



**Minutes of the Planning and Development Committee
held on Tuesday, 3 August 2021 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

PRESENT

His Worship the Mayor Kris Hanna (from 7:14 pm)

Councillor - Sasha Mason

Councillor - Luke Hutchinson (via Zoom)

Councillor - Kendra Clancy

Councillor - Raelene Telfer

Councillor - Jason Veliskou

In Attendance

General Manager City Development - Ilia Houridis

Manager Office of the CEO - Kate McKenzie

Manager Development & Regulatory Services - Warwick Deller-Coombs

Manager City Property – Thuyen Vi-Alternetti

Manager Engineering, Assets & Environment - Mathew Allen

Unit Manager Engineering - Carl Lundborg

Team Leader – Planning - Alex Wright

Senior Policy Planner - David Melhuish

Executive Officer to the General Manager City Development – Louise Herdegen

Future Urban - Michael Osborn, Director

Southgate Institute for Health, Society and Equity - Professor Fran Baum, Director

Southgate Institute for Health, Society and Equity - Dr Michael McGreevy, Research Fellow

Southgate Institute for Health, Society and Equity - Dr Connie Musolino, Research Fellow

Wellbeing SA - Ms Laurianne Reinsborough, Director Health Promotion Branch, Prevention and Population Health Directorate

1 Open Meeting

The Chair opened the meeting at 6.38 pm.

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

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

Nil interests were disclosed.

Order of Agenda Items – 4.2 Presentation from Future Urban re Lot 707, Marion Road, Bedford Park

The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider the item *4.2 Presentation from Future Urban re Lot 707, Marion Road, Bedford Park* at Item 7 – Confidential Items of the agenda.

4 Workshop / Presentation Items

4.1 Healthy Liveable Neighbourhoods

Report Reference PDC210803R4.1

The Southgate Institute for Health Society and Equity at Flinders University, with support from Wellbeing SA, gave a presentation to outline the findings from the Healthy Urban Neighbourhood Transition Tool (HUNTT) project.

Presenters:

- Professor Fran Baum, Director, Southgate Institute for Health, Society and Equity
- Dr Michael McGreevy, Research Fellow, Southgate Institute for Health, Society and Equity
- Ms Laurianne Reinsborough, Director Health Promotion Branch, Prevention and Population Health Directorate, Wellbeing SA

The presentation focused on the walkability element of the report, such as how the infrastructure within a neighbourhood can encourage or impede the community getting out and about ie wider footpaths, trip hazards, ramps to the roadway, obstacles within the walkway such as light/powerpoles/signs, space between road and path, feeling safe, trees and landscaping.

Discussion points noted:

- Consider incorporating elements of the report into neighbourhood transition planning to enhance the needs of the community.
- Requirements of new developments regarding open space areas.
- Footpath quality, condition, safety issues, ramps can impact people wanting to walk.
- COVID impacts - people working from home more and have noticed an increase in pedestrian activity around neighbourhoods.
- Neighbourhoods benefit from housing diversity. As life changes people have the option of staying in the same area ie move from larger home to smaller home in the same area.
- Targeted policy change process may be required.
- The report provides ideas for long term projects as change over time is incremental however needs a starting point.

7:14 pm Mayor Hanna entered the meeting.

5 Confirmation of Minutes

5.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 4 May 2021

Report Reference PDC210803R5.1

Moved - Councillor Clancy

Seconded - Councillor Hutchinson

That the minutes of the Planning and Development Committee Meeting held on 4 May 2021 be taken as read and confirmed.

Carried Unanimously

6 Business Arising

6.1 Business Arising Statement - Action Items

Report Reference PDC210803R6.1

Correction to the date a letter was sent to Mr Jessup to be amended to 27 May 2021.

Moved – Mayor Hanna

Seconded - Councillor Telfer

That the Planning and Development Committee:

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

Carried Unanimously

7 Confidential Items

4.2 Presentation from Future Urban re Lot 707, Marion Road, Bedford Park

Report Reference PDC210803R4.2

Moved – Mayor Hanna

Seconded - Councillor Clancy

Pursuant to Section 90(2) and (3)(d)(i) and (ii) 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 Corporate Governance, Manager Development and Regulatory Services, Manager City Property, 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 *Presentation from Future Urban re Lot 707, Marion Road, Bedford Park*, 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 commercial in confidence information provided by a third party regarding future development of the site.

Carried Unanimously

7:23 pm the meeting went into confidence.

Mr Michael Osborn, Director, Future Urban gave a presentation on the proposed privately funded Code Amendment for Lot 707, Marion Road, Bedford Park. The presentation provided an explanation of the land, location, current zoning and a high level vision for the proposal. It was advised by Mr Osborn that the Minister for Aboriginal Affairs has written a letter for the proposed development noting there are no issues from an Aboriginal Cultural Heritage Perspective.

Discussion points noted below:

- Proponents would like to continue the discussion and work with Council to advance investigations as needed, with the intention of progressing the privately funded code amendment, having a level of support from Council as part of the process.

- Members concerned that the development is not sympathetic to the natural environment, respectful of the cultural significance of the site and how a development of this nature would impact/integrate with the potential Kurna Elders Village.
- A number of attempts to use the Council owned land adjacent to the proposed site have been declined in the past due to impacts of a cultural area. Given the current proposal, Council may have an opportunity to investigate options with the Minister to unlock the land.

Action: How can we ensure the Minister for Aboriginal Affairs had the same information that council had when he gave the authorisation? (Mayor Hanna)

Moved – Mayor Hanna

Seconded - Councillor Veliskou

That the Planning and Development Committee:

1. Notes the presentation and anticipates the developer will prepare a code amendment.

Carried Unanimously

8:06 pm the meeting came out of confidence.

8 Reports for Discussion

8.1 Morphettville/Glengowrie Horse Related Activities Code Amendment

Report Reference PDC210803R8.1

Moved – Mayor Hanna

Seconded - Councillor Hutchinson

That the Planning and Development Committee:

1. Recommends that Council endorses the 'Morphettville/Glengowrie Horse Related Activities Code Amendment' - Proposal to Initiate' and seeks that the Proposal to Initiate be forwarded to the Minister for consideration.

Carried Unanimously

8.2 Morphettville Racecourse - Zone Amendment (western side of Morphett Road)

Report Reference PDC210803R8.2

Moved – Mayor Hanna

Seconded - Councillor Telfer

That the Planning and Development Committee:

1. Advise the South Australian Jockey Club (SAJC) to contact Planning and Land Use Services regarding the proposed rezoning of the SAJC land on the western side of Morphett Road.
2. Reiterate to SAJC that Council is supportive on their overall vision for the site.

Carried Unanimously

9 Reports for Noting

Moved - Mayor Hanna

Seconded - Councillor Telfer

That the following items be moved en bloc:

- 9.1 North-South Corridor T2D Update
- 9.2 Code Amendments Update
- 9.3 Planning Reforms Update

Carried Unanimously

9.1 North-South Corridor T2D Update

Report Reference PDC210803R9.1

Discussion points noted:

- DIT are engaging with property owners impacted as part of the mandatory property acquisition process to commence consultation and negotiation.
- Impact on Council infrastructure such as Cosgrove & Clovelly Halls to be determined. City of Marion have representatives on 3 Reference Groups established by the State Government and will continue to put forward Council's concerns.
- Immediate impacts on connectivity from Clovelly Park have been raised with DIT and they are suggesting movement through that area will be minimised.
- Anticipating rate revenue will decrease next financial year as a result of property acquisitions.

Moved - Mayor Hanna

Seconded - Councillor Telfer

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

9.2 Code Amendments Update

Report Reference PDC210803R9.2

Moved - Mayor Hanna

Seconded - Councillor Telfer

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

9.3 Planning Reforms Update

Report Reference PDC210803R9.3

Brief discussion points noted:

- Acknowledge workload has increased under the new code.
- The team are working to capacity and with additional temporary resources to assist, legislative timeframes are being met.
- Staff have put in the effort to understand the new requirements and are working efficiently to process applications in a timely manner.

Moved – Mayor Hanna

Seconded - Councillor Telfer

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

10 Other Business - Nil

11 Meeting Closure

The meeting was declared closed at 8:23 pm.

CONFIRMED THIS 5TH DAY OF OCTOBER 2021.

CHAIRPERSON