Time: 5.30pm – 7.00pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Business Arising		Business arising from previous meetings, the meeting schedule, and upcoming items		M Caruso	
Land Developments Update	R	Standing Report		W Deller-Coombs	
Development Services Activities Report Update	R	Standing Report		W Deller-Coombs	
Code Amendments Update	R	Standing Report		W Deller-Coombs	
Southern Suburbs Code Amendment		Deferred from GC 13/12/22		W Deller-Coombs A Wright	

Planning and Development Committee		Date: Tuesday, 2 May	Time: 5.30pm – 7.00pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Business Arising		Business arising from previous meetings, the meeting schedule, and upcoming items		M Caruso	
Code Amendments Update	R	Standing Report		W Deller-Coombs	
Land Development Projects Update	R	Standing Report		W Deller-Coombs	
Development Services Activities Report Update	R	Standing Report		W Deller-Coombs	

Planning and Development Committee		Date: Tuesday, 1 August	Time: 5.30pm – 7.00pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Business Arising		Business arising from previous meetings, the meeting schedule, and upcoming items		M Caruso	
Code Amendments Update	R	Standing Report		W Deller-Coombs	
Land Development Projects Update	R	Standing Report		W Deller-Coombs	
Development Services Activities Report Update	R	Standing Report		W Deller-Coombs	

Planning and Development Committee – 2023 Draft schedule of upcoming items

Seacliff Development Project	P	Presentation/Update from Developers	TBC	W Deller-Coombs
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Planning and Development Committee		Date: Tuesday, 10 October	Time: 5.30pm – 7.00pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Business Arising		Business arising from previous meetings, the meeting schedule, and upcoming items		M Caruso	
Code Amendments Update	R	Standing Report		W Deller-Coombs	
Land Development Projects Update	R	Standing Report		W Deller-Coombs	
Development Services Activities Report Update	R	Standing Report		W Deller-Coombs	
Oaklands Green Development Project	P	Presentation/Update from Developers	TBC	W Deller-Coombs	

Planning and Development Committee		Date: Tuesday, 05 December	Time: 5.30pm - 7:00pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Business Arising		Business arising from previous meetings, the meeting schedule, and upcoming items		M Caruso	
Code Amendments Update	R	Standing Report		W Deller-Coombs	
Land Development Projects Update	R	Standing Report		W Deller-Coombs	
Development Services Activities Report Update	R	Standing Report		W Deller-Coombs	

6 Confidential Items

6.1 Cover Report - Confidential Business Arising Statement – Action Items

Report Reference	PDC230502F6.1
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development – Tony Lines

REASON FOR CONFIDENTIALITY

Local Government Act (SA) 1999 S 90 (2) 3

(g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty

(h) legal advice

(m) information relating to a proposal to prepare or amend a designated instrument under Part 5 Division 2 of the *Planning, Development and Infrastructure Act 2016* before the draft instrument or amendment is released for public consultation under that Act

RECOMMENDATION

Pursuant to Section 90(2) and (3) (g)(h) and (m) 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 Development, General Manager Corporate Services, General Manager City Services, Manager Office of the CEO, Manager Development and Regulatory Services, Team Leader Planning, Senior Policy Planner and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Confidential Business Arising Statement – Action Items, 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 a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.

7 Reports for Discussion

7.1 Code Amendments Update

Report Reference	PDC230502R7.1
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development – Tony Lines

REPORT HISTORY

Report Reference	Report Title
PDC220906R7.1	Code Amendments Update
PDC230307R7.2	Code Amendments Update

REPORT OBJECTIVE

To provide Members with an update on recent and active Code Amendments (both Council initiated and privately initiated).

EXECUTIVE SUMMARY

- At the 11 May 2021 General Council meeting, Council approved the initiation of four Code Amendments.
- Council has previously been advised of two privately initiated Code Amendments, proposing a change of zoning within the Council area.
- The Senior Policy Officer role has not been able to be filled by a suitable candidate and is due to be readvertised in May 2023. This is slowing progress of planning policy work.

This is a standing report to update Council on the status of each.

CURRENT STATUS

Council Initiated Code Amendments

1. Morphettville and Glengowrie Horse Related Activities

- An amended version of the Proposal to Initiate was drafted and forwarded to the Minister for approval on 5 April 2022.
- Amended version approved by Minister 25 November 2022.
- SAJC have removed the proposal to build new stables.
- The Committee supported further engagement with residents before proceeding with amendment.
- Letter to residents seeking feedback on proposal has been sent 21 April 2023.

2. Southern Suburbs Residential Policy

- At the 7 March 2023 Planning and Development Committee meeting, the Committee endorsed the proposed amendment to be put before General Council for a decision.
- Given current priorities, staff envisage this to be put to GC by end June 2023.

3. Centre Zones

- Council approved the Proposal to Initiate a Code Amendment 24 May 2022.
- Ministerial Approval to proceed was received 25 September 2022.
- Documentation is being prepared to bring to Council for engagement in line with current priorities as noted at the 7 March Committee meeting.

4. Urban Corridor – Marion Road

- An amended version of the Proposal to Initiate was approved by Council on 26 July 2022 and subsequently forwarded to the Minister for approval on 1 August 2022.
- Amended version approved by Minister 13 November 2022.
- Project on hold pending priority of other amendments.

Privately Initiated Code Amendments

Lots 51 and 52 Morphet Road Glengowrie (SAJC)

- SAJC received Ministerial Approval to proceed on 2 October 2022.
- SAJC presented to Council on 31 January 2023.
- Community Consultation was undertaken 13 February-26 March 2023 and staff provided comments in line with feedback received at the SAJC presentation.

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

- The Minister approved the Proposal to Initiate on 25 January 2023.
- Investigations on key issues are currently being undertaken by the proponent.

More details on each Code Amendment is provided for the Committee's consideration in the Discussion section of the report.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the report.**

DISCUSSION

Council Initiated Code Amendments

1. Morphetville and Glengowrie Horse Related Activities

- The Proposal to Initiate (a Code Amendment) document was approved by the Minister on 25 October 2021.
- Work on the Amendment and associated Community Engagement Plan has progressed.
- A report recommending the retention of the Suburban Neighbourhood Zone, with amended site dimensions (technical and numeric variations) and an expansion to the area to be rezoned, was supported by the Committee on 1 March 2022.
- Council approved the above amendments on 22 March 2022.
- An amended version of the Proposal to Initiate was drafted and forwarded to the Minister for approval on 5 April 2022.

- Amended version approved by Minister 25 November 2022.
- Council were advised 30 January 2023 that SAJC are no longer planning to build new stables at the Morphetville track.
- As this was a strong motivation for Council to enact the amendment, the Committee supported further engagement with residents to determine if the amendment should proceed.
- This engagement is due to occur in April/May 2023 and the interim results to be discussed at the next committee meeting.

2. Southern Suburbs Residential Policy

- Initial investigations regarding slope-related information have been undertaken.
- A Proposal to initiate document was forwarded to PLUS, via the planning portal, on 16 September 2021.
- An initial review of allotment sizes for properties within the Hills Neighbourhood Zone in other Council areas was undertaken to help determine whether there is a common approach to the development of sloping land.
- The Proposal to Initiate (a Code Amendment) document was approved by the Minister on 11 February 2022; therefore Council can proceed with the Code Amendment.
- Administration met with PLUS (via Teams) on 30 March 2022 to discuss potential policy parameters for the Code Amendment.
- A report outlining suggested slope-related policy and a draft version of the Code Amendment for Consultation Purposes, and an Engagement Plan, were discussed at the 6 September 2022 Committee meeting.
- Council approval for a draft version of the Code Amendment for Consultation Purposes, and an Engagement Plan, for placing on community consultation was sought at 13 December 2022 General Council meeting.
- The matter was deferred to 7 March 2023 Planning and Development Committee to provide Elected Members (particularly new Members) with a better understanding of the current and proposed allotment dimensions and differences in development opportunities.
- Manager Development and Regulatory Services has spoken to several Elected Members to explain aspects of the proposed amendment and worked with the Engagement team to improve aspects of the report and comms materials.
- At the 7 March 2023 Planning and Development Committee meeting, the Committee endorsed the proposed amendment to be put before General Council for a decision.
- Given current priorities, staff envisage this to be put to GC by June 2023.

3. Centre Zones

- Rezoning and/or realignment of centre zone boundaries could occur in some instances to address a variety of matters (e.g. site has been redeveloped, misalignment of zone boundary, need for a reduction/increase in zone boundary).
- Informal comments from the owners of the affected sites were received in late November 2021 (pre-engagement).
- On 23 December 2021 Administration sought advice from PLUS whether 8 of the sites (boundary/land use discrepancies) could be undertaken under Section 76 of the PDI Act. (Minor or operational amendments).
- On 9 February 2022 PLUS advised that notwithstanding the discrepancies between land use and zoning boundaries, the transition to the Code followed the correct process so does not meet the requirements of Section 76.
- PLUS further advised that given the relatively minor changes sought, such a Code Amendment may be able to be completed reasonably quickly.
- 24 May 2022 Council approved the Proposal to Initiate a Code Amendment.
- 25 May 2022 Proposal to Initiate was sent to Minister for approval.

- Staff regularly follow up with PLUS. The previous information provided to Council indicated that this may be able to be actioned under delegation.
- Ministerial Approval received 25 September 2022.
- Staff have progressed aspects of the amendment and is likely to submit to Council following the recruitment of a new policy planner or with existing staff when other priorities allow the work to progress.

4. Urban Corridor – Marion Road

- A Proposal to Initiate document was forwarded to and received by PLUS via the planning portal on 16 September 2021.
- At a meeting with DIT on 19 November 2021 DIT raised some concerns with the proposed Urban Corridor zoning, noting existing high levels of traffic on Marion Road and potential for consideration of different zoning strategies.
- Staff compared the circumstances of Marion Road with those of other roads which have been subject to similar Corridor-type Zones, including Churchill Road and Prospect Road, which has identified some differences in existing character, traffic volumes and development outcomes.
- Further staff analysis also concluded that many of the 'strategic sites' along Marion Road which were considered as catalysts for the Urban Corridor Zone during the Housing Diversity DPA have now been developed.
- The Committee considered a report from staff at the 7 December 2021 meeting which detailed the above matters, noting some issues with a blanket approach to the proposed corridor zoning and resolving the following: "The Committee recommends to Council to request the Minister for Planning hold the Marion Road Urban Corridor Code Amendment and ask Administration to undertake further analysis of specific sites along the proposed corridor."
- Council at the meeting of 14 December 2021 agreed to this action.
- On 20 December 2021 PLUS acknowledged Council's request and placed the Proposal to Initiate on hold until further advised by Council.
- Zones that will allow appropriate forms and densities of residential/mixed use development are being considered by administration.
- A report outlining further analysis undertaken and a suggested zone that will allow appropriate forms and densities of residential/mixed use development along Marion Road was considered by the Committee on 5 July 2022.
- An amended version of the Proposal to Initiate was approved by Council on 26 July 2022 and subsequently forwarded to the Minister for approval on 1 August 2022.
- Amended version approved by Minister 13 November 2022.
- Given the priority of other amendments, this amendment will be progressed later in 2023.

Privately Initiated Code Amendments

Lots 51 and 52 Morphett Road Glengowrie (SAJC)

- Land is owned by the SAJC and located on the western side of Morphett Road, adjacent Morphettville Racecourse.
- Proposal to Initiate lodged with the Minister seeking to rezone the land from Recreation Zone to Urban Neighbourhood Zone.
- The rezoning of the land is envisaged to accommodate medium scale/medium to high density residential led mixed use development.
- Investigations have been undertaken to consider traffic management issues.
- Ministerial Approval received 2 October 2022.

- SAJC presented to Council on 31 January 2023 and several issues were discussed including height of proposed buildings and traffic and access considerations.
- Community Consultation commenced 13 February-26 March 2023.
- The Committee indicated support for a staff response only, which was subsequently sent on 21 March 2023.

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

- Proposal to Initiate lodged with the Minister seeking to rezone a part of Lot 707 from Urban Neighbourhood Zone to an alternate zone, most likely the Employment Zone.
- The overall intent of the amendment is to enable the further development of large format employment generating uses such as bulky goods outlets and service trades premises.
- The Minister approved the Proposal to Initiate on 25 January 2023.
- Investigations on key issues are currently being undertaken.
- Staff fed back to the developer comments in relation to landscaping and are currently waiting for a response to this feedback – there has been nothing further to consider at this stage.
- The Committee may wish to discuss aspects of this project in confidence as per the business-arising statement.

If the Committee wishes to discuss confidential information related to the Bedford Park (Lot 707) (Bunnings Properties Pty Ltd) Code Amendment, it is recommended that the Committee resolve to move into confidence with the following resolution:

Pursuant to Section 90(2) and (3) (g)(h) and (m) 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 Development, General Manager Corporate Services, General Manager City Services, Manager Office of the CEO, Manager Development and Regulatory Services, Team Leader Planning, Development Officer, Project Support Officer (Development), and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Code Amendments Update - Bedford Park (Lot 707) (Bunnings Properties Pty Ltd), 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 a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.

ATTACHMENTS

Nil

8 Reports for Noting

8.1 Development Services Activities Update

Report Reference	PDC230502R8.1
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development – Tony Lines

REPORT HISTORY

Report Reference	Report Title
PDC220906R8.1	Development Services Activities Update
PDC230307R8.1	Development Services Activities Update

REPORT OBJECTIVE

To provide the Planning and Development Committee with an overview of the status of the planning system from a performance, planning, building and compliance perspective.

EXECUTIVE SUMMARY

The Planning and Design Code (the Code) commenced on 19 March 2021 and is now the legislated rule book for processing and assessing development applications.

The report provides a ‘snapshot’ of how the system is operating and is a standing report for the Committee to monitor development system performance.

Policy comment: the Minister for Planning recently wrote to Marion CEO Tony Harrison encouraging Council to undertake an audit of the Code to assist with future strategic planning (attached).

RECOMMENDATION

That the Planning and Development Committee:

1. **Notes the report.**
2. **Notes the correspondence from the Minister for Planning (Attachment 1).**

DISCUSSION

BAU Updates

System Enhancements

Planning and Land Use Services (PLUS) continues to make updates and enhancements to the ePlanning Portal to improve workflow efficiencies, user interface, and resolve ongoing system errors.

The reporting available to staff through the portal is continuing to be updated and future enhancements are in progress, bringing together information and data currently available in a variety of reports, into one place. Currently staff are participating in a workgroup coordinated by PlanSA discussing and testing post approval reporting.

A 'beta' version of an updated dashboard for the portal is currently in a testing mode and provides improved reporting and workload monitoring abilities for staff. It is expected that PlanSA will implement the updated dashboard soon, subject to review of feedback.

P&D Code

The Minister for Planning has informed Council that the Miscellaneous Technical Enhancement Code Amendment has been enacted. Council staff will review the impact of these changes and report any major changes back to the Committee.

The Minister for Planning recently wrote to the Council CEO requesting a greater focus on strategic future planning (attached). The letter also indicated that the Minister requested specific focus from the Expert Panel on car parking matters; however, the Minister also commented that car parking largely remains a Council issue to manage.

Council continues to await the report from the Expert Panel Review on the Planning Reforms.

'Live' Snapshot

The following table (1) provides a 'live' snapshot of the system as at 22 August 2022, 2 February 2023 and 6 April 2023. The live snapshot illustrates a decrease in the number of applications in the process of Planning or Building Verification (i.e. quasi assessment prior to formal payment being received) and overdue assessments continue to remain low.

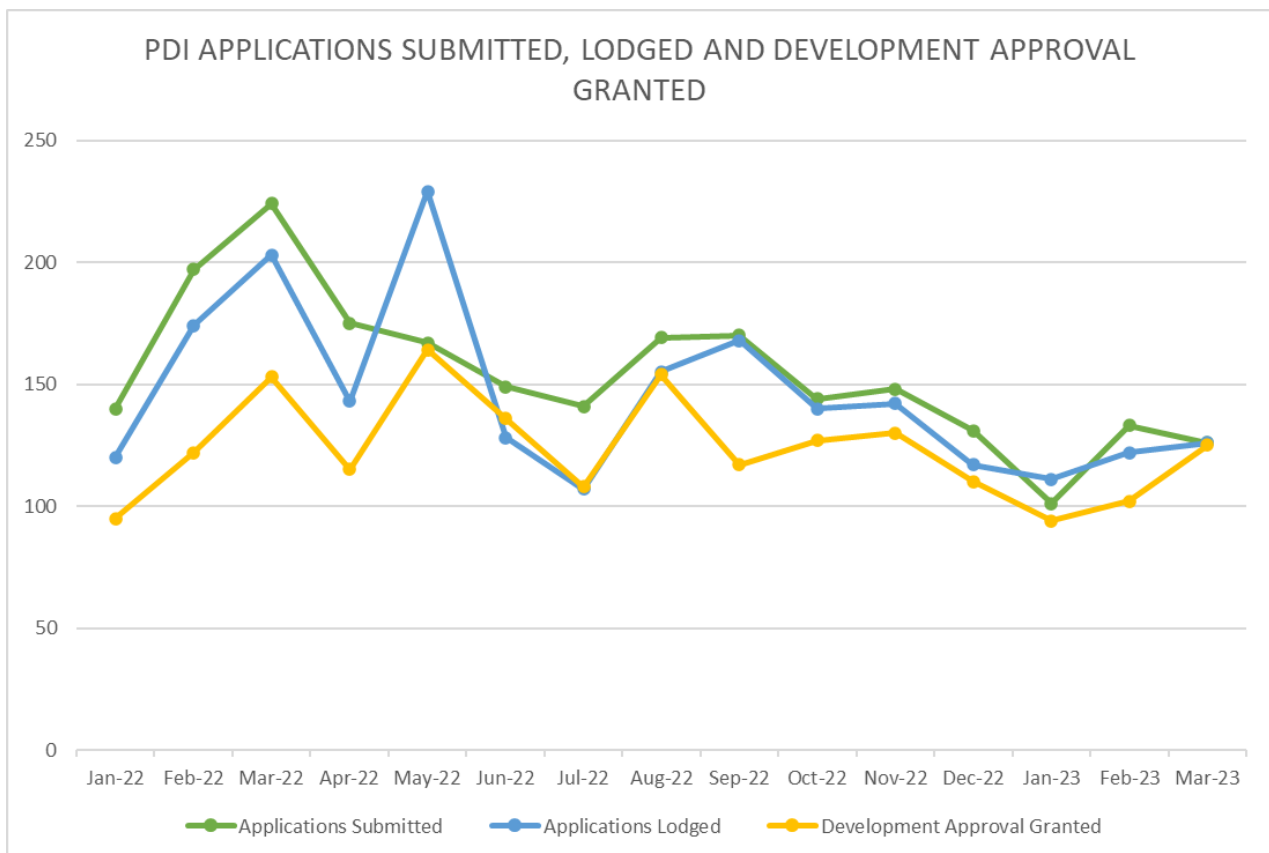
Table 1: Snapshot of applications

Status	Number as at 22 August 2022	Number as at 2 February 2023	Number as at 6 April 2023
Verification Check	32	33	24
Overdue Verification Check	0	0	0
Awaiting Mandatory Verification Documentation	130	119	112
Awaiting Fee Payment	30	33	38
Total Active Assessments	121	127	130
Overdue Assessments	5 – Active 7 – Paused	1 – Active 1 – Paused	1 – Active 1 – Paused
Formal Request for Further Information	25	26	33
Active External Referrals	9	9	12
Active Public Notification	3	2	3

Overdue assessments: Active = Council awaiting further information from the applicant

Overdue assessments: Paused = Application on Hold

Development Assessment Development Applications



Submitted: When a user clicks on Submit for a new application, the application becomes submitted and receives a submitted date.

Lodged: The lodgement date of an application is recorded on the day that fees have been paid, for the fees raised during verification of the first consent.

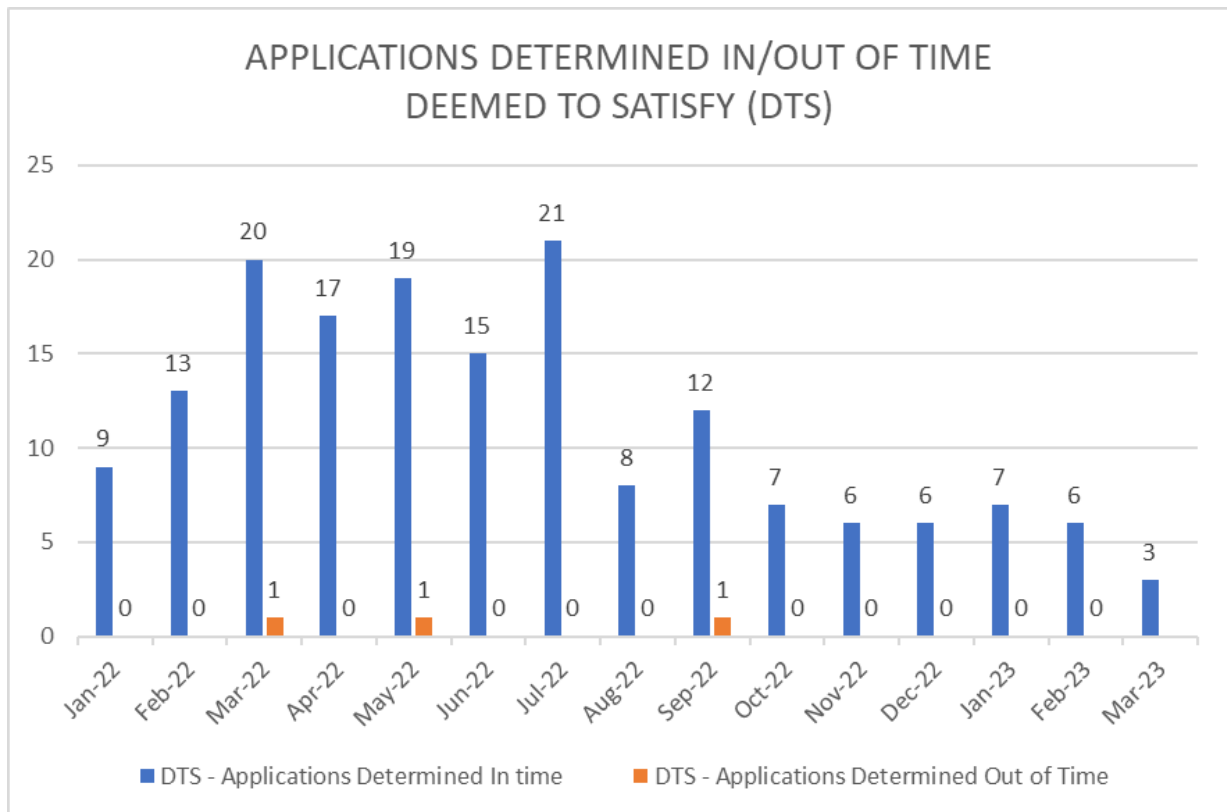
Development Approval: Permission to undertake a development, granted by the relevant authority.

Comment:

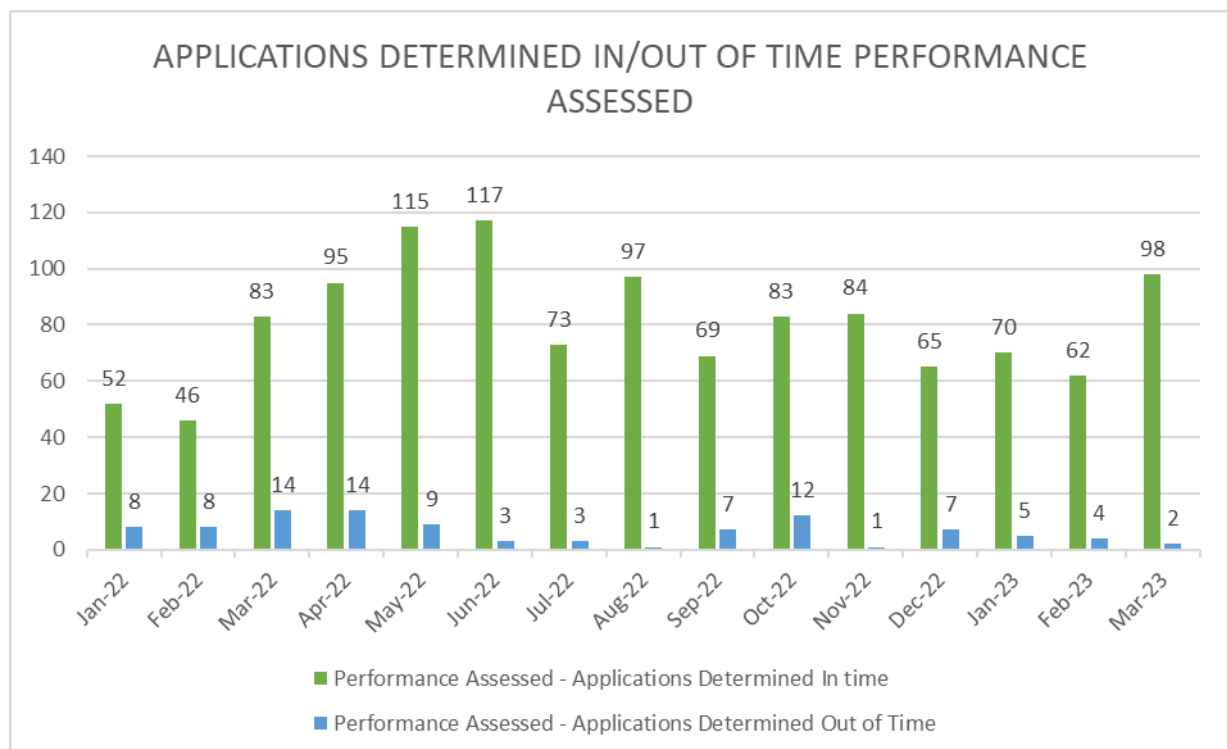
It is expected that several major projects will contribute to an increase in applications this year.

PDI - Planning Consents

Planning and Land Division Consents by Relevant Authority



Deemed to Satisfy: Five business day are provided for the 'Tick & flick' planning assessment.



Performance Assessed: Twenty business days are provided for the assessment against the Code's Desired and Performance Outcomes (additional time is provided for applications requiring Public Notification or proposing land division).

Assessment Manager - Deemed to Satisfy (DTS): 96.80%
 Assessment Manager Performance Assessed: 91.95%
 Private Accredited Professional: 80.29%

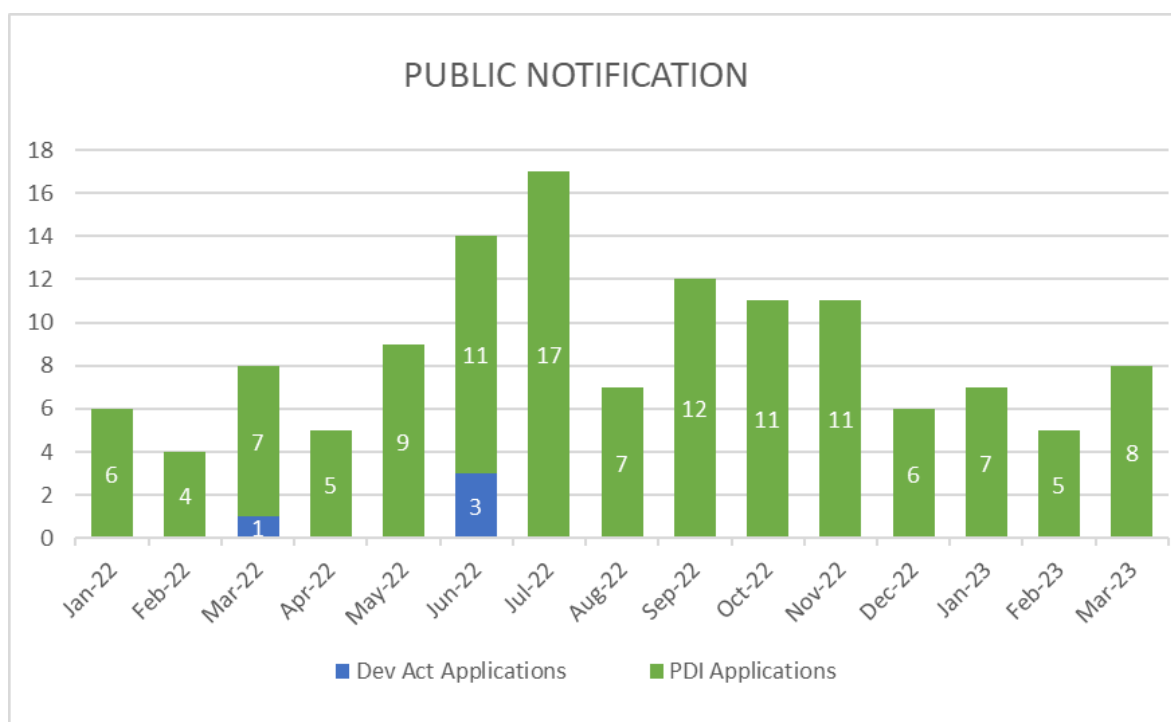
Comment:

The number of applications determined 'out of time' continue to be low, with many within 1-2 days of the due date and having had required internal review by another officer prior to a decision being issued.

Deemed Consents

To date, Council has received 1 Deemed Consent Notice (December 2022), which has since been superseded by Council's approval and relevant planning conditions.

Planning application timeframes are monitored by the Executive Leadership Team through the Corporate KPI process.

Public Notification


15 business days for public notification and 15 business days for applicant response.

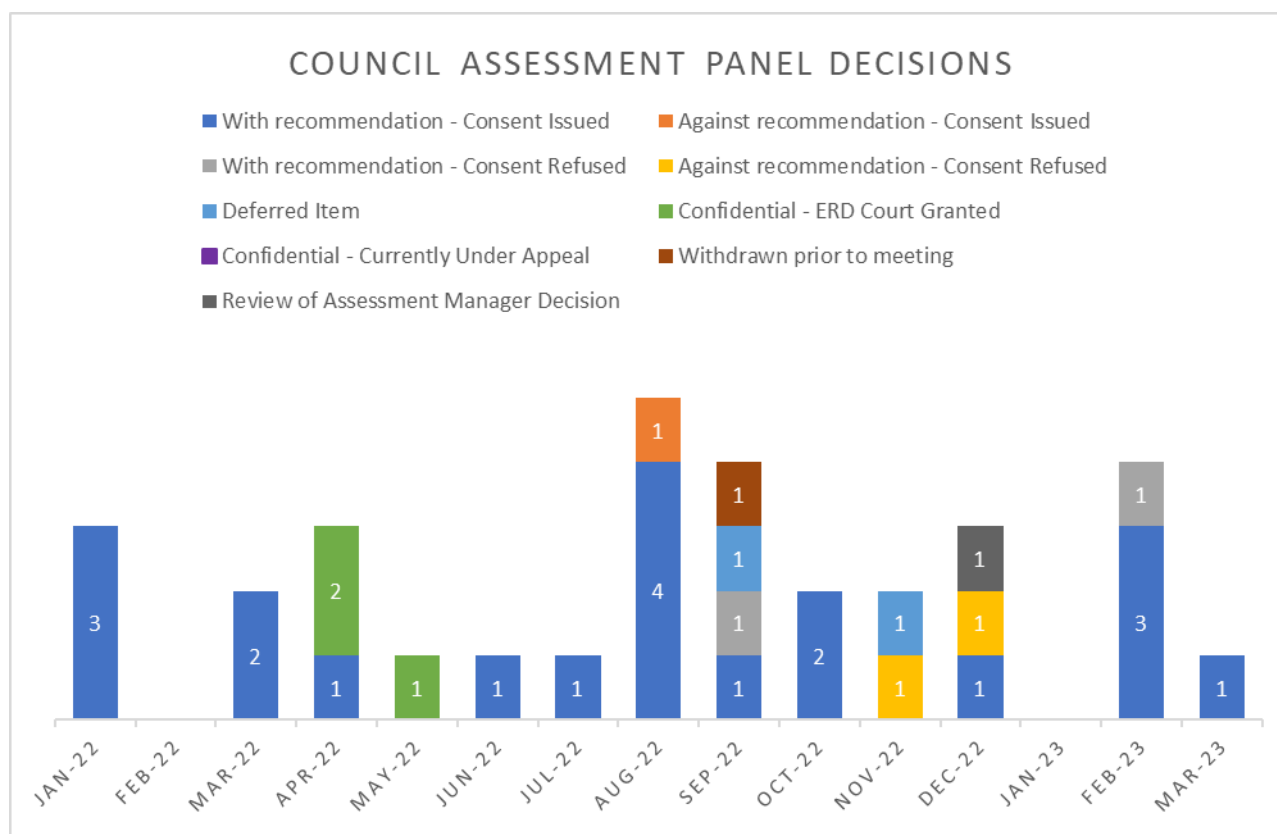
Comment:

The number of applications placed on notification in February and March remains on par with the respective months in 2022.

Council Assessment Panel (CAP)
Meetings and Decisions

The next CAP meeting is due to be held, Wednesday, 3 May 2023.

	Meetings	PDI Items	Dev Act Items	Applicants Heard	Representors Heard
2021	11	7	21	17	19
2022	11	21	5	18	15
2023* (to date)	3*	5*	0*	6*	4*


Comment:

No meeting was held in January 2023 due to a lack of suitable items, however two meetings were held in February and one in March. Besides January and March, at least 2 items have been presented to the Panel per month since August 2022, and this trend is expected to continue over coming months with a mixture of residential and non-residential items.

ERD Court Appeals
Appeals Against Panel Decisions

Address	Appeal Lodged	Current Status
216 Seacombe Road. Seaview Downs (<i>New Appeal</i>)	20 February 2023	Conference held 23 March 2023, appeal adjourned to allow applicant time to consider an amended scheme.
1 Wattle Terrace, Plympton Park (<i>On-going Appeal</i>)	4 November 2022	Site meeting conducted on 14 th April 2023 with Council and applicant to discuss a potential compromise scheme.

Appeals Against Delegated Applications

Address	Appeal Lodged	Current Status
3, 7 & 9 Franklin Street, Sturt (<i>On-going Appeal</i>)	13 January 2023	Conciliation conference adjourned until 12 May 2023, with a compromise proposal expected to be presented to the Panel in May.

Appeals Against Enforcement

New or On-going Appeals – Nil

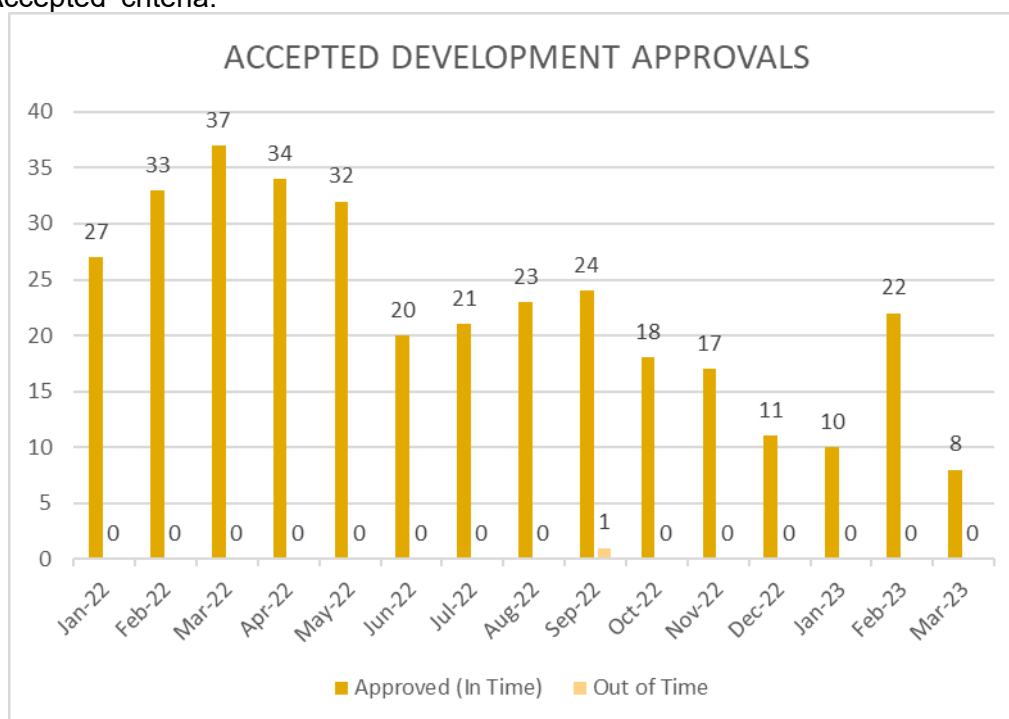
Review of Assessment Manager Decisions

The Council Assessment Panel processed its first review of an Assessment Manager decision in December 2022. The relevant application proposed a 1-into-2 land division with retention of (and alterations to) an existing dwelling in Hallett Cove, and was refused by staff under delegation from the Assessment Manager. The Council Assessment Panel affirmed the decision of the Assessment Manager with the same reasons for refusal.

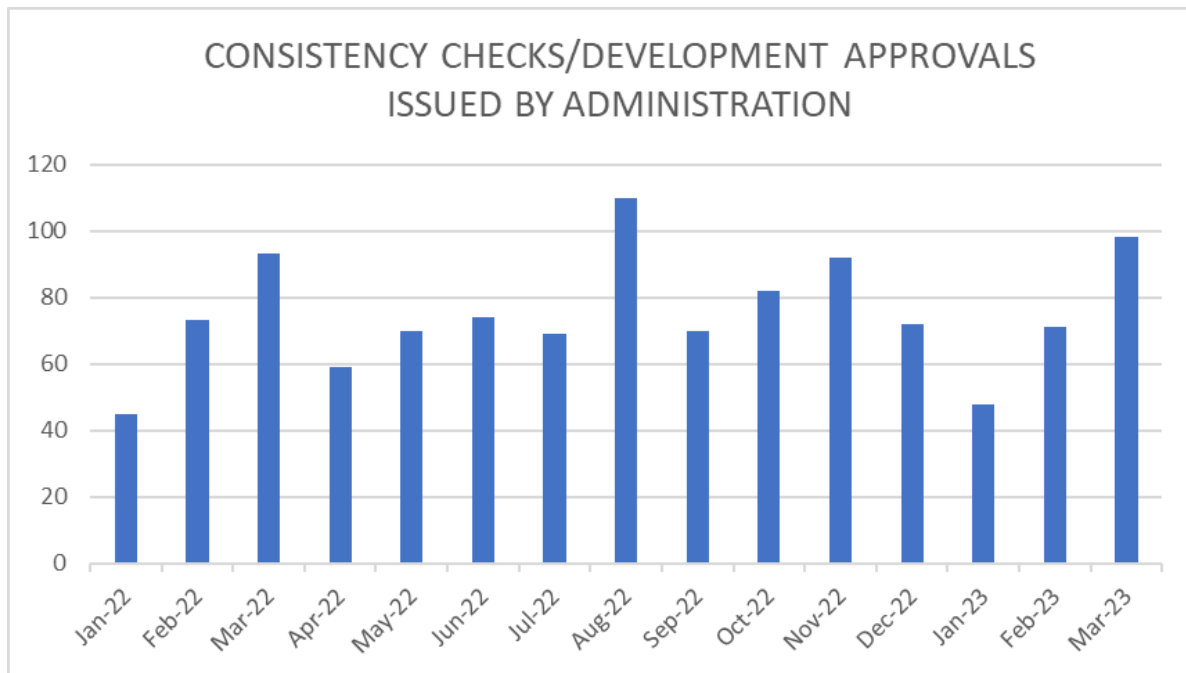
Note: For planning consent applications where the Assessment Manager is the relevant authority, the PDI Act introduces a new means of appeal for applicants as an alternative to appealing to the ERD Court. Applicants may seek a review of a prescribed decision of the Assessment Manager by the Council Assessment Panel. The CAP has adopted a [Review of Decision of Assessment Manager Policy](#) to guide this process.

Approvals Checked and/or Issued by the Administration Team

Accepted development includes minor and standard applications which only require building consent. Upon lodgement these applications are reviewed by Administration to ensure they comply with the 'Accepted' criteria.

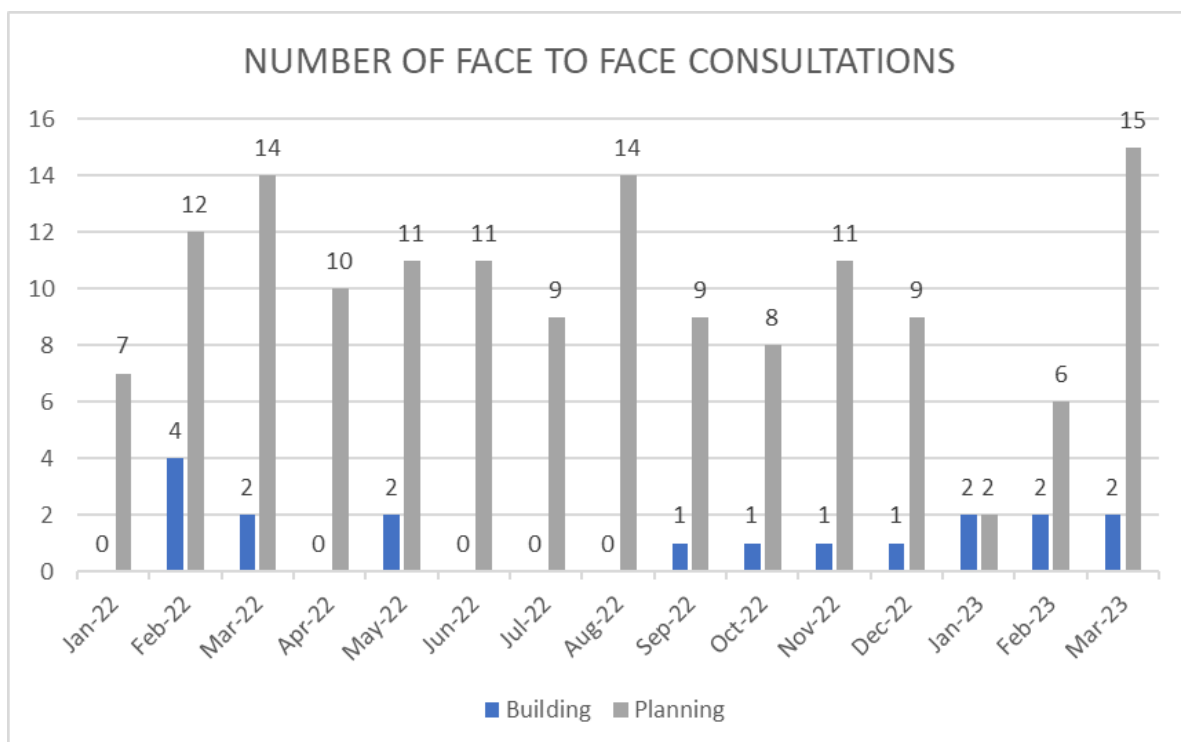


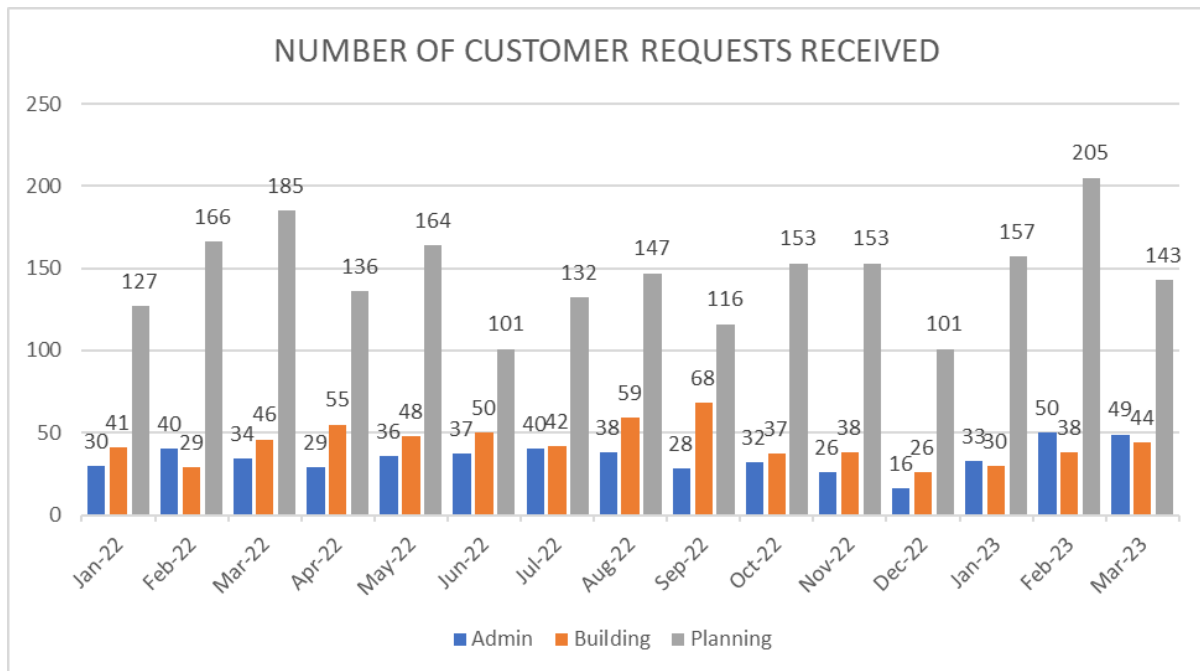
Consistency checks are undertaken when building rules consent is received from the Private Certifier. The plans approved by the Private Certifier are checked against the Planning Consent to ensure that the plans are consistent. The graph below illustrates the number of checks undertaken where full development approval has then been issued.



Customer Interactions

Development advice is provided to customers via phone, email and in person at the Administration Centre. Rostered Duty Planner and Duty Building Officers are available to answer preliminary and general enquiries during Administration Centre opening hours. The Development Administration team is also available to answer general questions, lodgements, and copies of plans enquiries.



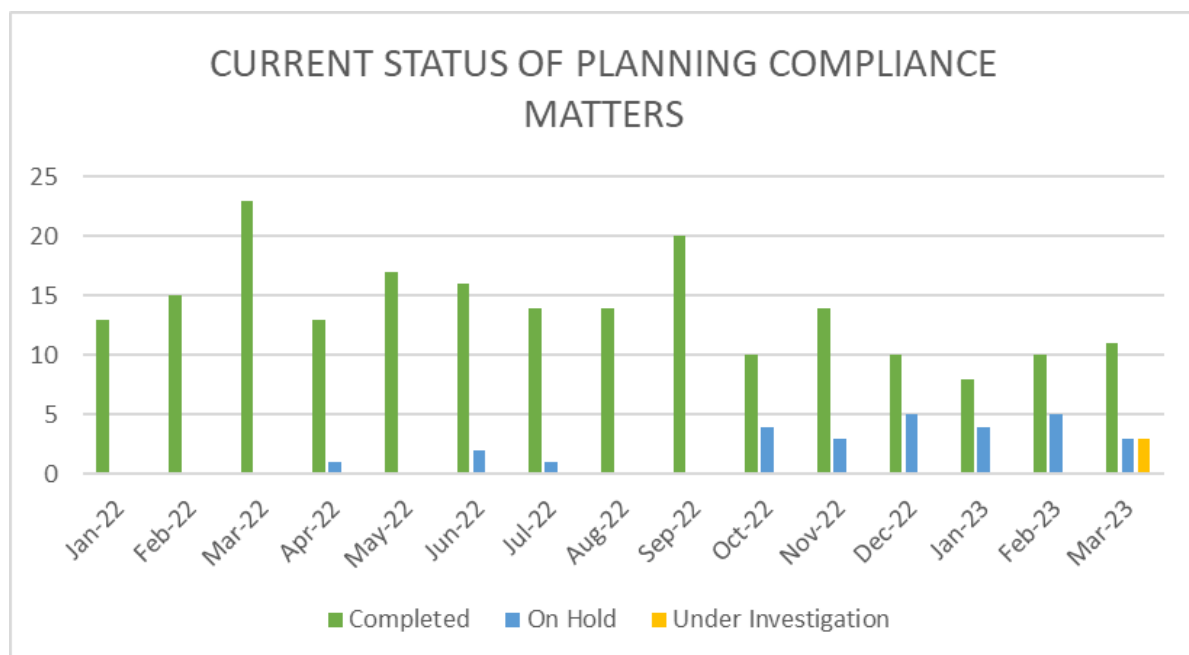


Note: This data does not include ad-hoc enquiries, calls answered at the time of first contact or queries answered by the Customer Service Centre Team.

Comment:

The number of customer interactions remains high. It should be noted, whilst a number of events would be simple and require the provision of limited information, others may require considerable time resources and provisions of detailed and comprehensive information. Face to face consultations have increased dramatically in March.

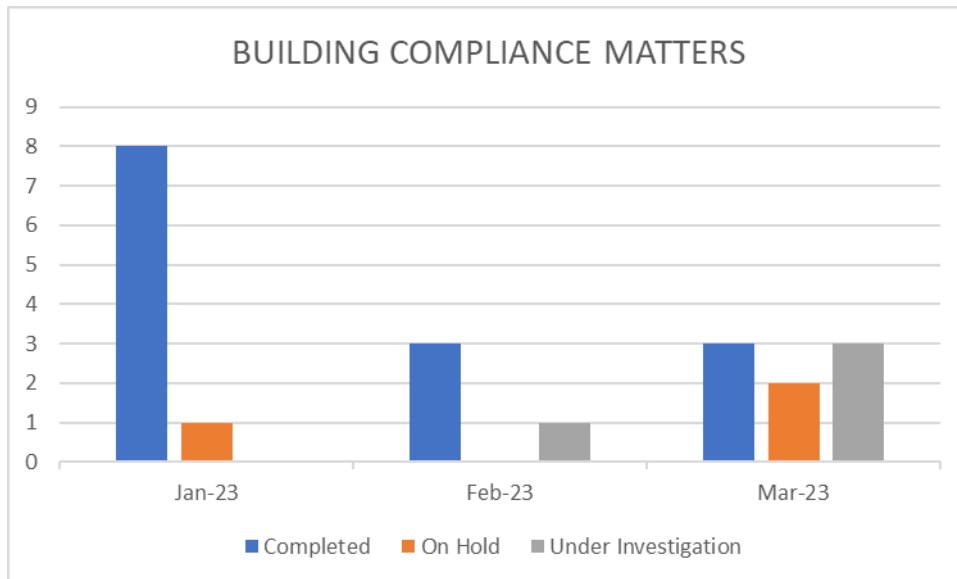
Planning Compliance



Comment:

Development Compliance matters continue to steadily rise with approximately 30 cases open for investigation currently.

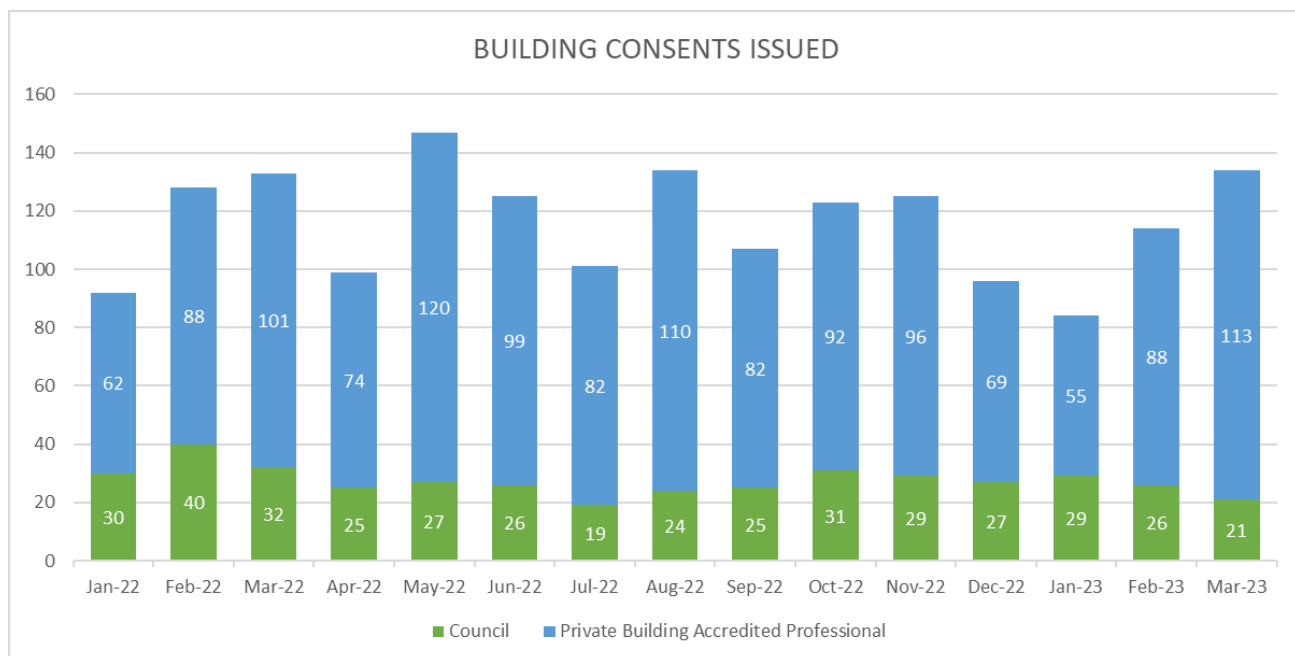
Building Compliance



Comment:

Only the first three months of the year are provided due to a change in the way these figures are being collected and reported.

Building Consent Decisions



Note: Building Rules Consents are assessed by Council or private assessors known as Private Certifiers, these privately certified assessments still need to be registered, checked and Development Approval issued by Council.

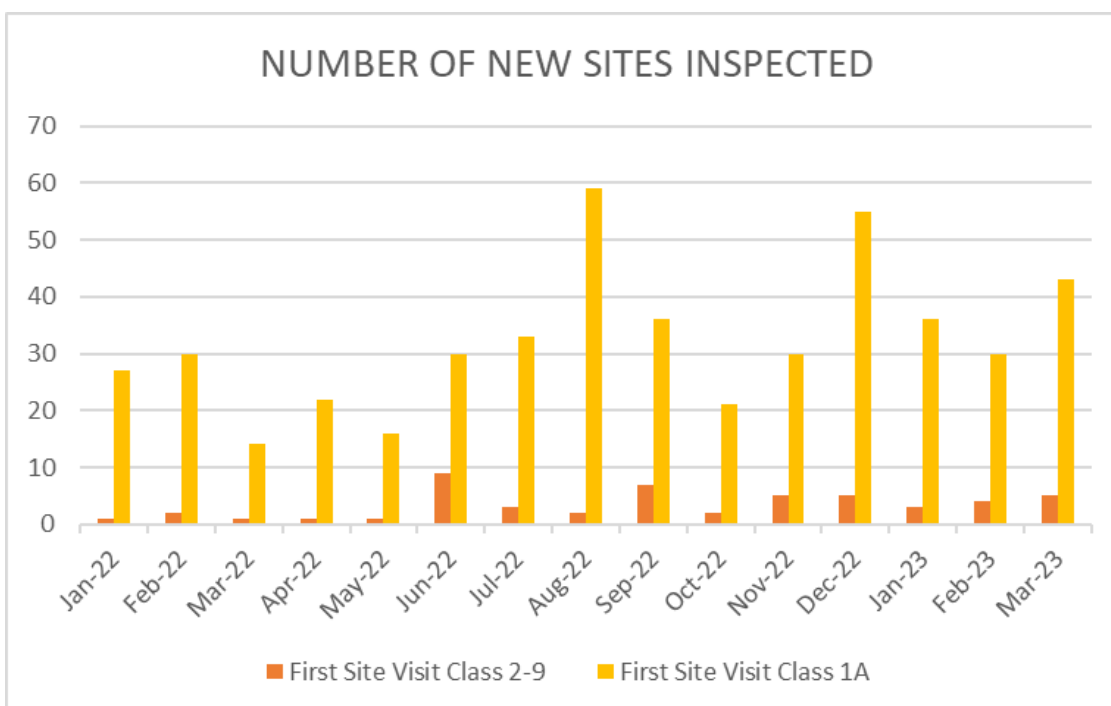
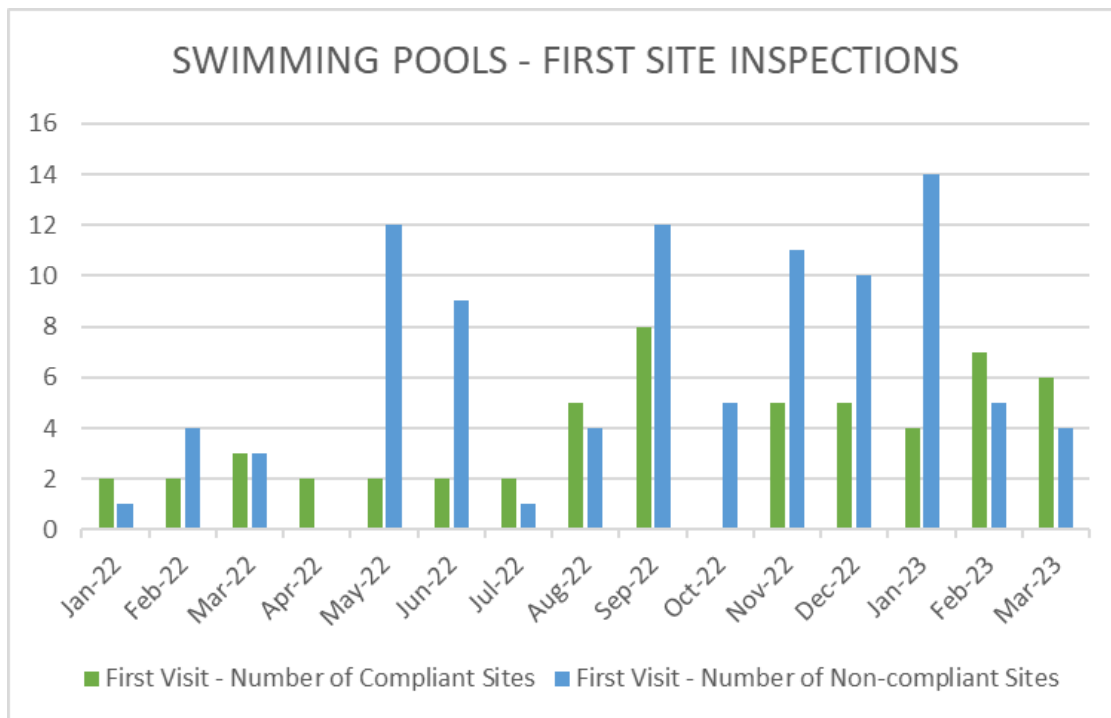
Building Inspections

Comment:

Council is required to inspect:

- Minimum 66% building class 1, at least once

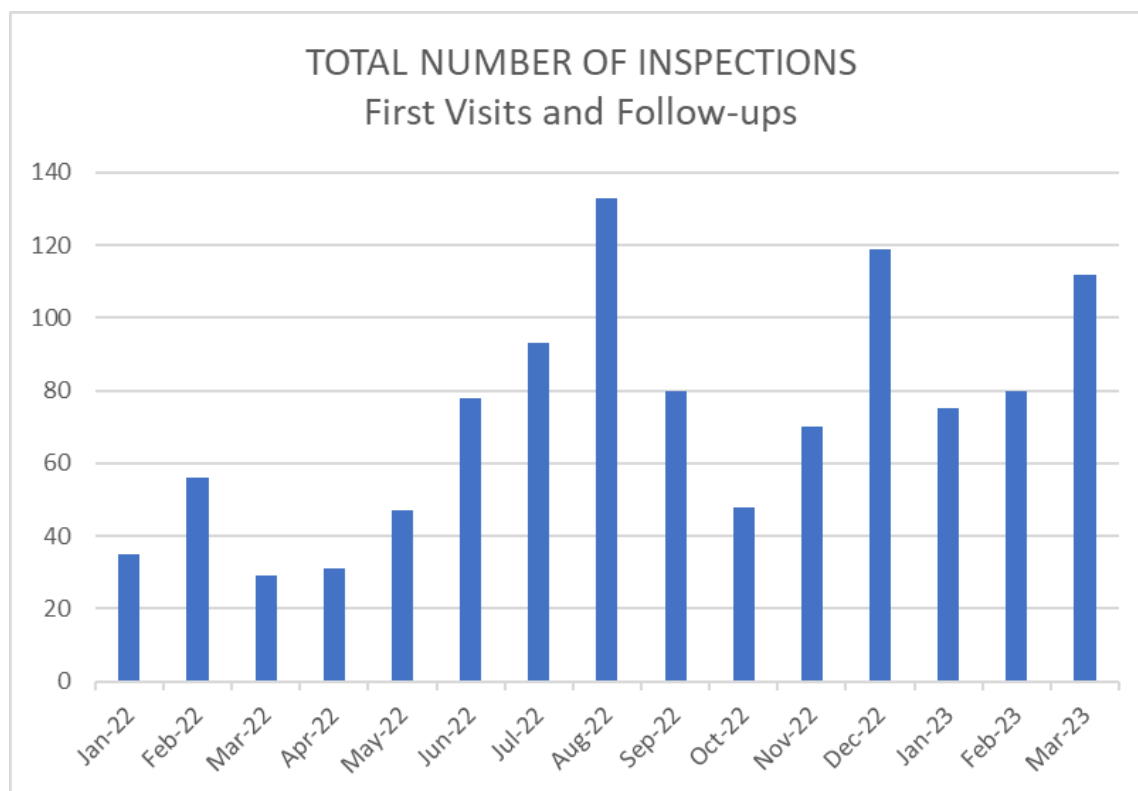
- Minimum 90% building classes 2-9, at least once
- 100% swimming pools and pool fences, at completion



Note: New sites inspected does not include follow up or additional inspections made by staff and does not consider whether a site contains multiple buildings requiring inspection.

Class 1A: Residential Development – Dwellings, Dwellings Additions, Boarding Houses

Class 2-9: Commercial, Industrial, Public Buildings, Schools, Retail, Hotels and Offices



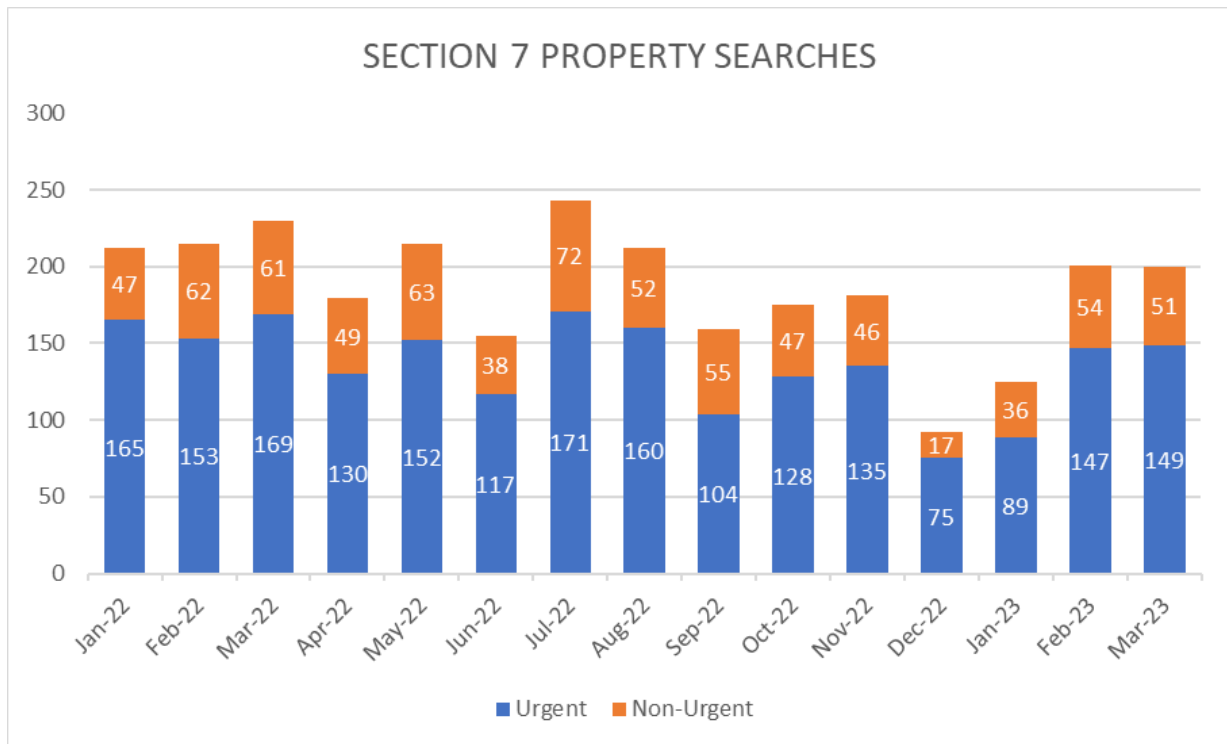
Comment:

Builders must notify Council when a site is ready for inspection, at various stages throughout construction such as commencement, footings, framing, fire safety, completion. Council can inspect a site at any stage and may inspect sites multiple times/stages. Sites containing multiple dwellings may also see staff undertake multiple inspections on one site. Non-compliant sites can be re-inspected multiple times. The main issues encountered with non-compliant sites includes:

- Builders not undertaking construction to the approved plan
- Minor structural deficiencies
- Fire wall deficiencies
- Storm water connection
- Inadequate documentation
- Pool barrier safety upon installation of child-safety barriers
- Essential safety provisions documentation for commercial and industrial buildings
- Statement of compliance documentation for all classes of building work

Property and land information requests

When a property is purchased, the purchasers are provided with a Form 1. Council contributes to the Form 1 providing a certificate to the potential purchaser with all relevant known history for the property. A search is done on previous applications to check for continuing conditions, a copy of the indemnity insurance (if available) is attached, and any Land Management Agreements or current notices issued for that particular property are supplied with the certificate.



Urgent: Given priority and generally completed within 24 hours of payment.

Non-urgent: Council has 8 working days from the day payment is received to complete the search.

This data does not include Rates Certificate only requests.

Note: A Section 7 search is based per CT noting some CT's have multiple parcels.

ATTACHMENTS

1. 23 M P 40068 - Signed Letter - Tony Harrison [8.1.1 - 4 pages]

Hon Nick Champion MP

23MP40068

Mr Tony Harrison
Chief Executive Officer
City of Marion

By email: tony.harrison@marion.sa.gov.au



Council Leadership on Strategic Planning

Dear Mr Harrison

I am writing regarding the crucial role of Councils in strategic planning for the future growth, development and management of their local government areas.

Metropolitan Councils have an ongoing role in leading the strategic planning required to inform the Greater Adelaide Regional Plan, as well as in pursuing necessary changes to better protect local character and heritage, and to appropriately manage car parking on local streets.

Greater Adelaide Regional Plan

As you are aware, the State Planning Commission (the Commission) is currently progressing its Regional Planning Program, which will include delivery of a new Greater Adelaide Regional Plan (the Plan).

Part of the core business of Councils is to lead strategic planning for their local areas. Councils have an important role to play in understanding the scope for future growth and change and proactively planning for where and when that growth and change should occur. Councils have historically fulfilled these functions, and this has not changed with the implementation of the new planning system.

Further to the letters to the Council's Mayor and Chief Executive Officer in March 2022, the more work the Council has done in strategic planning for its local area, the more collaborative the preparation of the Plan can be. Many of the Greater Adelaide Councils are well placed to do this strategic planning work, with many having dedicated policy and strategic planning staff.

I acknowledge the work undertaken by your Council to date, but I note there is more to do in order to be in a position to proactively and effectively engage with strategic planning for your local area. I strongly encourage you to continue to better drive and support the further strategic planning which will occur through the development of the Plan.



The Department is committed to working collaboratively with Councils in developing the Plan and is taking a partnership approach. In particular, the Regional Planning Team in the Department will be looking to Councils to contribute insights about where they want growth to occur within their Council areas.

Code Amendments

As noted above, the role of Councils in actively planning for growth and change has not changed through transition to the new planning system.

For the first iteration of the Planning and Design Code (the Code), the majority of policy content was transitioned from existing policy in the (former) Development Plans to the closest “like for like” policy available within the Code library. Through this implementation process, a number of Councils sought application of different zones which were not possible at the time, as they would have effected a rezoning (which in turn would have warranted more targeted consultation with impacted communities).

As you would be aware, in recognition of the Council’s ongoing role in strategic planning, the Code Amendment process allows Councils to initiate and lead amendments to the Code, as required to deliver on Councils strategic ambitions. Councils are well placed to lead Code Amendments and engage with local communities on any proposed change.

On that basis, I strongly encourage Councils to undertake an audit of the Code as it applies to their Council area against the new Code zone library and to seek to initiate a Code Amendment to provide more contemporary zone policy where the need for change is identified.

In addition, Councils are also in a position to proactively advocate for their communities through other proponent-led Code Amendments. This is supported through Practice Directions which require early engagement with the Council administration before a Code Amendment is initiated. In providing pre-initiation comment, I encourage Councils to recommend key community interest groups or stakeholders who may benefit from targeted engagement, and to offer the sharing of information and other documentation to assist in both the formulation of the proposal and the engagement process itself. I encourage Councils to actively participate in proposed Code Amendments which are of strategic importance to a local area.

Character and Heritage

On 19 October 2022, on the advice of both the Commission and the Expert Panel, I announced a package of work aimed at better protecting character and heritage at a local level. This included supporting and facilitating Councils to:

- undertake Code Amendments to elevate existing Character Areas to Historic Areas (where appropriate justification can be provided); and
- review and update their Character Area Statements (and Historic Area Statements) to address identified gaps or deficiencies.

A range of guidance material is already available on the PlanSA Website to assist Councils with their work on character and heritage policy at <https://plan.sa.gov.au/resources/planning/heritage-and-character>. In addition to this, the Department is also working on further guidance material which is expected to be available to Councils in early to mid 2023.

In the meantime, noting the importance of protecting the valuable character and heritage of local neighbourhoods, Councils should be actively progressing the necessary strategic investigations required to inform this work. In addition, I strongly urge Councils to undertake the work in identifying any gaps or deficiencies in current Character Area Statements, to determine where further content would be useful in the assessment of development applications.

In addition, I expect that Councils will undertake thorough assessments of proposals to demolish Local Heritage Places or buildings in Historic Areas. In particular, rigorous processes should be adopted to ensure demolition only occurs following proper scrutiny of the application (including of any engineering or heritage assessment reports presented in support of demolition).

Managing Local Parking

As you are aware, the Code provides the policy framework to guide what kinds of development should occur and where. This policy can also dictate the number of car parks required to support and service development, as well as associated matters such as driveway location and layout.

I have asked the Expert Panel to consider the matter of car parking policy within the Code and I anticipate the Panel will make recommendations to me on these matters in early 2023. However, as indicated in the Panel's Discussion Papers, in the Panel's view, although car parking is a legitimate issue for South Australians, there is not significant work to be done to the Code, but rather in the appropriate management of both on and off-street car parking and local road design.

In that context, it is important to note that, while the Code can (and does) guide the form of development and car parking provisions, the appropriate management of both on and off-street car parking and local road design largely falls to Councils to manage and enforce at a local level.

Where local elected members hold immediate concerns about congestion or safety on local streets, Councils are able to install traffic control devices on these roads in accordance with their powers under the *Road Traffic Act 1961*. In addition, Councils have powers under the *Local Government Act 1999* to control the design of and works occurring on local roads. This could include, amongst other things, installation of parking controls or road design to better manage particularly crowded streets.

I trust this information is of assistance. Should you have any questions regarding the matters outlined in this letter, please contact the PlanSA Helpdesk on 1800 752 664 or via email at PlanSA@sa.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nick Champion', with a stylized flourish extending from the end.

Hon Nick Champion MP
Minister for Planning

17 March 2023

8.2 Land Development Projects Update

Report Reference	PDC230502R8.2
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

To provide the Planning and Development Committee with a status update on major land development projects.

RECOMMENDATION

That the Planning and Development Committee:

1. Notes the report.

DISCUSSION

Within the City of Marion, there are several major land development projects ongoing. This report is a standing report to keep the Committee informed on the progress of each.

Morphettville Racecourse (Morphettville)

Project value (if known)	\$350 million
Land size (approximately)	10 hectares
Description	New housing and commercial developments at the racecourse site.
Comments	CoM component includes approximately 200 dwellings (now that the Magic Millions site is not included, there will be approximately 300 less dwellings than previously envisaged). Potential infield open space activation. Commercial and residential buildings up to 8-10 storeys are envisaged in the City of West Torrens component.
Project Update	SAJC have announced Villawood as their development partner. Staff met with Villawood on this project in April.

Oaklands Green (Oaklands Park)

Project value (if known)	\$135 million
Land size (approximately)	16.5 hectares
Description	New housing, social housing and upgraded open space.
Comments	740 homes including the replacement of 250 social housing properties. Note increase from 650 due to reconfigurations of allotment layouts.
Project Update	<p>Stage 1a and 1b civil works are within weeks of completion with the first 35 titles set for settlement. This is in addition to 13 SAHA lots.</p> <p>Rivergum is expected to commence construction in June.</p> <p>Stage 4 demolition is set to commence in June in the north-west corner of the site (73 Barry Road).</p> <p>The sales centre has been delivered to 56 Barry Road.</p> <p>HRA is finalising land division applications for Stage 1C and 2A.</p>

Seacliff Village (Seacliff Park)

Project value (if known)	\$200+ million
Land size (approximately)	12 hectares
Description	New housing, open space, retail and medical centre.
Comments	110 terraced housing units, 630 residential apartments, shopping centre and medical centre.
Project Update	<p>Suburb renaming</p> <p>No further update from Surveyor-General</p> <p>Council Boundaries</p> <p>Council received a six-month extension (until mid-year) to the proposal deadline which is currently under review.</p> <p>Development projects</p> <p>The Stage 1 Land Division application is likely to be considered by SCAP in May 2023 following negotiation with CoM and CHB on infrastructure matters and finalising EPA requirements.</p> <p>A new sales office located off Clubhouse Road is due to be installed in the next 1-2</p>

	months.
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Cove Point (Hallett Cove)

Project value (if known)	TBC
Land size (approximately)	12 hectares
Description	New suburban residential development
Comments	180 low-density allotments are envisaged. The area was rezoned in 2019/20 and the site officially transferred to the Marion Council from Onkaparinga Council, through a boundary realignment process (approved in 2021).
Project Update	Following a meeting with senior staff, this project was successfully placed on hold (by the applicant) so that the developer and Council can negotiate better infrastructure outcomes.

Hills Industries (Edwardstown)

Project value (if known)	N/A
Land size (approximately)	8 hectares
Description	Former home of Hills Industries, the site was previously earmarked for expansion of the Castle Plaza shopping centre. Council previously facilitated a developer-funded development plan amendment for the site to allow the expansion and mixed-use development.
Comments	This site is impacted by site works for the N/S Corridor and is currently under review by Council staff and DIT.
Project Update	TBA

ATTACHMENTS

Nil

9 Workshop / Presentation Items - Nil**10 Other Business****10.1 North South Corridor Standing Report****11 Meeting Closure**

The meeting shall conclude on or before 7.00pm unless there is a specific motion adopted at the meeting to continue beyond that time.