

His Worship the Mayor  
Councillors  
City of Marion

## **Notice of Special General Council Meeting**

Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt

**Tuesday, 13 July 2021 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 Elected Member Declaration of Interest (if any)

## 5 Confirmation of Minutes - Nil

## 6 Communications - Nil

## 7 Adjourned Items

### 7.1 Cover Report - Adjourned Item - Marion Cultural Centre Plaza

Report Reference	SGC210713F7.1
Originating Officer	City Activation Senior Advisor – Brett Grimm
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Ilia Houridis

### REASON FOR CONFIDENTIALITY

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

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which-
- (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
  - (ii) would, on balance, be contrary to the public interest

### RECOMMENDATION

That pursuant to Section 90(2) and (3)(d)(i) and (ii) 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 Corporate Services, General Manager City Services, Manager Corporate Governance, Manager City Activation, City Activation Senior Advisor, Manager Finance, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Adjourned Item- Marion Cultural Centre Plaza, 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 confidential commercial information of key stakeholders in addition to information regarding professional services for design development and financial figures.

8 Deputations - Nil

9 Petitions - Nil

10 Committee Recommendations - Nil

11 Workshop / Presentation Items

### 11.1 Morphettsville Racecourse and Surrounds

Report Reference	SGC210713R11.1
Originating Officer	Senior Policy Planner – David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Iliia Houridis

#### REPORT OBJECTIVE

To provide Council with an update on the Morphettsville Racecourse and associated surrounding horse stabling area.

The South Australian Jockey Club (SAJC) will be providing a (confidential) presentation regarding potential future development within the racecourse site.

#### EXECUTIVE SUMMARY

Council is currently considering separate but fundamentally related matters in regard to development supporting the horse industry within the racecourse and surrounding areas.

This work includes:

- a Development Application proposing demolition of existing infrastructure for the purpose of developing new stabling, stalls and landscaping within the precinct;
- Code Amendment proposal to rezone the southern side of Bray Street in Morphettsville and the western side of Morphetts Road in Glengowrie to address anomalies in the zoning during transition to the new Planning and Design Code.

Prior to the presentation, it is recommended that Council move into confidence to allow the SAJC to present their confidential proposal.

**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 Corporate Services, General Manager City Services, General Manager City Development, Manager Development and Regulatory Services, Senior Policy Planner, Development Officer Planning, Manager Corporate Governance, Unit Manager Communications, Unit Manager Governance and Council Support, and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to future development on the Morphettsville Racecourse site, 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 of a confidential nature.**

## RECOMMENDATION

### That Council:

1. **Notes the report.**
2. **Notes the confidential presentation delivered by the South Australian Jockey Club (SAJC).**
3. **Supports the SAJC in progressing their proposal for the purposes of seeking funding support from the State and Federal Governments.**

## DISCUSSION

Administration are advised that there is a demand for the development of additional horse stables and associated facilities within the racecourse site, both strategic and localised.

SAJC have developed their proposal, required investment and timing, along with other associated activity to support development of the site. A summary of this activity is provided below.

### Racecourse Site

Administration has recently assessed a Development Application proposing:

- Demolition of several buildings in the south-western corner of the racecourse, comprising tie up stalls, sand rolls, wash bays, lunge yard, storage and canteen;
- Construction of:
  - 2 new single storey stable buildings comprising a total of 70 new stables, with storage rooms and staff amenities;
  - 5 new single storey buildings comprising a total of 128 tie up stalls, with sand rolls, wash bays and storage rooms;
  - Associated loading zone and landscaping on the Bray Street frontage;

Planning Consent was approved on 6 July 2021. Building Approval is to be undertaken by a private certifier.

### Code Amendment to Rezone Horse Related properties in surrounding suburbs

- 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.
- Under the Planning and Design Code, the area has been rezoned from Residential Racecourse Zone to Suburban Neighbourhood Zone. The policy within this zone no longer refers to horse related activities but it does maintain the minimum 560m<sup>2</sup> site area and 15m metre frontage.
- It is understood that a number of stable owners in the subject area would consider relocating into the new stables to be built within the racecourse.
- This is generally on the proviso that their land be rezoned to allow residential development at higher densities to be constructed, which would make the sale of existing land and relocation to the new stables in the racecourse more financially viable.
- A letter was sent out to all property owners seeking feedback on the proposed rezoning
- Council received a response rate of around 50% so far

Most responses were in favour of the proposed rezoning.

**SAJC Presentation**

- The SAJC will be providing a confidential presentation regarding potential future development within the racecourse site.
- The SAJC will be seeking feedback and an indication of Council's support for the proposal.

**12 Confidential Items****12.1 Cover Report - Marion Golf Park**

Report Reference	SGC210713F12.1
Originating Officer	Unit Manager Sport & Recreational Community Facilities – Mark Hubbard
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	General Manager City Development - Ilia Houridis

**Reason for Confidentiality*****Local Government Act (SA) 1999 S 90 (2) 3***

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which-
- (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
  - (ii) would, on balance, be contrary to the public interest

**RECOMMENDATION**

That pursuant to Section 90(2) and (3)(d)(i) and (ii) 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 Corporate Services, General Manager City Services, Manager Corporate Governance, Manager City Property, Manager Finance, Unit Manager Sport and Recreational Community Facilities, Unit Manager Communications, Unit Manager Governance and Council Support, Community Facilities Planner and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Marion Golf Park, 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 the current redevelopment options and costs for the Marion Golf Park.

## 12.2 Cover Report - Unsolicited Proposal

Report Reference	SGC210713F12.2
Originating Officer	Manager City Activation – Greg Salmon
Corporate Manager	N/A
General Manager	General Manager City Development - Ilia Houridis

### Reason for Confidentiality

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

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which-
- (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
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### RECOMMENDATION

**That pursuant to Section 90(2) and (3)(d)(i) and (ii) 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 Corporate Services, General Manager City Services, Manager Corporate Governance, Manager City Activation, Manager Finance, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Unsolicited Proposal, 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 a proposal from a third party.**



**12.3 Cover Report - Request for Proposals - City Services Surplus Land**

Report Reference	SGC210713F12.3
Originating Officer	Manager City Property – Thuyen Vi-Alternetti
Corporate Manager	N/A
General Manager	General Manager City Development - Iliia Houridis

**Reason for Confidentiality*****Local Government Act (SA) 1999 S 90 (2) 3***

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which-
- (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
  - (ii) would, on balance, be contrary to the public interest

**RECOMMENDATION**

**That pursuant to Section 90(2) and (3)(d)(i) and (ii) 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 Corporate Governance, Manager City Property, Unit Manager Land & Property, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Request for Proposals - City Services Surplus Land, 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 relating to matters pertaining to commercial information of a confidential nature from the market in relation to proposals received for the City Services surplus land, the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.**

**13 Corporate Reports for Decision - Nil**

**14 Corporate Reports for Information/Noting - Nil**

**15 Motions With Notice - Nil**

**16 Questions With Notice - Nil**

**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.