



**Minutes of the Planning and Development Committee  
held on Tuesday, 2 May 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  
Councillor Renuka Lama from 5:34pm

**In Attendance**

Councillor Sarah Luscombe  
Acting Chief Executive Officer – Ben Keen  
General Manager City Development – Tony Lines  
Manager Development & Regulatory Services – Warwick Deller-Coombs  
Team Leader - Planning – Alex Wright  
Senior Urban Planner – Kai Wardle  
Executive Officer to the General Manager City Development – Mina Caruso

**1 Open Meeting**

The Chair opened the meeting at 5:32pm.

**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)**

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:

- Nil

**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

**Moved Mayor Hanna****Seconded Councillor Prior**

That the minutes of the Planning and Development Committee Meeting held on 7 March 2023 be taken as read and confirmed.

**Carried Unanimously**

## 5 Business Arising

### 5.1 Business Arising Statement - Action Items

Report Reference PDC230502R5.1

The schedule of upcoming items was discussed, and the following discussion points were noted:

- That Item 6 Confidential Items – 6.1 Confidential Business Arising Statement – Action Items will not be discussed since there is no new information to disclose.
- The Committee consented to developers presenting the following project updates at future PDC meetings.
  - Seacliff Development
  - Oaklands Green Development
  - Flinders University (potentially the masterplan and the new students' village)

## 6 Confidential Items

### 6.1 Cover Report - Confidential Business Arising Statement – Action Items

Report Reference PDC230502F6.1

This item was not discussed.

## 7 Reports for Discussion

### 7.1 Code Amendments Update

Report Reference PDC230502R7.1

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

The following discussion points were noted:

- The Senior Policy Officer role has not been able to be filled by a suitable candidate and currently readvertised.
  - The Committee queried whether there is a need to fill the role of Senior Policy Officer and noted that progress on the Code Amendments is slow.
  - Prior to recruitment, management discussed and reviewed the possibility of not backfilling the role and opted to advertise the role with some modifications to the Position Description to reflect the role's new focus and value.
  - Management is currently reviewing the merits of backfilling any vacancies within the organisation.

### **Council Initiated Code Amendments**

#### ***Morphettville and Glengowrie Horse Related Activities***

- The Manager Development and Regulatory Services presented the committee with a map depicting interim results from engagement with residents to determine if the amendment should proceed.
  - 13 responses have been received to date (9 Yes and 4 No). Responses being from stable owners and non-stable owners. (This is a non-statutory engagement to seek community feedback on whether to proceed with the amendment.)
  - The consultation process to continue for another two weeks in line with Council's Community Consultation Policy.

Further comments and discussion by the Committee were:

- Subject to the final results of the community feedback, Council is wanting to proceed with the code amendment, unless there is a resounding opposition to doing so.
  - The committee expressed disappointment that the complete results had not yet been obtained. Staff noted that progress on the policy had slowed, primarily due to the Senior Policy Officer vacancy and additional staff absences as a result of leave and illness.
  - The Manager Development & Regulatory Services committed to providing relevant updates via email to keep progressing the code amendment.

## **ACTION**

**Upon receipt of the complete set of results, an email outlining the complete results will be sent to the Committee prior to the next meeting in order to assist the Committee's decision regarding whether to proceed with the code amendment.**

As per Council's recommended Order of Priorities at the last PDC meeting the following discussion notes were noted:

### ***Priority 3 – Centre Zones AND Priority 4 – Urban Corridor – Marion Road***

- No new developments to report.
- Projects on hold pending staff resources coming online.

### **Privately Initiated Code Amendments**

#### ***Lots 51 and 52 Morphett Road Glengowrie (SAJC)***

- SAJC is experiencing delays in its engagement process pending critical feedback from the Department of Infrastructure and Transport.
  - SAJC will make this information available to Council when received.

Further comments and discussion by the Committee were:

### ***Southern Suburbs Residential Policy – Code Amendment***

At the 7 March 2023 PDC meeting, the Committee endorsed the Southern Suburbs Residential Policy proposed amendment to be put before General Council (GC) for a decision. Staff envisage this report to be put to GC by the end of June 2023.

- The Committee queried why June 2023, given that there is no specialised work to be carried out, and it is merely a matter of placing the report on the GC agenda.
  - The Southern Suburbs Residential Policy - Code Amendment report is complete and ready to proceed, however, in order for the project to proceed to public consultation, a dedicated resource is required.
  - Staff will endeavor to bring this report to the next available GC.

### **Centre Zones**

Documentation is being prepared to bring to Council for engagement in line with current priorities as noted at the 7 March Committee meeting.

- This documentation is being worked on by a Planning Officer when time permits. In order to make progress and get the work done, the Committee proposed the possibility of outsourcing the workload.
  - Staff committed to investigate this option.

## **8 Reports for Noting**

### **8.1 Development Services Activities Update**

Report Reference	PDC230502R8.1
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Report was taken as read and the following discussion points were noted by the Manager Development and Regulatory Services:

- There has been a reduction in overdue assessments.
- The Minister has informed Council and staff of the enactment of the miscellaneous technical code amendment, which results in a series of practical changes for the P&D Code operations. Once staff have had an opportunity to review these modifications, they will be communicated to the Committee.
- There has been a spike in development applications due to a number of Tonsley developments that were lodged a few weeks back (but this is not captured in the graph in the report).
- Many South Australian Councils were sent a letter from the Minister regarding strategic and regional planning.
- Page 31 was noted – Development Compliance matters continue to steadily rise with approximately 30 cases open for investigation currently and only one Compliance Officer to do the work.
  - Development compliance matters can be complexed and can take several weeks to months to resolve.

The Team Leader Planner noted the following points:

- Looking at reviewing aspects of the report's content to make it more comprehensive and informative, in addition to elaborating on the types of planning and building compliance.
- Currently, the majority of presented data is at a relatively high level; consequently, it does not necessarily reflect the scope of activities that the entire team is undertaking, especially Development Compliance matters.
- Miscellaneous Code Amendment has recently been approved by the Minister. The Amendment seeks to make several procedural changes to the Code which should assist staff and the community by making the assessment of more minor forms of development more efficient, such as swimming pools and sheds. Staff will await the final changes however as previous changes have not been as beneficial as originally expected.
  - Depending on when the Amendment comes into effect, staff will hopefully have sufficient data to determine whether the changes did what they were intended to do.

A discussion took place around more meaningful reporting and what data would be useful to have moving forward. The following discussion points were noted:

- Workload data over the calendar years – are we getting busier?
  - Staff advised this can be challenging to quantify through a single graph as every application is represented as a single number; time spent on each application varies in regard to complexity and timeframes.
- The graph on page 25 should be updated to elaborate on the number and types of development forms proposed e.g. how many are single dwellings, multi-story dwellings and how many are swimming pools.
- Consideration should be given to how complex applications are explained through the reporting process – i.e. time, length and complexity.
- List of current major projects e.g. Tonsley, Morphettville. It would be useful to know the current progress of each project – hold points, issues and complexities.
  - Staff advised that the land development projects update is intended to bridge this gap between what may be a standard application assessed by the planning team and those that require more senior staff involvement due to broader community implications.
- The Committee suggested that an additional resource, such as a project officer, graduate, or work-experience student could be an option to help collate this data.

## **ACTION**

**Staff to review the reporting process and present an updated and more informative report to the next meeting.**

## **Correspondence from the Minister regarding Council Leadership on Strategic Planning**

The correspondence from the Minister regarding Council Leadership on Strategic Planning was noted by the Committee.

Due to CoM's previous works on a new development plan for the City which was rejected by the State Government, no response will be provided to the Minister's correspondence at this time. The Committee was concerned at the comments in the letter that labelled car parking an entirely council-based issue.

**Moved Mayor Hanna**

**Seconded Councillor Lama**

That the Planning and Development Committee:

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

**Carried unanimously**

## 8.2 Land Development Projects Update

**Report Reference** PDC230502R8.2

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

- Morphetville Racecourse – Staff recently met with Villawood Properties who have partnered with SAJC for this project.
- Some of the issues discussed included traffic and site stormwater issues.
  - The CoM engineering team has prepared and provided current traffic benchmark data as well as other requested information to Villawood Properties.
  - Timeframe expectations for all parties involved will need to be managed. Regular follow-up meetings to continue.
  - Villawood is aware of Council's concerns regarding previous traffic works done.
- Now that the Magic Millions site is no longer part of the proposal, the site works will reduce from 500 to 200 dwellings (in CoM).
- Commercial and residential buildings up to 8-10 storeys are envisaged in the City of West Torrens component. There is still a lot of work to do in this space.
- Oaklands Green – is progressing well, a lot of work has happened in this locality.
  - The new sales centre has been delivered to 56 Barry's Road.
  - The site appears to be well-managed by crews, and there have been no complaints from surrounding residents.
- Seacliff Village – The Stage 1 Land Division application is likely to be considered by SCAP in the next couple of weeks following negotiation with CoM and City of Holdfast Bay on infrastructure matters and finalising EPA requirements.
- Cove Point – 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 Industry (Edwardstown) – The comment in the report “This site is impacted by site works for the N/S Corridor and is currently under review by Council staff and DIT” was queried by Mayor Hanna, ‘had it been the subject of compulsory acquisition by the DIT or not?’
  - It was noted that no confidential comments would be discussed and that the site is available to the Department. Any further clarification is confidential.

**Moved Mayor Hanna**

**Seconded Councillor Lama**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## **9 Workshop / Presentation Items – Nil**

## **10 Other Business**

### **10.1 North South Corridor Standing Report**

The North South Corridor standing report is now featuring in the Major Projects report presented monthly at Forums. To avoid duplicate reporting, it was proposed that the standing report be omitted from the PDC and continue to be reported monthly at Forums, effective next meeting.

- The Committee supported the above proposal.

### **Tram Grade Separation Project**

Mayor Hanna suggested that the Committee be briefed on the proposals for the Tram Line Grade Separation project at the intersection of Marion and Cross Roads.

#### **ACTION**

**The Manager of Development and Regulatory Services to arrange for an external speaker to update the Committee on the Tram Grade Separation Project.**

## **11 Meeting Closure**

The meeting was declared closed at 6:17pm.

CONFIRMED THIS 1 DAY OF AUGUST 2023

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CHAIRPERSON

