



# 262 STURT ROAD

## CONTEXT PLAN





### Current lease and licensing of 262 Sturt Rd

The table below provides a summary of lease and licence arrangements for the site.

Tenant	Description	Lease Commencement	Lease Expiry	Lease Term
Marion Sports & Community Club Inc	Marion Club	12/09/2018	11/09/2039	21 years
Minister for Administrative Services	Basketball Stadium	12/09/2018	11/09/2023	5 years
Marion Tennis Club	Tennis Club	12/09/2018	11/09/2023	5 years
Marion Croquet Club	Croquet Club	Nil	Nil	Nil
Dover Gardens Kennel & Obedience Dog Club	Ex Womens Bowling Club	7/12/2020	28/02/2022	1 year and 3 months
Mitchell Park Sports & Community Club Inc	Ex Womens Bowling Club	7/12/2020	28/02/2022	1 year and 3 months

The Marion Sports and Community Club site supports 17 known sporting clubs and 15 known community groups.

#### Sports Clubs

Arista Marion Korfbal Club  
 Atlantas Masters Swimming Club  
 Cove Marion Women's Soccer Club  
 Sturt Marion Thunder Soccer Club  
 Diving SA  
 Glenelg Rebels Softball Club  
 Korfbal SA  
 Marlin Masters Swimming Club  
 Marion Bowling Club  
 Marion Cricket Club  
 Marion Croquet Club  
 Marion Rams Football Club  
 Marion Swimming Club  
 Marion Tennis Club  
 South Adelaide Basketball Club  
 South City Chiefs (American Football)  
 Cove Marion Women's Soccer Club

#### Community Groups

Lions Club of Blackwood  
 Lions Club of Edwardstown  
 Rotary Club of Holdfast Bay  
 Probus Club of Marion  
 Mitcham Kiwanis  
 Brighton Kiwanis  
 Lions Club of Brighton  
 Marion Historical Society  
 Lions Club of Marion  
 Holdfast Evening VIEW  
 Marion VIEW Club  
 Holdfast JP's  
 Community Network Forum  
 Hawks SA Supporters Club  
 Boothby FEC



### Planning and Design Code Land Use Zone

The subject site is located within the '**Recreation Zone**', which seeks a range of accessible recreational facilities.

Development should be associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities.

The Zone seeks a high quality landscaped urban realm with built form achieving a high visual amenity, especially along public roads and open space. Buildings should be designed and sited to manage visual impacts and achieve setbacks of 8 metres to a public road and allotments zoned for residential use (i.e. the residential allotments to the east and west of the site). Importantly, buildings adjacent residential development should mitigate both impacts of visual massing (i.e. bulk and scale) and overshadowing. Buildings near the boundary should be staggered in height to reduce visual impacts.

The site is also subject to several traffic related overlays which, depending on the design and proposal, will result in additional requirements (in relation to built-form outcomes) and referrals (DIT).

In addition to the above any proposal would be subjected to the applicable assessment criteria relating to noise, traffic, appropriateness of use, access, waste disposal, design etc.

The design should have architectural merit, should ensure impacts on adjacent properties (particularly residential) are minimised, will ensure additional traffic can be accommodated on site and does not impact the road network within the locality and incorporates appropriate WSUD and landscaping treatments.

Whilst the Code suggests 4.5 spaces per 100m<sup>2</sup> of total floor area should be provided for a '*Indoor recreation facility*', given the site has a number of existing uses sufficient on-site vehicle parking should be provided to meet the needs of the development. When considering a reduced on-site rate, the availability of on-street car parking and the provision of shared use of other parking areas should be considered.

Access should be designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.

It is likely a proposed 'development' of this nature would require Public Notification, and if receiving representations would be considered by the Marion Council Assessment Panel. The applicant (especially if Council) could also seek the Minister be the relevant Authority – it is noted however the Minister in the past has declined stating CAP is the appropriate decision maker.