

**Minutes of the Planning and Development Committee
held on Tuesday, 10 October 2023 at 5.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

PRESENT

His Worship the Mayor Kris Hanna
Councillor Nathan Prior (Chair)

In Attendance

Councillor Jayne Hoffmann
Councillor Sarah Luscombe
Councillor Raelene Telfer
Councillor Amar Singh
Chief Executive Officer – Tony Harrison
General Manager City Development – Tony Lines
Manager Development & Regulatory Services – Warwick Deller-Coombs
Senior Strategic and Policy Planner – David Barone
Team Leader Planning – Alex Wright
Acting Unit Manager Community Health and Safety – Stephen Zillante
Executive Officer to the General Manager City Development – Mina Caruso
City Activation Senior Advisor – Brett Grimm

1 Open Meeting

The Chair opened the meeting at 5.30pm.

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.

Nil interests were disclosed.

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 1 August 2023**

Report Reference PDC231010R4.1

Moved Mayor Hanna

Seconded Councillor Prior

That the minutes of the Planning and Development Committee Meeting held on 1 August 2023 be taken as read and confirmed.

Carried Unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference	PDC231010R5.1
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The Committee noted the business arising statement, meeting schedule and upcoming items.

6 Confidential Items – Nil

7 Reports for Discussion

7.1 Code Amendments Update

Report Reference	PDC231010R7.1
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The Senior Strategic and Policy Planner provided a brief update on recent and active Code Amendments (Council initiated).

The following discussion points were noted:

Horse Related Activities Code Amendment

- Engagement Plan and consultation materials are in the process of being prepared.
- Anticipating that consultation will commence in the final week of October for a period of 8 weeks. Consultation to end prior to the Christmas period.

Southern Suburbs Residential Policy Code Amendment

- There has been correspondence regarding some individuals not receiving letters. Staff are investigating the extent of the matter and have put a plan in place to rectify it, including an additional letter box drop and an additional drop-in session.
- The number of submissions received is currently sitting at 135; this figure includes submissions made through the Making Marion website and the Planning portal.

Centre Zones Code Amendments

- Consultation has commenced including a letter box drop.
- Landowners who have contacted Council have expressed support.

Moved Mayor Hanna

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

7.2 Tunnel Protection Overlay Code Amendment

Report Reference	PDC231010R7.2
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Moved Mayor Hanna**Seconded Councillor Prior**

That the Planning and Development Committee:

1. Notes the draft Tunnel Protection Overlay Code Amendment.
2. Recommends that Council makes a submission to the Department for Infrastructure and Transport advising that Council has no objection to the Code Amendment subject to:
 - a. activities by Councils, utility providers or state agencies associated with
 - excavation or intrusion of the ground exceeding 2.5 metres below ground level, including underground drains, pipes, conduits, tunnels, underground passageway, or adit; or
 - temporary stockpiling over an area exceeding 100 square metres;are listed as activities that are exempt from public notification against the relevant affected Zones covered by the Overlay; and
 - b. the tunnels (and extent of the Tunnel Protection Overlay area) are registered against Dial Before You Dig service to ensure awareness and notification of triggers for development approval to any interested parties.

Carried Unanimously

7.3 Marion Road Code Amendment

Report Reference PDC231010R7.3

The following discussion points were noted:

- Mayor Hanna queried the areas that had been developed so as to render rezoning redundant.
- Staff provided examples on Marion Road where this has happened.
 - The Sunrise Christian School (corner Marion and Sturt Roads), which has since been developed for a childcare as well as another location further along Marion Road which has also been developed into a childcare facility.
 - Four to five sites have been previously identified, of which two to three remain, one of which is the abandoned Skorpos petrol station.
- Council previously changed the Code Amendment and the current approved scope includes a focus on residential rezoning, which has some merit in the context of this strategic discussion about Marion's growth in the coming years.
- It was noted that the purpose of the paper linked to the upcoming agenda item 9.1 Greater Adelaide Regional Plan Discussion Paper where it is intended to have a broad discussion about Marion's strategic infill and corridor opportunities.
- The committee agreed that the code amendment be parked to give staff an opportunity to provide greater justification.

Moved Mayor Hanna**Seconded Councillor Prior**

That the Planning and Development Committee:

1. Recommends Council give the Marion Road Code Amendment further consideration.

Carried Unanimously

8 Reports for Noting

8.1 Development Services Activities Update

Report Reference PDC231010R8.1

The following discussion points were noted:

- On average, there are less items going to CAP than there used to be. Are we in a position to go to bi-monthly meetings as there are several cost savings to consider?
 - Council's Assessment Manager (Team Leader Planning) is in regular communication with the CAP Presiding Member regarding the scheduling of meetings. In determining meeting frequency, the Assessment Manager reviews current applications, and existing assessment timeframes.
 - CAP has amended the meeting procedures to facilitate online meetings, when or if required.
 - The reduction in items considered by the CAP items can be attributed to a reduction in the types of development requiring Public Notification. Changes to the Planning and Design Code in March 2021 removed the requirement, in most zones, for most forms of development to be Notified. This change, in addition to others, has reduced the number of applications requiring Public Notification.
- Mayor Hanna queried the legislative requirements for monthly CAP meetings and what would prevent the council from opting for bi-monthly meetings.
 - The assessment timeframes define the frequency of meetings. If applications are due to be determined within the assessment timeframe, then a meeting must be held. The CAP is responsible for setting the meeting calendar through their General Operation Procedures. The General Operating Procedures are reviewed at the first meeting in July. It will be up to the Panel to determine any change in meeting frequency.
 - The current meeting schedule allows the flexibility of twice monthly meetings if needed. Despite a number of meetings being cancelled this year, the Assessment Manager believes the monthly meeting schedule is working effectively.
 - If the CAP does not have a meeting at which an application is due to be heard due to the amount of time remaining on its 'assessment clock', there may be a Deemed Consent notice issued which is an adverse outcome for Council.
- The verification process was queried. The figures in the report indicate that a significant amount of staff time is spent (back and forth) dealing with developers' applications.
 - Legislation does not allow a Relevant Authority to refuse an application during the verification stage.
 - The Act outlines the process for verification. When an application is submitted the Relevant Authority is provided with 5 business days to review and ensure all mandatory information has been provided. If all the required information has been provided the application can be lodged.
 - If an applicant does not provide the requested (mandatory) information, a letter will be sent to the developer. It is the applicant's responsibility to provide the requested information.
 - A 5-day verification timeframe is provided upon the submission of any outstanding information. Staff are allocated another 5 days to review and either seek fees (for formal lodgement) or seek further information (if still not provided).
 - Once an applicant sends information back to Council (even if it is inadequate) it restarts the assessment clock and requires Council to act.
- Councillor Prior suggested discussing this in greater detail off-line.

Moved Mayor Hanna

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

8.2 Land Development Projects Update

Report Reference PDC231010R8.2

Moved Mayor Hanna

Seconded Councillor Prior

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

9 Workshop / Presentation Items

9.1 Greater Adelaide Regional Plan Discussion Paper

Report Reference PDC231010R9.1

Council members were invited to attend a planned workshop to explore the Greater Adelaide Regional Plan (GARP) Discussion Paper prepared by the State Government, and out for consultation. The intent of the workshop is to explore ideas, opportunities and constraints about the future growth of the CoM that will then inform a submission back to the State Government.

The Senior Strategic and Policy Planner provided a presentation outlining an overview of the GARP Discussion Paper.

The following was noted during the presentation:

- Understanding the role and place of Regional Plans in the SA Planning System and their importance in informing future Code Amendments by Council or private entities.
- Projections show Greater Adelaide's population could grow by up to 670,000 people over the next 30 years and housing needs are also changing.
- Based on the SPPs and global trends, the Commission has proposed the following four outcomes to guide the discussion about how Greater Adelaide should grow.
 1. A greener, wider and climate resilient environment
 2. A more equitable and socially cohesive place
 3. A strong economy built on a smarter, cleaner regenerative future
 4. A great choice of housing in the right places
- Proposed areas of investigations, include master planned communities (greenfields development), satellite cities, strategic infill, regenerative neighbourhoods and activity centres.

The Discussion Paper is released for consultation until 6 November 2023, although Councils have been granted an opportunity to finalise and submit their comments immediately following their November meetings.

A working group including council members and the committee formed to discuss and identify the focus for the future growth across the City of Marion and consider the following:

- strategic infill sites – what's missing or inappropriate?
- identified corridors and their format / extent – agree?
- where are the regenerative neighbourhoods + activity centres opportunities – the right ones identified? Any missing?
- which areas (if any) should be protected from growth or better managed?

The group examined a map which outlines issues and opportunities identified by Council staff in previous workshops. In addition to the content identified within the GARP Discussion Paper, the map specifically identified:

- Additional strategic infill sites at Warradale Army Barracks site, Bus Depot site on Morphet Road, Morphetville Racecourse;
- Identification of current Hills Face Zone land adjacent Lonsdale Road / Barrumandi Drive for potential future residential growth;
- Protection of the Edwardstown / Melrose Park industrial precincts as traditional / advanced Manufacturing employment lands;
- Marion triangle focus for mixed use and source for apartment living;
- Selected areas for further investigations for regeneration around parts of Seaview Downs, Darlington, Seacombe Gardens / Sturt, Mitchell Park, Clovelly Park, Ascot Park, Park Holme and Edwardstown;
- Morphet Road as focus for future corridor with two main street precincts at the northern end and adjacent the Adelaide – Seaford rail line;
- Future new tram loop connecting from the existing Glenelg line along Morphet Road to Marion centre, and down diagonal road back to the Glenelg line;
- Potential focus for higher density housing along Morphet Road (north-south) and Bray / Raglan Streets (east-west);
- Strategic acquisition for open space in Edwardstown / South Plympton to account for current shortages and to service future growth in housing;
- Greater protection of character areas from inappropriate housing and retention of vegetation;
- Opportunity for tourism / eco-retail along Majors Road linked to Glenthorne Park and regional recreation facilities;
- Possible eco-village at O'Halloran Hill to support activity and population for Glenthorne National Park; and
- Protection and enhancement of coastal open space MOSS study area.

Discussions amongst the group resulted in documentation of the following notations outlined below.

- Ensure Marion Road doesn't divide community, maintain link – cross connectivity.
- Key focus for incentivising apartment blocks – how do we do this?
- Potential train destination above Sturt Linear Creek.
- Strategic Infill – Master Planned – consolidated sites are important.
- Corridors – challenge is getting consolidation of sites – needs focus.
- Apartments around the centre.
- Marion Centre – needs greater vision.
- Delivery – cheap and nasty want better quality.
- Strategically acquire land in a planned manner to ensure capacity for medium – higher density housing.
- Consideration of a main street precinct in Hallett Cove and / or Sheidow Park.
- Walkable / bike rideable places for young people to go that do not cost money.
- Better accessibility to the beach / coast.
- Trees as assets.
- Southern Area – support release of Sheidow land on Lonsdale Road for housing as well as urban greening.
- Consideration of bike routes / pedestrian routes. How do we need less cars?

- Need to have a plan around managing urban heat islands effects e.g. black roofs and tree canopies.
- Support addition of tram route – important to consider every opportunity to include public transport especially climate sensitive transport (electric).

It is intended that the outcomes of the workshop discussion will be put back to all Council Members for further feedback before a draft submission is drafted and presented to Council at the 24 November GC meeting for endorsement.

Moved Mayor Hanna

Seconded Councillor Prior

That the Planning and Development Committee:

1. Provided feedback on the Greater Adelaide Regional Plan Discussion Paper for staff to present to Council for response to the State Planning Commission.

Carried Unanimously

6:31pm Mayor Hanna left the meeting.

Due to a lack of quorum, the meeting concluded.

10 Other Business

11 Meeting Closure

The meeting was declared closed at 6.31pm.

CONFIRMED THIS 5 DAY OF DECEMBER 2023

CHAIRPERSON