



**Minutes of the Planning and Development Committee  
held on Tuesday, 5 October 2021 at 6.30 pm  
Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna  
Councillor Sasha Mason  
Councillor Luke Hutchinson  
Councillor Raelene Telfer  
Councillor Jason Veliskou  
Councillor Kendra Clancy

**In Attendance**

Chief Executive Officer - Tony Harrison  
General Manager City Development - Ilia Houridis  
Manager Development & Regulatory Services – Warwick Deller-Coombs  
Acting Team Leader Planning – Nicholas Timotheou  
Executive Officer to the General Manager City Development – Louise Herdegen

**1 Open Meeting**

The Chair opened the meeting at 6:33 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.

**4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 3 August 2021**

Report Reference                      PDC211005R4.1

**Moved – Councillor Telfer**

**Seconded – Councillor Hutchinson**

That the minutes of the Planning and Development Committee Meeting held on 3 August 2021 be taken as read and confirmed.

**Carried Unanimously**

## 5 Business Arising

### 5.1 Business Arising Statement - Action Items

Report Reference PDC211005R5.1

**Moved – Councillor Veliskou**

**Seconded – Councillor Telfer**

That the Planning and Development Committee:

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

**Carried Unanimously**

## 6 Reports for Discussion - Nil

## 7 Workshop / Presentation Items

### 7.1 North-South Corridor T2D Update

Report Reference PDC211005R7.1

The General Manager City Development facilitated a workshop to seek input on key questions to inform ongoing work and engagement with the State Government.

The following discussion points were noted:

- A letterbox drop took place over the weekend to properties in Glandore affected by the compulsory acquisition. While the project is between the residents and State Government, Council is providing support, compassion and guidance for residents where possible.
- Suggest a similar letter for the impacted residents at the southern end.
- Concern on impact of residents on the other side of the road from the construction. While not impacted by the property acquisition, may be impacted in other ways.
- Preliminary designs of the southern tunnel have been confidentially shared in a meeting between DIT, City of Marion and City of Mitcham.
- The Cross Road/South Road intersection is not part of the tunnel project however accessibility for trucks to turn right at Cross Road/South Road has been raised with DIT.
- Confirmation required on how long residents have to vacate their properties that have been identified as part of the compulsory acquisition.
- Cross Road and Daws Road are busy intersections and it would be useful for consideration to tunnel access at these points.
- Whilst it is not expected there will be a toll placed on the tunnel given the balance of cost/volume, this can be confirmed with DIT.
- Ability to make a u-turn along the existing road.
- Designs requested from DIT so that Council can share local knowledge of traffic behaviour.
- Phone tower would need to be relocated. May or may not impact residents.
- Traffic barrier on the north side of Celtic may be in Council's control to remove if considered appropriate.
- Access to Black Forest Primary School, consideration of a footbridge or the crossing to be moved.
- Cosgrove Hall is being used extensively for variety of activities. Suggest structural assessment at a number of points in time to assess any damage of tunnel works.

- Follow up to determine the number of students that attend St Bernadettes Primary School that come from Marion side of the road and how this will be affected during construction.
- Recirculate traffic analysis from previous report. Expectation is that South Road will continue to be as busy as Goodwood and Marion Roads once the tunnel works have been complete.
- Pedestrian care and opportunities for cycling as part of the City Shaping project at grade on South Road.
- Tunnel works does not incorporate any works at grade on South Road. This will be captured under a separate project called City Shaping or potential future State Government works. Waiting on feedback from DIT when this will start ie wait until tunnel completed or in conjunction with tunnel construction to be confirmed from DIT.
- DIT will continue to do testing regarding vibrations from the tunnel construction on the entry/exit points. The tunnel itself will be well below the surface.
- Properties with access to underground bores or other underground infrastructure may have an acquisition approach from DIT to purchase rights under their property.
- Discussions continuing with DIT re the contamination clusters along the corridor and the potential impacts of the construction. Preliminary view from DIT is the work will be much deeper than where the contamination currently sits. This has also been raised with the EPA.

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

**That the following items be moved en bloc:**

- 8.1 Code Amendments Update
- 8.2 Planning Reforms Update

**Carried Unanimously**

## **8 Reports for Noting**

### **8.1 Code Amendments Update**

**Report Reference** PDC211005R8.1

Discussion points noted:

- Administration developing a community engagement strategy for the four Code Amendments. For Marion Road and Hills, an explanation will be included to advise where the previous Housing Diversity DPA process got to, so the process can consider the previous work.
- As these are entirely exclusive packages of work, clear communication to residents will be provided.

- Previous Council-specific infill development targets in the State Government's 30-Year Plan for Greater Adelaide have previously been removed. The 2017 update to the 30-Year Plan includes a generic target of 85% of new housing in metropolitan Adelaide by 2045.

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## 8.2 Planning Reforms Update

Report Reference PDC211005R8.2

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## 9 Confidential Items

### 9.1 Cover Report - Lot 707 Marion Road, Bedford Park

Report Reference PDC211005F9.1

**Moved – Councillor Hutchinson**

**Seconded – Councillor Clancy**

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, Manager Development and Regulatory Services, Team Leader Planning and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to 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 a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.

**Carried Unanimously**

The meeting went into confidence at 7:32 pm.

**Moved – Mayor Hanna**

**Seconded – Councillor Veliskou**

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Lot 707 Marion Road, Bedford Park, any appendices and the minutes arising from this report 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 2021.

**Carried Unanimously**

The meeting came out of confidence at 8:01 pm

#### **10 Other Business - Nil**

#### **11 Meeting Closure**

The meeting was declared closed at 8:01 pm.

CONFIRMED THIS 7TH DAY OF DECEMBER 2021

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CHAIRPERSON