



**Minutes of the General Council Meeting  
held on Tuesday, 22 August 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

Councillor Jana Mates

Councillor Amar Singh

Councillor Ian Crossland

**In Attendance**

Chief Executive Officer - Tony Harrison

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

**1 Open Meeting**

The Mayor opened the meeting 6.31pm.

**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 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.

The following interests were disclosed:

- Councillor Mates declared a material conflict of interest in the item *Southern Soccer Facility - Fourth Pitch*
- Councillor Veliskou declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation*
- Councillor Crossland declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation*
- Councillor Mates declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation*

- Councillor Luscombe declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation*
- Councillor Prior declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation*
- Councillor Lama declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation*
- Councillor Naismith declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation*

## 5 Confirmation of Minutes

### 5.1 Confirmation of Minutes of the General Council Meeting held on 25 July 2023

Report Reference GC230822R5.1

**Moved Councillor Mates**

**Seconded Councillor Taylor**

That the minutes of the General Council Meeting held on 25 July 2023 be taken as read and confirmed.

**Carried Unanimously**

## 6 Communications

**Moved Councillor Masika**

**Seconded Councillor Mates**

That the following Communication Reports be moved en bloc:

- Mayoral Communication Report
- CEO and Executive Communication Report

**Carried Unanimously**

### 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.		

**Moved Councillor Masika**
**Seconded Councillor Mates**

That the Mayoral Communication report be received and noted.

**Carried Unanimously**

### 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 Morphetville 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 Discussion Paper	Angela Allison
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

## Moved Councillor Masika

## Seconded Councillor Mates

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

**Carried Unanimously**

## 7 Adjourned Items - Nil

## 8 Deputations

### 8.1 Deputation - 1700 Main South Rd Report Reference GC230822D8.1

Mr Stefan Grzeczowski gave a five-minute deputation regarding waiving council rates for properties at 1700 Main South Road, O' Halloran Hill.

## Order of Agenda Items

The Mayor sought and was granted leave of the meeting to vary the order of the agenda and consider the Motion in relation to *1700 Main South Road O'Halloran Hill* next on the agenda.

**15.3 1700 Main South Road O' Halloran Hill**  
**Report Reference GC230822M15.3****Moved Councillor Mates****Seconded councillor Naismith**

That the Council:

1. 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 to \$23,381 or should it be earlier until they are able to move into their property.

**Lost****Moved Councillor Mates****Seconded councillor Naismith**

That the Council:

2. 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.

**Carried Unanimously****9 Petitions - Nil****10 Committee Recommendations****Moved Councillor Telfer****Seconded Councillor Hoffmann**

That the following Committee Recommendations be moved en bloc:

- Confirmation of Minutes of the Planning and Development Committee Meeting held on 1 August 2023
- Confirmation of Minutes of the Review and Selection Committee Meeting held on 1 August 2023

**Carried Unanimously****10.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 1 August 2023**  
**Report Reference GC230822R10.1****Moved Councillor Telfer****Seconded Councillor Hoffmann**

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.

**Carried Unanimously**

**10.2 Confirmation of Minutes of the Review and Selection Committee Meeting held on 1 August 2023****Report Reference** GC230822R10.2**Moved Councillor Telfer****Seconded Councillor Hoffmann**

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.

**Carried Unanimously****11 Confidential Items**

The Mayor sought and was granted leave of the meeting to vary the order of the agenda and move the confidential items to be considered after Corporate reports for noting

**12 Corporate Reports for Decision****12.1 EV Fleet Transition****Report Reference** GC230822R12.1

7.33pm Councillor Singh left the meeting

7.34pm Councillor Singh re-entered the meeting

**Moved Councillor Crossland****Seconded Councillor Masika**

That Council:

1. Approve the transition of 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).
5. Receive a report on the benefits of the electric vehicle fleet transition after a period of three years.

**Carried**

**Councillor Mates called a Division**

**Those for:** Councillors Crossland, Luscombe, Lama, Telfer, Prior, Taylor, Hoffmann and Masika

**Those against:** Councillors Singh, Veliskou, Mates and Naismith

**Carried**

8.01pm Councillor Taylor left the meeting

8.01pm Councillor Naismith left the meeting

**12.2 Reconciliation Action Plan**

**Report Reference** GC230822R12.2

**Moved Councillor Telfer**

**Seconded Councillor Luscombe**

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.

8.03pm Councillor Taylor re-entered the meeting

8.05pm Councillor Naismith re-entered the meeting

8.05pm Councillor Singh left the meeting

8.06pm Councillor Sing re-entered the meeting

**Amendment**

**Moved Councillor Mates**

**Seconded Councillor Taylor**

That Council:

1. Endorses the draft updated Reconciliation Action Plan, including the funding amount, to be released for community consultation and for a further report to be brought back to Council with the results of the consultation.

The amendment to become the motion was **Carried**

The motion was **Carried**

**12.3 Centre Zone Adjustment Code Amendment**

**Report Reference** GC230822R12.3

8.26pm Councillor Luscombe left the meeting

**Moved Councillor Prior**

**Seconded Councillor Crossland**

That the Council:

1. Notes the report.



- Endorses the draft Centre Zone Adjustment Code Amendment for release for community consultation, noting this will include the map of Site 11 - 1A Greenfields Road, Seaview Downs, which was omitted in error from Attachment A of the report.

**Carried Unanimously**

#### 12.4 Morphettville/Glengowrie Horse Related Activities Code Amendment Report Reference GC230822R12.4

8.30pm Councillor Luscombe re-entered the meeting

**Moved Councillor Veliskou**

**Seconded Councillor Prior**

That Council:

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

**Carried Unanimously**

#### 12.5 Southern Suburbs Code Amendment - Inclusion of overlay for consultation Report Reference GC230822R12.5

- Councillor Veliskou declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation* as he owns property within the area and will remain in the meeting for the item.
- Councillor Crossland declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation* as he owns property within the area and will remain in the meeting for the item.
- Councillor Mates declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation* as she owns property within the area and will remain in the meeting for the item.
- Councillor Luscombe declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation* as she owns property within the area and will remain in the meeting for the item.
- Councillor Prior declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation* as he owns property within the area and will remain in the meeting for the item.
- Councillor Lama declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation* as she owns property within the area and will remain in the meeting for the item.
- Councillor Naismith declared a perceived conflict of interest in the item *Southern Suburbs Code Amendment - Inclusion of overlay for consultation* as he owns property within the area and will remain in the meeting for the item.

**Moved Councillor Prior**

**Seconded Councillor Naismith**

That Council:

- 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.

**Carried Unanimously**

**12.6 Capella Reserve Shade Sails****Report Reference** GC230822R12.6**Moved Councillor Crossland****Seconded Councillor Taylor**

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.

**Carried Unanimously****Moved Councillor Prior****Seconded Councillor Telfer**

That the following items be moved en bloc:

- Grants and Contributions Policy
- Unsolicited Proposals Policy
- Updates to the Schedule of Delegations - July 2023

**Carried Unanimously****12.7 Grants and Contributions Policy****Report Reference** GC230822R12.7**Moved Councillor Prior****Seconded Councillor Telfer**

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.

**Carried Unanimously****12.8 Unsolicited Proposals Policy****Report Reference** GC230822R12.8**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

1. Adopts the Unsolicited Proposals Policy (Attachment 1).

**Carried Unanimously**

**12.9 Updates to the Schedule of Delegations - July 2023**

Report Reference GC230822R12.9

**Moved Councillor Prior****Seconded Councillor Telfer**

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 Delegations 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.

**Carried Unanimously****13 Corporate Reports for Information/Noting****Moved Councillor Prior****Seconded Councillor Telfer**

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

- Community Event Fund 2022-23
- WHS Report
- Council and CEO KPI Report Quarter Four 2022/23
- Finance Report - July 2023

**Carried Unanimously****13.1 Community Event Fund 2022-23**

Report Reference GC230822R13.1

8.39pm Councillor Mates left the meeting

8.41pm Councillor Mates re-entered the meeting

**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

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

**Carried Unanimously**

**13.2 WHS Report  
Report Reference**

GC230822R13.2

**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

1. Notes the report and statistical data contained therein.

**Carried Unanimously****13.3 Council and CEO KPI Report Quarter Four 2022/23  
Report Reference**

GC230822R13.3

**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

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

**Carried Unanimously****13.4 Finance Report - July 2023****Report Reference**

GC230822R13.4

**Moved Councillor Prior****Seconded Councillor Telfer**

That Council:

1. Receives the report "Finance Report - July 2023"

**Carried Unanimously****Confidential Items****Moved Councillor Telfer****Seconded Councillor Masika**

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

- Independent Member - Finance, Risk and Audit Committee
- SRWRA Audit Committee Member - City of Marion Representative
- Confirmation of Minutes of the Confidential Review and Selection Committee Meeting held on 1 August 2023

**Carried Unanimously**

**11.1 Cover Report - Independent Member - Finance, Risk and Audit Committee**  
Report Reference GC230822F11.1**Moved Councillor Telfer****Seconded Councillor Masika**

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.

**Carried Unanimously**

8.49pm the meeting went into confidence

**Moved Councillor Hoffmann****Seconded Councillor Masika**

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 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 until the appointment has been confirmed and the successful applicant advised. If not released prior, this confidentiality order will be reviewed at the General Council Meeting in December 2023.

**Carried Unanimously**

8.50pm the meeting came out of confidence

**11.2 Cover Report - SRWRA Audit Committee Member - City of Marion Representative**  
Report Reference GC230822F11.2**Moved Councillor Telfer****Seconded Councillor Masika**

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.

**Carried Unanimously**

8.50pm the meeting went into confidence

**Moved Councillor Hoffmann****Seconded Councillor Masika**

That 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 until the appointment has been confirmed and the successful applicant advised. If not released prior, this confidentiality order will be reviewed at the General Council Meeting in December 2023.

**Carried Unanimously**

8.51pm the meeting came out of confidence

**11.3 Cover Report - Confirmation of Minutes of the Confidential Review and Selection Committee Meeting held on 1 August 2023**  
Report Reference GC230822F11.3

**Moved Councillor Telfer****Seconded Councillor Masika**

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.

**Carried Unanimously**

8.51pm the meeting went into confidence

**Moved Councillor Hoffmann****Seconded Councillor Naismith**

1. Receives and notes the confidential 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.
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 Review and Selection Committee Meeting held on 1 August 2023, 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**

8.52pm the meeting came out of confidence

**14 Workshop / Presentation Items - Nil****15 Motions With Notice****15.1 Park Terrace Road Closure Investigation****Report Reference** GC230822M15.1**Moved Councillor Veliskou****Seconded Councillor Masika**

1. 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).

**Carried Unanimously****15.2 Southern Soccer Facility - Fourth pitch****Report Reference** GC230822M15.2

Councillor Mates declared a material conflict of interest in the item as her partner coaches at the facility and will leave the meeting for the item.

8.54pm Councillor Mates left the meeting

**Moved Councillor Crossland****Seconded Councillor Masika**

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.
4. Approaches State and Federal Governments for support in grant funding for the Southern Soccer facility

**Carried**

9.14pm Councillor Mates re-entered the meeting

**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.

<b>Response Received From</b>	Manager Engineering, Assets and Environment - Mathew Allen Manager Development & Regulatory Services - Warwick Deller-Coombs
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	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](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/Glenowrie?*

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.
- It 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 - Nil**

#### **18 Questions Without Notice - Nil**

#### **19 Other Business - Nil**

#### **20 Meeting Closure**

The meeting was declared closed at 9.14pm.

CONFIRMED THIS 12 DAY OF SEPTEMBER 2023

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CHAIRPERSON