

His Worship the Mayor  
Councillors  
CITY OF MARION

## NOTICE OF GENERAL COUNCIL MEETING

Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt

Tuesday, 13 August 2019 at 06:30 PM

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the Local Government Act 1999 that a General Council meeting will be held

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Council Chamber is via the main entrance to the Administration Centre on Sturt Road, Sturt.



Adrian Skull  
Chief Executive Officer



## TABLE OF CONTENTS

<b>OPEN MEETING .....</b>	<b>4</b>
<b>KAURNA ACKNOWLEDGEMENT .....</b>	<b>4</b>
<b>DISCLOSURE .....</b>	<b>4</b>
<b>ELECTED MEMBERS DECLARATION OF INTEREST (if any) .....</b>	<b>4</b>
<b>CONFIRMATION OF MINUTES .....</b>	<b>4</b>
Confirmation of the minutes for the General Council Meeting held on 23 July 2019 .....	5
<b>COMMUNICATIONS - Nil .....</b>	<b>23</b>
<b>ADJOURNED ITEMS - Nil .....</b>	<b>23</b>
<b>ELECTED MEMBER VERBAL COMMUNICATIONS - Nil .....</b>	<b>23</b>
<b>DEPUTATIONS - Nil .....</b>	<b>23</b>
<b>PETITIONS - Nil .....</b>	<b>23</b>
<b>COMMITTEE RECOMMENDATIONS .....</b>	<b>23</b>
Confirmation of the Minutes of the Review and Selection Committee Meeting held on 6 August 2019 .....	23
Confirmation of the Minutes of the Special Urban Planning Committee meeting held on Tuesday 6 August 2019 .....	32
<b>CONFIDENTIAL ITEMS .....</b>	<b>37</b>
Cover Report - Confidential Minutes of the Review and Selection Committee Meeting held on Tuesday 6 August 2019. ....	37
Confidential Minutes of the Review and Selection Committee Meeting held on Tuesday 6 August 2019. ....	38
Cover Report - Independent Member - Finance and Audit Committee and SRWRA Audit Committee .....	39
Independent Member - Finance and Audit Committee and SRWRA Audit Committee .....	40
Cover Report - Council Solutions Kerbside Waste Tender Outcomes .....	41
Council Solutions Kerbside Waste Tender Outcomes .....	42
Cover Report - Political Signage .....	43
Political Signage .....	44
<b>CORPORATE REPORTS FOR DECISION .....</b>	<b>45</b>
Seacliff Park Development Plan Amendment - Approval for Public Consultation .....	45
Warradale Kindergarten - Landlord Consent .....	179
Ascot Park Bowling Club Lease .....	191
Marion Sports and Community Club - Landlord Consent .....	195
10 Year Strategic Plan update .....	212
Review of Irrigation Program 2019-20 .....	225
Electric Vehicle Charging Stations .....	236
Community Gardens Policy .....	239
Local Government Finance Authority - Annual General Meeting 2019 .....	261
<b>CORPORATE REPORTS FOR INFORMATION/NOTING .....</b>	<b>265</b>

Corporate and CEO KPI Report Quarter Four 2018/19 .....	265
Questions Taken on Notice Register .....	274
Appendix 1 - 27R - Dog On or Off Leash.....	278
<b>WORKSHOP / PRESENTATION ITEMS - Nil .....</b>	<b>287</b>
<b>MOTIONS WITH NOTICE .....</b>	<b>287</b>
Billboards on upgraded Oaklands Crossing Space .....	287
Disability lift at the Oaklands Railway Station .....	301
Sex Worker Discrimination Legislation .....	302
Personal Shopping Trolleys Proposal .....	304
Social Media Policy .....	305
<b>QUESTIONS WITH NOTICE - Nil .....</b>	<b>311</b>
<b>MOTIONS WITHOUT NOTICE - Nil .....</b>	<b>311</b>
<b>QUESTIONS WITHOUT NOTICE - Nil .....</b>	<b>311</b>
<b>OTHER BUSINESS - Nil .....</b>	<b>311</b>
<b>MEETING CLOSURE .....</b>	<b>311</b>

## OPEN MEETING

## KAURNA ACKNOWLEDGEMENT

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

## DISCLOSURE

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

## ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

## CONFIRMATION OF MINUTES

### Confirmation of the minutes for the General Council Meeting held on 23 July 2019

**Originating Officer** Governance Officer - Victoria Moritz

**Corporate Manager** Manager Corporate Governance - Kate McKenzie

**Report Reference:** GC190813R01

## RECOMMENDATION:

**That:**

**The minutes of the General Council Meeting held on 23 July 2019 be taken as read and confirmed.**

## ATTACHMENTS:

#	Attachment	Type
1	GC190723_Final Minutes	PDF File

**MINUTES OF THE GC190723 - GENERAL COUNCIL MEETING**

**Tuesday, 23 July 2019 at 06:30 PM**

**Council Administration Centre, 245 Sturt Road, Sturt**



**PRESENT:****Elected Members**

Councillor - Ian Crossland, Councillor - Tim Gard, Councillor - Jason Veliskou, Councillor - Bruce Hull, Councillor - Nathan Prior, Councillor - Raelene Telfer, Councillor - Luke Hutchinson, Councillor - Tim Pfeiffer (Chair), Councillor - Kendra Clancy, Councillor - Maggie Duncan, Councillor - Joseph Masika

**DATE:**

Tuesday, 23 July, 2019

**In Attendance**

Chief Executive Officer - Adrian Skull  
General Manager City Services - Tony Lines  
General Manager City Development - Abby Dickson  
Acting General Manager Corporate Services - Ray Barnwell  
Manager Corporate Governance – Kate McKenzie  
Unit Manager Governance and Records – Jaimie Thwaites

**OPEN MEETING**

Deputy Mayor Pfeiffer opened the meeting at 6:30pm

**KAURNA ACKNOWLEDGEMENT**

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

**DISCLOSURE**

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

**ELECTED MEMBER'S 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 declarations were made.

## CONFIRMATION OF MINUTES

### Confirmation of the minutes for the General Council Meeting held on 25 June 2019

Report Reference: GC190723R01

Moved Councillor - Raelene Telfer

Seconded Councillor - Joseph Masika

That:

1. The minutes of the General Council Meeting held on 25 June 2019 to be taken as read and confirmed.

**Carried Unanimously**

## COMMUNICATIONS

### Mayoral Communication Report

Name of Elected Member: Mayor - Kris Hanna

Report Reference: GC190723R02

#### Details

Date	Event	Comments
21/6/19	Mayor's Multicultural Event	Attended; opened event
22/6/19	Hallett Cove Lions Club Handover Dinner	Attended
23/6/19	Nari Reserve Tree Planting	Attended
24/6/19	Community Grants Cheque Presentation Evening	Attended; gave speech
27/6/19	Community Leadership Program	Attended; gave speech
28/6/19	Meeting with Mayor of Mitcham	Attended
29/6/19	Citizenship ceremonies	Attended; gave speech
29/6/19	Opening of Paisley Park Fun Day at Oaklands Park	Attended; gave speech
29/6/19	Book launch- 'Creative Rebel' by Meri Griesbach	Attended
29/6/19	Farewell to the President of Marion RSL and Bowling Club	Attended
1/7/19	Rotary Club of Holdfast Bay- Annual Changeover and Club Celebration Dinner	Attended

**Moved Councillor - Luke Hutchinson**
**Seconded Councillor - Nathan Prior**

That:

1. The Mayoral Communication Report be received.

**Carried Unanimously**
**CEO and Executive Communications Report**
**Date of Council Meeting:** 23 July 2019

**Report Reference:** GC190723R03

**Details**

<b>Date</b>	<b>Activity</b>	<b>Attended By</b>
26 June 2019	Meeting   Adrian Skull (City of Marion), Grant Mayer (SAJC) and Mat Kesting (Adelaide Film Festival)	Adrian Skull
26 June 2019	Meeting   Adrian Skull (City of Marion), Matt Salier (NVI) and Mat Kesting (Adelaide Film Festival)	Adrian Skull
26 June 2019	Meeting   Adrian Skull (City of Marion), Adam Luscombe (SAALC) and Mat Kesting (Adelaide Film Festival)	Adrian Skull
26 June 2019	Meeting   Cross Council Initiatives with CEO's from City of Port Adelaide Enfield and City of Charles Sturt	Adrian Skull
29 June 2019	Citizenship ceremony MC	Abby Dickson
2 July 2019	Launch of Voice It Youth Forum	Tony Lines
3 July 2019	Meeting   City of Marion and SANFL Executives	Adrian Skull Abby Dickson
3 July 2019	Adelaide City Deals	Abby Dickson
4 July 2019	MCBI Podcast on leadership	Adrian Skull
5 July 2019	Meeting   Adrian Skull and Corey Wingard MP	Adrian Skull
8 July 2019	Meeting with Chair Edwardstown Sports Club	Abby Dickson
10 July 2019	Meeting   Adrian Skull and Cullen Bailey (Minister Speirs CoS)	Adrian Skull

Minutes of the General Council Meeting held 23 July 2019

11 July 2019	Cross Council Collaboration Meeting	Ray Barnwell
11 July 2019	Meeting   Adrian Skull and Mark Dowd (City of Onkaparinga)	Adrian Skull
11 July 2019	Meeting   Office for Recreation and Sport, Department of Environment and Water, Department of Planning, Transport and Infrastructure, SA Aquatic and Leisure Centre and City of Marion to discuss Community Space around the Marion Aquatic Centre	Adrian Skull Abby Dickson
11 July 2019	SAALC - Governance meeting - July 2019	Adrian Skull
16 July 2019	LGA Incident Management 3 training	Adrian Skull
18 July 2019	Tonsley PCG	Abby Dickson
18 July 2019	Local Government Reform Reference Group - pre meeting	Adrian Skull
18 July 2019	Metropolitan CEO Meeting	Adrian Skull
22 July 2019	Basketball SA	Abby Dickson
22 July 2019	SAEDB Chair and SRWRA	Abby Dickson
23 July 2019	Local Government Reform Reference Group - Chief Executive Officers with Stephan Knoll MP	Adrian Skull

**Moved Councillor - Luke Hutchinson**

**Seconded Councillor - Nathan Prior**

That:

1. The CEO and Executive Communication Report be received.

**Carried Unanimously**

**ELECTED MEMBER VERBAL COMMUNICATIONS**

In accordance with the *Code of Practice - Procedures at Council Meetings 2017/18* an Elected Member has the right to speak for up to two minutes in the second meeting of Council every second month from February (with the exception of caretaker period).

Various Elected Members provided a verbal update.

## ORDER OF AGENDA ITEMS

The Chair sought and was granted leave of the meeting to vary the order of Agenda items and consider the following items as follows:

1. Deputation: Future Management of the Living Kurna Cultural Centre
2. Living Kurna Cultural Centre: Additional Information
3. Revitalisation of the Edwardstown Employment Precinct

## DEPUTATIONS

### **Future Management of the Living Kurna Cultural Centre** **Report Reference: GC190723D01**

Uncle Jeffrey Newchurch from the Kurna Aboriginal Corporation and Kurna Yerta Aboriginal Corporation gave a deputation on the future management of the Living Kurna Cultural Centre.

## ADJOURNED ITEMS

### **Adjourned Item - Living Kurna Cultural Centre: Additional Information** **Report Reference: GC190723R05**

**Motion adjourned at the 14 May 2019 General Council meeting:**

***Moved Councillor - Ian Crossland***

***Seconded Councillor - Luke Hutchinson***

*That Council:*

1. *Commences the open tender process for the future management of the Living Kurna Cultural Centre.*
2. *Allocates management of this project to the Economic Development Staff.*

**The Mover sought and was granted leave of the meeting to vary the motion as follows:**

**Moved Councillor - Ian Crossland**

*That Council:*

1. Endorses Administration to undertake stakeholder consultation under the applicable enterprise agreements for Model 1: *Undertake an Expression of Interest to test the market for the management of the Warriparinga site.*
2. Requests Administration bring a report back to Council in August 2019, outlining the outcomes of the consultation and recommended next steps.

**Councillor Hutchinson** withdrew seconding the motion

The Motion **lapsed** for want of a seconder

**Moved Councillor - Bruce Hull**

**Seconded Councillor - Joseph Masika**

That Council:

1. Endorses Model 2: *continuing to work with KYAC to provide Kaurna management of the site through a proposed 51% / 49% co-management model for Warriparinga.*
2. A status report be presented to the January 2020 General Council meeting updating Council on the progress.

**Carried**

**Adjourned item – Revitalisation of the Edwardstown Employment Precinct**

**Report Reference: GC190723R04**

**Motion adjourned at the 11 June 2019 General Council meeting:**

**Moved Councillor - Tim Pfeiffer**

**Seconded Councillor - Luke Hutchinson**

That Council:

1. *Note the feedback from the business community at the workshop on Access, Amenity and Activation of the Edwardstown Employment Precinct Revitalisation Forum attached as appendix two of this report.*
2. *Endorse the 12 month action plan attached as attachment three of this report.*
3. *Endorse the allocation of up to \$165,000 towards the Revitalisation of the Edwardstown Employment Precinct project in the draft 2019/20 annual budget (refer attachment three) to:*
  - a. *Allocate a Project Officer (up to \$40,000)*
  - b. *Deliver an Urban Design Framework (up to \$30,000) Minutes of the General Council Meeting held 11 June 2019*
  - c. *Undertake greening of Woodlands Terrace and Raglan Avenue (up to \$65,000)*
  - d. *Deliver an Economic Activation Plan (up to \$30,000)*
4. *Endorse the employment of a 0.4 FTE project officer to support the delivery of the action plan for 12 months.*
5. *Request Administration to bring a progress report in January 2020.*

**Amendment:**

**Moved Councillor - Jason Veliskou**

**Seconded Councillor - Raelene Telfer**

## Minutes of the General Council Meeting held 23 July 2019

That Council amends the current motion as follows:

1. Note the feedback from the business community at the workshop on Access, Amenity and Activation of the Edwardstown Employment Precinct Revitalisation Forum attached as appendix two of this report.
2. Endorse the 12 month action plan attached as attachment three of this report.
3. Endorse the allocation of up to \$165,000 towards the Revitalisation of the Edwardstown Employment Precinct project in the draft 2019/20 annual budget (refer attachment three) to:
  - a. Allocate a Project Officer (up to \$40,000)
  - b. Deliver an Urban Design Framework (up to \$30,000) Minutes of the General Council Meeting held 11 June 2019
  - c. Undertake greening of Woodlands Terrace and Raglan Avenue (up to \$65,000)
  - d. Deliver an Economic Activation Plan (up to \$30,000)
4. Endorse the employment of a 0.4 FTE project officer to support the delivery of the action plan for 12 months.
5. Request Administration to bring a progress report in January 2020.

To Council:

1. Note the feedback from the business community at the workshop on Access, Amenity and Activation of the Edwardstown Employment Precinct Revitalisation Forum contained within appendix one of this report.
2. Endorse the 12 month action plan contained within attachment one of this report.
3. Endorse the allocation of up to \$180,000 to be funded through an adjustment in the first 2019/20 budget review towards the Revitalisation of the Edwardstown Employment Precinct. Funding is to be allocated as follows:
  - a. Allocate a Project Officer (up to \$40,000)
  - b. Deliver an Urban Design Framework (up to \$30,000)
  - c. Undertake greening in Edwardstown (up to \$65,000 subject to securing matching grant funding)
  - d. Undertake environmental monitoring for two years (up to \$10,000)
  - e. Deliver an Economic Activation Plan (up to \$30,000)
  - f. Host four business networking events at the Edwardstown Memorial Community Centre (up to \$5,000)
4. Endorse the employment of a 0.4 FTE project officer to support the delivery of the action plan for 12 months.
5. Request Administration bring a progress report in January 2020.

The amendment to become the motion **Carried**  
The motion as amended was **Carried**

**PETITIONS**

Nil

**COMMITTEE RECOMMENDATIONS****Confirmation of Minutes of the Infrastructure and Strategy Committee Meeting - 2 July 2019  
Report Reference: GC190723R06****Moved Councillor - Luke Hutchinson****Seconded Councillor - Nathan Prior**

That Council:

1. Receives and notes the minutes of the Infrastructure and Strategy Committee meeting of 2 July 2019 (Appendix 1).
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Strategy Committee.

**Carried Unanimously**

**CORPORATE REPORTS FOR DECISION****Bandon Terrace Reserve Upgrade  
Report Reference: GC190723R07****Moved Councillor - Tim Gard****Seconded Councillor - Ian Crossland**

That Council:

1. Notes the community feedback provided in the site meeting and the online consultation between 1 May and 22 May 2019.
2. Endorses the proposed landscape plan provided in Appendix 4 that includes:
  - retaining irrigated kikuyu turf at the south-eastern end of the reserve
  - a reduction of the total irrigated area from approximately 18,000m<sup>2</sup> to 10,000m<sup>2</sup>
  - addressing low points at the south-eastern end of the reserve with top dressing
  - installing a more efficient, remotely operated irrigation system that will respond to climate conditions as they occur
  - mulching and new garden beds in the Tree Protection Zones under some of the existing trees

Minutes of the General Council Meeting held 23 July 2019

3. Notes a native grass trial be undertaken at Robertson Reserve, Marino as part of the Natural Landscapes Design and Maintenance Guidelines.
4. Notes that savings realised from the reduced scope of works for Bandon Terrace Reserve be allocated to the implementation of the Natural Landscape Design Guidelines at Robertson Reserve and Pavana Reserve

**7.25pm Councillor Veliskou left the meeting**

**Carried Unanimously**

**Murray Darling Association Membership  
Report Reference: GC190723R08**

**Moved Councillor - Tim Gard**

**Seconded Councillor - Bruce Hull**

That Council:

1. Notes the letter from Emma Bradbury of the Murray Darling Association inviting City of Marion to join the Murray Darling Association (Attachment 1) and supporting information booklet (Attachment 2).
2. Accepts the offer to join the Murray Darling Association as a member Council and
  - Endorses additional funding of \$6,682 (exc GST) in 2019/20 to be funded from savings identified in the first budget review for 2019/20
  - Endorses funding of \$6,682 annualised with CPI for inclusion in Council's Long Term Financial Plan
  - Nominates up to five voting members to attend Region 7 meetings (noting only three votes can be cast for national MDA Meetings) with any vacant voting entitlements being open to Council Members or staff deemed appropriate by the CEO.

**7.32pm Councillor Veliskou re-entered the meeting**

**Lost**

**Division called by Councillor - Bruce Hull**

<b>Voters</b>	<b>Against</b>	<b>For</b>
Councillor - Bruce Hull		X
Councillor - Ian Crossland	X	
Councillor - Jason Veliskou	X	
Councillor - Joseph Masika	X	
Councillor - Kendra Clancy	X	
Councillor - Luke Hutchinson	X	
Councillor - Maggie Duncan		X

---

 Minutes of the General Council Meeting held 23 July 2019
 

---

Councillor - Nathan Prior	X	
Councillor - Raelene Telfer	X	
Councillor - Tim Gard		X

**Lost**

**Ascot Park Bowls Club Irrigation Replacement**  
**Report Reference: GC190723R09**

**Moved Councillor - Jason Veliskou**

**Seconded Councillor - Kendra Clancy**

That Council:

1. Endorses an allocation of up to \$18,000 from Councils Asset Sustainability Reserve - Community Facilities Partnership Program
2. Notes a contribution of \$18,000 by the Ascot Park Bowls Club towards the project.
3. Grants landlord consent for the upgrade of the irrigation system within the Ascot Park Bowls Club.
4. Advises the Ascot Bowls club will be responsible for any project related overruns.

**Carried Unanimously**

**Coastal Climate Change Adaptation Plan - Stage 3 Monitoring Plan**  
**Report Reference: GC190723R10**

**Moved Councillor - Raelene Telfer**

**Seconded Councillor - Ian Crossland**

That Council:

1. Endorses the *Coastal Monitoring Plan for the City of Marion* (Attachment 1) as the key program for implementation of the coastal climate change adaptation plan as per the City of Marion Business Plan 2019 -2023.
2. Allocates a total of \$75,000 over the next five years for implementation of a coastal climate change monitoring program subject to receiving matching funding from the State Government (Coast Protection Fund)
  - \$18,000 in 2019/20 to be funded by an adjustment in the first 2019/20 budget review
  - \$10,500 for three years 2020/21-2022/23 for inclusion in Council's Long Term Financial Plan
  - \$25,500 for 2023/2024 for inclusion in Council's Long Term Financial Plan
3. Notes further review and prioritisation of actions will be considered if matching funding

## Minutes of the General Council Meeting held 23 July 2019

cannot be secured from the State Government by late 2019.

**Carried Unanimously**

**The Code of Practice, Procedures at Meetings**  
**Report Reference: GC190723R11**

**Moved Councillor - Jason Veliskou**

**Seconded Councillor - Raelene Telfer**

**That Council:**

1. Amends 'Code of Practice – Procedures at Council Meetings 2018/19' by updating the term 'Elected Member' to 'Council Member'.

**Carried Unanimously**

**Moved Councillor – Ian Crossland**

**Seconded Councillor - Jason Veliskou**

**That:**

1. Formal meeting procedures be suspended to enable discussion on the item.

**Carried Unanimously**

7.54pm formal meeting procedures be suspended

8.11pm formal meeting procedures be resumed

**Moved Councillor - Nathan Prior**

**Seconded Councillor - Ian Crossland**

**That Council:**

1. Amends 'Code of Practice – Procedures at Council Meetings 2018/19' to include the following additional point under part 4 (Questions):
  - Members may not express an opinion when seeking clarification but can provide factual/contextual background at the discretion of the Chair.

**Carried**  
(Vote 9 for and 1 against)

**Moved Councillor - Ian Crossland**

**Seconded Councillor - Luke Hutchinson**

**That Council:**

1. Amends 'Code of Practice – Procedures at Council Meetings 2018/19' to reduce the speaking time under sections 7.12, 7.15, 7.16 and 10.1 to two minutes, with the exception of closing the debate where Council Members may speak for one minute.

8.22pm Councillor Veliskou left the meeting

8.23pm Councillor Veliskou re-entered the meeting

**Lost**

## Minutes of the General Council Meeting held 23 July 2019

(Vote 8 for and 2 against - failed the 2/3 majority vote required)

**Moved Councillor - Jason Veliskou****Seconded Councillor - Raelene Telfer**

That Council:

1. Amends 'Code of Practice – Procedures at Council Meetings 2018/19' to reduce the speaking time under sections 7.12, 7.15, 7.16 and 10.1 to two minutes.

**Carried**

(9 Members for and 1 Member against)

**Council Member Policies****Report Reference: GC190723R12****Moved Councillor - Raelene Telfer****Seconded Councillor - Jason Veliskou**

That:

1. Council adopts the amended 'Informal Gatherings Policy' provided at Appendix 1 to this report.
2. Council adopts the amended 'Council Member Training and Development Policy' provided at Appendix 2 to this report.
3. Council adopts the amended 'Council Member Code of Conduct, Procedure for Investigating Complaints' provided at Appendix 3 to this report.
4. Council adopts the amended 'Access to Legal Advice for Council Members' provided at Appendix 4 to this report.
5. Council endorses the proposed Code of Practice – Access to Meetings and Documents provided at Appendix 5, for the purposes of public consultation;
6. Public consultation commences on 1 August 2019 and concludes on 23 August 2019, in accordance with Council's Community Consultation Policy and the legislative requirement of a minimum 21 days public consultation.
7. A report be presented to the General Council meeting to be held on 24 September 2019 that includes;
  - Details of any submissions received during the public consultation period regarding the Code of Practice - Access to Council Meetings and Documents;
  - A final proposed Code of Practice for Council to consider for adoption.

**Carried**

**Local Government Association Annual General Meeting 2019****Report Reference: GC190723R13****Moved Councillor - Jason Veliskou****Seconded Councillor - Joseph Masika**

That:

1. Council notes the report "Local Government Association Annual General Meeting 2019"
2. The nominated Council Voting Delegate for this meeting is Mayor Hanna and that the Proxy Delegate for this meeting is Deputy Mayor Pfeiffer.
3. Council submits the following Notices of Motion to the Local Government Association by 5 August 2019 for consideration at the 2019 Local Government Association Annual General Meeting:
  - *The Annual General Meeting requests the LGA to investigate whether there is sufficient evidence across Local Government to request the State Government to amend the Dog and Cat Management Act, 1995:*
    - o *so a dog's registration becomes due 12 months from the date of when the dog is registered*
    - o *when a person registers more than the number of dogs as prescribed by the relevant Council, the Dog and Cat on-line database automatically notifies the person that they will be required to apply for more than the number of dogs as prescribed by the relevant Council.*
4. On submitting Notices of Motion to the Local Government Association, the Chief Executive Officer be authorised to amend the wording (without changing the meaning or purpose of the motion) if required.

**Carried Unanimously****CONFIDENTIAL ITEMS****Marion Outdoor Pool Upgrade – Stage 3 Works****Report Reference: GC190723F01****Moved Councillor - Jason Veliskou****Seconded Councillor - Nathan Prior**

That:

1. Pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Tony Lines, Abby Dickson, Kate McKenzie, Ray Barnwell, Fiona Harvey, Jaimie Thwaites, and Craig Clarke, be excluded from the meeting as the Council receives and considers information relating to Marion Outdoor Pool, upon the basis that the Council 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

---

Minutes of the General Council Meeting held 23 July 2019

---

information relates commercial confidence.

**Carried Unanimously**

8.31pm Meeting went into confidence

**Moved Councillor - Jason Veliskou**

**Seconded Councillor - Kendra Clancy**

That Council:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Marion Outdoor Pool Upgrade – Stage 3 works, and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) 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 2019.

**Carried Unanimously**

8.35pm Meeting came out of confidence

#### **CORPRATE REPORTS FOR INFORMATION / NOTING**

##### **Work Health & Safety Performance Report - June 2019**

**Report Reference: GC190723R14**

**Moved Councillor - Luke Hutchinson**

**Seconded Councillor - Ian Crossland**

That Council:

1. Notes the report and statistical data contained therein.

**Carried Unanimously**

#### **WORKSHOP / PRESENTATION ITEMS**

Nil

**MOTIONS WITH NOTICE****Public art on utility boxes****Report Reference: GC190723M01****Moved Councillor - Bruce Hull****Seconded Councillor - Nathan Prior**

That:

1. A report be prepared by staff in relation to the associated practicalities and costs associated with a Council initiative to create public art on the increasing number of obtrusive electrical and telecommunication utility boxes on public land that often are a blank canvas for graffiti.

**The Mover and Seconder sought and was granted leave of the meeting to vary the motion as follows:****Moved Councillor - Bruce Hull****Seconded Councillor - Nathan Prior**

That: (as varied)

1. A report be prepared by staff in relation to the associated practicalities and costs associated with a Council initiative to create public art on the increasing number of obtrusive electrical and telecommunication utility boxes and stobie poles on public land that often are a blank canvas for graffiti.

**Carried Unanimously****Rail / Tram Privatisation****Report Reference: GC190723M02****Moved Councillor - Bruce Hull****Seconded Councillor - Tim Gard**

That:

1. Council writes to the Minister for Transport Hon Stephan Knoll MP and all State MP's within the City of Marion to advise them of the Cities opposition to the proposed privatisation of Tram and Rail services, that the City of Marion strongly urges the SA Government to reconsider this decision.

**The Vote was Tied**

The Deputy Mayor gave a casting vote and voted against the motion  
**Lost**

**Division called by Councillor - Bruce Hull**

<b>Voters</b>	<b>Against</b>	<b>For</b>
Councillor - Bruce Hull		X
Councillor - Ian Crossland	X	
Councillor - Jason Veliskou		X
Councillor - Joseph Masika		X
Councillor - Kendra Clancy	X	
Councillor - Luke Hutchinson	X	
Councillor - Maggie Duncan	X	
Councillor - Nathan Prior	X	
Councillor - Raelene Telfer		X
Councillor - Tim Gard		X

**The Vote was Tied**

The Deputy Mayor gave a casting vote and voted against the motion  
**Lost**

**QUESTIONS WITH NOTICE**

Nil

**MOTIONS WITHOUT NOTICE**

**Ms Abby Dickson - Service to City of Marion**  
**Report Reference: GC190723M03**

**Moved Councillor - Ian Crossland**

**Seconded Councillor - Jason Veliskou**

That:

1. As this is the last meeting for General Manager Abby Dickson, Council Members acknowledge her fantastic contribution across Marion Council, including all the mentoring and assistance she has provided.

**Carried Unanimously**

**QUESTIONS WITHOUT NOTICE**

8.57pm Councillor Hutchinson left the meeting and did not return

**Conflict of Interest**

Councillor Crossland declared a conflict of interest in the item as questions that were being asked related to his employer. He left the meeting.

8.57pm Councillor Crossland left the meeting and did not return

Various questions were asked and answered or taken on notice during this item.

**OTHER BUSINESS**

Nil

**MEETING CLOSURE** - Meeting Declared Closed at 8.58 PM

**CONFIRMED THIS DAY OF 13 AUGUST 2019**

.....  
**CHAIRPERSON**

**COMMUNICATIONS - Nil****ADJOURNED ITEMS - Nil****ELECTED MEMBER VERBAL COMMUNICATIONS - Nil**

In accordance with the *Code of Practice - Procedures at Council Meetings 2017/18* an Elected Member has the right to speak for up to two minutes in the second meeting of Council every second month from February (with the exception of caretaker period).

**DEPUTATIONS - Nil****PETITIONS - Nil****COMMITTEE RECOMMENDATIONS**

## Confirmation of the Minutes of the Review and Selection Committee Meeting held on 6 August 2019

<b>Originating Officer</b>	Manager Human Resources - Steph Roberts
<b>Corporate Manager</b>	Manager Corporate Governance - Kate McKenzie
<b>General Manager</b>	Acting General Manager Corporate Services - Ray Barnwell
<b>Report Reference</b>	GC190813R02

### REPORT OBJECTIVE

The purpose of this report is to facilitate the receiving and noting of the minutes from the 6 August 2019 Review and Selection Committee Meeting

### EXECUTIVE SUMMARY

A description of items considered by Committee Members are noted below:

1. Confidential Discussion - 'Recruitment and Exit'
2. Independent Member for Finance and Audit Committee and SRWRA Audit Committee
3. WHS KPI - Lost Time Injury Frequency Rate
4. Corporate and CEO KPI Quarter 4

### RECOMMENDATION

**That Council:**

1. **Receives and notes the minutes of the Review and Selection Committtee meeting of 6 August 2019 (Appendix 1).**
1. **Notes that separate reports will be brought to Council for consideration of any recommendations from the Review and Selection Committee.**

### Attachment

#	Attachment	Type
1	RSC190806_Draft_Minutes	PDF File

**MINUTES OF THE RSC190806 - REVIEW AND SELECTION COMMITTEE**

**Tuesday, 06 August 2019 at 06:00 PM**

**Council Administration Centre, 245 Sturt Road, Sturt**





Minutes of the Review and Selection Committee Meeting held on 6 August 2019

---

**MINUTES OF THE REVIEW & SELECTION COMMITTEE MEETING  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 6 AUGUST 2019**

**PRESENT**

**Elected Members**

His Worship the Mayor Kris Hanna  
Councillors; Kendra Clancy, Jason Veliskou, Tim Pfeiffer, Matthew Shilling

**In Attendance**

Adrian Skull	Chief Executive Officer
Kate McKenzie	Manager Corporate Governance
Ray Barnwell	Acting General Manager Corporate Services
Steph Roberts	Human Resources Manager

**OPEN MEETING**

The Mayor opened the meeting at 06:00 PM

**KAURNA ACKNOWLEDGEMENT**

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their Elders past and present.

**ELECTED MEMBERS DECLARATION (if any)**

The Chair asked if any Member wished to disclose an interest in relation to any item being considered at the meeting. No declarations were made.

**CONFIRMATION OF MINUTES**

**Confirmation of the minutes for the Review and Selection Committee Meeting held on 28 May 2019**

**Report Reference:** RSC190806R01

**Moved Councillor Veliskou**

**Seconded Councillor Clancy**



---

Minutes of the Review and Selection Committee Meeting held on 6 August 2019

---

That:

The minutes of the Review and Selection Committee Meeting held on 28 May 2019 be taken as read and confirmed.

**Carried unanimously**

**BUSINESS ARISING - Nil**

**CONFIDENTIAL ITEMS**

**Confidential Discussion - 'Recruitment and Exit'**

**Report Reference:** RSC190806F01

**Moved Councillor Veliskou, Seconded Councillor Pfeiffer**

1. That Pursuant to section 90(2) and (3)(a) of the Local Government Act 1999 the Council orders that all person present, with the exception of the following, Adrian Skull, Chief Executive Officer and Steph Roberts, Manager Human Resources, be excluded from the meeting where the Council receive and consider information pertaining to the item 'Recruitment and Exit', upon the basis it 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 on the grounds that the discussion contains information relating to personnel matters.

**Carried unanimously**

6pm the meeting went into confidence

6.25pm the meeting came out of confidence

## REPORTS FOR DISCUSSION

### **Independent Member - Finance and Audit Committee and SRWRA Audit Committee**

**Report Reference:** RSC190806R02

#### **Moved Councillor Veliskou, Seconded Councillor Pfeiffer**

1. That Pursuant to section 90(2) and (3)(a) of the Local Government Act 1999 the Council orders that all person present be excluded from the meeting where the Council receive and consider information pertaining to the item '*Independent Member – Finance and Audit Committee and SRWRA Audit Committee*', upon the basis it 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 on the grounds that the discussion contains information relating to personal matters.

Carried unanimously

6.25pm the meeting went into confidence.

6.55pm Kate McKenzie, Adrian Skull, Steph Roberts, Ray Barnwell joined the meeting

#### **Moved Councillor Veliskou, Seconded Councillor Pfeiffer**

That the Review and Selection Committee recommend to Council:

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the minutes arising from this report, '*Independent Member – Finance and Audit Committee and SRWRA Audit Committee*', having been considered in confidence under Section 90(2) and (3)(a) 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 until Council decision on the matter is publically available, except in such as necessary to implement the Council decision. This confidentiality order will be reviewed at the General Council Meeting in December 2019.

Carried unanimously

7.05 pm the meeting came out of confidence

### **Work Health & Safety KPI - LTIFR**

**Report Reference:** RSC190806R03

Clarification sought on the process undertaken when an injury does occur

- Proforma letter and light duties list taken with the employee to a medical practitioner with employee agreement.
- The challenge can be where an employee takes time off and presents with an injury, which results in an LTI without the opportunity of intervention

Question regarding whether administration maintaining records of injuries at City of Marion facilities and how these are managed

- Maintain data which is provided to the finance and audit committee each year

Question regarding what pro-active training is undertaken to prevent injuries

- WHS training program for employees
- Safety theme per month
- Training needs analysis for job roles

#### **ACTIONS:**

- Administration to provide Councillor Veliskou with a copy of the finance and audit report currently being prepared
- Administration to review injuries compared to training provided

### **Moved Councillor Pfeiffer, Seconded Councillor Veliskou**

That the Review and Selection Committee:

1. Notes the report and statistical data attached.
2. Reviews and provides feedback on the WHS Performance noting initiatives outlined for improving and embedding WHS outcomes.

**Carried unanimously**

### **REPORTS FOR NOTING**

#### **Corporate and CEO KPI Report Quarter Four 2018/19**

**Report Reference:** RSC190806R04

Discussion

- Total employee costs not tracking to meet the KPI
  - Numbers to be verified once audited position known




---

Minutes of the Review and Selection Committee Meeting held on 6 August 2019

---

- Question regarding the total employee costs cap and potential to hinder delivery/resources
  - Budget is set, actual against prior actual year (18/19 year was under budget)
  - Council resolutions important for resourcing considerations
  - Administration need to declare to Council any need for additional staff
- LTIFR will not be met
- Staff Engagement, 4<sup>th</sup> quarter down, overall for the financial year the KPI has been met
- Overall satisfaction with Council's performance
  - Note there was an error when reporting on the KPI for overall satisfaction with Council's performance. The result has been reported as 88.3% with the target being met. This is however 83.6 and therefore the core target but NOT the stretch target has been met. The error will be corrected for the General Council meeting.
  - The survey was different to the last survey conducted

Overall Council is travelling well, the City of Marion is in a strong financial position, with 7 out of 9 KPI's having been met. Positive cross Council collaboration occurring.

7.25pm Mayor Hanna left the meeting and did not return. Councillor Pfeiffer (Deputy Mayor) presided over the remainder of the meeting.

**Moved Councillor Veliskou**

**Seconded Councillor Clancy**

That the Review and Selection Committee;

1. Note this report

**Carried unanimously**

**WORKSHOP / PRESENTATION ITEMS - Nil**

**OTHER BUSINESS - Nil**

**MEETING CLOSURE - Meeting Declared Closed at 7.28 PM**

**CONFIRMED THIS 6 DAY OF August 2019**

.....



---

Minutes of the Review and Selection Committee Meeting held on 6 August 2019

**CHAIRPERSON**

**Confirmation of the Minutes of the Special Urban Planning Committee meeting held on Tuesday 6 August 2019**

<b>Originating Officer</b>	Executive Assistant to General Manager Corporate Services - Louise Herdegen
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	GC190813R03

**REPORT OBJECTIVE**

The purpose of this report is to facilitate the receiving and noting of the minutes from the 6 August 2019 Special Urban Planning Committee Meeting.

**EXECUTIVE SUMMARY**

Error: Subreport could not be shown.

**RECOMMENDATION**

**That Council:**

- 1. Receives and notes the minutes of the Urban Planning Committee meeting of 6 August 2019 (Appendix 1).**
- 2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Urban Planning Committee.**

**Attachment**

#	Attachment	Type
1	SUPC190806 - Final Minutes	PDF File

**MINUTES OF THE SUPC190806 - SPECIAL URBAN PLANNING COMMITTEE MEETING - 6 August 2019**

**Tuesday, 06 August 2019 at 07:00 PM**

**Council Administration Centre, 245 Sturt Road, Sturt**



**PRESENT :**

**Elected Members**

Mayor - Kris Hanna, Councillor - Nathan Prior (Presiding Member), Councillor - Raelene Telfer, Councillor - Maggie Duncan, Councillor - Joseph Masika, Councillor - Ian Crossland, Councillor - Tim Gard

**In Attendance**

General Manager City Development - Abby Dickson  
Manager - Development and Regulatory Services - Warwick Deller-Coombs  
Senior Policy Planner - David Melhuish  
Development Officer - Planning - Kai Wardle

**OPEN MEETING**

Councillor Prior opened the meeting at 07:02 PM

**KAURNA ACKNOWLEDGEMENT**

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

**ELECTED MEMBERS DECLARATION (if any)**

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

Nil.

7:03 PM - Councillor Crossland left the meeting.

7:05 PM - Councillor Crossland re-entered the meeting with Councillor Gard.

## **CONFIRMATION OF MINUTES**

### **Confirmation of the minutes for the Urban Planning Committee Meeting held on 4 June 2019**

**Report Reference:** SUPC190806R01

**Moved Councillor - Raelene Telfer**

**Seconded Councillor - Joseph Masika**

That the minutes of the Urban Planning Committee Meeting held on 4 June 2019 be taken as read and confirmed.

**Carried**

7:25 PM – Mayor Hanna entered the meeting.

## **REPORTS FOR DISCUSSION**

### **Seacliff Park Development Plan Amendment**

**Report Reference:** SUPC190806R02

**Moved Councillor - Raelene Telfer**

**Seconded Mayor - Kris Hanna**

That the Urban Planning Committee:

1. Note the contents of the report
2. Recommends to Council that the Draft Seacliff Park Residential and Centre Development Plan Amendment is suitable for public and agency consultation.

**Carried**

### **Planning Policy Update**

**Report Reference:** SUPC190806R03

**Moved Mayor - Kris Hanna**

**Seconded Councillor - Joseph Masika**

That the Urban Planning Committee:

1. Notes the verbal updates provided by Administration.
2. Recommends to Council that the Mayor be requested to write to the Minister for Planning to seek a further update on the outstanding matters of the Housing Diversity DPA. The letter shall also advise of Council's intent to commence public consultations by the end of September 2019, in relation to the Marion Road corridor and the affected hills suburbs south of Seacombe Road (as previously requested by the Minister), unless the Minister objects.

**Carried**

**OTHER BUSINESS - Nil**

**MEETING CLOSURE** - Meeting Declared Closed at 08:25 PM

**CONFIRMED THIS xx DAY OF xx**

.....

**CHAIRPERSON**

## CONFIDENTIAL ITEMS

**Cover Report - Confidential Minutes of the Review and Selection Committee Meeting held on Tuesday 6 August 2019.**

### CONFIDENTIAL

#### **Reason For Passing This Resolution:**

**Local Government Act (SA) 1999 S 90 (2) 3(a):** information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

**Confidential Minutes of the Review and Selection Committee Meeting held on Tuesday 6 August 2019.****CONFIDENTIAL****Reason For Passing This Resolution:**

**Local Government Act (SA) 1999 S 90 (2) 3(a):** information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

**Cover Report - Independent Member - Finance and Audit Committee and SRWRA Audit Committee**

<b>Originating Officer</b>	Unit Manager Governance and Records - Jaimie Thwaites
<b>Corporate Manager</b>	Manager Corporate Governance - Kate McKenzie
<b>General Manager</b>	Acting General Manager Corporate Services - Ray Barnwell
<b>Report Reference</b>	GC190813F02

**RECOMMENDATION**

**That**

**Pursuant to Section 90(2) and (3)(a) of the Local Government Act, 1999 the Council orders that all persons present, with the exception of Adrian Skull, CEO, Kate McKenzie, Manager Corporate Governance, Ray Barnwell, Acting General Manager Corporate Services, Tony Lines, General Manager City Services, Fiona Harvey, Acting General Manager City Development and Victoria Moritz, Governance Officer be excluded from the meeting as the Council considers 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 the performance of the Finance and Audit Committee.**

**Independent Member - Finance and Audit Committee and SRWRA Audit Committee****CONFIDENTIAL****Reason For Passing This Resolution:**

**Local Government Act (SA) 1999 S 90 (2) 3(a):** information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

**Cover Report - Council Solutions Kerbside Waste Tender Outcomes****CONFIDENTIAL****Reason For Passing This Resolution:**

**Local Government Act (SA) 1999 S 90 (2) 3(d) (i) and (ii)** : commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest.

**Local Government Act (SA) 1999 S 90 (2) 3(b) (i) and (ii)**: information the disclosure of which (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest.

**Council Solutions Kerbside Waste Tender Outcomes****CONFIDENTIAL****Reason For Passing This Resolution:**

**Local Government Act (SA) 1999 S 90 (2) 3(d) (i) and (ii)** : commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest.

**Local Government Act (SA) 1999 S 90 (2) 3(b) (i) and (ii)**: information the disclosure of which (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest.

**Cover Report - Political Signage****CONFIDENTIAL****Reason For Passing This Resolution:**

**Local Government Act (SA) 1999 S 90 (2) 3(i):** information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council.

## Political Signage

### CONFIDENTIAL

#### Reason For Passing This Resolution:

**Local Government Act (SA) 1999 S 90 (2) 3(i):** information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council.

## CORPORATE REPORTS FOR DECISION

### Seacliff Park Development Plan Amendment - Approval for Public Consultation

<b>Originating Officer</b>	Senior Policy Planner - David Melhuish
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	GC190813R04

### REPORT OBJECTIVE

To seek the council's endorsement of the Seacliff Park Residential and Centre DPA, to be placed on Public and Agency Consultation.

### EXECUTIVE SUMMARY

The subject site is located within the City of Marion and the City of Holdfast Bay.

Following a community engagement process in 2012, which sought the local community's aspirations for the site, numerous investigations were undertaken and a draft DPA proposing rezoning of the land to a Suburban Neighbourhood Zone was created for the two Councils.

The draft DPA was presented to the Councils for consideration and endorsement on 12 August 2014 and was subsequently placed on government Agency consultation.

Following consideration of the Agency responses received the DPA was amended and made ready for public consultation. The Minister for Planning approved the DPA for public consultation purposes on 28 July 2015.

Public consultation was placed 'on hold' pending finalisation of an agreement between Boral and the Seacliff Group regarding relocation of the quarry haulage road from adjacent the southern boundary of the Seacliff site.

The new location of the haulage road has been resolved and an agreement has recently been reached.

As additional land has been included in the site and the intervening period of time since 2015 has perhaps resulted in changes to circumstances previously investigated as part of the DPA, the Minister's approval was again sought and additional and updated investigations undertaken.

The DPA is now considered appropriate for public consultation. Council is requested to consider the general policy framework, having regard to the proposed Desired Character Statement and Seacliff Park Concept Plan Map Mar/10, and endorse that the draft DPA is suitable for public consultation.

### RECOMMENDATION

#### That Council:

- 1. Endorse the Draft Seacliff Park Residential and Centre Development Plan Amendment as being suitable for public and agency consultation.**
- 2. Appoint 4 Councillors \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, to be part of a joint Committee, with the City of Holdfast Bay, to hear persons wishing to provide a verbal submission at a public hearing, following the conclusion of the public and agency consultation.**

## GENERAL ANALYSIS

This DPA proposes to introduce policies to facilitate the appropriate development of land located within the suburbs of Seacliff, Seacliff Park and Marino. The site is referred to informally as "Cement Hill" or the "Monier/Lorenzin land". The site is located prominently at the intersection of Ocean Boulevard and Scholefield Road, with the latter road being one of the main entrances into the predominantly residential areas of Seacliff Park, Kingston Park and Marino, and to a lesser extent Hallett Cove.

At the time of agreement to the original Statement of Intent for this DPA, the area affected covered some 8.1 hectares. However, as a result of further discussions with Boral Resources (the adjoining landowner to the south), an additional 3.9 hectares of land is now able to be included within the area affected. The Minister for Planning has agreed to this revised Affected Area.

Although partly zoned for residential purposes, the site has historically been used for quarrying, concrete manufacturing, domestic land fill, concrete roofing tile manufacturing and as a depot for a construction company. Dilapidated industrial buildings, areas of stockpiled "fill" and vandalism on the site have contributed to the poor visual appearance of the land, with its derelict nature creating a major cause of concern for local residents and the Councils over a number of years. While recent site works have resulted in the removal of the buildings and some tidying of the land, illegal access and activities on it are continuing. In addition, parts of the site are known to be contaminated from previous land uses.

The relatively discrete nature of the land and its proximity to public transport services and recreation facilities provides an opportunity to consider alternative forms of development to the neighbouring low-density residential uses. The slope of the land and its ability to provide coastal views enhances its consideration for multi-level medium density residential development, with the lower, flatter portions of the site being suitable for shopping and community facilities which are otherwise under-provided for in the locality. In addition, its proposed redevelopment for residential and neighbourhood activity centre uses will require remediation of contaminated land to a state that is suitable for the future intended land use.

The existing policies applying to the subject land are not conducive to the form or density of development considered necessary to successfully redevelop the land in a manner that will provide significant community benefit and vastly improved amenity.

While the final form and yield of the development area will be determined over a potential 6 to 10 years build time, it is likely to encompass the following elements:

- In the order of 150 residential allotments
- In the order of 430 to 480 multi-storey apartment dwellings
- Shops up to 6,000 square metres in area
- Other non-residential development up to 2,000 square metres in area
- Community open space.

After reviewing a number of policy modules contained within the SA Planning Policy Library, it is considered the Suburban Neighbourhood Zone policies (with minor amendments) best reflect the proposed development scenario for the bulk of the subject land. Given the potential constraints applying to the development of the land (i.e. the location and form of development may change based on the final Site Contamination Audit findings), the proposed Suburban Neighbourhood zoning provides greater flexibility for land use types over other more 'rigid' zones in this instance.

*The proposed objectives and policies for the Suburban Neighbourhood Zone are shown in full in 'The Amendment' section of the DPA (**Attachment 1**) to this report.*

To demonstrate that the land is suitable for more intensive development than able to be provided for under the current residential and mineral extraction zoning, detailed investigations have been undertaken for a number of issues including access and traffic movements, stormwater management, site contamination, noise and air quality, impact on the Linwood Quarry operations and the type and form of development appropriate to the land and the surrounding locality.

*A summary of the investigations that have been undertaken for this DPA are included in 'Section 3. Investigations' of the 'Explanatory Statement and Analysis' section of the DPA (Attachment 1) to this report.*

## DISCUSSION

The various investigations undertaken for the DPA provide advice that the site can be made suitable for the intended land uses, subject to certain requirements being undertaken.

Overall, the rezoning of the land will offer increased development opportunities (including for forms of development not currently catered for in the locality), provide an incentive for remediation of some of the site and a significant opportunity to improve the amenity of the area, with consequent benefits to the local and wider community.

The policies proposed in this DPA will support the development of the site for multi-level, medium density residential development, shopping and community facilities and open space, while ensuring potential adverse impacts are overcome or minimised.

The DPA document is considered to be at a point that is suitable for the DPA to proceed to the next stage of the process, 'public and agency consultation'.

The consultation period is anticipated to start on the 22 August 2019 and conclude on 17 October 2019. A public meeting, before a joint Council's Committee (City of Marion and City of Holdfast Bay), is to be held on 24 October 2019.

In regards to infrastructure, the DPA sets policy direction for the infrastructure required for the development to occur (at a broad level). Separate to the DPA, an infrastructure agreement is required prior to the DPA being approved by the Minister for Planning. The agreement will cover infrastructure such as roads, stormwater, open space, social and community infrastructure.

Given there could be multiple and different parties for these different infrastructure areas, there may be more than one agreement and they could differ in their format, for example, a Deed and a Memorandum of Understanding.

Council has appointed Norman Waterhouse lawyers to represent us in the infrastructure negotiations, the Seacliff Park developers are represented by Botten Levinson and the City of Holdfast Bay by Wallmans. The Seacliff Park Steering Group have agreed that City of Marion (Norman Waterhouse) will take the lead in the drafting of the legal documentation to ensure it is in a format compatible to local government requirements.

Further infrastructure investigations are underway to inform the negotiations and it is envisaged that the findings will be presented to Council at a workshop later in the year.

A new planning system is currently being introduced into South Australia. The new Planning, Development and Infrastructure Act 2016 (PDI Act) is being introduced in stages. The Planning and Design Code is the cornerstone of the new planning system, it consolidates the planning rules contained in South Australia's 72 Development Plans into one rulebook. In this regard the Marion and Holdfast Bay (City) Development Plans will be superseded by the new Planning and Design Code in the middle of 2020. Existing zones in the current Development Plans will be transitioned to the equivalent zone in the Planning and Design Code.

We are currently in the transition between the two pieces of legislation. This DPA, being undertaken by the Councils, is being prepared and consulted on under the Development Act 1993 to amend the Councils current Development Plans.

In regard to the policy changes proposed in this DPA, all changes involve the introduction of a new zone and associated policy from within the current SA Planning Policy Library, with some local additions. If the DPA is approved by the Minister for Planning, the new zone and associated policy will be added to both Councils Development Plans. When superseded by the Planning and Design Code, the intent of the policy changes will be transitioned across into the Code. Potentially local additions will be transitioned into a subzone.

It should be noted that Phase 2 and 3 of the Planning and Design Code will commence consultation shortly under the PDI Act. At this stage the changes proposed in this DPA are not incorporated into the draft Code. As indicated above, if the DPA is approved, these will be transitioned into the Code.

The transition period for completion of any outstanding DPAs will expire with the introduction of the new Planning and Design Code on 1 July 2020. The Minister of Planning has indicated that the public consultation on the DPA be concluded by 31 December 2019 and the DPA be finalised no later than 31 March 2020 if it is to be completed under the Development Act 1993.

It should be noted that the Urban Planning Committee at their special meeting on the 6 August 2019 have recommended that this DPA is suitable for public consultation.

Furthermore, the project has reached the point of engaging expert legal and engineering consultants to aid in the development of the above-mentioned infrastructure agreements. These costs are estimated to be in the order of \$20,000 and will be managed through the first budget review process.

## Attachment

#	Attachment	Type
1	190801C_Seacliff Park Residential and Centre DPA 2019 Version	PDF File

# Development Plan Amendment

By the Council

## City of Marion City of Holdfast Bay

### Seacliff Park Residential and Centre DPA

Explanatory Statement and Analysis



# Table of Contents

<b>Have Your Say .....</b>	<b>1</b>
<b>Explanatory Statement .....</b>	<b>2</b>
<b>Introduction .....</b>	<b>2</b>
<b>Need for the amendment .....</b>	<b>2</b>
<b>Statement of Intent .....</b>	<b>3</b>
<b>Affected area .....</b>	<b>3</b>
<b>Summary of proposed policy changes.....</b>	<b>4</b>
<b>Legal requirements .....</b>	<b>5</b>
<b>Consultation.....</b>	<b>5</b>
<b>The final stage .....</b>	<b>6</b>
<b>Analysis.....</b>	<b>7</b>
<b>1. Background.....</b>	<b>7</b>
<b>2. The strategic context and policy directions .....</b>	<b>8</b>
2.1 Consistency with the Planning Strategy .....	8
2.2 Consistency with other key strategic policy documents .....	8
2.2.1 City of Marion Strategic Plan 2017-2027 .....	8
2.2.2 City of Holdfast Bay Our Place 2030 Strategic Plan.....	9
2.2.3 Housing and Employment Land Supply Program Report 2010, Greater Adelaide .....	10
2.2.4 Councils' Strategic Directions Report .....	10
2.2.5 Infrastructure Planning.....	11
2.2.6 Current Ministerial and Council DPAs .....	11
2.2.7 Existing Ministerial Policy .....	11
<b>3. Investigations .....</b>	<b>12</b>
3.1 Investigations undertaken prior to the SOI .....	12
3.2 Investigations undertaken to inform this DPA .....	12
3.2.1 Service Utilities .....	12
3.2.2 Stormwater Management .....	15
3.2.3 Site Remediation Management .....	21
3.2.4 Traffic Assessment .....	27
3.2.5 Retail Assessment .....	34
3.2.6 Environmental Noise and Vibration Assessment.....	35
3.2.7 Air Quality Assessment.....	37
3.2.8 Linwood Quarry .....	38
3.2.9 Flora and Fauna Assessment.....	39
3.2.10 Regulated/Significant Tree Survey .....	45

*Table of Contents*

3.2.11 Cultural Heritage .....	47
3.2.12 Social Impact Assessment.....	47
3.2.13 Affordable Housing .....	49
3.2.14 Mineral Extraction Zone .....	50
3.2.15 Open Space Provision .....	51
3.2.16 Summary of Investigations.....	53
<b>4. Recommended policy changes .....</b>	<b>55</b>
4.1 Recommended Policy Changes .....	55
4.2 State Planning Policy Library update.....	56
<b>5. Consistency with the Residential Code.....</b>	<b>57</b>
<b>6. Statement of statutory compliance .....</b>	<b>58</b>
6.1 Accords with the Planning Strategy .....	58
6.2 Accords with the Statement of Intent .....	58
6.3 Accords with other parts of the Development Plan.....	58
6.4 Complements the policies in the Development Plans for adjoining areas.....	58
6.5 Accords with relevant infrastructure planning .....	58
6.6 Satisfies the requirements prescribed by the Regulations.....	58
<b>References/Bibliography .....</b>	<b>59</b>
<b>Schedule 4a Certificate.....</b>	<b>61</b>
<b>Appendices .....</b>	<b>63</b>
<b>The Amendment.....</b>	<b>71</b>

## Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at XXX from XXX until XXX.

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to XXX.

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on XXX at XXX.

## Explanatory Statement

### Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
  - Background information
  - Investigations
  - Recommended policy changes
  - Statement of statutory compliance
  - References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

While this DPA is developer funded, by Seacliff Oceanview Estate Pty Ltd, it has been prepared with the assistance of independent consultants under the direction of the City of Marion and the City of Holdfast Bay.

### Need for the amendment

This DPA proposes to introduce policies to facilitate the appropriate development of land located within the suburbs of Seacliff, Seacliff Park and Marino. The site is referred to informally as "Cement Hill" or the "Monier/Lorenzin land". The site is located prominently at the intersection of Ocean Boulevard and Scholefield Road, with the latter road being one of the main entrances into the predominantly residential areas of Seacliff Park, Kingston Park and Marino, and to a lesser extent Hallett Cove.

Although partly zoned for residential purposes, the site has historically been used for quarrying, concrete manufacturing, domestic land fill, concrete roofing tile manufacturing and as a depot for a construction company. Dilapidated industrial buildings, areas of stockpiled "fill" and vandalism on the site have contributed to the poor visual appearance of the land, with its derelict nature creating a major cause of concern for local residents and the Councils over a number of years. While recent site works have resulted in the removal of the buildings and some tidying of the land, illegal access and activities on it are continuing. In addition, parts of the site are known to be contaminated from previous land uses.

In this scenario, the proposed redevelopment of the land will have a number of positive benefits. The relatively discrete nature of the land and its proximity to public transport services and recreation facilities provides an opportunity to consider alternative forms of development to the neighbouring low-density residential uses. The

slope of the land and its ability to provide coastal views enhances its consideration for multi-level medium density residential development, with the lower, flatter portions of the site being suitable for shopping and community facilities which are otherwise under-provided for in the locality. In addition, its' proposed redevelopment for residential and neighbourhood activity centre uses will require remediation of contaminated land to a state that is suitable for the future intended land use.

Overall, the rezoning of the land will offer increased development opportunities (including for forms of development not currently catered for in the locality), provide an incentive for remediation of some of the site and a significant opportunity to improve the amenity of the area, with consequent benefits to the local and wider community.

## **Statement of Intent**

The Statement of Intent (SOI) relating to this DPA was originally agreed to by the former Minister for Planning on 31 July 2012.

Extensions to the time frame for preparing the DPA were subsequently given by the Minister.

However, given the extent of the intervening period and the proposal to include additional land within the Affected Area, the Statement of Intent has recently been reconsidered by the current Planning Minister. His agreement to the amended SOI was given on 7 June 2019.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

## **Affected area**

The Affected Area for this DPA is shown on the following map.

The land is within the suburbs of Seacliff, Seacliff Park and Marino. It is generally bounded by Scholefield Road to the north, Ocean Boulevard and Clubhouse Road to the east, existing housing development to the west and the City of Marion Golf Course and the Boral Linwood Quarry to the south.

At the time of agreement to the original Statement of Intent for this DPA, the area affected covered some 8.1 hectares. However, as a result of further discussions with Boral Resources (the adjoining landowner to the south), an additional 3.9 hectares of land is now able to be included within the area affected.

The availability of this additional land has arisen as a result of:

- Agreement being reached between Seacliff Oceanview Estate Pty Ltd (the proponent) and Boral Resources on the relocation of the quarry haul road. Currently located adjacent to the southern boundary of the proponents' land and exiting onto Clubhouse Road, the haul road is to be located further to the south and east, with access to the quarry to be provided from the intersection of Ocean Boulevard/Majors Road at O'Halloran Hill. This new access point has now been approved by the Department of Planning, Transport and Infrastructure, with works expected to commence in 2019. This relocation of the access point/road to the quarry will remove significant truck movements from adjacent to the proposed development and enable the roads reuse for southern access into the area affected.
- Boral reviewing its land holdings/leases required for ongoing quarry activities. With the proposed expansion of quarry activities to the east, towards Ocean Boulevard, land to the north (adjacent to the original proposed development area) is no longer required for buffer purposes. This land forms a logical extension to the development area, with that portion within the current Mineral Extraction Zone able to be made suitable for urban purposes. The remainder of this land is within the Hills Face Zone where the current policies will remain unchanged.

The current Minister for Planning has agreed to this revised Affected Area.

The majority of the now Affected Area (approximately 10.6 hectares) is within the Marion Council area, with the remainder (approximately 1.4 hectares) in the Holdfast Bay Council area.



## Summary of proposed policy changes

In summary, the DPA proposes the following changes:

- In the Marion Council Development Plan rezoning the subject land from Residential Zone (Cement Hill Policy Area 10) and Mineral Extraction Zone to Suburban Neighbourhood Zone.
- In the Holdfast Bay Council Development Plan rezoning the subject land from Residential Zone to Suburban Neighbourhood Zone.
- Making “local additions” to the Suburban Neighbourhood Zone policies (which are based on the SAPPL Version 6 module) to reflect the circumstances of the subject land and specific requirements for guiding appropriate development (i.e. in relation to such matters as stormwater management, noise attenuation, traffic management, etc).
- Consequential amendments to a number of General Section policies in both Development Plans to ensure consistency.
- Consequential amendments to a number of maps in both Development Plans to reflect this new zoning.
- Inclusion of new maps showing the subject land as a “Designated Area for Noise and Air Emissions” and “Affordable Housing” in both Development Plans.

- Inclusion of a Concept Plan showing key features of the proposed development of the subject land in both Development Plans. It is to be noted that while the southern portion of the Affected Area extends into the Hills Face Zone in the Marion Council Development Plan, no changes to the boundary or the policies applying to the Zone are proposed as part of this DPA.

## Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of the Councils' Development Plans
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

## Consultation

As required by the former Minister, the previous version of this DPA was released for agency consultation with the then:

- Department of Planning, Transport and Infrastructure (Statutory Planning / Public Transport / Transport Services / TransAdelaide / Office of Major Projects and Infrastructure / Office for Recreation and Sport)
- Department for Communities and Social Inclusion
- Department for Education and Child Development
- Department for Health and Ageing
- Department for Manufacturing, Innovation, Trade, Resources and Energy
- Department of Environment, Water and Natural Resources
- Department of Further Education, Employment, Science and Technology
- Department of Justice (State Emergency Service / SA Metropolitan Fire Service)
- Department of Primary Industries and Regions
- Environment Protection Authority
- Renewal SA
- Department of the Premier and Cabinet (Aboriginal Affairs and Reconciliation)
- Department of Treasury and Finance
- SA Power Networks
- SA Water

- Adelaide and Mount Lofty Ranges NRM Board.

Preliminary consultation also occurred with Boral Resources, owner of adjacent land and operator of the Linwood Quarry.

While the former Minister subsequently approved the DPA's release for wider public consultation, this action was put on hold while negotiations occurred on the potential relocation of the Quarry haul road. Now that the relocation of the haul road has been agreed, this revised DPA is now released for agency and public consultation.

Agencies and other organisations to be consulted include:

- Department for Education
- Department for Energy and Mining
- Department for Environment and Water
- Department of Human Services
- Department of Planning, Transport and Infrastructure
- Department of the Premier and Cabinet
- Environment Protection Authority
- Adelaide and Mount Lofty Ranges NRM Board
- South Australian Metropolitan Fire Service
- South Australian State Emergency Service
- SA Power Networks
- SA Water
- APA Group
- Boral Resources
- MP for Black.

## **The final stage**

When the councils have considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

## Analysis

### 1. Background

The Area Affected is located within the suburbs of Seacliff, Seacliff Park and Marino. The site is located prominently at the intersection of Ocean Boulevard and Scholefield Road, with the latter road being one of the main entrances into the predominantly residential areas of Seacliff Park, Kingston Park and Marino, and to a lesser extent Hallett Cove.

Although partly zoned for residential purposes, the site has historically been used for quarrying, concrete manufacturing, domestic land fill, concrete roofing tile manufacturing and as a depot for a construction company. Dilapidated industrial buildings, areas of stockpiled “fill” and vandalism on the site have contributed to the poor visual appearance of the land. Its derelict nature has been a major cause of concern for residents in these suburbs for many years. While recent site works have resulted in the removal of the buildings and some tidying of the land, illegal access and activities on it are continuing. In addition, parts of the site are known to be contaminated.

However, the land also has a number of positives, including:

- being of reasonable size in an otherwise built up urban area, providing for development opportunities
- having a relatively discrete nature meaning that any potential impacts from its development are to some extent naturally mitigated for surrounding areas
- having reasonable access to adjacent public transport services and recreation facilities
- having reasonable access to the arterial road network
- the eastern portion having a sloping nature which provides for development opportunities with coastal views.

The relatively discrete nature of the land and its proximity to public transport services and recreation facilities provides an opportunity to consider alternative forms of development to the neighbouring low-density residential uses. The slope of the land and its ability to provide coastal views enhances its consideration for multi-level medium density residential development, with the lower, flatter portions of the site being suitable for shopping and community facilities which are otherwise under-provided for in the locality.

To demonstrate that the land is suitable for more intensive development than able to be provided for under the current residential and mineral extraction zoning, detailed investigations have been undertaken for a number of issues including access and traffic movements, stormwater management, site contamination, noise and air quality, impact on the Linwood Quarry operations and the type and form of development appropriate to the land and the surrounding locality.

Overall, it is considered the proposed rezoning of the land for more intensive development is desirable and will offer increased development opportunities (including for forms of development not currently catered for in the locality), provide an incentive for remediation of some of the site and a significant opportunity to improve the amenity of the area, with consequent benefits to the local and wider community.

The policies proposed in this DPA will support the development of the site for multi-level, medium density residential development, shopping and community facilities and open space, while ensuring potential adverse impacts are overcome or minimised.

## 2. The strategic context and policy directions

### 2.1 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

*The 30-Year Plan for Greater Adelaide (2017 Update)* is the relevant volume of the Planning Strategy for this DPA.

The DPA supports key policies of the Planning Strategy by:

- providing for new housing in an established urban area in proximity to public transport
- providing for increased housing choice and increased densities
- increasing residential and mixed use development in a more liveable, healthy and walkable neighbourhood
- providing for an urban renewal project that is to be comprehensively designed
- promoting convenient pedestrian and cycle linkages to retail and community facilities, adjacent recreation areas, schools and public transport
- promoting quality public open space and links
- requiring implementation of water sensitive urban design measures
- ensuring that the operations of the Linwood Quarry are not prejudiced
- requiring that the land is remediated to a standard appropriate to the intended use
- providing for a mixed use activity centre
- requiring a safe, vibrant, high quality public realm.

A detailed assessment of the DPA against the Planning Strategy is contained in Appendix A.

### 2.2 Consistency with other key strategic policy documents

This DPA accords with other key policy documents in the following manner:

#### 2.2.1 City of Marion Strategic Plan 2017-2027

This Plan is one of a number of strategic documents that are designed to contribute to the achievement of the themes set out in the *30 Year Community Vision Towards 2040*.

The proposed rezoning of the subject land is considered to accord with a number of the themes expressed in the *Towards 2040* document and will help achieve a number of the goals in the Strategic Plan as illustrated in the discussion in the Table below:

Community Vision Towards 2040 Theme	10-Year Goal in Strategic Plan
By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated.	By 2027 we will have attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open space and playgrounds.
By 2040 our city will be deeply connected with nature to enhance peoples' lives, while minimising the impact on the climate, and protecting the natural environment	By 2027 we will improve stormwater management, increase energy efficiency, promote biodiversity and improve opportunities for people to play in open spaces and interact with nature.
By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development	By 2027 our city will see realisation of the full potential of the Tonsley Precinct and other key commercial – industrial – retail zones.
By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially and harnesses technology to enable them to access services and facilities	By 2027 it will be easier and safer to move around our city which will have accessible services and plenty of walking and cycling paths. New technology and community facilities will better connect our community.

### 2.2.2 City of Holdfast Bay Our Place 2030 Strategic Plan

This Plan reflects a refreshed vision for Holdfast Bay, sets out medium-term priorities and charts specific goals and targets.

The proposed rezoning of the subject land is considered to accord with a number of the priorities and goals/targets expressed in the document as illustrated in the discussion in the Table below:

Priorities	Goals/Targets
A community connected to our natural environment	<p>Building an environmentally resilient city:</p> <ul style="list-style-type: none"> <li>- reduce heat island areas within the city</li> <li>- reduce flash flooding within the city</li> </ul> <p>Using resources efficiently:</p> <ul style="list-style-type: none"> <li>- reduce stormwater discharge</li> </ul>
An accessible, lively and safe coastal city that celebrates our past to build for our future	<p>Developing walkable, connected neighbourhoods</p> <ul style="list-style-type: none"> <li>- achieve a high level of community satisfaction with walkability and access to local shops, service, public transport and open space</li> <li>- increase the number of people traveling to local destinations via active travel options</li> </ul> <p>Housing a diverse population:</p> <ul style="list-style-type: none"> <li>- increase the proportion of non-detached dwelling types (the 'missing middle') in our city</li> </ul>

### 2.2.3 Housing and Employment Land Supply Program Report 2010, Greater Adelaide

While now dated, this Report had a role to ensure that there was sufficient land capacity and opportunity to meet the annual housing and employment targets set out in the then 30-Year Plan, and that capacity was spread across regions to avoid market volatility.

The subject land is identified in the Report as “broadacre residential” land (Map 3.16 Southern Adelaide region map 1).

The rezoning of the land and its re-development with medium density housing will assist in achieving the following targets in the 30-Year Plan:

- Containing our urban footprint and protecting our resources
- More ways to get around
- Walkable neighbourhoods
- A green liveable city
- Greater housing choice.

### 2.2.4 Councils’ Strategic Directions Report

Section 30 of the *Development Act 1993* requires that a Council must periodically prepare a *Strategic Directions Report* (SDR) that addresses matters including:

- the strategic planning issues for the Council area in relation to the Planning Strategy
- amendments required to its Development Plan (through the DPA process)
- priorities set by Council to achieve its DPA program.

However, the current introduction of reforms to the planning system has now overtaken the need to undertake such a Review. In this scenario the most recent SDRs available are discussed below.

#### City of Marion Strategic Directions Reports 2008 and 2013 and Strategic Plan 2010 - 2020

2008 SDR Action 6: Seacliff Park Master Plan and Development Plan Amendment

Site remediation, medium density housing opportunities, improved amenity (in partnership with City of Holdfast Bay)

2008 SDR Action 20: Urban Stormwater Master Plan

Waterproofing opportunities, stormwater management, downstream flood risk management, audit of stormwater infrastructure (in partnership with City of Holdfast Bay)

2013 SDR: notes that the Seacliff Park Residential and Centre DPA investigations were currently being undertaken

SP CWSP2.1 Encourage the rehabilitation of Cement Hill

#### City of Holdfast Bay Strategic Directions Reports – 2008 and 2014

2008 SDR. This SDR, under the heading *Living and Community*, recommended as follows:

*2. Undertake a joint masterplanning and policy approach with the City of Marion to facilitate the appropriate development of the former extractive industry site at Cement Hill*

It allocated a high priority to this recommended action and indicated the action could be implemented in 2007 – 2009, subject to an appropriate developer funded agreement being reached.

2014 SDR. This later SDR listed the Seacliff Park Residential and Neighbourhood Centre DPA (this DPA), noting that the SOI was approved in July 2012, that investigations were underway and that agency consultation was anticipated to commence in March 2014.

This current version of the DPA is considered consistent with both the City of Marion and the City of Holdfast Bay Strategic Directions Reports and helps deliver on the recommendations/targets contained in the reports.

### 2.2.5 Infrastructure Planning

A DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through its Strategic Directions Report), the Minister and/or other government agencies.

Later discussion in this DPA considers infrastructure matters including:

- Service infrastructure – section 3.2.1
- Stormwater management - section 3.2.2.
- Social impact assessment - section 3.2.12
- Open space provision – section 3.2.15.

### 2.2.6 Current Ministerial and Council DPAs

This DPA has considered the following Council and Ministerial DPAs:

DPAs	Response/Comment
City of Marion – Housing Diversity DPA	This DPA is currently with the Minister for Planning for approval. It proposes to include the Area Affected within a Residential Zone – Foothills and Seaside Policy Area. The Area Affected will need to be removed from this Zone/Policy Area as part of this DPA.
City of Holdfast Bay	N/A
Ministerial	There are no Ministerial DPAs on public consultation or pending decisions that are affected by this DPA.

### 2.2.7 Existing Ministerial Policy

This DPA does not propose any changes to existing Ministerial policy.

## 3. Investigations

### 3.1 Investigations undertaken prior to the SOI

A number of investigations were undertaken for the subject land prior to agreement on the original Statement of Intent (SOI) in 2012. These were in relation to retail matters (2007), noise assessment (2009), stormwater (2007), water and sewer (2007), traffic and parking (2008) and contamination (2009). While these provided useful background information, they were considered to be dated and it was decided to commission new investigations reports that would be based on the latest data and trends available.

In addition to these new investigations, additional investigations, above those agreed in the SOI process, were also undertaken to ensure the Councils had an appropriate level of information on which to base their decisions on the future zoning of the subject land. These additional investigations were in relation to Regulated/Significant trees, flora and fauna and potential social impacts. These latter investigations were primarily undertaken in 2012 – 2013.

Following discussions with Department of Planning, Transport and Infrastructure staff in March 2019, on the proposed revised scope of the SOI, some of these 2012 – 2013 investigations have now also been updated and expanded to cover the wider area of the Affected Area. In consultation with DPTI, it was decided that not all of the 2012 – 2013 investigations required updating.

### 3.2 Investigations undertaken to inform this DPA

In accordance with the revised Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA.

#### 3.2.1 Service Utilities

Tonkin Consulting initially provided high-level advice on service infrastructure, for the majority of the subject land, in May 2013. Tonkin updated this advice in July 2019, including for the additional land now part of the DPA area.

Again, the relevant service authorities (SA Water, SA Power Networks, Telstra, APA Group and NBN Co.) were contacted. As some service authorities are yet to respond, the following advice is of a preliminary nature. A Dial Before You Dig (DBYD) search was undertaken on 29 May 2019 to review the location of the existing assets.

Current services on and adjacent to the subject land are shown on the following Figure.



### 3.2.1.1 SA Water

SA Water has been contacted and is yet to provide advice regarding any limitations with existing infrastructure that may impact on the proposed development. No changes since the previous investigation were observed within the DBYD search or SA Water's AquaMap database.

#### Mains Water:

There are a number of water distribution mains in the surrounding roads that could potentially provide a water supply to the proposed development site, including:

- 100 mm main in Newland Avenue
- 100 mm main in Scholefield Road
- 250 mm main in Ocean Boulevard and Clubhouse Road
- 200 mm and 100 mm mains in Clubhouse Road
- 3 water meters within the subject site.

There is also a 600 mm transmission main in Scholefield Road. However, both the 600 mm transmission main and the 200 mm main in Clubhouse Road are listed as Not Available on SA Water's Aquamap Database.

In general, residential areas are considered by SA Water to place less demand on the water supply network than industrial areas. Given the change from the former industrial/commercial land uses on the site to the proposed residential/commercial uses, it is not anticipated there would be any significant water supply issues to the subject land.

As part of the previous investigations undertaken in 2013, SA Water advised that the existing water main in Ocean Boulevard should be extended to provide water supply to the proposed development. It is not envisaged that changes to the proposed development nor the passage of time will change this advice significantly.

Notwithstanding this, it should be noted that SA Water will undertake a network assessment for any significant development proposals on the subject land. This assessment will identify any specific supply requirements/limitations and if there is a consequent need for augmentation works. The funding of any required upgrades to services would then be subject to negotiations between SA Water and the developer.

#### Wastewater/Sewer Reticulation:

The development site generally falls in a north-westerly direction towards Scholefield Road. There is an existing 150 mm sewer main within Scholefield Road, with four existing 150 mm connections to the site. It appears that the natural fall of the land is adequate to allow the entire development to be serviced via a gravity main system, without the need for a pump station.

It is expected that the proposed development could be serviced by the construction of new 150 mm sewer mains within the development, connecting to the existing main in Scholefield Road. A rear-allotment drain may also be required along the western boundary, connecting to the existing sewer at the Lipson Avenue/Scholefield Road intersection.

As part of the previous investigations undertaken in 2013, SA Water advised that there were a number of downstream sewers that were close to, or above, design capacity and at the time SA Water was currently investigating augmentation options. They noted that the developer may be required to contribute to the augmentation works.

Further advice from SA Water is being sought in regard to the status of the augmentation works and the ability of the existing system to service the development. The funding of any required upgrades to services would then be subject to negotiations between SA Water and the developer.

#### 3.2.1.2 SA Power Networks

SA Power Networks (SAPN) has been contacted but is yet to provide advice regarding any significant changes to the network since the previous investigations were undertaken. The only change of note within the DBYD search was the absence of a previously identified transformer station within the northern portion of the development site. It is assumed that this has since been decommissioned.

The subject site is serviced by an overhead power feeder entering the site from Scholefield Road from the north, as well as a feeder line running down the eastern boundary (Ocean Boulevard/Clubhouse Road) and a feeder within the southern boundary of the site.

Dependent on the final form of development on the land, and assumptions in demand requirements, it has been calculated that there will be a demand of approximately 5.1 MVA - 6.1 MVA across the whole development. As this is over 5% of the capacity of the Seacombe sub-station which services the area (50MVA capacity), this is considered a major connection.

SAPN's Distribution Annual Planning Report 2018/19 to 2022/23 identifies no system limitations under 'normal' conditions in the Southern Suburbs for the next two years. However, given the capacity of the sub-station and the size of the development, further advice regarding augmentation of the upstream network infrastructure is required from SAPN. Overall augmentation costs will then be able to be determined, depending on staging of the development and whether upgrades are required to the upstream or downstream network or any electrical reticulation on site.

#### 3.2.1.3 Telstra

No changes to Telstra services were observed within the DBYD search. There are a number of communication lines entering the site from Scholefield Road and Clubhouse Road. It is not anticipated the development will cause any issues to Telstra infrastructure or require any major network upgrades. It should be noted that Telstra requires a three month lead time for development registrations before construction begins.

#### 3.2.1.4 National Broadband Network Co. (NBC Co)

Since the previous investigation, the rollout of NBN Co. optic fibre within the area has been undertaken. Applications can be made to rollout the NBN to new developments during their construction for efficiency reasons. It is advised this take place once a Development Application has been lodged.

#### 3.2.1.5 APA Group

No changes to APA services were observed within the DBYD search. There is a transmission line running along the eastern boundary (Ocean Boulevard/Clubhouse Road) with a valve located opposite the Ocean Boulevard/Hill St intersection, to allow for a future branch off take. It is anticipated that, due to the transmission line being high pressure and the valve already being installed at the site, the development will not cause any issues in the downstream network.

#### Conclusions

While no significant constraints to the provision of service infrastructure to the subject land have been identified at this time, the preliminary investigations do indicate the need for more detailed network assessments to be undertaken by SA Water and SA Power Networks. These assessments are typically undertaken when a significant development proposal is lodged for approval.

Funding solutions for any specific augmentation requirements/network upgrades, identified by infrastructure providers to service the subject land, will then be negotiated between the developers of the land and the infrastructure provider.

Current 'Infrastructure' policies in the General Section of the Marion Council Development Plan and the Holdfast Bay Council Development Plan require developers to provide services likely to be needed by the users of the land and are considered appropriate for this purpose.

#### 3.2.2 Stormwater Management

Tonkin Consulting initially prepared a stormwater management plan (SMP) for the majority of the subject land in 2013. However, since this time Seacliff Ocean Estate Pty Ltd has acquired additional land at the south-western section of the site and as a result there have been some changes to the proposed development. A revised SMP has therefore been required to inform the DPA.

The design assumptions underlying this SMP and the proposed stormwater management measures are generally consistent with those that have been proposed in the previous SMP but consider changes to the development and conversations that have been had with representatives from the Cities of Marion and Holdfast Bay.

The SMP is based on a proposed development incorporating medium density apartment buildings, detached dwellings on small allotments, a shopping centre and associated car parking, a medical centre and associated car parking and open land, hillside and road reserves.

The site generally falls in a north-westerly direction towards the Les Scott Reserve which is located at the junction of Scholefield Road and Newland Avenue. There is a natural valley through the site, which receives runoff from an upstream catchment of approximately 60 hectares in size. The upstream catchment comprises residential development, local road reserves, Ocean Boulevard and the majority of the Marino Golf Park. In the absence of topographic information, it is assumed that the Linwood Quarry, which is located to the south of the golf course, does not contribute flows to the development site. This is consistent with assumptions made during previous studies within the area.

There is an existing retention basin on the southern side of the quarry access road directly upstream of the site which receives runoff from the upstream catchment. The basin has been observed to overtop during relatively frequent storm events and overflows from this basin are directed through the proposed development site.

In this context it is necessary that development on the site be protected from inundation due to the upstream flows, while also addressing runoff from the site and any potential downstream impact.

### **3.2.2.1 Stormwater Management Plan**

The following sections summarise the recommended stormwater management measures for the development.

### **3.2.2.2 Flood Protection**

To protect the development from floodwaters in all events up to and including a 100-year ARI event the development must provide an internal drainage system to manage local flows and a safe drainage route to convey flows from the upstream catchment through the site. The following management measures should be incorporated into the development so as to reduce the risk of flooding.

#### **Internal Drainage Networks**

In accordance with Council guidelines, the new development should provide a minor drainage system with sufficient capacity to convey the 5-year ARI flows generated by the site. The minor drainage system consists of an underground drainage network, comprised of pipes and surface inlet pits.

Flows in excess of the minor drainage system should be conveyed by the major drainage system. The road network within the site or other public land could be used to contain these flows. The major drainage system should have sufficient capacity to contain the 100-year ARI flows generated by the site. This will help to prevent local flows from encroaching on properties within the development.

The internal drainage system (both minor and major systems) should direct flow towards a detention basin prior to discharging to the Councils' drainage networks in a controlled manner.

When finalising the design of the drainage system for the site, consideration will need to be given to maintaining safe velocities within all overland flow routes.

#### **Drainage Path for Upstream Flows**

There is a small existing basin upstream of the site that currently retains flows from the upstream catchment. One scenario involves increasing the size of this basin to limit 5-year ARI flows to a level that can be managed by the downstream stormwater network. Other scenarios retain the existing storage, but do not require any additional storage.

For all options there will be spill from the basin in larger events and a flow path for these flows will need to be provided to protect the development from flooding.

The form of the flow path will be dependent on the layout of the development but could be in the form of an open channel, piped (estimated size 1050 mm diameter) or a combination of the above. During more detailed investigations, options of utilising the open space along the western boundary of the development as a flow path should be investigated.

#### **Finished Floor Levels**

As outlined in the Development Plans of the Councils, the floor levels of buildings and residential dwellings should be set above flood levels (with sufficient freeboard) so as to protect them from inundation. While all flows should be contained within the road reserve or public land in a 100-year ARI event, buildings should be set above ground levels to provide additional protection.

### **3.2.2.3 Measures to Increase the Downstream Level of Services**

The SMP has also looked at addressing the existing downstream drainage issues at the intersection of Scholefield Road and Newland Avenue and along Kauri Parade, through incorporating detention storage within the site and upstream catchment, upgrading the existing pipe network, and a combination of the two. The proposed mitigation measures are summarised in the following sections.

### **Runoff Generated Within the Development**

At a minimum, the proposed development must incorporate a total detention storage volume in the order of 1600 m<sup>3</sup>. This will limit post-development 100-year ARI flows to pre-development 5-year ARI flows.

The on-site detention storage is shown as a single detention basin on the following Figure. It was determined that a basin of this size could be located within open land at the north-western (downstream) corner of the site. As design of the development progresses, the required detention storage volume could also be divided among a number of locations and may be in the form of basins and/or underground tanks.

If the Kauri Parade stormwater system is not upgraded, the required volume of detention for the site increases to 3,900 m<sup>3</sup>. This additional storage will limit 5-year ARI flows to a rate that does not overwhelm the downstream network and therefore reduces the frequency of nuisance flooding downstream of the site.

Any detention basins constructed on-site will need to be lined so as to prevent large volumes of stormwater infiltrating the surface. Ideally the detention basin will be constructed by bunding at the downstream end; however, excavation may be required to meet the total volume. This is likely to be extremely costly due to site contamination issues.



## Upstream Catchment

A total detention storage volume in the order of 3500 m<sup>3</sup> is required to limit discharges from the upstream catchment for events up to and including a 5-year ARI event. This will limit flows to a rate that does not overwhelm the downstream network and therefore reduces the frequency of nuisance flooding downstream of the site.

It is recommended the detention for flows from the upstream catchment be located on the southern side of the Linwood Quarry access road (shown on the above Figure) as this is where the majority of the catchment (54 hectares) discharges to.

The remaining portion of the upstream catchment (6 hectares) drains to the south-western corner of the development site. The upstream catchment at this location is largely comprised of pervious area from the Marino Golf Park and is not likely to generate significant flows in a 5-year ARI event. Detention storage downstream of this area is therefore not required.

The above Figure shows the detention basin to manage flows from the upstream basin as a single basin immediately upstream of the development. The detention does not need to be at a single location and options involving the diversion of flows into the golf course, with detention on the golf course, may be considered.

In lieu of providing detention storage to increase the level of service provided by the Kauri Parade stormwater network, upgrades to the piped system were considered. Note that the 1600 m<sup>3</sup> of on-site detention storage would still be required to manage flows generated by the development.

The modelling indicates that in order to provide a 5-year ARI level of service, the pipe in Kauri Parade would need to be a 750 mm diameter pipe. While this system would help to mitigate nuisance flooding within the area, a large portion of the 100-year ARI flows will exceed the capacity of the underground network and move as overland flow along the road.

In order to minimise overland flow to a level that does not cause damage to important infrastructure, or pose a safety risk to the community, in all events up to and including a 100-year ARI event, the main drain along Kauri Parade would need to be upgraded to a 1050 mm pipe. It would also be possible to provide a dual-pipe system with equivalent capacity.

In addition to the above pipe upgrades, additional inlet pits in the vicinity of the Scholefield Road and Newland Avenue intersection and along Kauri Parade may be required in order to collect more flow and minimise bypass.

Prior to committing to a network upgrade, the impacts on the system downstream of Kauri Parade would need to be studied. This is beyond the scope of this study.

### 3.2.2.4 Water Sensitive Urban Design

Implementing the principles of Water Sensitive Urban Design (WSUD) across the proposed development will provide a variety of benefits, including mitigating peak flows during minor events, improving the quality of stormwater runoff and maximising the capture and re-use of stormwater for re-use.

The implementation of WSUD across the site will need to take into account the potential contamination of the site which precludes WSUD measures that promote infiltration. The recommended targets for WSUD and a high-level summary of some of the WSUD measures that are applicable to the proposed development are provided in the following sections.

The Coastal Catchments SMP included an aspirational target for new developments to incorporate an infiltration system that is capable of retaining the first 15 mm of rainfall. The intent of this strategy was to reduce both peak flows and the volume of stormwater discharges to the Gulf. Due to the site contamination within the subject land, it is not possible to incorporate infiltration systems. Other methods for capture, treatment and reuse of water have therefore been recommended.

## Water Quality Improvement Programs

The development should, as far as practicably possible, incorporate measures designed to achieve the following for flows generated within the development:

- 80% reduction in average annual total suspended solids

- 60% reduction in average annual total phosphorus
- 45% reduction in average annual nitrogen
- 90% reduction in average annual little/gross pollutants.

### **Water Re-use**

Measures should be implemented to promote water re-use within the development. The City of Marion has a non-potable water distribution network which delivers water from the Oaklands Aquifer Storage and Recovery (ASR) Scheme. It is understood that currently the extents of the scheme are approximately 3 km (straight line distance) from the development. It is not considered that it would be cost effective to extend the distribution network to service the proposed development alone. Marion Council has indicated it may have some reserves that could be irrigated should the reticulation system be extended to the extent of the proposed development. It is recommended that the financial viability of this option be explored further in conjunction with Council.

Water re-use associated with rainwater collection is recommended for the development. It is recommended that the development incorporate rainwater tanks plumbed into each dwelling for selected indoor and outdoor uses (e.g. toilet flushing or irrigating landscaped areas). It should be noted that it is currently a mandatory requirement of the Building Code of Australia that new Class 1 buildings have an alternative mains water supply. This requirement is often met by the installation of a 1 kL retention tank plumbed to the house. Previous investigations have shown that approximately 40% of re-use demand can be met with a 2 kL tank (based on normal household operations).

The size of the rainwater tank that offers the best cost-benefit ratio will be dependent on roof area and dwelling type. Further investigations should be undertaken as the design of the development progresses. In assessing the yield impacts of allowing sufficient space for rainwater tanks, it is recommended that a minimum tank size of 3 kL be assumed.

### **Other WSUD Measures**

- The incorporation of grassed swales and open space areas within the stormwater network (e.g. overland flow routes) will some provide treatment of runoff prior to discharge from the site.
- Water within the road or pipe can be diverted into a biofiltration system, where it temporarily ponds at the surface before infiltrating through the filter media. Treated water is then collected in a perforated drain at the base of the filter media. The biofiltration systems within the development would need to be lined due to site contamination issues.
- While it is not considered practical to create wetlands at the site due to the limited open space and steep topography, it is recommended that detention basins be landscaped to maximise treatment of the water prior to discharge to the downstream network. Sedimentation zones may also be incorporated into the basins.

Both Development Plans already contain a number of policies that support WSUD requirements in development proposals, so it is not proposed to repeat them as part of this DPA. Specific requirements for WSUD treatments can be negotiated at the Development Application stage. However, policies will be provided to limit outflows as discussed above and in relation to desirable water quality standards.

## Conclusions

The SMP has considered flows from the upstream catchment and management of flows generated by the site so as to protect the development from flood inundation and improve existing drainage issues downstream of the site.

The key stormwater management recommendations include:

- the proposed development must include provision of on-site detention storage so as to limit the 100-year ARI post-development discharge to the 5-year ARI pre-development discharge.
- existing drainage issues along Kauri Parade could be improved by:
  - providing additional detention storage on-site and within the upstream catchment; or
  - upgrading the underground drainage network along Kauri Parade.
- the minor underground drainage network within the development must cater for the 5-year ARI flows generated by the site, discharging to the on-site detention system.
- the major drainage system within the site must cater for the 100-year ARI flows generated by the site, discharging to the on-site detention system.
- the proposed development must provide a drainage route through or around the site to safely convey 100-year ARI flows from the upstream catchment without inundating properties within the development.
- all finished floor levels must be set to a level (with sufficient freeboard) that protects it from inundation in a 100-year ARI event.
- WSUD measures should be incorporated into the development so as to reduce peak flows and the volume of runoff and improve the quality of water discharging off-site.

As both Councils' Development Plans already contain a number of policies that ensure consideration of WSUD requirements in development proposals, it is not proposed to repeat them as part of this DPA. However, additional policies are proposed within the Suburban Neighbourhood Zone to guide the management of stormwater, limit discharge rates and set desirable water quality standards.

It should be noted that the key infrastructure requirements identified in the SMP are not always the sole responsibility of the proponent. Responsibilities and costs will be negotiated between the Councils and the proponent as part of an Infrastructure Agreement dealing with stormwater management matters, including where works are required to increase the level of service provided by the downstream network.

### 3.2.3 Site Remediation Management

A preliminary Remediation Management Plan (RMP) for remediation of a major portion of the subject land was prepared by Golder Associates in 2013. A Preliminary Site Assessment was subsequently undertaken for a further 3.9 ha site, adjacent to the southern boundary of the initial site, by Pavement Asset Services in 2019. The following discussion summarises the findings of the two assessments.

#### 3.2.3.1 Golder Associates 2013

The purpose of this RMP was to provide sufficient information to allow an accredited Site Auditor to prepare interim audit advice as to whether the land could be made suitable for the intended land uses.

The RMP considered remediation options for two portions of the site; one area affected by filling with putrescible waste (the Sove Portion) and the other comprising the remainder of the site (the Lorenzin Depot). These areas are shown on the aerial image below and discussed in more detail following.



## Sove Portion

Quarrying in the Sove Portion of the site is understood to have started around 1900, with the quarry commencing being filled with 'household' (putrescible) waste in the 1930s. While it is not known when waste disposal ceased, a Monier tile plant was constructed on the land by 1970 and demolished in 1999. Les Scott Reserve, which adjoins the north west of the site, appears to form part of the landfill under this Portion.

Today, the Sove Portion of the site is generally flat, with the eastern part covered with concrete pads (now removed) and the western part covered with grass. While a large stockpile of soil is located in the south eastern section of this Portion there are no buildings present.

## Lorenzin Depot

It is understood this site was developed for a cement works and associated infrastructure at the same time as quarrying commenced on the adjacent Sove Portion. Filling of the site also commenced in the 1930s, but with 'hard' construction and demolition waste, unlike in the Sove Portion. More recently the site was used as an office base and vehicle and materials depot for Lorenzin Constructions until approximately 2010.

The Lorenzin Depot site is topographically higher than the Sove Portion and is undulating. Buildings (now removed) include an office block (burnt down in 2011), warehouse and disused concrete batching silos located within the eastern part of the site. An unsealed, gravel-surfaced area west of the office block was used as a car park, while large stockpiles of soil and other material are located in the south western part of the site. Sealed and unsealed roads are located across the site.

## Local Conditions

Prior to development, the western (Sove Portion) part of the site appears to have formed part of a local gully or creek line which had its headwaters to the south of the site and which continued to the north. A secondary creek line passed under the eastern (Lorenzin Depot) part of the site and converged with the larger creek line (which passed under the Sove Portion) to the north of the site. These creek lines were in-filled during the course of industrial occupation of the site. The current site topography is likely to be significantly different to that prior to development, due to the quarrying and subsequent terracing and filling which has occurred. However, the Sove Portion still forms a depression, with the ground to the south, east and west being higher and channelling local surface water flow through this part of the site.

Because of the site's history of quarrying activities and subsequent development, several parts of the site contain deep filling, particularly within the former drainage channels and other quarried areas of the Sove Portion, and where parts of the site have been benched/terraced, such as the southern and western portions of the Lorenzin Depot.

## Soils

Soils under the site can be categorised into three broad types:

- **Putrescible waste.** This waste is a mix of domestic waste and clay. The domestic waste comprises a broad range of materials including plastic, glass, metal, ceramic, tiles, concrete, brick, rubber, tyres, wood and organics. The vertical extent of the putrescibles waste varies but is generally thickest in the western (unsealed) part of the Sove Portion, where it extends to depths of greater than 10 metres below ground level and is greater than 5 metres thick. The locations of the thickest sequences of putrescibles waste are approximately coincident with the inferred location of the former drainage channels which pass under the Sove Portion.
- **General fill materials.** Within the western part of the Sove Portion general fill materials are typically located above the putrescibles waste and may have been placed for temporary capping purposes. These fill materials comprise clayey gravels, with varying amounts of bricks, tiles, quarry rubble, concrete, steel, bitumen, cinders, ash and slag products. The overall thickness of general fill is typically less to the east and west of the main body of putrescible waste.

Two main areas of filling are present beneath the Lorenzin Depot – near the former processing plant where cut and terrace works have been conducted, and in the former drainage channel which passes through the centre of the site and trends in a south-east to north-west direction. The thickest sequence of fill (greater than 10 metres) was noted in the central portion of the Lorenzin Depot, coincident with the inferred location of the former drainage channel. The majority of the filling beneath the Lorenzin Depot is quarry waste (rubble) and construction and demolition waste, comprising predominantly bricks, concrete pieces and tiles, steel and wire. Small amounts of ash, cinders or “industrial” waste such as slag have also been observed.

- **Natural soils.** Natural soils beneath the site comprise inferred weathered siltstone, with overlying residual soils consisting of red, brown, orange and purple gravelly clays. Depth to natural soils/inferred weathered bedrock is relatively shallow in parts of the Lorenzin Depot, particularly in its northern and south-eastern portions. Within the central and south-western parts of the Lorenzin Depot, depth to natural soils is typically greater where deep filling with quarry overburden and construction, demolition and industrial by-product has occurred.

Within the former drainage channel alignments under the Sove Portion, inferred bedrock is present below fill materials at a depth of up to 12.5 metres. Away from the alignment of these channels, depth to natural soils/inferred bedrock is generally shallower.

## Hydrogeology

Shallow groundwater has been intersected beneath the Sove Portion at depths of between approximately 2 metres below ground level and 7 metres below ground level. These locations are generally situated within the alignment of the former drainage channels, although groundwater has been observed at several locations outside of the inferred drainage channels. Groundwater was not generally intersected in boreholes drilled outside of the area of putrescible waste. Recent groundwater elevation measurements suggest groundwater within the waste material may be discontinuous, preferentially filling pockets or voids within the waste. Recharge of shallow groundwater within waste materials under the Sove Portion is likely to be via a combination of infiltration of rainfall through the unsealed areas of the site and sub-surface recharge via the former drainage channels which enter the Sove Portion from the south and east.

Groundwater has only been encountered within the Lorenzin Depot at boreholes drilled within or near the inferred alignment of former drainage channels, although some shallow perched water has been observed in the area situated to the rear of the existing sheds (now removed) used by Lorenzin for plant and storage equipment. Groundwater was not encountered during the drilling of a borehole within the John Mathwin Reserve to the north of the Sove Portion, supporting the inference that groundwater is discontinuous within fill

materials under the Sove Portion, and that movement off-site to the north (via the former creek channel) is not apparent. The construction of Scholefield Road may have formed a barrier to the movement of groundwater (within the fill material) off-site under John Mathwin Reserve.

### Site Contamination

Chemical results reported for the soil investigations indicate there are areas of the site that may be unsuitable for the proposed development without appropriate remediation. Chemical concentrations exceeding the guidelines adopted for residential, commercial and open space land uses were reported in areas generally located beyond the main body of putrescible waste, in the areas where medium density residential and commercial land uses are proposed.

Several metals and organic compounds have been reported in groundwater samples collected from on-site monitoring wells at concentrations exceeding the criteria for potable use. With the exception of a single well, these wells are located and screened within putrescible waste materials. Since groundwater was not intersected during the off-site drilling conducted, groundwater present within the putrescible waste materials does not appear to be moving off-site.

During the gas soil monitoring program, methane and carbon dioxide concentrations exceeding guidelines were recorded at several on-site and off-site monitoring locations. Methane and carbon dioxide concentrations were generally higher in wells screened within the main body of the putrescible waste beneath the Sove Portion but were also above the adopted guideline values in wells situated close to the western and northern boundaries of the site. Some measurements from probes installed to the south-east and east of the main body of putrescible waste indicates the potential for lateral migration of landfill gas away from the main body of putrescible waste in these directions, possibly via a former drainage channel which passes under this part of the Sove Portion. The results of flux box testing undertaken at the site indicates that the potential for vertical migration of soil gas from the putrescible waste to the ground surface may be limited, possibly by the clayey nature of the overlying fill materials.

### Remediation Proposed

The final form of the proposed development will depend on a combination of factors, including the extent of existing site contamination, the degree of encumbrances and financial implications deemed acceptable by the developers and the requirements of the Site Auditor to confirm that the land has been remediated to a state suitable for the intended use.

It has been identified there is the potential for contaminated or aesthetically unsuitable soils to be managed by leaving them *in situ* and minimising exposure through placement of a soil or low permeability covering incorporated into the development design (such as building footprints, hardstand areas). However, retention of such materials may also trigger the need for an Environmental Management Plan for ongoing monitoring and maintenance of the covering media. This approach may be considered for the Sove Portion, in areas used for open space, car parking and commercial allotments.

Residential dwellings will generally be located in the Lorenzin Depot area, where investigations have indicated existing soils are less impacted by former site activities. Therefore, remediation in this area is likely to be less complex and retention of impacted soils less likely.

Soil chemical remediation criteria will be based on relevant land use guidelines, such as those provided in the National Environment Protection Measure (1999).

Management options for landfill gas produced by the putrescibles waste will also depend on where the buildings are placed with respect to waste. It is noted that some areas of the site, which require management of contamination issues, will also require management/remediation to address geotechnical issues.

Based on the current understanding of groundwater conditions beneath the site, groundwater is expected to have limited potential beneficial uses. On this basis, groundwater remediation activities are not proposed.

### Interim Audit Advice

As indicated at the start of this section, a South Australian Environment Protection Authority accredited Site Auditor was engaged to carry out a Site Contamination Audit for the subject land, as required by the *Environment Protection Act 1993*. In September 2013, the Site Auditor advised the EPA that he was of the opinion, based on the knowledge available at this time, that the audit site (the then subject land) should be able to be made suitable for the proposed uses.

### 3.2.3.2 Pavement Asset Services 2019

Pavement Asset Services (PAS) were engaged to conduct a Preliminary Site Investigation (PSI) of a 3.9 ha area of land adjoining the southern boundary of the initial area proposed for rezoning (see the following Figure). While the site is currently owned by Boral Limited, it is understood that the land may be purchased by the owners/proponents of the adjoining site to the north (which is referred to in this report as the Cement Hill site).

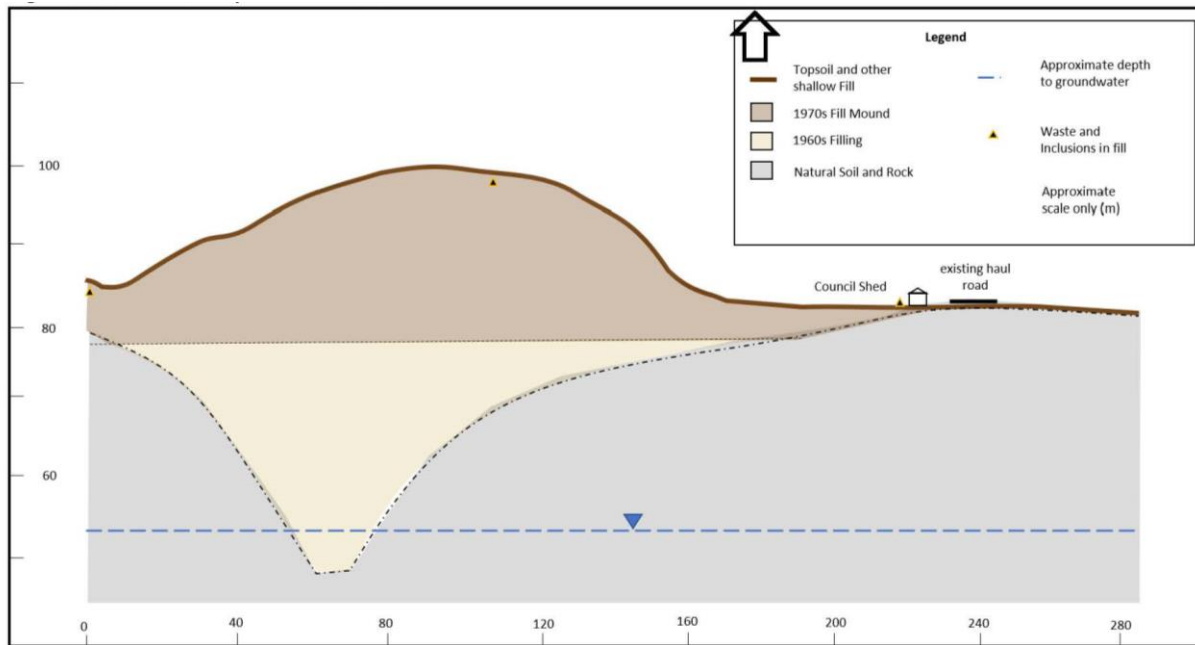
#### Approximate Test Pit Locations



The aim of this preliminary investigation was to collect sufficient information to help form a reasonable conclusion that the site could be made suitable for the land uses planned under the development proposed, which may include medium density residential use, roads and public open space.

The primary potentially contaminating activity identified at the site was the importation and placement of fill materials. Observation of the fill during this and a previous (2015) geotechnical investigation were consistent with the material comprising quarry waste which comprised mineralogical materials only. Only rare instances of minor construction and demolition waste were noted, concentrated in fill placed along the western site boundary. The filling appears to have occurred in two stages, filling of the gully which crossed the site from north to south which occurred in the 1960s. The depth of fill in the base of this gully is unknown but based on the appearance of historical photographs it may be around 10 metres below the lowest point on site, near the centre of the northern site boundary. The fill mound, which now dominates the site and rises a further 20 metres above this low point, appears to have been placed between 1969 and 1979. The fill mound also comprised primarily of quarry waste (see the following Figure).

## Initial Conceptual Site Model



All results from chemical testing of the fill were below residential criteria, with the exception of some hydrocarbons, including benzene, in one sample from a thin layer of grey gravel, possibly from a fuel spill on an historical unsealed hard stand in this area.

Based on the investigations undertaken and review of other available information, it is considered that the site can be made suitable for the proposed residential development. This may be achieved by integrating the site with the Cement Hill site and the development and implementation of a Site Remediation Plan (SRP) for the combined Seacliff Park Development Site.

The SRP should be based on appropriate statistical classification of fill domains (regions occupied by materials with similar composition and origin). It should also include suitable monitoring of the fill by a suitably qualified professional during excavation to identify unexpected finds. Additional data is required to develop the SRP to address spatial and other data gaps identified by Golder (2013) including drilling and soil sampling for the additional characterisation of fill conditions, including the depth of fill on the southern part of the Sove site and potentially within the southern portion of the combined site. A review of current groundwater and soil vapour conditions across the (combined) development site is also required.

## Conclusions

Some of the northern portion of the subject land has been identified as being contaminated as a result of previous land uses and practices, including by the filling of a former quarry with putrescible waste. Investigations have indicated instances of soil, groundwater and land fill gas contamination.

Notwithstanding this, a Site Auditor has provided interim audit advice indicating the subject land should be able to be made suitable for the land uses proposed. The final form of the development will depend on a combination of factors, including the extent of existing site contamination, the degree of encumbrances and financial implications deemed acceptable by the developers and the requirements of the Site Auditor to confirm that the land has been remediated to a state suitable for the intended use.

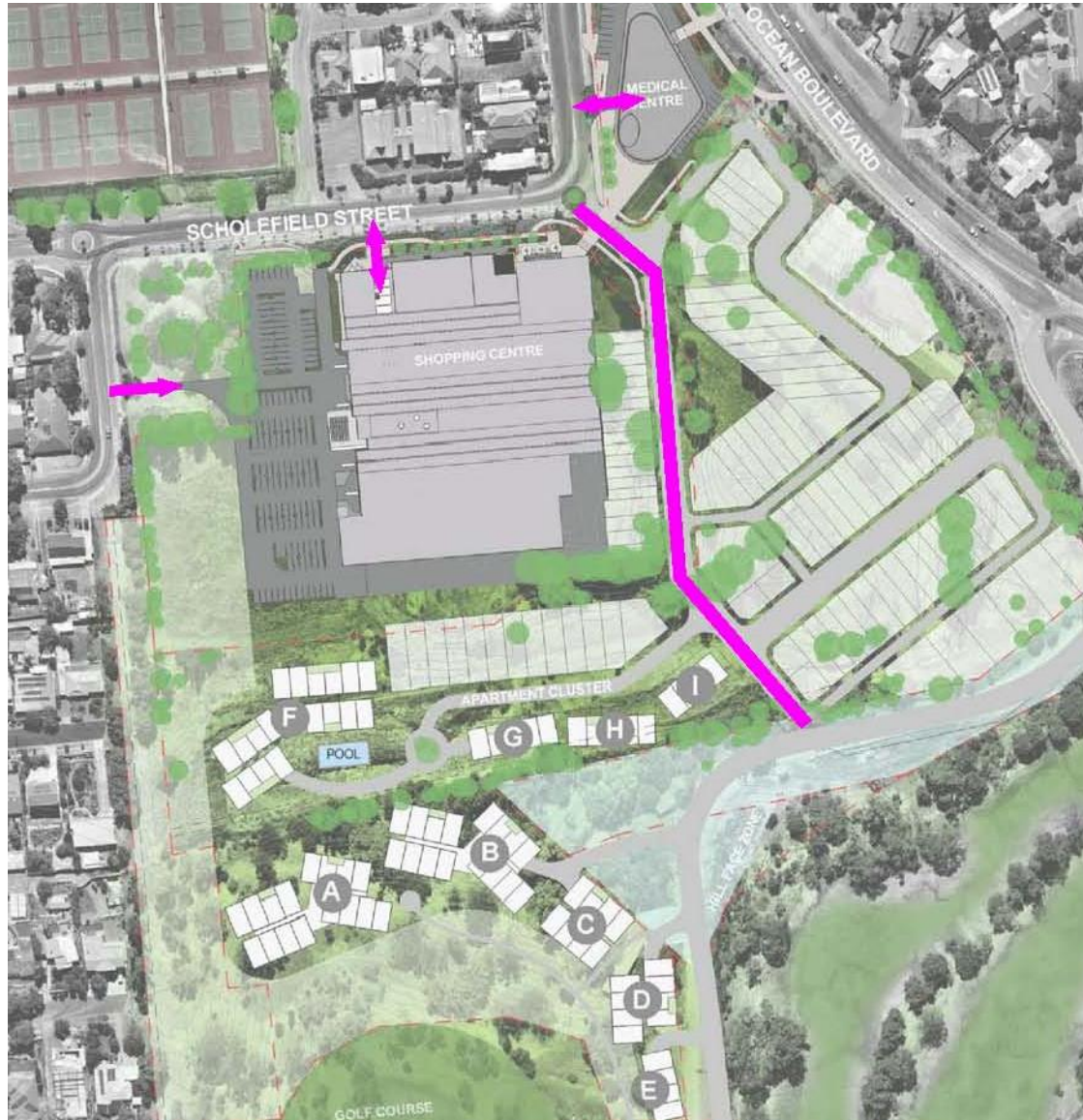
Preliminary Site Investigations for the southern portion of the now subject land indicate only minor instances of contamination and it is considered this portion of the site can be made suitable for the proposed residential development.

As both Councils' Development Plans already contain policies that ensure consideration of site contamination issues in development proposals, it is not proposed to repeat them as part of this DPA.

### 3.2.4 Traffic Assessment

A traffic assessment has been prepared for the subject land by mfy traffic consultants (June 2019). Noting that the final form of development on the land is yet to be determined, this assessment is based on an indicative Concept Plan (see below) which shows a mixed-use development comprising approximately 150 residential allotments, nine apartment buildings (comprising some 420 one, two and three bedroom units – noting that the final number could be more or less), a 6,000 square metres shopping centre with supermarket and specialty shops and a 2,000 square metres medical centre.

#### Indicative Concept Plan and Access Points



The assessment assumes that the development will not be commenced until 2021, with an anticipated development period in the order of 10 years. The assessment has, therefore, assumed full development traffic could be realised by 2036 which is consistent with the design year adopted by DPTI for the forecast volumes.

The general findings of the assessment are summarised below.

#### 3.2.4.1 Adjacent Road Network

Ocean Boulevard is an arterial road in the care and control of the Commissioner of Highways. The road has an annual average daily traffic (AADT) in the order of 33,000 vehicles per day (vpd).

Scholefield Road is a collector road in the care and control of the City of Holdfast Bay. The road has an AADT in the order of 6,000 vpd. The Road forms a priority intersection with Ocean Boulevard at the north eastern corner of the subject site.

Clubhouse Road is a local road in the care and control of the City of Marion. It presently services the golf course, Boral Linwood Quarry and a residential estate. It is estimated that the road has an AADT in the order of 1,100 vpd, of which approximately 100 vpd are associated with drivers accessing the Quarry. Clubhouse Road forms an intersection with the Quarry haulage road at which the Quarry haulage road has priority.

Clubhouse Road forms a priority intersection with Ocean Boulevard at the south eastern corner of the subject site. This intersection is treated with a seagull island.

An approval for the Quarry access to be relocated to the Lonsdale Road/Majors Road signalised intersection has been granted. Following the construction of the access, Clubhouse Road will no longer be used as the access for the Quarry site but is proposed to be used to access the subject land.

#### **3.2.4.2 Access**

The Concept Plan (see Indicative Concept Plan and Access Points Figure above) identifies that a north-south connector road will link Scholefield Road and the (existing) Quarry haulage road. All movements will be permitted at the intersections created by the proposed road. This road will primarily service the residential developments.

The provision of the connecting road will result in drivers having multiple options to access the arterial road. This will reduce the impact at the Scholefield Road and Clubhouse Road intersections with Ocean Boulevard.

The Concept Plan also identifies the following direct access points:

- two access points on Scholefield Road servicing the shopping centre site and the medical centre site. All movements will be permitted at these access points
- an ingress to the shopping centre site via Newland Avenue.

The provision of direct access to the commercial sites will reduce the traffic impact on the internal road network. The provision of an ingress on Newland Avenue will service a proportion of traffic accessing the shopping centre from the west. Comparatively, it will, therefore, reduce the number of vehicles turning right at the Newland Avenue/Scholefield Road roundabout and at the shopping centre access on Scholefield Road.

The assessment concluded that during the investigations associated with the subsequent design phases for the site, consideration should be given to sightlines at the future intersection on the existing Quarry haulage road, given the current alignment of this road. The location of the access for the medical centre site should also be reviewed so that it achieves sufficient separation from the Ocean Boulevard/Scholefield Road intersection and the proposed north-south connector road.

#### **3.2.4.3 Pedestrian /Cyclist Linkages**

Pedestrian and bicycle facilities adjacent the site include:

- bicycle lanes on Ocean Boulevard adjacent the site. These lanes develop north of the Clubhouse Road intersection.
- bicycle lanes on Newland Avenue (adjacent the Marino Railway Station) which connect to an off-street bicycle track.
- footpaths along the northern boundary of the site on Scholefield Road which provide connectivity to the adjacent reserve, Marino Railway Station and the bus stops.

There are two significant bike and pedestrian trails (illustrated as the blue lines in the Figure below) located in the vicinity of the site. The first is situated along the coastal area connecting Hallett Cove and Seacliff beaches. There are a number of reserves and look out areas along this trail. The second trail is via Newland Avenue which connects to key amenities including the train station, sports facilities and the school.

At present, there is no formal connection between the subject site to these trails although pedestrians/cyclists could access these trails via the adjacent street network.

A review of the Bikedirect network map identifies that Scholefield Road and Ocean Boulevard form part of the bicycle routes. It is noted that there are no bicycle lanes on Scholefield Road and the bicycle lanes on Ocean Boulevard are not continuous.

The assessment supports the provision of strong linkages for pedestrians and cyclists between the subject land and adjacent facilities.

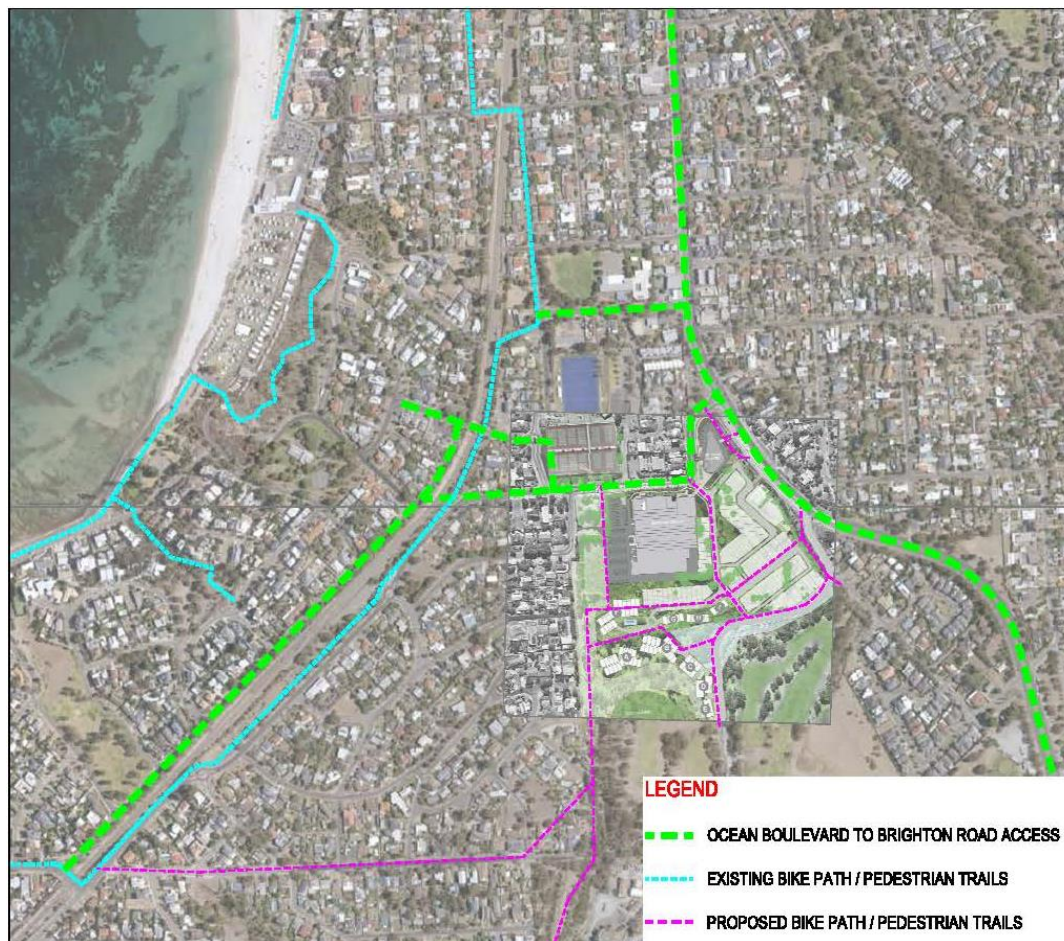
Consideration should be given to the provision of pedestrian and cyclist links along the boundaries of the subject land. In particular, links should be provided to connect to the existing bicycle trials west of the subject site and the golf course to the south.

Potential links to the adjacent reserves should also be provided. In particular, pedestrian links to the Les Scott Reserve should be explored further.

In addition, consideration could be given to formal bicycle routes on Scholefield Road to connect the adjacent residential developments via Newland Avenue and Clubhouse Road. These links will establish connections to the public transport facilities (bus and train).

Potential pedestrian and cyclist links to/from the site are identified on the Figure below.

### Potential Pedestrian and Cyclist Linkages



### 3.2.4.4 Public Transport

The subject site is located approximately 750 metres (which equates to about a 10-minute walk) from the Marino Railway Station. The railway station is situated on the Seaford line which operates between Seaford and Adelaide providing connectivity to the City.

The site is also serviced by bus stops on 43 and 43A Scholefield Road and bus stop 43 on Ocean Boulevard. The bus stops on Scholefield Road are serviced by routes 640 which operates between Marino and Marion Centre Interchange. It provides a direct service to the Marino Railway Station.

The bus stop on Ocean Boulevard is serviced by a number of bus routes. These routes provide connectivity between the southern suburbs, Adelaide City, Marion Centre Interchange and Flinders University.

#### **3.2.4.5 Road Crashes**

DPTI data indicates that the Ocean Boulevard/Scholefield Road intersection accounts for a significant portion of the crashes adjacent the site. In the five-year period, there has been 11 crashes at the intersection of which four have resulted in casualties.

#### **3.2.4.6 Traffic Generation**

A forecast of the traffic generated by the proposed rezoning has been undertaken based on the yields identified in the Concept Plan. The traffic generation rates adopted for the assessment are based on rates that have been adopted in previous Development Plan Amendment assessments.

Based on the above assessment, the proposed development could generate an additional 670 trips in the morning peak hour and 880 trips in afternoon peak hour. The actual generation would not be expected to be this high, as there will be a number of internal trips that will be shared amongst the proposed land uses. For example, a significant portion of the shopping trips would be generated by local residents which means that a trip generated by the residence is not also then generated by the shopping centre. Nonetheless, the above forecast volume has been adopted for this assessment.

#### **3.2.4.7 Traffic Distribution**

Traffic distribution for the residential component and the commercial component will differ due to the different origin and destinations. As such, separate distribution parameters were adopted for each component.

It is considered that 25% of the trips generated by the residential development will be internal to the road network which will comprise of trips to the school, recreational facilities, the train station and the future commercial developments. The remaining trips will be external and will occur via the Scholefield Road and Clubhouse Road intersection.

The commercial component consists of a shopping centre and a medical centre. In identifying the catchment area for the commercial component, consideration has been given to the similar establishment in the surrounding suburbs. Accordingly, it is identified that the proposed commercial developments will predominantly service Seacliff Park, Seaview Downs, Kingston Park, Seacliff and Marino.

As such, it is considered that 50% of the trips generated by the commercial development will originate from the west. These trips will occur via the internal road network. The remaining trips will occur via Ocean Boulevard/Scholefield Road intersection.

Based on these assumptions the potential trips generated by future development along the road network were identified. This was then compared with potential trips generated from the subject land based on the existing zoning to inform further traffic analysis.

#### **3.2.4.8 Traffic Analysis**

This traffic assessment is aimed at understanding the impact of the development facilitated by the proposed rezoning on the external road network, and in particular the arterial road network. In undertaking this assessment, consideration has been given to the 2021 base case (when the anticipated development is expected to be commenced) and 2036 design year (when it is assumed for the purpose of this assessment that full development will be realised). The assessment includes SIDRA analysis of the key intersections on the arterial road and a review of the traffic growth on the roads surrounding the subject site.

#### **Ocean Boulevard / Scholefield Road Intersection**

This analysis indicates that the intersection will require an upgrade to cater for the volumes which are anticipated to use the intersection in 2021 - irrespective of the proposed land rezoning. This would be further compounded if the area was to be developed in accordance with the current zoning.

While alternative solutions to resolve this issue could be considered (such as a roundabout), a signalised intersection would improve safety for the road users given the relatively high crash risks at the subject intersection and would be consistent with other intersection treatments along the road.

The analysis of the signalisation scenario identifies that a signalised intersection would be able to accommodate the future growth in traffic and the additional traffic volume that would be generated if the land was to be developed irrespective of the current or proposed zoning.

The signalisation of the intersection would introduce queues and delays for through traffic on Ocean Boulevard. However, the queues will have minimal impact on the road network and the level of service would not exceed the intersection's average level of service.

The modelling assessment identifies that the traffic impact associated with the proposed rezoning is minimal in comparison to the traffic impact resulting from the existing zoning. The pm peak hour models for the proposed rezoning identify a small increase in degree of saturation which is a result of the additional traffic volume which could be generated by the commercial development, albeit these forecast volumes have not accounted for shared trips between the retail and residential land uses and therefore the actual variation could be even lower. Further, the intersection would still operate within an acceptable degree of saturation and more importantly, the increase in the average delays will be under five seconds.

Particular consideration was given to the 95<sup>th</sup> percentile right turn queue on Ocean Boulevard to assess any crash risk associated with this queue extending into the through lane. The assessment identifies that the channelised right turn facility would have to be extended to 142 metres by 2036 based on development on the existing land occurring in accordance with the current zoning. The proposed rezoning will require an additional 15 metres extension to that right turn lane.

#### **Ocean Boulevard / Clubhouse Road Intersection**

This analysis was also undertaken for the Ocean Boulevard/Clubhouse Road intersection for the 2021 and 2036 without development and proposed zoning scenarios. It has been assumed that developments as per the existing zoning will not use Clubhouse Road.

While the queues will be low, the right-turning drivers from Clubhouse Road will experience delays close to approximately 1½ minutes in 2021 and two minutes in 2036. Such delays correspond to a level of service F. In comparison, the delays experienced by the right turn drivers from Scholefield Road will be under one minute. This reinforces the likelihood of a transfer of the right turn traffic to a signal at the Ocean Boulevard/Scholefield Road intersection should it be provided.

The assessment confirms that the right turn would operate within capacity and the potential queue would be readily accommodated at the existing facility. The proposed new Quarry access will remove the commercial vehicle traffic associated with the Quarry site. This will improve the safety of all users at the intersection and will occur subject to the rezoning.

#### **Brighton Road / Seacombe Road Intersection**

SIDRA analysis was completed at the Brighton Road/Seacombe Road intersection to identify any potential traffic impact which could result if the subject land is rezoned.

The analysis shows that the intersection is operating at capacity and will not be able to accommodate any growth in traffic, particularly in the southbound direction during the pm peak hour. It also identifies that the 95<sup>th</sup>-percentile right turn queue on Brighton Road exceeds the available storage capacity of the channelised lane during the am and pm peak hours.

Considering that the intersection will not be able to accommodate additional traffic, an analysis of the 2036 traffic volumes was undertaken to identify the potential upgrade required at the intersection – including consideration of the constructability of the upgrade. The analysis identifies that the potential upgrade to the intersection would improve capacity.

Further it was identified that the proposed rezoning will have minimal impact on the operation of the intersection. More importantly, the impact will be similar to that created by potential developments in the existing zoning. This is identified by the commensurate degree of saturation and level of service. In addition, the increase in average delays at the intersection will be minimal.

However, the potential upgrade would not resolve the issue relating to 95<sup>th</sup> percentile right turn queue extending into the through lane on Brighton Road. This is the case irrespective of the proposed zoning amendment. Should DPTI adopt a more significant upgrade to also resolve this safety issue, the variation in volumes associated with the proposed rezoning would not impact the design outcome for the intersection. Of note, the modelling also identified that extending the exit lane on the southern approach will improve capacity for the intersection.

### 3.2.4.9 Impact on the Road Network

The daily traffic volume on the adjacent road network will increase as a result of the anticipated development. The Table below shows the forecast increase in traffic volumes associated with the growth over time, as well as that associated with the development.

#### Forecast Increase in Traffic Volumes

Scenario	vehicles per day				
	Ocean Boulevard	Scholefield Road (west of site)	Scholefield Road (east of site)	Clubhouse Road	Seacombe Road
Existing	33,000	6,000	6,000	1,100	12,700
2021	37,200	6,000	6,400	1,100	12,900
2036	39,500	6,900	7,300	1,100	15,200
2036 + Existing Zoning	40,500	7,600	7,600	1,100	15,500
2036 + Proposed Zoning	43,000	9,650	9,550	3,500	16,450

The assessment identifies that the anticipated future development will not alter the classification or function of the road network encompassing the subject land. More importantly, the increase in daily traffic associated with the proposal, when compared to that if development was based on existing zoning, is minimal. Further, the above volumes would be accommodated within the existing carriageway widths.

### 3.2.4.10 Car Parking Rates

Minimum car parking requirements for the subject land have previously been investigated (and agreed) by both Councils.

Based on these investigations and experience gained in the assessment of relevant development proposals, the following requirements are proposed:

#### Residential Development

- Detached dwelling, semi-detached dwelling and row dwelling: 1 space for a 1 bedroom dwelling and 2 spaces for 2 or more bedrooms
- Group dwelling and residential flat building: 1 space for a 1 bedroom dwelling, 1.5 spaces for 2 bedrooms and 2 spaces for 3 or more bedrooms
- Plus 0.25 spaces per dwelling for visitor parking.

#### Non-Residential Development

- Shop: 5 spaces per 100 square metres
- Most other non-residential uses: 4 spaces per 100 square metres.

### 3.2.4.11 Bicycle Parking Requirements

Both Council's Development Plans require the provision of safe and secure bicycle parking in centres and for some residential developments, such as residential flat buildings. End of journey facilities (i.e. showers, changing facilities and secure lockers) are also encouraged for some commercial and community developments.

In this context, it is proposed to extend current bicycle parking requirements applying to some parts of both Council areas to cover the subject land as follows:

Form of Development	Employee / resident (bicycle parking spaces)	Visitor / shopper (bicycle parking spaces_
Residential component of multi-storey building / residential flat building	1 for every 4 dwellings	1 for every 10 dwellings
Office	1 for every 200 square metres of gross leasable floor area	2 – plus 1 per 1000 square metres of gross leasable floor area
Shop	1 for every 300 square metres of gross leasable floor area	1 for every 600 square metres of gross leasable floor area

### Conclusions

The existing transport network is well defined in the area with good access to public transport via a number of bus routes and access to the Seaford Rail Line.

Pedestrian and cyclist routes should be incorporated within the planning for the site to ensure safe and convenient routes for users, with strong connections to adjoining movement networks and facilities.

Analyses of the key intersections on Ocean Boulevard indicate that upgrades will be required to the Scholefield Road intersection and Seacombe Road intersection to accommodate the 2021 and 2036 traffic volume, irrespective of the proposed rezoning.

The impact of the proposed development will be minimal on the upgraded intersections and the road network particularly in comparison to the impacts resulting from development of the subject land in accordance with the existing zoning.

While there is a requirement for future works to facilitate access and improve road safety and capacity at existing intersections on Ocean Boulevard, the proposed rezoning will not bring forward the requirements for this works or result in an increase in the design criteria (with the exception of the increased right turn lane length on the approach to Schofield Drive).

Access to the quarry will be relocated and signalised which will substantially improve road safety and be beneficial for future development within the subject area. These improvements will readily off-set any traffic impact associated with the variation in traffic volumes associated with the change of land use.

Anticipated future development will not alter the classification or function of the road network encompassing the subject land.

Traffic volumes will be able to be accommodated within the existing carriageway widths.

As both Councils' Development Plans already contain relevant policies under the heading of 'Transportation and Access', it is not proposed to repeat them as part of this DPA. However, additional policies are proposed in the Suburban Neighbourhood Zone to support active transport options while the desired car and bicycle parking rates for development on the subject land are to be located within relevant policies in the Development Plans. In addition, a Concept Plan prepared for the subject land shows the indicative locations of access points, pedestrian/cycle path links and the signalised intersection.

It should be noted that the future infrastructure requirements discussed are intended as a guide and are subject to change in the course of actual development and future travel demands.

### 3.2.5 Retail Assessment

*The 30-Year Plan for Greater Adelaide (2017 Update)* promotes the concept of ‘activity centres’ which provide concentrations of business, administrative, civic, retail, residential, entertainment, employment, research, education and community uses. The purpose of activity centres is to cluster commercial and employment activity to improve accessibility, productivity and the efficient use of infrastructure.

The range of activities found in such centres vary, depending on the ‘level’ of the centre. For example, at a strategic level, the *30-Year Plan* shows the activity centre in the Adelaide CBD as a ‘Capital City’ centre and at Marion as a ‘Regional’ centre. Within the Marion Council area, the centres at Edwardstown and Hallett Cove are shown as ‘District’ level centres, as is Glenelg within the Holdfast Bay Council area.

At the Development Plan level, activity centres have been traditionally contained within various Centre Zones, dependent on the level of activity provided. However, in more recent times, the provision of activity centres has also been recognised within a number of other Zones (i.e. Suburban Activity Node Zone, Suburban Neighbourhood Zone, Mixed Use Zone).

To assist in understanding the level of services likely in the various ‘centre’ zones, examples are provided below:

#### Marion Council Development Plan

- Regional Centre Zone (e.g. Marion Regional Centre at Sturt Road, Oaklands Park)
- District Centre Zone (e.g. Hallett Cove Centre at Lonsdale Highway, Hallett Cove)
- Neighbourhood Centre Zone (e.g. Park Holme Centre at Marion Road, Park Holme)
- Local Centre Zone (e.g. corner of Dwyer Road and Johnstone Road at Oaklands Park)
- Mixed Use Zone (e.g. Castle Plaza at South Road, Edwardstown)
- Suburban Activity Node Zone (e.g. Alawoona Avenue at Mitchell Park).

#### Holdfast Bay Council Development Plan

- District Centre Zone (e.g. along Jetty Road at Glenelg and Brighton Road at Brighton, south of the rail line)
- Neighbourhood Centre Zone (e.g. along Brighton Road at Hove, north of the rail line)
- Local Centre Zone (e.g. corner of Brighton Road and Bowker Street at North Brighton).

As indicated, it is proposed that the subject land be rezoned to Suburban Neighbourhood Zone. In addition to supporting medium density residential development, policies for the Zone also support the establishment of ‘local and neighbourhood activity centres that are located within a walkable distance of most residents. Further policies indicate that such centres should ‘provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.’

In relation to the retail component of the proposed centre, two retail studies (LOCATIQN, *Seacliff Village, Retail Floorspace Demand Analysis*, September 2013 and Deep End Services, *City of Holdfast Bay – Retail analysis to inform planning policy*, 2013) concluded that neighbourhood level shopping (i.e. a supermarket and specialty shops) could be supported on the subject land. However, based on the assumptions and information used in the modelling undertaken, there was a difference in the recommendations as to the size of the retail facilities which should be provided.

In summary, the LOCATIQN analysis supported a retail offering of some 8500m<sup>2</sup> of retail floorspace (comprising a ‘major full-line’ supermarket of 4000m<sup>2</sup>, 2000m<sup>2</sup> of mini-major floorspace and 2500m<sup>2</sup> of specialty retail floorspace), while the Deep End analysis suggested 5000m<sup>2</sup> to 7000m<sup>2</sup> retail floorspace (comprising a supermarket of 3000 to 3500m<sup>2</sup>, 1000m<sup>2</sup> to 1500m<sup>2</sup> of mini-major floorspace and 1000m<sup>2</sup> to 2000m<sup>2</sup> of specialty retail floorspace).

While its analysis suggested a smaller retail GLA was appropriate for the site, Deep End also indicated that a larger floor space would not make existing centres unviable. Further, LOCATIQN indicated impacts (from its suggested larger floor areas) were only likely to be experienced by competitive facilities in the short term, with centres continuing to benefit from growth in the retail market once these impacts had been absorbed.

It is noted that since these analyses were undertaken, the size of the retail offering being provided along Brighton Road at Brighton and at Westfield Marion has increased. For example, in 2016 Westfield Marion was expanded by 3000m<sup>2</sup> incorporating an Aldi supermarket, 10 new shops and four new eateries. A further \$260M expansion was announced in December 2018.

At Brighton, the Brighton Central Shopping Centre was redeveloped during 2017/2018, resulting in a doubling in size of the Foodland supermarket and the provision of a wider range of specialty shops, while further north along Brighton Road a new generation Woolworths store was opened in March 2019. This provided an increase in supermarket floor space from 1500m<sup>2</sup> to over 3600m<sup>2</sup>.

Within this context, and taking into account the Councils' vision for the proposed Seacliff Park activity centre and for it to be at a 'neighbourhood scale', it is proposed the centre be developed with up to 6,000 square metres in floor area for shops and 2,000 square metres in floor area for other non-residential land uses.

### Conclusions

A neighbourhood level activity centre is considered warranted for the subject land, providing for a range of shopping, community, business and recreational facilities. Such a centre will support the 'walkable' neighbourhood concept, reducing the need for car travel for local residents and providing environmental benefits. Later discussion in the Social Impact Assessment also supports the establishment of a centre on this land.

Retailing is recognised as an integral service in a neighbourhood centre, and as a key attractor often underpins the wider provision of community services. The proposed size of the retail component (i.e. 6,000m<sup>2</sup>) of the centre is considered appropriate, being at a neighbourhood scale, 'filling' an identified gap in retail services in the local and wider area and able to provide a level of variety in the retail offering. The projected impacts on existing retailing in the wider area have been identified as not threatening the viability or continued operation of any centres and within the normal competitive range. Impacts are expected to be short term, with centres continuing to benefit from growth in the retail market once these impacts had been absorbed.

As both Councils' Development Plans already contain relevant policies under the headings of 'Centres and Retail Development', it is not proposed to repeat them as part of this DPA. However, additional policies are proposed in the Suburban Neighbourhood Zone to provide more specific guidance on development within the neighbourhood activity centre area, including indicating the types of retail uses envisaged, maximum floorspace areas and parking requirements.

## 3.2.6 Environmental Noise and Vibration Assessment

An environmental noise and vibration assessment was undertaken for the subject land in 2013 by Sonus acoustic engineers. The assessment identified potential environmental issues for the redevelopment of the site as including:

### 3.2.6.1 Ocean Boulevard Traffic Noise

This assessment detailed the conceptual acoustic treatments likely to be required to achieve appropriate internal noise levels and listed varying construction requirements for dwellings depending on their distance from the closest edge of Ocean Boulevard. As the overall design of the site progresses, and building layouts are finalised, consideration can also be given to the location of outdoor areas that utilise the shielding effect of the proposed buildings from Ocean Boulevard. There is also the potential to reduce the treatments required to individual buildings by the inclusion of an appropriately designed roadside barrier.

### 3.2.6.2 Linwood Quarry Haulage Road Truck Noise

This assessment detailed the conceptual acoustic treatments likely to be required (physical barrier/fence and building construction/materials) to reduce noise levels in dwellings adjacent to the haulage road to an acceptable level. The assessment also noted that should the haulage road be relocated, specific acoustic treatments to address this road would not be required. As indicated, the haulage road is to be relocated, with trucks now to exit the Quarry site to the east, at the intersection of Ocean Boulevard and Majors Road. Such an action will negate the need for specific amelioration measures to be adopted for sensitive development previously in proximity to the haulage road.

### 3.2.6.3 Linwood Quarry Haulage Road Truck Vibration

The vibration from a range of trucks, including multiple trucks moving simultaneously on the haulage road, was measured adjacent to the south-eastern boundary of the subject land. While the vibration measures varied, the requirements of Australian Standard AS2670.2 were found at distances of approximately 8 metres from the edge of the haulage road with no specific treatment required to residential development.

Similar to truck noise, the assessment also noted that should the haulage road be relocated, a setback distance for vibration purposes would not be required. As indicated, the haulage road is to be relocated, with trucks now to exit the Quarry site to the east, at the intersection of Ocean Boulevard and Majors Road.

### 3.2.6.3 Ground Vibration and Air Blast from Linwood Quarry

The energy from blasting at the Linwood Quarry can be transmitted to nearby structures in two separate ways:

- As ground vibration transmitted from the site of a blast through the ground, with transmission affected by the geology of the terrain and the distance to the receptor source. The vibration is similar to a seismic event in that it causes the ground to feel as if it is shaking and has the capacity to cause damage to structures at very high readings. Ground vibration is measured in peak particle velocity (PPV) in mm/s. The quarry has limits set for ground vibration that have a large safety factor to the design criteria set for residential and commercial structural design.
- As air blast that causes the noise heard from a blast, and in its simplest form is the compression of air molecules in a wave travelling away from the source at a rapid speed. The transmission of air blast pressure away from the explosive source is affected by the topography and the atmospheric conditions that occur during the event, including the direction and strength of the wind, the humidity and the density and ground height of the cloud cover. While air blasts can rattle windows during higher impacts and can startle people who are not aware of the blasting, it is considered very unlikely to cause damage to properties due to the fact that it is a wave of compressed air particles.

The drill and blasting practices at Linwood Quarry are closely monitored and, where necessary, modified, to achieve compliance with Australian Standard AS2187.2 which sets the statutory limits for vibration and air blast. In addition, it is noted that the operational activities of the Quarry are progressively moving further to the south and east, away from the subject land.

In commenting generally on noise and vibration from the quarry activities, Sonus advised that typically requirements are based on the closest sensitive receivers, which in this circumstance are already located closer to the activities than the residential development proposed in this DPA. The required extent of action from the quarry operator would therefore be no different than it currently is (because it is based on the closest dwelling). Sonus further opined that it would be extremely unusual for a complaint regarding blasting noise and vibration or mining activity to “leap frog” the closest dwellings in a densely populated area.

## Conclusions

Portions of the subject land will be subject to noise and vibration impacts from traffic on Ocean Boulevard. Various measures are available to mitigate these impacts on residential development to an acceptable level, including constructing acoustic barriers, set-backs from the road frontages, siting and layout of rooms and outdoor areas and employment of acoustic materials in construction. The final treatments required are likely to be a combination of these measures and will be determined at the development application stage.

Both Councils' Development Plans already contain relevant policies under the headings of 'Interface between Land Uses', 'Residential Development' and 'Noise and Air Emissions Overlay'. Maps delineating the subject land as a 'Noise and Air Emissions Designated Area' are to be included in both Development Plans, invoking application of the Minister's Specification SA 78B *Construction requirements for the control of external sound*.

Given the relocation of the Quarry haulage road away from the Area Affected, noise and vibration from quarry trucks is no longer an issue that needs to be considered in the policy setting.

### 3.2.7 Air Quality Assessment

An Air Quality Reverse Amenity Impact Assessment was undertaken for the subject land by Pacific Environment Limited in 2013.

The Assessment identified the subject land as being situated with the Boral Linwood Quarry to the south (beyond the Marion Golf Park), a residential area to the west, a reserve and residential area to the north across Scholefield Road, residential land to the east of Ocean Boulevard and the quarry haulage road entry on the boundary to the south-east.

In this context, the key concerns identified in the report were in relation to significant truck movements generated by quarry/concrete batching operations along the haulage road. While a number of measures were identified to manage issues created by these truck movements (i.e. washing of trucks on site to reduce dust carriage, use of roadway sprinklers to suppress dust, regular use of truck sweeping to clean the road, establishment of an appropriate vegetation buffer, retention of an appropriate distance buffer, location and siting of residential development and provision of a high acoustic wall), the agreed relocation of the haulage road will negate the need for specific amelioration measures to be adopted for sensitive development previously in proximity to the haulage road.

In terms of general dust monitoring, the Assessment indicated the data provided for 2 three month periods demonstrated dust levels and trends similar to local/regional air quality data for the same period, suggesting that the Linwood Quarry was not significantly impacting on the local PM10 air quality during this period. (PM 10 refers to particulate matter with a diameter of 10 micrometers or less).

The Assessment also noted that the proposed redevelopment of the subject land involved a mixed-use development including residential use, which would increase the population in an area which had a history of air quality related complaints and issues. In this circumstance, and while outside of planning controls, the Assessment also suggested the need to have effective measures in place to manage perceptions and expectations in relation to nuisance dust complaints. A suggested starting place for this was in the advertising of the development, being upfront about the proximity to the quarry and the potential for dust from its operations and the controls in place to improve the situation.

## Conclusions

The production of construction materials at the Linwood Quarry is of metropolitan significance, with the quarry being listed in *The 30-Year Plan for Greater Adelaide*. In recognition of the significance of the resource it is necessary that any new adjoining developments are located and designed to minimise the potential for impact on residents from the quarry as well as enabling the continuation of the quarry activities without undue constraints.

Although only over a six month period information provided by Boral on PM10 dust monitoring indicates dust levels and trends similar to local/regional air quality data, suggesting that the Linwood Quarry is not significantly impacting on the local PM10 air quality.

The agreed relocation of the haulage route will negate the need for the specific amelioration measures suggested above.

### 3.2.8 Linwood Quarry

The Linwood Quarry operations are located to the south of the subject land, with the quarry haulage road currently located adjacent to the southern and eastern boundaries of the site. The quarry has been in operation since 1882 and is now operated by Boral Resources (SA) Limited. It produces limestone aggregates, rail ballast, pre-mix concrete and road materials.

Current operations are worked continuously throughout the year with an annual sales output of between 750,000 and 1,000,000 tonnes of material. The site normally operates from 6.30am to 5.00pm Monday to Saturday, although truck movements on the site can continue out of hours with cement deliveries to the concrete plant and aggregate deliveries from the quarry to customers in the metropolitan area.

The quarry is identified as an active mine/mineral deposit on *Map 6 - Strategic mineral resources and operating renewable projects* in the *30-Year Plan*.

In December 2018, Boral lodged a proposal with the Department of Energy and Mining (DEM) to extend the quarry towards the east of the present pit (i.e. towards Ocean Boulevard). It is understood this proposal is to be considered by the Minister for Mineral Resources/DEM in the first half of 2019.

As previously discussed, a new access road from the Quarry to the Ocean Boulevard/Majors Road intersection has now been approved by the Department of Planning, Transport and Infrastructure. This access road will replace the current haulage road which runs adjacent to the southern boundary of the subject land. This will remove significant truck movements from close proximity to the proposed development. It is proposed that the haulage road alignment be retained and used for southern access into the subject land.

A formal tendering process has commenced to appoint a contractor for the construction of the new haulage road to the east. It is expected the works will commence in the first half of 2019.

#### 3.2.8.1 Complaints

Boral operates both management and engineering mitigation control measures that apply at all times during construction, operation and shut down phases of the quarry site. In extreme cases, all product loading, drilling and crushing activities may be stopped. Traffic management, dust control and drilling and blasting practices are closely monitored, and in the latter case are recorded in accordance with Australian Standards. Management controls operate on the avoidance principle restricting operations and /or activities in certain designated areas, at certain times and in unfavourable conditions. Engineering controls generally comprise containment, suppression and/or collection.

Notwithstanding these practices, the quarry activities are the subject of a small number of complaints (approximately 5) each year. Over a number of years approximately 50% of complaints related to dust, 29% to noise, 7% to vibration, 3% to quarry material on roads and 11% to multiple concerns.

With an increase in the number of people in proximity to the quarry activities there is the potential for an increase in the number of complaints about quarry activities from residents new to the area. However, as discussed above, the proposed relocation of the haulage road should minimise this number. As occurs currently, the quarry activities will still be required to meet relevant legislative requirements into the future.

### **Conclusions**

Boral Resources has plans to continue operations at the Linwood Quarry site for the next 30 years and beyond.

A small number of complaints are received each year in relation to the quarry activities, despite Boral's management and engineering mitigation control measures. As occurs currently, the quarry activities will still be required to meet relevant legislative requirements into the future.

It is expected the relocation of the haulage route away from its current location, adjacent to the southern boundary of the subject land, will minimise the potential for new complaints from new residents on the subject land.

## **3.2.9 Flora and Fauna Assessment**

A flora and fauna assessment was undertaken for the then subject land by EBS Ecology in 2013. A further flora assessment was undertaken by EBS Ecology in 2019, to cover the additional land being sought to be added to the Affected Area.

The following discussion provides a summary of the findings of both reports.

### **3.2.9.1 Flora and Fauna Assessment - 2013**

This assessment reviewed the legislative requirements which might impact on the flora and fauna within the site, including the:

- *Native Vegetation Act 1991* (the subject land is not within the area of effect of this Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)
- *National Parks and Wildlife Act 1972*
- *Natural Resources Management Act 2004*
- *Development Act 1993*.

It also commented on the Environmental Setting of the subject land, based on the Interim Biogeographical Regionalisation of Australia (IBRA) landscape based approach to classification. The subject land is located within the Flinders Lofty Block Bioregion, Mount Lofty Ranges Sub-region and the Adelaide Foothills Environmental Association.

### **Database Searches**

Database searches undertaken for the subject land primarily included the EPBC Protected Matters online database (to identify any matters of national environmental significance or other matters protected by the *Environment Protection and Biodiversity Conservation Act* (EPBC Act) and the Atlas of Living Australia (ALA) website. The ALA is comprised of an integrated collection of databases including the Biological Database of South Australia, Birds Australia, Birds SA, Australasian Water Study Group and SA Museum.

The EPBC Protected Matters search highlighted 48 listed threatened species, 36 migratory species and 1 ecological community of relevance for the wider area, of which 22 species (4 birds, 1 frog, 1 mammal and 16 flora) were identified as possibly occurring within the subject land.

The ALA search recorded a total of 122 flora species, 72 birds, 4 mammals and 3 reptiles as being within 5 km of the subject land. Of these, 1 bird and 1 reptile species are of national conservation significance, and 4 flora and 7 bird species are of state conservation significance

An assessment of the likelihood of occurrence rating for each of the 22 threatened species identified in the Protected Matters Search and 13 species in the ALA database searches was then undertaken, within a rating system of 'Highly Likely', 'Likely', 'Possible' and 'Unlikely'.

Thirty four of the 35 species assessed were considered to have an 'Unlikely' likelihood of occurrence within the subject land for a variety of reasons. The remaining species, the Yellow-tailed Black Cockatoo was assessed as a 'Possible', largely on the basis of Aleppo Pines on the subject land providing a potential food source. However, subsequent to the preparation of the assessment, the Aleppo Pines were removed as part of site clearance of the land, which also involved removal of all derelict buildings on the land.

### Field Survey

A field survey of the subject land was also undertaken 'on foot'. This identified 76 flora species, of which only four were indigenous species and in very limited numbers:

- 1 small patch of *Austrostipa scabra* (Falcate-awn Spear-grass)
- 2 individual *Acacia pycnantha* (Golden Wattle)
- a single *Enchylaena tomentosa* var. *tomentose* (Ruby Saltbush)
- a small patch of *Myoporum insulare* (Common Boobialla).

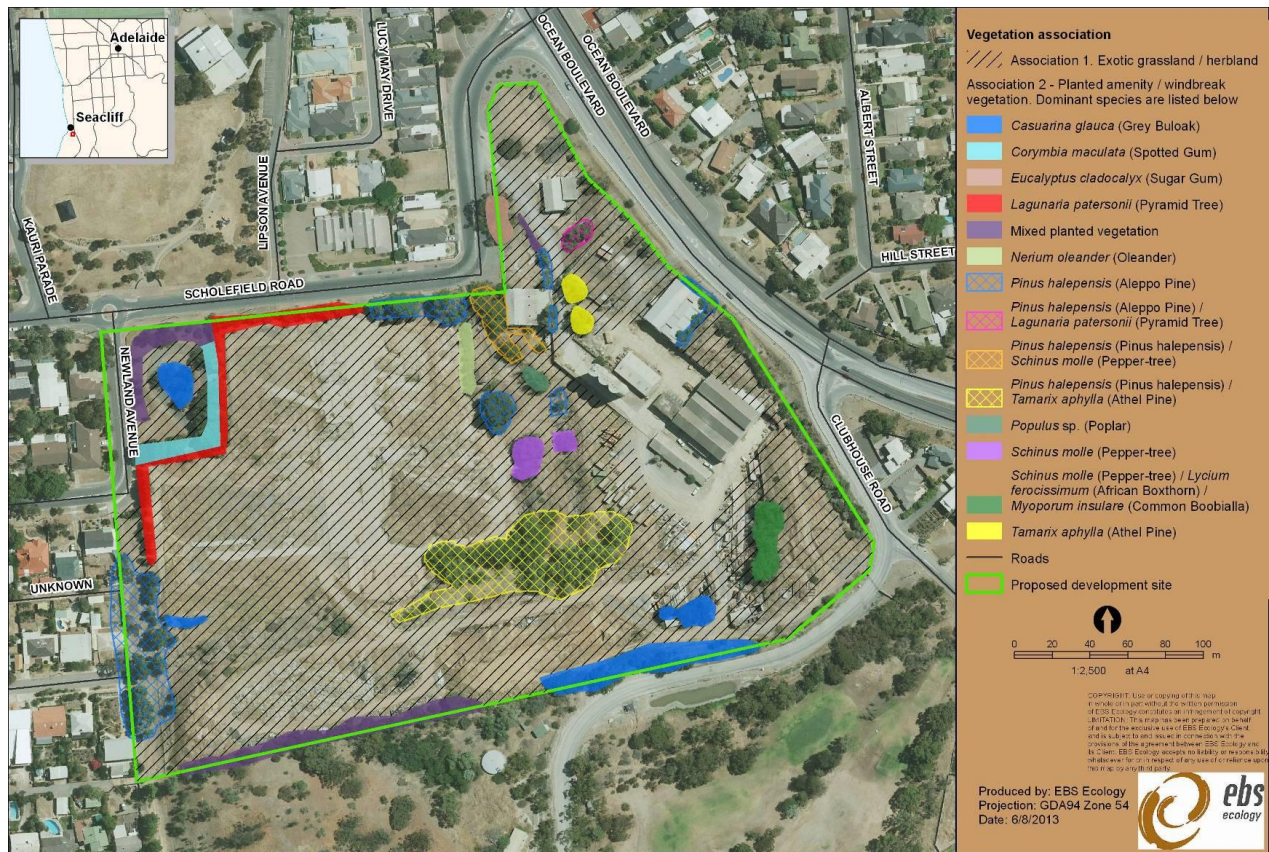
Two vegetation associations were identified within the subject land as shown on the following map:

- Association 1 – Exotic grassland/Herbland
- Association 2 – Planted amenity/windbreak vegetation.

Association 1 – Exotic grassland/Herbland was the dominant association covering an area of approximately 6.26 hectares and was considered to be in very poor condition where the ground had been disturbed, scraped or filled, creating favourable conditions for exotic species. Dominant species included Soursobs, Wild oat, Rice Millett, Wild Radish and Pincushion.

Association 2 – Planted amenity/windbreak vegetation was observed along the boundary fenceline and in close proximity to derelict sheds, covering an area of approximately 1.67 hectares. Dominant flora species included exotic species that had been previously planted and were now very large in height, including Aleppo Pine, Grey Bul oak, Platypus gum, Pepper-tree and Athel Pine. This association included three of the four indigenous species identified above. The condition of the vegetation was considered to be very poor, although its visual amenity value was considered high, particularly along sections of the southern, western and northern boundaries and in the Council reserve at the corner of Scholefield Road and Newland Avenue.

Again however, subsequent site clearance works, undertaken in conjunction with removal of all derelict buildings on the land, has resulted in the removal of all vegetation internal to the site owned by the proponent.



**Vegetation associations - 2013**

Six fauna species were observed within the subject land, comprising five bird species (Silver Gull, Rock Dove, Australian Raven, Nankeen Kestrel and Australian Magpie) and one feral mammal (Brown Hare /European Hare)). No conservation significant species were observed during the field survey.

Of the flora species identified, nine were classed as Declared weed species under the *Natural Resources Management Act 2004*.

### 3.2.9.2 Vegetation Clearance Assessment - 2019

As indicated above, this 2019 assessment was undertaken to cover the additional land (some 3.9 hectares) being sought to be added to the Affected Area. Prepared by EBS Ecology, as was the 2013 assessment, the introductory information (i.e. Legislative Summary, Background Information and Methods) is of a similar nature to that discussed in the 2013 assessment.

In summary, the key findings of the 2019 assessment were:

#### Database Searches

Database searches were undertaken using the Protected Matters Search Tool (PMST) associated with the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) , the Biological Data Bases of South Australia (BDBSA) flora and fauna supertable overview associated with the State's *National Parks and Wildlife Act 1974* and a review of relevant literature and flora and fauna surveys previously conducted in, or in proximity to the subject land. These searches indicated:

### **EPBC threatened ecological communities**

There was one nationally Threatened Ecological Community (TEC) that had the potential to occur within vicinity of the site: Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia. However, no indigenous *Eucalyptus microcarpa* trees were located within the area and this community was not observed within or in close proximity to the area.

### **EPBC threatened flora species**

Ten EPBC listed flora species were identified in the Protected Matters Report as potentially occurring or having potential habitat occurring within the vicinity of the area. However, none of these species were observed or were deemed likely to occur within the subject land.

### **EPBC threatened fauna species**

Thirty-six EPBC listed fauna species were identified in the Protected Matters Report as potentially occurring or having habitat potentially occurring within the vicinity of the area. This included 27 bird, five mammal, one fish and three reptile species. However, no species were determined as likely to occur within the subject land, based on preferred habitat and previous records within close proximity to the land.

Thirty-eight species listed as migratory and/or marine under the EPBC Act were identified in the Protected Matters Report as potentially occurring or having habitat potentially occurring within the vicinity of the area. However, no species were considered likely to use the subject land for habitat resources.

### **State threatened flora species**

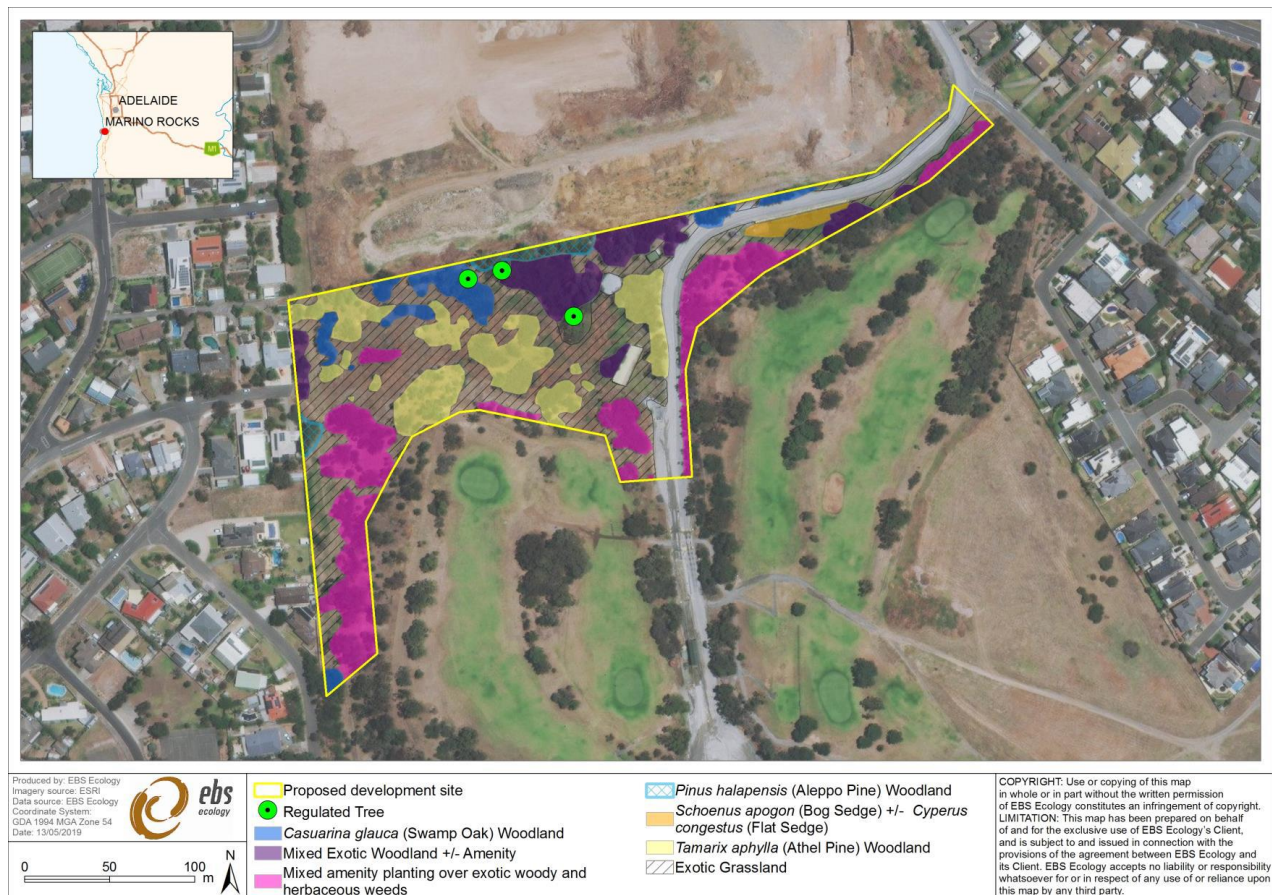
Eight threatened flora species were highlighted as having observations within 5 km of the area from the Naturemaps super tables. However, none of these species were deemed as likely to occur onsite. *Acacia whibleyana* was observed as a planted specimen adjacent to the entrance track to the Boral site.

### **State threatened fauna species**

The Naturemaps fauna supertable search within 5 km of the area indicated four species listed as threatened at state level. None of the fauna species were considered likely to utilise the site for habitat resources based on the vegetation structure, proximity to arterial roads and adjoining land use.

### **Field Survey**

'Walking' the site indicated the vegetation consisted of planted trees for the purpose of amenity value. The area was mapped as broad exotic vegetation associations with mixed amenity over exotic emergents accounting for a large part of the area (see the Figure following).



### Vegetation associations – 2019

Woody weed species such as *Olea europaea* (Olive) have emerged naturally over time, and other species such as *Tamarix aphylla* (Athel Pine) and *Pinus halepensis* (Aleppo Pine) were planted due to their hardiness and high growth rate. These are all classified as significant environmental weeds and removal will be beneficial to lower the weed spreading capacity to adjacent reserves. Other native plantings were largely Western Australian species such as Mallets. Overall the vegetation present was low ecological value with declared weed species providing the highest cover.

The eastern section of the area adjacent to the access road was largely a cutting / bank landform. This was planted largely with *Eucalyptus* species of mixed origin. Part of the section has been planted with local indigenous species, consisting of primarily *Eucalyptus porosa* (Mallee Box) and *Eucalyptus cosmophylla* (Cup Gum). The *Eucalyptus porosa* plantings have been successful and provide a natural look to the bank. *Eucalyptus cosmophylla* were highly stunted and in poor condition. The understorey was of almost entire exotic nature with species such as *Olea europaea* (Olive), *Lycium ferocissimum* (Boxthorn), *Chrysanthemoides monilifera* (Boneseed), *Oxalis pes-caprae* (Sour sob), *Cenchrus clandestinus* (Kikuyu), *Euphorbia terracina* (False Caper), *Asparagus asparagoides* (Bridal Creeper), *Rhamnus alaternus* (Blowfly bush), *Marrubium vulgare* (Horehound), *Senecio pterophorus* (African Daisy) and *Pinus halepensis* (Aleppo Pine) all well represented and regenerating.

The western extent of the area was dominated by *Tamarix aphylla* (Athel Pine) plantings, emergent *Lycium ferocissimum* (Boxthorn) and *Rhamnus alaternus* (Blowfly Bush). There were dense thickets of declared weed species along the northern portion of the area.

Areas without plantings and emergent weeds were dominated by exotic grasses and herbaceous species, particularly *Cenchrus clandestinus* (Kikuyu) and *Cynara cardunculus* (Artichoke Thistle).

Two Regulated trees and one Significant tree (under the *Development Act 1993*) were observed within the area (as shown on the above Figure), two *Eucalyptus camaldulensis* (Red Gum) and another introduced native species, potentially *Eucalyptus gomphocephala* (Tuart Gum). While these trees were in good condition, they were not providing significant structural habitat such as hollow bearing limbs. If removal of these trees is required, approvals under the *Development Act* will need to be sought from Marion Council

Eleven species of declared weeds (under the *Natural Resources Management Act 2004*) were observed during the field survey. Five of these species were also listed as Weeds of National Significance (WoNS). WoNS have been agreed by Australian governments based on an assessment process that prioritised these weeds based on their invasiveness, potential for spread and environmental, social and economic impacts.

## Conclusions

At the time of the 2013 survey, vegetation within the then subject land was considered to be in very poor condition and dominated by exotic flora species, both planted and established. Declared weeds were common and widespread throughout the site. Subsequent site clearance works, undertaken in conjunction with removal of derelict buildings on the land, has resulted in further disturbance to the vegetation internal to the site owned by the proponent.

A search of relevant databases identified 35 'threatened' faunal species as possibly occurring within the subject land. However, more detailed assessment indicated 34 of the 35 species assessed were considered to have an 'Unlikely' likelihood of occurrence within the subject land for a variety of reasons.

The remaining species, the Yellow-tailed Black Cockatoo (YTBC) was assessed as a 'Possible', largely on the basis of Aleppo Pines on the subject land providing a potential food source, although it was noted no YTBC were observed during the survey period.

However, subsequent removal of the Aleppo Pines means it is now 'Unlikely' that the YTBC would be attracted to the land. This removal of the Pines was considered likely to have only a minor impact on YTBC, given that there are other known pine plantations within the southern Adelaide area that they can feed on, as well as the fact YTBC can travel long distances in search of food.

Large areas of rubbish, rubble and waste material were observed on the majority of the subject site. While these areas were likely to be habitat for various reptiles, no reptiles of conservation significance were identified as occurring within the site. Subsequent site clearance works has reduced areas of rubbish, further reducing habitat opportunities.

The 2013 assessment report also provided advice in relation to minimising the impact of development on the ecological values of the subject land. This advice focussed on management of on-site activities, including developing and implementing weed and pest management plans to restrict weed spread offsite, fauna management procedures for construction works and a suitable storm water catchment plan to have no impacts on any potential offsite habitat.

As with the 2013 assessment, the 2019 assessment over the additional land proposed to be included within the area affected indicated no significant flora or fauna species have been identified on the subject land.

While not a DPA matter, EBS recommended various measures should be put in place to control declared plant species and environmental weed species, particularly during the construction process.

No additional policies are proposed for inclusion in the DPA on this matter.

### 3.2.10 Regulated/Significant Tree Survey

A Regulated/Significant Tree survey and assessment was undertaken for the main portion of the land and immediate surrounding environs by Symatree in 2013. EBS Ecology subsequently considered this issue for the additional land to be included in its 2019 flora and fauna assessment (see discussion above in section 3.2.9.2).

#### 3.2.10.1 The 2013 Survey

The 2013 survey identified 12 trees that met the criteria for a 'regulated tree' (i.e. a trunk or multiple trunks with a total circumference of two metres or more measured at a point 1 metre above natural ground level). No trees were identified as meeting the criteria for a 'significant tree' (i.e. a total circumference of 3 metres or more).

The remaining vegetation on the site was described as being dominated by a mix of tree species that were not subject to planning controls. These species include Pepper Corns, Norfolk Island Hibiscus and Athel Pines. In addition, a number of self-sown Aleppo Pines, in various stages of maturity, were also found on the site.

Of the Regulated trees, seven were located within the proposed development site, while four were located in the Holdfast Bay Council reserve at the corner of Scholefield Road and Newland Avenue and one was located within the road reserve adjacent to the current main entrance to the subject land on Scholefield Road.

The approximate locations of these trees are shown on the following aerial image.



**Locations of Regulated trees**

Assessment of the 12 Regulated trees suggested that five were in poor health, had poor structure, or both, and could be supported for removal. The report suggested that seven trees could be retained, subject to final design of the proposed development. One of these trees was within the Scholefield Road road reserve, four within the Les Scott Reserve and two were internal to the site. These latter two trees were identified as Aleppo Pines, which within natural areas are considered weed species. While suggesting their retention, the report acknowledged their location may restrict site remediation works or development that would otherwise be considered reasonable and that in this context removal of the trees could be supported on balance.

As previously indicated, the removal of the trees in poor health and the Aleppo Pines has subsequently been undertaken as part of site clearance works. The Regulated trees on Council land (i.e. within the road reserve and on Les Scott Reserve) remain.

### 3.2.10.1 The 2019 Survey

The EBS Ecology *Vegetation Clearance Assessment* report prepared in 2019 for the additional land proposed to be included within the area affected, identified two Regulated trees and one Significant tree as being located within this area.

The locations of these three trees are shown on the Vegetation association – 2019 Figure in preceding section 3.2.9.2.

The table below provides a summary of the findings of the 2019 assessment:

Tree Number	Species	Easting/Northing	Circumference (metres)	Health	Regulated/Significant
T1	Eucalyptus camaldulensis ssp. camaldulensis	274193 / 6119477	2.13	Good	Regulated
T2	Eucalyptus camaldulensis ssp. camaldulensis	274151 / 6119504	3.33	Good	Significant
T3	Eucalyptus sp. (gomphocephala?)	274131 / 6119494	2.73	Good	Regulated

The removal of any Regulated or Significant Trees from within the subject land will require a Development Application to be lodged with the relevant Council and an assessment undertaken against the relevant provisions of that Council's Development Plan. This would typically occur during site preparation works or at the later development proposal stage.

#### Conclusions

The 2013 assessment identified eleven trees within or near to the initial area affected as meeting the 'Regulated' tree definition under the *Development Act*. Four of these were within Holdfast Bay's Les Scott Reserve. A further Regulated tree was located on the road reserve of Scholefield Road. Of the seven trees on the land likely to be redeveloped, five were in poor health, had poor structure, or both, and were supported for removal. The other two trees internal to the development site were Aleppo Pines, which within natural areas are considered weed species. While suggesting their retention, the report acknowledged their location may restrict site remediation works or development that would otherwise be considered reasonable and that in this context removal of the trees could be supported on balance.

Subsequent to the preparation of the Symatree report, the removal of the trees in poor health and the Aleppo Pines was undertaken as part of site clearance works. The Regulated trees on Council land (i.e. within the road reserve and on Les Scott Reserve) remain.

The 2019 assessment identified a further two Regulated trees and one Significant tree on the additional land proposed to be included in the area affected. These were considered to be in good condition.

As both Councils' Development Plans contain policies specifically for assessing Regulated and Significant tree applications, no additional policies are proposed in this DPA.

### 3.2.11 Cultural Heritage

#### 3.2.11.1 Aboriginal Heritage

The Department of the Premier and Cabinet - Aboriginal Affairs and Reconciliation Division has advised that the Central Archive, which includes the Register of Aboriginal Sites and Objects, has no entries for Aboriginal sites on the subject land.

It is noted that all Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988*, whether they are listed in the Register or not. Pursuant to the Act, it is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation. If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must first be obtained from the Minister under section 23 of the Act. Section 20 of the Act requires that any Aboriginal sites, objects or remains, discovered on the land, need to be reported to the Minister. Penalties apply for failure to comply with the Act.

#### 3.2.11.2 Other Heritage

Review of the Marion Council Development Plan and the Holdfast Bay (City) Development Plan indicates there are no items of State or Local heritage significance or Contributory items on the subject land or in the immediate vicinity.

#### Conclusions

Research indicates there are no Aboriginal sites or items of State or Local heritage on the subject land. No additional policies for cultural heritage are therefore proposed in this DPA.

### 3.2.12 Social Impact Assessment

Creating Communities, a multidisciplinary social and communications planning firm, examined the potential social impact of the rezoning of the subject land in 2013. In preparing the assessment, discussions were held with key staff at both Councils, desk-top research of key factors undertaken and, where necessary, 'spot checking' of significant factors was also undertaken.

The assessment report indicated that the site was viewed as a 'blight' on the area and a physical barrier for the transition of people throughout the area. However, the proposed development of the site was considered to have great potential to address any shortfalls in amenity and lifestyle choice for incoming residents and the surrounding communities and therefore have significant positive social impacts.

Given the existing demographics of the surrounding suburbs, type of residential units likely to occur, the potential cost of the majority of the units and the prevailing psyche of housing choice, Creating Communities considered it highly likely that the vast majority of the proposed dwellings would be occupied by singles, young couples without children and older empty-nesters. While there was potential for some families to locate here, that was considered to be a clear minority.

Based on this predicted demographic, Creating Communities found that the provision of community services and infrastructure at both the regional and district levels would be able to absorb the additional needs of the incoming population. It also noted that the development had the potential to be of significant overall and specific benefit to the local area and its amenity, with the main risk lying in failing to adequately take advantage of the opportunity that both the new residents and redeveloped site could offer.

Review of the 2019 proposed residential development form indicates it is likely to encompass in the order of 150 residential allotments and some 430 – 480 apartments at a medium density of 35 – 70 dwelling units per hectare and in a medium rise form of 3 – 6 storeys height. These forms of residential product are aimed more at singles, couples and an older demographic, rather than having a family orientation. This demographic is in line with that previously considered by Creating Communities in its assessment and, as such, its assessment is still considered relevant.

Potential positive and negative social impacts associated with the development of the subject land were (and are) considered to include:

Positive impacts	Negative impacts
The current land use is typically considered negatively, and therefore the change in use is likely to be seen in a positive light by local residents.	
The potential for higher density residential outcomes reinforces a range of strategic directions of the South Australian government, as well as the two Councils, to achieve residential infill.	
The addition of in the order of 600 dwellings will help to address the ongoing public demand for accommodation in the local area and in Adelaide more broadly.	
Increased employment opportunities during construction and in retail activities.	
A boost in the local economy from retail activities, new households requiring goods and services and office space providing opportunities for businesses to grow and develop.	Conversely, some shops in the wider area will face increased competition and short term financial impacts.
The addition of up to 1,400 new residents who are likely to have commonalities with existing residents.	Conversely, the additional residents may increase pressure on existing, local health facilities. An additional GP will be required in the local area.
The ability to create development amenable to 'ageing in place'.	
Increased housing prices in adjacent areas as a result of the new retail and housing development.	Conversely, rental prices may also rise, although most own their homes.
The provision of some affordable housing provides a much needed opportunity for a section of the community, enabling the local area to maintain a socially diverse environment.	
The opportunity for additional community facilities and services (i.e. a community centre/hub, recreation/open space, GP services, child care centre).	
	The two closest local schools are currently (in 2013) operating at or near capacity. Although the predicted demographic will not generate a significant demand for school places it is possible that this may constitute a low negative impact. Further to this

Positive impacts	Negative impacts
	comment, it is to be noted that with a build time of some 6 – 10 years before reaching final population yields, potential impacts on school places can be further considered in the interim.
Improved quality of the living environment.	Conversely, remediation and construction activities may have potential short term impacts on existing adjacent development.
Enhanced connectedness with existing public transport options, open space and the establishment of walking and cycling opportunities through the site.	
Space for celebrating community. The development can offer spaces to accommodate events and activities that help celebrate and build community.	
Ongoing cooperative working. The rezoning process has promoted a productive, cooperative working relationship between the two Councils and there is opportunity for this to increase, to the benefit of ratepayers.	

### Conclusions

The social impact assessment identified a number of positive impacts likely to result from the proposed rezoning of the subject land and its subsequent development for medium density residential, community, retail and open space purposes. Overall, the development of the subject land will provide a vastly improved amenity to the area and enable connections across the land and to adjoining areas. In addition, the policies proposed in this DPA provide support for the physical location of community services within the neighbourhood activity centre, with envisaged uses including a community centre, consulting rooms, indoor recreation centre, offices, place of worship and a pre-school (child-care centre).

As shown in the table above, a few potentially negative impacts were also identified, but these are considered of short term duration. In relation to the demand for school places, the assessment indicated that while the two closest local schools were operating at or near capacity (in 2013), there was unlikely to be a high demand generated based on the predicted demographic. This remains valid in 2019. In addition, there were a number of local primary and secondary schools (both public and private) that were considered to have the capacity to absorb future demand.

### 3.2.13 Affordable Housing

The 30-Year Plan promotes the need to ensure that Adelaide maintains its housing affordability advantage compared to other states. It recognises that, when measuring affordability, it is important to recognise that household costs relate not only to the actual purchase cost of the home but that other aspects of daily life must also be considered. These include transport costs, which are the second largest component of household expenditure. Consequently, the total 20-year cost per household (factoring in interest payments and travel costs) can be significantly higher for people living in the outer metropolitan areas compared to those living in inner and middle rim suburbs.

To reduce transport costs and to increase affordable living options, the 30-Year Plan promotes the development of walkable neighbourhoods. These are neighbourhoods that provide close and convenient access by foot, bike or public transport to local services, shops, primary schools and public open space.

There are a number of policies within the Plan that discuss the need to provide affordable housing, including Policy 43 that states:

*“Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).”*

Development of the subject land is considered to provide opportunity for consideration of affordable housing options.

Both the Marion and Holdfast Bay Development Plans already contain Affordable Housing Overlay policies. Application of these policies to the subject land will be achieved by showing the subject land as a ‘designated area’ on an Affordable Housing Overlay Map.

In addition, both Development Plans also contain other Affordable Housing policies and ‘Affordable housing’ is recognised as an envisaged use in the Suburban Neighbourhood Zone which is proposed to be introduced over the land.

### **3.2.14 Mineral Extraction Zone**

The western portion of the Area Affected, within the Marion Council area, is currently located within a Mineral Extraction Zone. This Zone reflects the mineral resources in the area and the associated quarrying activities of the Boral operated Linwood Quarry.

Over a number of year the quarrying operations have progressively moved further south towards Perry Barr Road at Hallett Cove, away from the subject land. In December 2019, Boral lodged a Mining Lease Proposal with the Department for Energy and Mining, seeking to develop the quarry in an easterly direction, towards Ocean Boulevard/Lonsdale Road at Seacliff Park and Hallett Cove.

This expansion of quarrying activities to the east, together with the agreed relocation of the current haulage road from adjacent to the southern boundary of the subject land to a future exit at the intersection of Ocean Boulevard and Majors Road intersection, means that land adjacent to the southern boundary of the proponent’s land is no longer required for mining activities. Being located immediately adjacent to the proponent’s land means that it forms a logical extension to that land, and it is proposed that it also be rezoned to Suburban Neighbourhood Zone.

The surrender of this portion of the tenement, to remove this land from the associated Mining Lease, is being sought with the Department for Energy and Mining.

The Minister for Planning has advised that the Councils need to provide confirmation of the extinguishment of the mining licence (or as a minimum that the process has commenced) at the time the DPA is lodged for approval.

### 3.2.15 Open Space Provision

Section 50 of the *Development Act 1993* (Open Space Contribution Scheme) provides a legislative framework for the allocation of public open space and the contribution of funds towards future open space.

Where within a council area an application proposes the division of land into more than 20 allotments, and one or more of the allotments is less than one hectare in area, the council may require up to 12.5% of the land to be vested in the Council to be held as open space. Alternatively, a financial contribution may be payable to the council based on a set formula, or a combination of land and financial contribution can be agreed.

Where the division of land is for 20 allotments or less, and one or more allotments is less than one hectare in area, or undertaken under the *Community Titles Act 1996*, the State Planning Commission may require a contribution or enter into an agreement where certain land will be vested in the council or Crown to be held as open space and a contribution will be made.

The statutory provision of open space (either as land, a financial contribution or a combination of both) is therefore dependent on a land division proposal, its type and the number of allotments proposed.

In the circumstances of this DPA there are a number of factors that prevent a definitive allocation of open space at this time, including:

- The final form of development likely to occur on the subject land, and its need for associated land division, has not yet been determined. For example, development could be in a mixed-use format (i.e. retail with residential above) or as standalone land uses (i.e. residential, retail or commercial), with some activities not requiring further land division to proceed and therefore not being required to make an open space contribution.
- Depending on the extent of land division proposed, whether the open space contribution is to be provided to Council (primarily as a land contribution, but potentially as a land/monetary contribution) or the State Planning Commission (primarily as a monetary contribution, but potentially as a land contribution).
- Development is likely to occur over a number of years and will be influenced by market conditions at the time.

Notwithstanding these factors, the proponents have committed to working with both Councils to ensure realistic and site relevant open space outcomes are achieved.

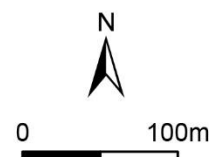
These outcomes are based on:

- Initial discussions with both Councils in 2015 to consider the open space development concepts and planning requirements for the DPA. A subsequent site visit to inspect the site and concept proposal led to in-principle agreement for the form of open space proposed.
- Recognition of the changes that have occurred in the provision of facilities and in planning for open space and recreation within both the Cities of Marion and Holdfast Bay since 2015.
- Further discussions with both Councils in 2019 on the proposed amendments to the DPA and in light of the updated Council strategies. This has again resulted in in-principle support with regard to the provision and location of open space around the periphery of the site, its potential use for stormwater management and meeting principles for regional connectivity and accessibility to and through the site. In particular, the proposed shared bike path/ pedestrian connections that enhance existing community circulation north – south and east- west, including to the Marion Golf Course located to the south, are supported. These features are shown indicatively on the following Concept Plan.



- Hills Face Zone
- Residential
- Neighbourhood Activity Centre
- Existing Reserves
- Detention Basin / WSUD
- Open Space / Buffers
- Signalised Intersection
- New Traffic Management Device

- Existing Roundabouts
- Possible Access Point (two-way)
- Possible Access Point (one-way)
- Pedestrian / Cyclist Links
- Proposed Public Road
- Development Plan Boundary
- Concept Plan Boundary



In addition to this in-principle agreement for open space provision and location, legal advice is being sought as to whether the wider Infrastructure Agreement being considered for other infrastructure elements is also required to detail of the open space infrastructure being sought, noting that this aspect is typically dealt with at the development application stage where the design process is more advanced.

Key documents that will be used to inform further open space planning and design within the subject land include:

#### **City of Marion**

- Playground Framework and associated documents
- Streetscape Guidelines
- Tree Management Framework
- Verge Development Guidelines
- Remnant Vegetation Plan
- Community Facilities Policy
- Open Space Policy 2018
- Walking and Cycling Guidelines 2018-2022

#### **City of Holdfast Bay**

- Development of the Kauri Parade Sporting and Community Precinct to the north of the DPA area
- Playspace Research and Guidelines
- Playspace Action Plan 2019-29
- Open Space and Public Realm Strategy 2018-2030.

Potential areas of open space are indicated on the above Concept Plan and support stormwater initiatives and pedestrian/cyclist links within the subject land and to adjacent networks. These requirements will be further developed at the Development Application stage for land division and land use proposals where the design process is more advanced.

Both Councils' Development Plans already contain a number of General Section policies under *Open Space and Recreation* that provide guidance on open space provision and development. Reference is also proposed to open space within the Desired Character statement for the Suburban Neighbourhood Zone.

### **3.2.16 Summary of Investigations**

The investigations undertaken for the land show that in relation to:

**Service utilities:** No significant impediments to service provision have been identified. However, funding solutions for any specific augmentation requirements/network upgrades will still need to be negotiated between the developers of the land and the infrastructure provider.

**Stormwater management:** Suitable measures are available to cater for both upstream flows and flows generated on-site, to avoid negative impacts on the downstream system. A combination of pipe work, suitably sized detention/retention basin(s) and water sensitive design techniques can be employed to appropriately manage the quantity and quality of stormwater.

**Site contamination:** There are varying levels of contamination identified across the site, which can be dealt with by established methods to render the land suitable for the intended use. Preliminary advice from an accredited Site Auditor has advised the EPA that, based on the knowledge available at this time, the subject land should be able to be made suitable for the proposed uses.

**Traffic impacts:** While suitable access points to the subject land can be provided from Scholefield Road and the former Quarry haulage road, it has been assessed that signalisation of the Ocean Boulevard/Scholefield Road intersection is required – irrespective of the impact of this DPA. On-site car parking will need to be provided at the rates set.

**Retail development:** Neighbourhood level retail facilities can be justified on the subject land, in combination with other community facilities. Any negative impacts on existing centres within the region are likely to be short term. Based on the Councils' vision for the activity centre and for it to be at a neighbourhood scale, it is proposed the centre be developed with up to 6,000 square metres floor area for shops and 2,000 square metres floor area for other non-residential land uses.

**Environmental noise and vibration:** A combination of factors such as setbacks, acoustic barriers, siting, design and materials used in construction, can provide a suitable amenity for sensitive development in proximity to likely noise and vibration sources. The relocation of the Quarry haulage road to the south-east of the area affected has removed the potential for noise and vibration impacts caused by Quarry truck movements.

**Air quality:** Data suggests that the Linwood Quarry is not significantly impacting on the local particulate (PM10) count. The relocation of the Quarry haulage road to the south-east of the area affected has removed the need for specific amelioration measures to be applied to the subject land in relation to dust issues.

**Linwood Quarry:** An average of five complaints per year are received in relation to dust, noise, vibration, etc. from the wider area. As occurs currently, the quarry activities will still be required to meet relevant legislative requirements into the future. The relocation of the adjacent haulage route will negate the need for specific amelioration measures to be applied to the subject land.

**Flora:** Vegetation within the subject land was described as being in very poor condition and dominated by exotic flora species, both planted and established. Declared weeds were common and widespread throughout the site. More recent site clearance works have removed much of this vegetation.

**Fauna:** 34 of the 35 species assessed were considered to have an 'Unlikely' likelihood of occurrence within the subject land for a variety of reasons. The remaining species, the Yellow-tailed Black Cockatoo (YTBC) was assessed as a 'Possible', largely on the basis of Aleppo Pines on the subject land providing a potential food source. However, the subsequent removal of the Aleppo Pines means it is 'Unlikely' that the YTBC will be found on the land. In addition, there are other known pine plantations within the southern Adelaide area that they can feed on, as well as the fact YTBC can travel long distances in search of food.

**Regulated trees:** Subsequent to the preparation of the tree assessment report, 7 Regulated trees in poor condition and/or central to the development site have been removed as part of site clearance works. The 5 Regulated trees on Council owned land have been retained. The removal of any further Regulated/Significant trees would be the subject of a further assessment/approval process.

**Aboriginal and other heritage:** There are no registered sites or objects, or items of State, Local or contributory significance, on the land or in proximity.

**Social impact:** The site is currently viewed as a 'blight' on the area and a barrier for the transition of people throughout the area. The proposed development is considered to have great potential to address any shortfalls in amenity and lifestyle choice for incoming residents and the surrounding communities and therefore have significant positive social impacts.

**Open space:** In-principle agreement has been reached between the proponent and the Councils on key areas of open space and their support for stormwater initiatives and pedestrian/cyclist links within the subject land and to adjacent networks. These requirements will be further developed at the Development Application stage for land division and land use proposals where the design process is more advanced.

## 4. Recommended policy changes

### 4.1 Recommended Policy Changes

The majority of the Affected Area lies within the Marion Council area, with the remainder in the Holdfast Bay Council area. Review of the current zoning applying to the subject land follows.

#### 4.1.1 Marion Council Area

Within the Marion Council area, the majority of the land is within the Residential Zone (Cement Hill Policy Area 10), with a smaller portion within the Mineral Extraction Zone and the Hills Face Zone.

Planning policies for the Residential Zone (Cement Hill Policy Area 10) indicate that it is an area primarily accommodating detached dwellings at low densities on individual allotments.

Planning policies for the Mineral Extraction Zone indicate that it comprises land intended for the mining and quarrying of minerals in a sustainable manner. As discussed in Section 3.2.14, a portion of the Zone is no longer required for mining purposes and the process to surrender this portion of the Mining Lease has commenced with the Department for Energy and Mining.

While a small portion on the southern boundary of the subject land is within the Hills Face Zone, no change to the Zone boundary or policies is proposed in this DPA.

#### 4.1.2 Holdfast Bay Council Area

Within the Holdfast Bay Council area, the land, including Les Scott Reserve, is within the Residential Zone.

Planning policies for this zone indicate that it is to comprise 'a range of dwelling types' with 'increased densities in close proximity to centres, public transport routes and public open spaces.' Medium to high density forms of housing are identified in specific policy areas, but not for the subject land.

#### 4.1.3 Conclusions and Recommended Policy Changes

As has been discussed earlier in this Analysis section, there are a number of significant constraints applying to the subject land. While these are largely able to be overcome or ameliorated to an appropriate standard suitable for the intended uses, not all of the site will be available to accommodate 'built' development. Given the economic realities of rendering the land 'fit for purpose', development on the site will need to be of a form and density that is financially viable from a development perspective.

As described above, the existing policies applying to the subject land are not considered conducive to the form or density of development considered necessary to successfully redevelop the land in a manner that will provide significant community benefit and vastly improved amenity.

While the final form and yield of the development area will be determined over a potential 6 to 10 years build time, it is likely to encompass the following elements:

- In the order of 150 residential allotments
- In the order of 430 to 480 multi-storey apartment dwellings
- Shops up to 6,000 square metres in area
- Other non-residential development up to 2,000 square metres in area
- Community open space.

After reviewing a number of policy modules contained within the SA Planning Policy Library, including the Mixed Use Zone and the Neighbourhood Centre Zone, it is considered the Suburban Neighbourhood Zone policies (with minor amendments) best reflect the proposed development scenario for the bulk of the subject land.

Review of the policies for the Mixed Use Zone indicates that it promotes a number of land use forms that are more commercial/industrial in nature and that are not envisaged on the subject land (i.e. institutional facility, light industry, recycling collection depot, service trade premises, warehouse and only 250 square metres of shops). While Neighbourhood Centre Zone policies could be applied to a portion of the land, the intent of these policies is also largely reflected in the Suburban Neighbourhood Zone policies which support a neighbourhood level activity centre. Given the potential constraints applying to the development of the land (i.e. the location and form of development may change based on the final Site Contamination Audit findings), the flexibility provided by the proposed Suburban Neighbourhood zoning is preferred over that to other more 'rigid' zones in this instance.

While the proposed policies for the Suburban Neighbourhood Zone are shown in full in Attachments M 2 and HB 2 in The Amendment section of this DPA, the objectives for the Zone are listed below:

- 1 *A medium density residential area that comprises a range of dwelling types, together with a neighbourhood activity centre that is located within a walkable distance of residents.*
- 2 *Provision of medium density residential development adjacent to an activity centre, public transport stops and public open space.*
- 3 *A neighbourhood activity centre that provides a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.*
- 4 *Sustainable development outcomes through appropriate stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.*
- 5 *Development that contributes to the desired character of the zone.*

In summary, the DPA proposes the following changes:

- In the Marion Council Development Plan rezoning the subject land from Residential Zone (Cement Hill Policy Area 10) and Mineral Extraction Zone to Suburban Neighbourhood Zone.
- In the Holdfast Bay Council Development Plan rezoning the subject land from Residential Zone to Suburban Neighbourhood Zone.
- Making "local additions" to the Suburban Neighbourhood Zone policies (which are based on the SAPPL Version 6 module) to reflect the circumstances of the subject land and specific requirements for guiding appropriate development (i.e. in relation to such matters as stormwater management, noise attenuation, traffic management, etc).
- Consequential amendments to a number of General Section policies in both Development Plans to ensure consistency.
- Consequential amendments to a number of maps in both Development Plans to reflect this new zoning.
- Inclusion of new maps showing the subject land as a "Designated Area for Noise and Air Emissions" and "Affordable Housing" in both Development Plans.
- Inclusion of a Concept Plan showing key features of the proposed development of the subject land in both Development Plans. It is to be noted that while the southern portion of the Affected Area extends into the Hills Face Zone in the Marion Council Development Plan, no changes to the boundary or the policies applying to the Zone are proposed as part of this DPA.

## 4.2 State Planning Policy Library update

In the Statement of Intent for this DPA, both Councils indicated that they would update their Development Plans to include the latest version of Water Sensitive Design policies from the 'Natural Resources' module of the SA Planning Policy Library (version 6). This proposal has been reviewed as part of this DPA process but is not required as it has already occurred in previous DPAs. As indicated above, the zoning proposed for the subject land is based on the Suburban Neighbourhood Zone from version 6 of the SAPPL Library.

## 5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation.

The majority of the site (where residential zoning currently applies) currently falls under the Residential Code provisions, having been identified as a 'Determined Area' for the purposes of Schedule 4 – Complying development, Clause 2B – New dwellings. Under this Clause the Code generally applies to new single and two-storey detached and semi-detached dwellings, which, if they meet specified performance criteria, must be granted Development Plan Consent.

However, as this DPA proposes a mixed use form of development with higher residential densities, including multi-storey buildings, it is unlikely that application of the Code will occur. In addition, application of the Code could actually hinder the desired development of the site. In this circumstance, the revocation of the 'Determined Area' status of the subject site is considered supportable.

## 6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of the Councils' Development Plans
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

### 6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Appendix A of this document. This DPA is consistent with the direction of the Planning Strategy.

### 6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 31 July 2012 and as revised on 7 June 2019. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in section 3.2 of this document.

### 6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Marion Council Development Plan and the Holdfast Bay (City) Development Plan.

### 6.4 Complements the policies in the Development Plans for adjoining areas

This DPA affects both the Marion Council Development Plan and the Holdfast Bay Council Development Plan. The adjoining Development Plans are therefore the West Torrens (City) Development Plan, Unley (City) Development Plan, Mitcham (City) Development Plan, Onkaparinga Development Plan and Land Not Within a Council Area (Metropolitan) Development Plan.

The area affected by the DPA is a discrete site that is located on the western boundary of Marion Council and the eastern boundary of Holdfast Bay Council, some distance from any of the adjoining Development Plans (i.e. over 1 km from the boundary of the Land Not Within a Council Area (Metropolitan) Development Plan, some 3 km from the boundary of the Onkaparinga Development Plan, some 4 km from the boundary of the Mitcham (City) Development Plan, some 9.5 km from the boundary of the Unley (City) Development Plan and some 7.5 km from the boundary of the West Torrens (City) Development Plan.

Given these distances and the fact that the proposed policies are based on relevant SAPPL modules, it is considered that this DPA will not affect the policies of Development Plans for adjoining areas. Where adjoining Development Plans have been converted to the SAPPL format and content, the policies in this DPA will be complementary.

### 6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council areas, as discussed in section 2.3.3 of this document.

### 6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

## References/Bibliography

- Alistair Tutte Specialist Retail Consultant - Property & Advisory Pty Ltd, *Brighton District Centre Study*, January 2012
- Boral, *Boral Linwood Quarry Community Update* – December 2018
- City of Holdfast Bay, *Open Space and Public Realm Strategy 2018- 2030*
- City of Holdfast Bay, *Our Place 2030 Strategic Plan* – October 2017
- City of Holdfast Bay, *Playspace Action Plan 2019-29* - 2019
- City of Holdfast Bay, *Playspace Research and Guidelines* - 2018
- City of Marion, *Community Vision Towards 2040* – December 2013
- City of Marion, *Strategic Plan 2017-2027* – June 2017
- Creating Communities, *Seacliff Park Development Social Impact Statement*, 2013
- Deep End, *City of Holdfast Bay – Retail analysis to inform planning policy*, 2013
- Department for Manufacturing, Innovation, Trade, Resources and Energy, *South Australia Earth Resources Information Sheet M38, Operating mines and quarries of South Australia*, April 2012
- Department of Planning and Local Government, *Housing and Employment Land Supply Program Report 2010*, Greater Adelaide, October 2010
- Department of Planning, Transport and Infrastructure, *Holdfast Bay Council Development Plan, Consolidated 2 June 2016*
- Department of Planning, Transport and Infrastructure, *Marion Council Development Plan, Consolidated 29 November 2018*
- Department of Planning, Transport and Infrastructure, *Road Management Plan (Short to Medium Term) – Brighton Road (Anzac Highway, Glenelg to Scholefield Road, Seacliff Park)*, October 2017
- Department of Planning, Transport and Infrastructure, *The 30-Year Plan for Greater Adelaide 2017 Update* - 2017
- Department of the Premier and Cabinet, Aboriginal Affairs & Reconciliation Division, letter dated 6 August 2013
- ebs ecology, *Seacliff Park Residential and Centre DPA Flora and Fauna assessment* – July 2013
- ebs ecology, *Vegetation Clearance Assessment Seacliff Park*- May 2019
- Golder Associates, *Proposed Seacliff Village Development, Ocean Boulevard, Seacliff Park – Preliminary Remediation Management Plan*, 26 June 2013
- Government of South Australia, *South Australia's Strategic Plan*, 2011
- LOCATIQN, *Seacliff Village, Adelaide Retail Floorspace Demand Analysis*, 12 September 2013
- mfy, *Seacliff Park Residential DPA Traffic Assessment* – June 2019
- oxigen and City of Marion, *Walking and Cycling Guidelines 2018-2022* – December 2018
- Pacific Environment Limited, *Air Quality Reverse Impact Amenity Impact Assessment for Proposed Redevelopment Site at Seacliff, South Australia*, December 2013
- Pavement Asset Services, *Proposed Lot 42 Seacliff park Development Site (Additional Land) - Preliminary Site Assessment* – July 2019
- Queensland Government, *Social impact assessment guideline*, July 2013

- Sonus, *Seacliff Park Redevelopment, Environmental Noise and Vibration Assessment Concept Stage*, June 2013
- Suter Planners, *Social Needs and Community Infrastructure Planning and Analysis*, May 2012, for the City of Holdfast Bay
- Suter Planners and Wax Design, *City of Holdfast Bay Open Space and Public Realm Strategy - The Strategy Report [1]*
- Symatree, *Tree Assessments – Seacliff Village Development, Ocean Boulevard, Seacliff Park*, August 2013
- Tonkin, *Seacliff Park Redevelopment Stormwater Management Plan* – July 2019
- Tonkin, *Seacliff Park Redevelopment – Service Investigations* – July 2019
- Tonkin Consulting, *Draft Stormwater Management Plan Coastal Catchments between Glenelg and Marino, Cities of Holdfast Bay and Marion Executive Summary*
- Tonkin Consulting, *Seacliff Park DPA, Traffic Impact Assessment*, June 2013
- Tonkin Consulting, *Seacliff Park Redevelopment Service Utilities*, May 2013
- Tonkin Consulting, *Seacliff Park Redevelopment – Stormwater Management Plan for Seacliff Ocean Estate Pty Ltd*, May 2013.

## Schedule 4a Certificate

### CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

#### DEVELOPMENT REGULATIONS 2008

#### SCHEDULE 4A

*Development Act 1993 – Section 25 (10) – Certificate - Public Consultation*

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS  
SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Adrian Skull, as Chief Executive Officer of the City of Marion, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Marion and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

XXX

DATED this XXX day of XXX 2019

.....

Chief Executive Officer

## Schedule 4a Certificate

### CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

#### DEVELOPMENT REGULATIONS 2008

##### SCHEDULE 4A

*Development Act 1993* – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS  
SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Roberto Bria, as Acting Chief Executive Officer of the City of Holdfast Bay, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Marion and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

XXX

DATED this XXX day of XXX 2019

.

.....  
Chief Executive Officer

## Appendices

### **Appendix A - Assessment of the Planning Strategy**

## Appendix A - Assessment of the Planning Strategy

### Targets and Policies

The DPA will support achievement of the following Targets and Policies from *The 30-Year Plan for Greater Adelaide – 2017 Update*.

Target	Response
<b>Containing our urban footprint and protecting our resources</b> <ul style="list-style-type: none"> <li>85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045</li> </ul>	The redevelopment of this brownfields site for higher density residential development will increase the amount and diversity of housing stock within the established urban area of metropolitan Adelaide.
<b>More ways to get around</b> <ul style="list-style-type: none"> <li>60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045</li> </ul>	The site is located some 500 – 850 metres walking distance from the Marino Railway Station on the Adelaide to Seaford train line. There are also bus stops on Scholefield Road on the northern side of the site and on Ocean Boulevard on the eastern boundary of the site.
<b>Getting active</b> <p>Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045</p>	Scholefield Road on the site's northern boundary and Ocean Boulevard on the eastern boundary are identified bike routes on the Bikedirect network. Development within the neighbourhood activity centre will also provide opportunities to walk to work within the site.
<b>Walkable neighbourhoods</b> <p>Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan* Adelaide by 25% by 2045</p>	The redevelopment of the site will meet the criteria for a walkable neighbourhood, providing convenient access by foot and bike to public open space, primary schools, shops and bus/train services.
<b>A green liveable city</b> <p>Urban green cover is increased by 20% in metropolitan Adelaide by 2045</p>	The redevelopment of this brownfields site will provide increased green cover through the establishment of new open space areas, links to existing adjacent open spaces, street tree plantings and amenity plantings in association with the neighbourhood activity centre.
<b>Greater housing choice</b> <p>Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045</p>	The policies for the SAPPL based Suburban Neighbourhood Zone support the provision of a range of dwelling type and densities. Residential development is anticipated to be primarily of a medium density nature (i.e. 35 – 70 dwelling units/ha) and of medium rise design (i.e. 3 – 6 storeys).

Policy	Response
<b>Transit corridors, growth areas and activity centres</b>	
<b>Policy 1:</b> Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport.	The redevelopment of the site will facilitate a medium density, medium rise residential area in proximity to rail and bus public transport options.
<b>Policy 2:</b> Increase residential and mixed use development in the walking catchment of: <ul style="list-style-type: none"> <li>- Strategic activity centres</li> <li>- Appropriate transit corridors</li> <li>- Strategic railway stations.</li> </ul>	The redevelopment of the site proposes the establishment of a medium density residential area around a new neighbourhood level activity centre in proximity to rail and bus public transport options.
<b>Policy 3:</b> Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.	The proposed residential density across the site is in the order of 35 to 70 dwelling units/ha (medium density), with pockets of development that may be lower or higher than this target.
<b>Policy 4:</b> Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.	Residential development is likely to be predominantly of medium rise form (3- 6 storeys), with some pockets of lower rise as well.
<b>Policy 5:</b> Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.	The redevelopment of the site will facilitate a medium density, medium rise residential area around a new neighbourhood level activity centre and in proximity to rail and bus public transport options.
<b>Policy 6:</b> Promote urban renewal opportunities and maximise the use of government-owned land to achieve higher densities along transit corridors.	The redevelopment of the site will provide urban renewal opportunities to a disused brownfields site.
<b>Policy 8:</b> Provide retail and other services outside designated activity centres where they will contribute to the principles of accessibility, a transit-focused and connected city, high quality urban design, and economic growth and competitiveness.	The proposed introduction of the Suburban Neighbourhood Zone over the site will support the establishment of an accessible neighbourhood level activity centre on the land.
<b>Policy 9:</b> Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.	Policies within the Suburban Neighbourhood Zone will support the creation of a vibrant, mixed use activity centre with a quality public realm.
<b>Design quality</b>	

Policy	Response
<b>Policy 25:</b> Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.	The redevelopment of this brownfields site is anticipated to occur through a comprehensive urban design process, incorporating a coordinated approach to the built form, streetscapes, open space and the public realm.
<b>Policy 26:</b> Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.	A diverse range of building forms is proposed which takes advantage of some of the site's sloping nature. It will provide for medium density residential development in an area which is currently characterised by detached dwellings on larger allotments. Affordable housing policies will apply to the site.
<b>Policy 28:</b> Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.	In addition to General Section policies which require consideration of these matters, policies for the Suburban Neighbourhood Zone will also reinforce the need for the provision of appropriate movement networks through the site and connections to the surrounding areas.
<b>Housing mix, affordability, and competitiveness</b>	
<b>Policy 36:</b> Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.	The redevelopment of the site will provide medium density housing adjacent to a new neighbourhood level activity centre and in proximity to public transport options providing access to the wider area.
<b>Policy 37:</b> Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including: <ul style="list-style-type: none"> <li>- ancillary dwellings such as granny flats, laneway and mews housing</li> <li>- dependent accommodation such as nursing homes</li> <li>- assisted living accommodation</li> <li>- aged-specific accommodation such as retirement villages</li> <li>- small lot housing types</li> <li>- in-fill housing and renewal opportunities.</li> </ul>	The policies for the Suburban Neighbourhood Zone support the provision of a range of dwelling types and densities. In terms of accommodation, the list of envisaged uses includes affordable housing, aged persons accommodation, dwellings and residential flat buildings.
<b>Policy 40:</b> Use government-owned land and large underdeveloped or vacant sites as catalysts for stimulating higher density development and innovative building forms.	The redevelopment of this brownfields site will support higher density development and innovative building forms appropriate to the nature of the land.

Policy	Response
<p><b>Policy 43:</b> Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).</p>	<p>Affordable Housing Overlay policies will apply to the land through its listing as a 'designated area' on an overlay map.</p>
<p><b>Policy 45:</b> Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.</p>	<p>Affordable Housing Overlay policies will apply to the land through its listing as a 'designated area' on an overlay map. As previously discussed, a range of dwelling types are envisaged on the land in close proximity to public transport options</p>
<p><b>Health, wellbeing and inclusion</b></p>	
<p><b>Policy 47:</b> Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> <li>- diverse housing options that support affordability</li> <li>- access to local shops, community services and facilities</li> <li>- access to fresh food and a range of food services</li> <li>- safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity</li> <li>- diverse areas of quality public open space (including local parks, community gardens and playgrounds)</li> <li>- sporting and recreation facilities</li> <li>- walkable connections to public transport and community infrastructure.</li> </ul>	<p>The redevelopment of this brownfields site will result in the creation of a healthy neighbourhood that provides a range of housing options, including affordable housing, convenient access to a neighbourhood activity centre to be built on the same site, pedestrian and cycling networks internal to the site and connecting to the surrounding area, internal open space areas and connections to surrounding open space and sports facilities and walkable connections to train and bus services.</p>
<p><b>Policy 50:</b> Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p>	<p>Local open space will be provided as part of the overall development of the site. Strong links will be provided to adjoining open space areas/facilities (i.e. Les Scott Reserve, John Mathwin Reserve and the Marion Golf Park).</p>
<p><b>The economy and jobs</b></p>	

Policy	Response
<b>Policy 56:</b> Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	The Suburban Neighbourhood Zone policies support the establishment of a neighbourhood level activity centre within the Zone. Policies for the activity centre support in the order of 6,000 square metres of retail space and 2000 square metres of other forms of commercial development.
<b>Transport</b>	
<b>Policy 74:</b> Ensure development does not adversely impact the transport function of freight and/or major traffic routes and maintains access to markets (Refer to Map 7).	The development site is adjacent to Ocean Boulevard/Brighton Road, a 'Major Traffic and/or Freight Route' identified on Map 7. No new access points will be created from the subject land to Ocean Boulevard. Access will be provided from Scholefield Road and it is likely that a signalised intersection will be required at the intersection of Scholefield Road with Ocean Boulevard.
<b>Policy 78:</b> Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport (see Map 8).	Pedestrian and cycling networks will be provided within the subject land, with convenient linkages to the new neighbourhood activity centre and the surrounding areas.
<b>Infrastructure</b>	
<b>Policy 86:</b> Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including: <ul style="list-style-type: none"> <li>- walking and cycling paths and facilities</li> <li>- local stormwater and flood management including water sensitive urban design</li> <li>- public open space</li> <li>- sports facilities</li> <li>- street trees</li> <li>- community facilities, such as child care centres, schools, community hubs and libraries.</li> </ul>	As part of the redevelopment of the site for residential and activity centre land uses, an appropriate level of infrastructure will be provided. This will include walking and cycling networks, local stormwater and flood management requirements, public open space, convenient access to adjacent sports facilities, street trees and the opportunity to establish community facilities within the neighbourhood level activity centre.
<b>Open space, sport and recreation</b>	
<b>Policy 99:</b> Ensure quality open space is within walking distance of all neighbourhoods to: <ul style="list-style-type: none"> <li>- link, integrate and protect biodiversity assets and natural habitats</li> <li>- provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres</li> </ul>	Public open space will be provided as required within the site. It will include convenient linkages to the activity centre proposed adjacent to Scholefield Road and to adjoining reserve areas/sports facilities.

Policy	Response
<ul style="list-style-type: none"> <li>- be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time</li> <li>- incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity</li> <li>- contain appropriate and low-maintenance species and locate trees to maximise shade</li> <li>- encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment</li> <li>- foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.</li> </ul>	
<b>Climate change</b>	
<p><b>Policy 105:</b> Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> <li>- protect valuable primary production land</li> <li>- reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas</li> <li>- conserve areas of nature protection areas</li> <li>- safeguard the Mount Lofty Ranges Watershed</li> <li>- reduce vehicle travel and associated greenhouse gas emissions.</li> </ul>	<p>The provision of a medium density, medium rise built form on this brownfields site will deliver a more compact urban form. In creating a walkable neighbourhood in proximity to public transport options, there will be a reduced need for private vehicle travel.</p>
<p><b>Policy 107:</b> Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p>	<p>Policies for the Suburban Neighbourhood Zone support the establishment of medium density and low to medium rise residential development.</p>
<p><b>Policy 111:</b> Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.</p>	<p>Redevelopment of this brownfields site for residential and activity centre land uses will enable the creation of a liveable urban environment, through the provision of open spaces, street trees, pedestrian and cycling networks and a high amenity public realm.</p>

Policy	Response
<b>Water</b>	
Policy 115: Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.	A variety of Water Sensitive Urban Design mechanisms will be integrated through the zone at the neighbourhood, street, site and building level.
<p>Policy 117: Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:</p> <ul style="list-style-type: none"> <li>- run-off from infill development</li> <li>- urban flooding from increased short-duration intense rainfall events associated with climate change</li> <li>- pollution from roads and other developed areas.</li> </ul>	A stormwater management plan for the site has been developed that takes into consideration upstream catchment needs, on-site stormwater generation and the need to assist in reducing downstream impacts. This plan has taken into account the wider regional stormwater plan in place for the joint Council areas.
<b>Emergency management and hazard avoidance</b>	
<b>Policy 121:</b> Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.	Given the previous brownfields uses on the land, site contamination investigations have been undertaken to confirm the location, type and extent of soil and groundwater contamination. Preliminary advice has been provided on likely remediation measures and an Environmental Auditor has provided a preliminary opinion which indicates the land can be made suitable for the intended land uses.

# Development Plan Amendment

By the Council

## City of Marion City of Holdfast Bay

Seacliff Park Residential and Centre DPA

The Amendment

---



<b>Amendment Instructions Table</b>					
<b>Name of Local Government Area: City of Marion</b>					
<b>Name of Development Plan: Marion Council</b>					
<b>Name of DPA: Seacliff Park Residential and Centre</b>					
<p><i>The following amendment instructions (at the time of drafting) relate to the Marion Council Development Plan consolidated on 29 November 2018.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>					
Amendment Instruction Number	Method of Change	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> <li>Replace</li> <li>Delete</li> <li>Insert</li> </ul>	<ul style="list-style-type: none"> <li>Objective (Obj)</li> <li>Principle of Development Control (PDC)</li> <li>Desired Character Statement (DCS)</li> <li>Map/Table No.</li> <li>Other (Specify)</li> </ul>			
<b>COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)</b>					
Amendments required (Yes/No): <b>Yes</b>					
<b>Advertisements</b>					
1.	Insert	After the last entry in the Table in PDC 20	Attachment M1	N	N
<b>Centres and Retail Development</b>					
2.	Insert	After the words “Suburban Activity Node” Zone” in PDC 7	“or the <b>Suburban Neighbourhood Zone</b> ,”	N	N
<b>Orderly and Sustainable Development</b>					
3.	Insert	After the last dot point in PDC 10.	<ul style="list-style-type: none"> <li><a href="#"><u>Concept Plan Map Mar/9 – Mixed Use Zone</u></a></li> </ul>	N	Y – Map Reference Tables

			<ul style="list-style-type: none"> <li><a href="#"><u>Concept Plan Map Mar/10 – Seacliff Park.</u></a></li> </ul>		
<b>Residential Development</b>					
4.	Replace	"Dwellings" in PDC 19	with "Except where otherwise specified, dwellings"	N	N
<b>ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)</b>					
Amendments required (Yes/No): <b>Yes</b>					
<b>Suburban Neighbourhood Zone</b>					
5.	Insert	After the contents of the "Suburban Activity Node Zone"	The contents of Attachment M2	N	N
<b>TABLES</b>					
Amendments required (Yes/No): <b>Yes</b>					
<b>Table Mar/2 – Off Street Vehicle Parking Requirements</b>					
6.	Insert	After "Consulting room" and the associated number of required car parking spaces	"Consulting room in the Suburban Neighbourhood Zone" and "4 for the first consulting room plus 1 per each additional consulting room"	N	N
7.	Insert	After "Row" (dwelling) and the associated number of required car parking spaces	"Detached Semi-detached Row in the Suburban Neighbourhood Zone" and "1 per 1 bedroom dwelling 2 per 2 or more bedroom dwelling"	N	N
8.	Insert	After "Residential flat building" and the associated number of required car parking spaces	"Group Residential flat building in the Suburban Neighbourhood Zone" and "1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3 or more bedroom dwelling plus 0.25 visitor spaces per dwelling"	N	N

9.	Insert	After “Pre-school, primary school and secondary school” and the associated number of required car parking spaces	“Pre-school in the Suburban Neighbourhood Zone” and “1 per employee plus 0.25 per child as drop off/pick up bays plus 1 space for wheelchair access”	N	N
10.	Insert	After “With dine-in and drive through facilities” and the associated number of required car parking spaces	“Restaurant (other than as listed above) in the Suburban Neighbourhood Zone” and “1 per 2 seats able to be provided”	N	N
11.	Replace	The words “(where located within a centre)” for “Shop”	With “(where located within a centre, including in the Suburban Neighbourhood Zone)”	N	N
12.	Insert	After “Radio and TV studio” and the associated number of required car parking spaces	“All other non-residential uses in the Suburban Neighbourhood Zone” and “4 per 100 square metres”	N	N

**Table Mar/5 – Bicycle Parking Requirements for Designated Areas**

13.	Insert	After the last item in the “Designated area” column	“Suburban Neighbourhood Zone”	N	N
-----	--------	---	-------------------------------	---	---

**MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)**

Amendments required (Yes/No): **Yes**

**Map Reference Tables**

14.	Insert	In “Zone Maps” a new row immediately after “Suburban Activity Node” and “Mar/8”	“Suburban Neighbourhood” and “Mar/10”	N	N
15.	Insert	In “Overlay Maps” after reference to “Affordable Housing Map Number Mar/8”	“, Mar/10”	N	N
16.	Insert	In “Overlay Maps” after reference to “Noise and Air Emissions Map Number Mar/8”	“, Mar/10”	N	N

17.	Insert	In “Concept Plan Maps” a new row immediately after the last entry	Containing “Seacliff Park” and “Mar/10”	N	N
<b>Map(s)</b>					
18.	Replace	Council Index Map	With corresponding map in Attachment M3	N	N
20.	Insert	Immediately after Overlay Map Mar/10 Heritage	The new maps in Attachment M4	N	N
21.	Replace	“Zone Map Mar/10” and “Policy Area Map Mar/10”	With corresponding maps in Attachment M5	N	N
22.	Insert	Immediately after “Concept Plan Map Mar/9 – Mixed Use Zone”	The new map in Attachment M6	N	N

**Attachment M1**

Zone	Maximum Height (metres)	Maximum Display Area or Panel Size (square metres)
Suburban Neighbourhood Zone		
- Non residential sites within the residential area of the zone	4	4 (2 per side if double-sided)
- Sites within the neighbourhood activity centre area of the zone	8	12 (6 per side if double sided)

**Attachment M2**

## Suburban Neighbourhood Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone

### OBJECTIVES

- 1 A predominantly medium density residential area that comprises a range of dwelling types, together with a neighbourhood activity centre that is located within a walkable distance of residents.
- 2 Provision of medium density residential development adjacent to an activity centre, public transport stops and public open space.
- 3 A neighbourhood activity centre that provides a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.
- 4 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone will be developed predominantly as a medium density residential area focused around a neighbourhood scale activity centre. The layout of the area will support integration of activities, an active public realm and provide convenient pedestrian, cycling and vehicular access to public open space, shops, a range of community services and adjacent education facilities.

Development across the zone will take advantage of scenic views of the Adelaide coastline and cityscape in the arrangement of streets, open spaces and the orientation of buildings. Buildings of up to six storeys are envisaged.

Public open space will provide a high level of amenity for local residents and will be primarily designed for local use. Reserves will support a network of pedestrian and cycling linkages throughout to the zone, encouraging access to nearby recreation and sporting facilities, public transport nodes and the activity centre. Some reserves will also provide a joint stormwater management function.

Stormwater, both from the upstream catchment and generated within the zone, will be carefully managed to ensure that flows do not exceed the capacity of the downstream system. A variety of Water Sensitive Urban Design mechanisms will be integrated throughout the zone at the neighbourhood, street and site level. Where practical, harvested stormwater will be used for irrigation to improve the aesthetic and functional value of open spaces.

Due to former industrial uses within the zone, development is expected to occur on a precautionary basis where a site contamination audit verifies that a site is suitable for its intended uses, particularly where it involves a sensitive use such as residential development.

A variety of dwelling types and densities, and a range of allotment sizes, will be provided across the zone, catering for different household sizes, life cycle stages and housing preferences. The average net residential site density will be in the order of 35 to 70 dwelling units per hectare across the zone, with pockets of development that may be lesser or greater than this target. Buildings of up to 6 storeys in height are envisaged in some parts of the zone.

In the residential area, setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include balconies, windows and doors that overlook the street to promote community interaction and safer streets.

The residential area public realm will include unique and interesting themes achieved through landscaping, surface treatments, street furniture, building design and other elements. Garaging and associated entry points will not dominate the appearance of a building from a local street (including a laneway). Street patterns and walkways will be designed to minimise the need for local vehicle trips, promote low vehicle speeds and maximise shared street opportunities in local streets. These networks will encourage walking and cycling to local facilities and public transport services.

The neighbourhood activity centre will incorporate a mixture of services, providing for the daily and weekly shopping, business and community needs of the surrounding community. It will contain in the order of 6,000 square metres floor area for retail activities and in the order of 2,000 square metres floor area for other non-residential land uses. It will comprise generally multi-storey, mixed use buildings where the street level uses are primarily non-residential. Upper floor uses will primarily comprise residential development with some complementary non-residential uses such as offices and consulting rooms.

The built form within the activity centre will have a strong contemporary urban character, with active building frontages orientated towards Scholefield Road, adjacent open space to the west and other public areas. A variety of materials, colours and façade articulation will be used to provide interest and amenity. Active ground floor frontages will be provided, with clear connection of the building with public areas and spaces. Features and activities that attract people are encouraged, such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

The activity centre public realm will include landscaping comprising established upper canopy trees, consistent with the scale and height of buildings, to provide shade as well as softening the building form. It will also feature a public plaza with a strong connection to the Scholefield Road frontage. A pedestrian friendly environment will be provided through such means as wide footpaths, colonnades, courtyards, verandahs and awnings and street furniture.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development, or any combination thereof, are envisaged in the zone:
  - affordable housing
  - aged persons accommodation
  - dwelling
  - domestic outbuilding
  - educational establishment
  - pre -school
  - primary school
  - residential flat building
  - supported accommodation.
- 2 The following additional forms of development, or combination thereof, are also envisaged within the designated neighbourhood activity centre identified on [\*Concept Plan Map Mar/10 - Seacliff Park\*](#):

- community centre
  - consulting room
  - indoor recreation centre
  - office
  - place of worship
  - pre-school
  - restaurant (excluding those incorporating a drive-through facility)
  - shop (excluding a bulky goods outlet or a retail showroom or a shop associated with a premise that sells and/or trades petrol).
- 3 Development should be in accordance with [Concept Plan Map Mar/10 - Seacliff Park](#).
- 4 Non-residential development should be located within the designated neighbourhood activity centre.
- 5 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 6 Development should be consistent with the desired character for the zone.
- 7 Development may be up to 6 storeys in height.
- 8 The visual massing and height of buildings in the designated neighbourhood activity centre should be progressively reduced to a maximum of 3 storeys at the interface with lower rise residential development.
- 9 Garage top apartments should:
- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
  - (b) front a street or laneway that provides rear access for vehicles associated with the main dwelling and garage top apartment
  - (c) complement the existing dwelling or mixed use building.
- 10 An acoustic barrier should be constructed within the zone adjacent the boundary with Ocean Boulevard to mitigate noise and vibration issues associated with traffic using the road.
- 11 A landscape buffer with a minimum width of 10 metres should be constructed within the zone adjacent the boundary with Ocean Boulevard to mitigate air quality issues associated with traffic using the road.

### **Dwellings and Residential Flat Buildings**

#### **Building to the Side Boundary**

- 12 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
  - (b) constructed in accordance with any approved building envelope plan

- (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height above reference level, where reference level means where the natural ground level is readily apparent or known, that level, otherwise the pre-existing ground level ignoring any preparatory works done prior to the assessment of the development.
- 13 Dwellings and residential flat buildings developed to both side boundaries should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

#### Setbacks from the Side Boundary

- 14 Walls of dwellings and residential flat buildings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from reference level, where reference level means where the natural ground level is readily apparent or known, that level, otherwise the pre-existing ground level ignoring any preparatory works done prior to the assessment of the development)	Minimum setback from side boundaries (metres)
For any portion of the wall less than or equal to 7 metres	0.9
For any portion of the wall greater than 7 metres	1.5

#### Front Setbacks

- 15 Dwellings and residential flat buildings (excluding verandahs, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From a secondary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From a secondary road frontage of all other roads	1.5

### Setbacks from Rear Boundaries

- 16 The walls of dwellings and residential flat buildings should be set back from rear boundaries, except where the rear boundary adjoins a laneway, in accordance with the following parameters:
- (a) ground floor minimum setback of 2.5 metres
  - (b) second storey minimum setback of 4 metres
  - (c) third storey or more minimum setback of 4 metres plus any increase in wall height over 6 metres.
- 17 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
  - (b) constructed in accordance with an approved building envelope plan.

### Development Fronting a Laneway

- 18 Laneways should:
- (a) be of adequate dimensions to enable safe and efficient movements for pedestrians, cars and service vehicles (including for waste collection)
  - (b) have a minimum road reserve width of 8 metres
  - (c) be through routes of a straight configuration
  - (d) not be longer than 140 metres without a mid-link lane.
- 19 Development fronting a laneway should enable safe and easy access into/from the laneway and be set-back a sufficient distance to:
- (a) avoid the need for people to step directly onto the road reserve when leaving a dwelling
  - (b) avoid the need for doors/gates to protrude into the laneway when open
  - (c) adequately cater for the turning path of a typical motor vehicle accessing the site.
- 20 Built development facing a laneway should be setback from the boundary of the laneway:
- (a) a minimum of 0.5 metres for the ground floor of a dwelling and may be on the boundary for upper levels
  - (b) a minimum of 0.5 metres and a maximum of 1.0 metre for a garage or carport.
- 21 Dwellings and residential flat buildings facing a laneway should provide visible front door access, with a clearly identified house number, letter box and access to metered services.

## Private Open Space

22 Dwellings and residential flat buildings should include private open space that conforms to the requirements below:

Minimum area of private open space (particularly dwellings with ground level living rooms)

Site area	Private open space (POS)		
	Total	Directly accessible from a living room	Off-ground
175 square metres or greater	20 per cent of site area	10 per cent of the site area with a minimum dimension of 5 metres by 5 metres	10 square metres
Less than 175 square metres	35 square metres	16 square metres with a minimum dimension of 4 metres by 4 metres	8 square metres

Dwellings with ground level habitable rooms should have at least the total amount of private open space specified above. Off-ground areas such as balconies, roof patios, decks or the like may comprise part of the open space if each is at least the size specified.

One part of the private open space should:

- Be directly accessible from a living room of the dwelling and no less than the size specified;
- Have a minimum dimension as specified above; and
- Have a gradient no steeper than 1-in-10.

All other private open space should have a dimension of at least 2.5 metres at ground level and 2 metres off-ground level.

Minimum area of private open space (dwellings located wholly above ground level or without ground level habitable rooms)

Dwelling type	Private open space
Studio (no separate bedroom)	6 square metres
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	11 square metres plus 4 square metres for each bedroom after the first two

Dwellings without ground level habitable rooms should have at least the amount of private open space specified above. All private open space should have a dimension of at least 2

metres, and be directly accessible from a living room of the dwelling.

### Site Area

- 23 A dwelling should have a site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling), a frontage to a public road and a site depth of not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)	Minimum site depth (metres)
Detached dwelling (except where constructed boundary to boundary)	270	7	20
Semi-detached dwelling	220	6	20
Row dwelling and detached dwelling constructed boundary to boundary	220	5	20
Group dwelling / residential flat building (1 and 2 storey)	200	15	45

### Minimum Dwelling Areas for Residential Flat Buildings

- 24 Residential flat buildings should contain dwellings with internal floor areas of not less than the following:
- (a) studio (where there is no separate bedroom): 35 square metres
  - (b) 1 bedroom dwelling/apartment: 50 square metres
  - (c) 2 bedroom dwelling/apartment: 65 square metres
  - (d) 3+ bedroom dwelling/apartment: 80 square metres plus an additional 15 square metres for every additional bedroom over 3 bedrooms.

“Internal floor areas” includes internal storage areas but does not include balconies or car parking as part of the calculation.

### Affordable Housing

- 25 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

## Neighbourhood Activity Centre

- 26 The designated neighbourhood activity centre should:
- (a) maximise its role as a neighbourhood focus by including shops, a range of community facilities and residential development
  - (b) comprise buildings of a human scale, addressing the street and other areas accessible to the public
  - (c) be physically connected with surrounding residential areas by:
    - (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
    - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
  - (d) orientate development towards and near to public spaces and street frontages
  - (e) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
  - (f) include shelter for pedestrians along public streets and internal access ways
  - (g) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
  - (h) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
  - (i) ensure buildings address the street frontage and open spaces with service areas generally accessed via rear lanes or internal to the centre and not visible from public streets or residential development.
- 27 A range of setbacks should be used within the activity centre to:
- (a) support active frontages
  - (b) accommodate activities within the wider public realm (i.e. the streets, open spaces and other areas accessible to the public).
- 28 Development with larger floor areas and typically large frontages (e.g. such as a supermarket) within the activity centre should be designed to present a small frontage to the public area, which is integrated with the smaller scale frontages of other development by such means as ‘wrapping or capping’ the larger shop frontage with smaller shops fronting the external environment.
- 29 Upper floors of multi-storey mixed use buildings should primarily comprise of residential development, with some complementary non-residential uses such as offices or consulting rooms.

## Stormwater Management and Water Quality

- 30 Development should include stormwater management systems designed to achieve the following stormwater runoff outcomes:
- (a) Protection from the 1 in 100 year average recurrence interval flows generated by the upstream catchment. This should include a safe overland flow path and could include a suitably sized pipe system for these floodwaters through or around the zone, discharging to a suitably sized detention basin which discharges at a rate no greater than 0.1m<sup>3</sup>/sec.
  - (b) Stormwater runoff generated by development from rainfall events having up to a 1 in 5 year average recurrence interval should be retained/reused within the zone and discharged at a rate no greater than 0.03m<sup>3</sup>/sec to the downstream drainage system, in lieu of soil infiltration into underlying contaminated soil. However, use of on-site Water Sensitive Design treatments should be maximised.
  - (c) The peak 1 in 100 year average recurrence interval flow discharged from the zone should be reduced to the existing 5 year average recurrence interval peak flow of 0.66m<sup>3</sup>/sec.
- 31 The amenity of the proposed development should be protected from polluted upstream catchment stormwater discharged through the zone.
- 32 Development should include stormwater management systems designed to achieve the following catchment runoff quality outcomes compared to an equivalent urban catchment with no water quality management:
- (a) Suspended solids - 80% reduction in average annual pollutant load
  - (b) Total phosphorous - 60% reduction in average annual pollutant load
  - (c) Total nitrogen - 45% reduction in average annual pollutant load
  - (d) Litter/gross pollutants– 90% reduction in average annual pollutant load
  - (e) Oil and Grease – no visible oils for flows up to the 3 month ARI Peak Flow
  - (f) Flow-run off rates that do not exceed the rate of discharge from the site that existed during pre-development.

## Bicycle Parking

- 33 Bicycle parking should be provided at the rate set out in [Table Mar/5 – Bicycle Parking Requirements for Designated Areas.](#)

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

## Non-complying Development

The following forms of development and any development which includes one or more or a combination of the following forms of development (in any fashion, including as an integrated component), are non-complying:

Form of development	Exceptions
Adult products and services premise	
Amusement machine centre	
Advertisement and/or advertising hoarding where one or more of the following applies:	
Neighbourhood activity centre area of the zone:	Except in regard to subclause (d), advertisements that display third party content where integrated with a bus shelter or public telephone booth located on a primary arterial road
<ul style="list-style-type: none"> <li>(a) it moves, flashes or rotates</li> <li>(b) it projects above the roof line when roof mounted</li> <li>(c) when attached to a building, has any part projecting above the walls, fascia or parapet</li> <li>(d) it displays third party content relating to services, messages or products that are not directly related to the primary activity on the site on which the advertisement is being displayed</li> <li>(e) has a height greater than 8 metres above reference level</li> <li>(f) it exceeds a display area or panel size of 12 square metres in area (6 square metres if double sided)</li> </ul>	
Residential area of the zone:	Except in regard to subclause (g), advertisements that display third party content where integrated with a bus shelter
<ul style="list-style-type: none"> <li>(a) it is illuminated (internally, externally or indirectly)</li> <li>(b) it moves, flashes or rotates</li> <li>(c) when freestanding, exceeds 4 metres above reference level at any point</li> <li>(d) when attached to a building, has any part protruding above the highest level of that building</li> <li>(e) when on a non-residential site it exceeds a display area or panel size</li> </ul>	

Form of development	Exceptions
<p>of 4 square metres in area (2 square metres if double sided)</p> <p>(f) when on a residential site it exceeds a display area or panel size of 0.4 square metres in area (0.2 square metres if double sided)</p> <p>(g) it displays third party content relating to services, messages or products that are not directly related to the primary activity on the site on which the advertisement is being displayed</p>	
Bulky goods outlet or retail showroom	
Car wash facility	
Fuel depot	
Hospital	
Industry	
Motor repair station	
Petrol filling station	
Premise that incorporates a facility for the fuelling of vehicles	
Public service depot	
Restaurant incorporating a drive-through facility	
Road transport terminal	
Service trade premise	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

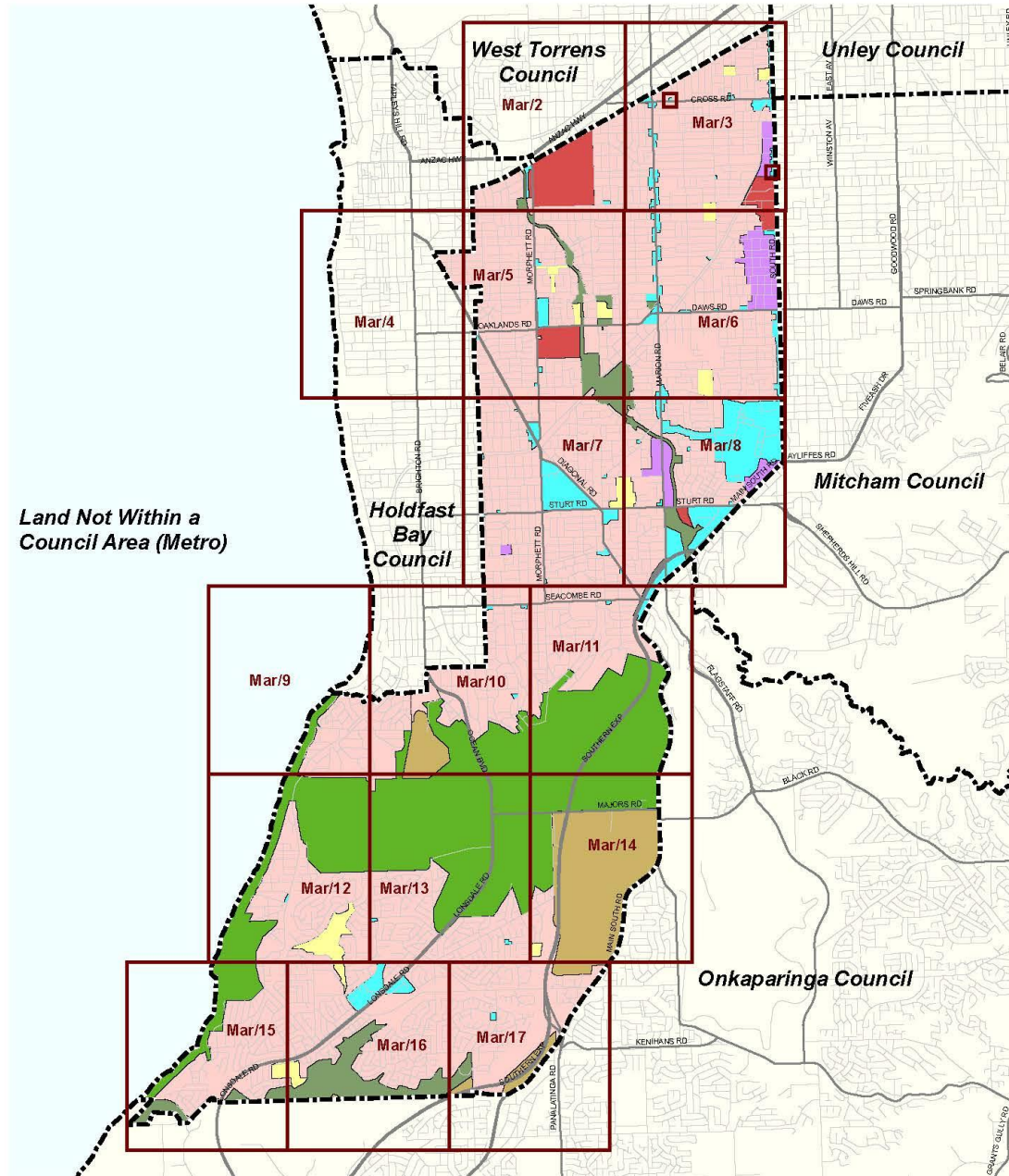
## Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Dwelling	
Nursing home	
Office that is ancillary and in association with a dwelling	
Residential flat building	
Retirement village	
Supported accommodation	
Within the neighbourhood activity centre:	
(a) community centre	
(b) consulting room	
(c) indoor recreation centre	
(d) office	
(e) place of worship	
(f) pre-school	
(g) shop	

## Attachment M3

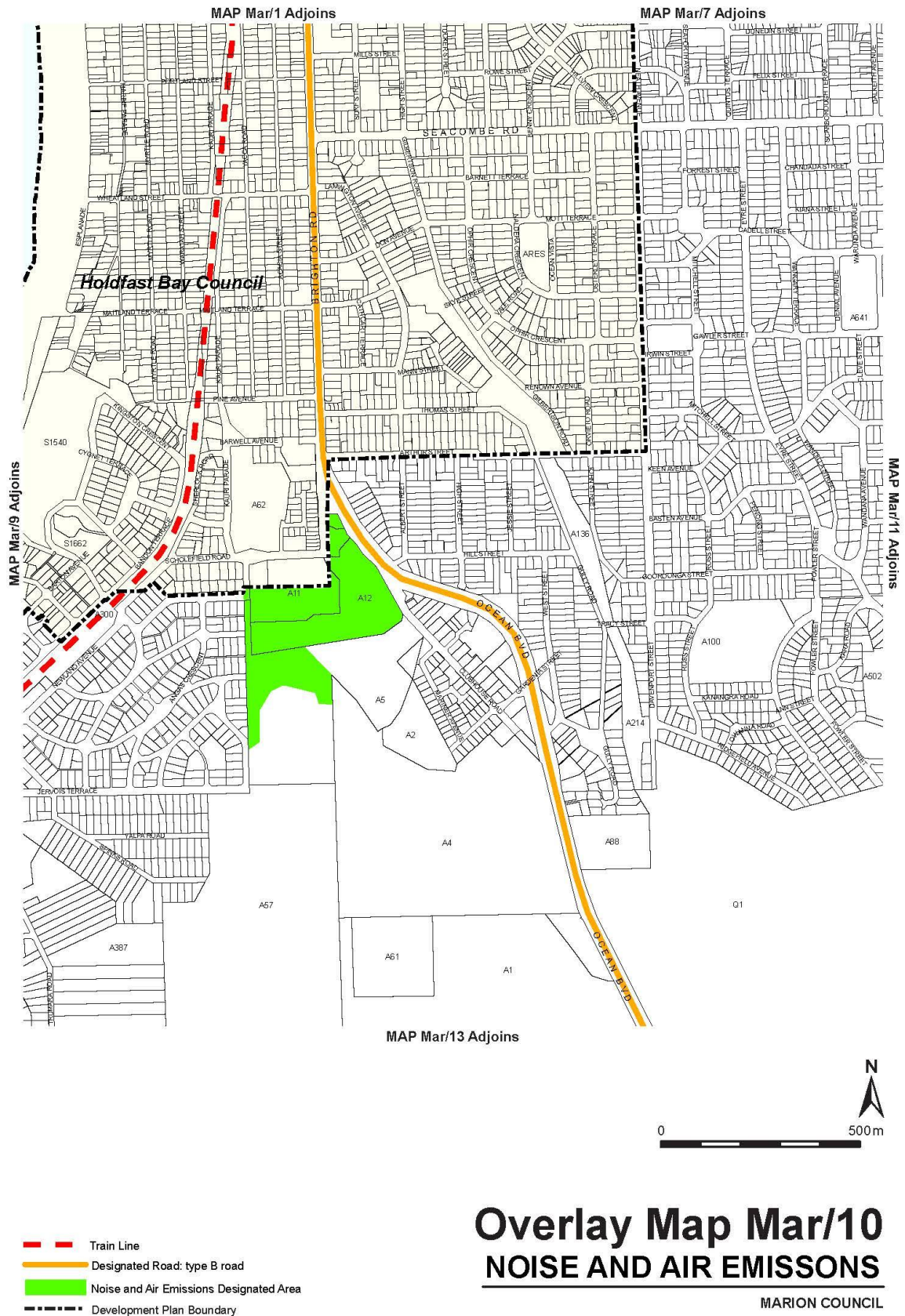


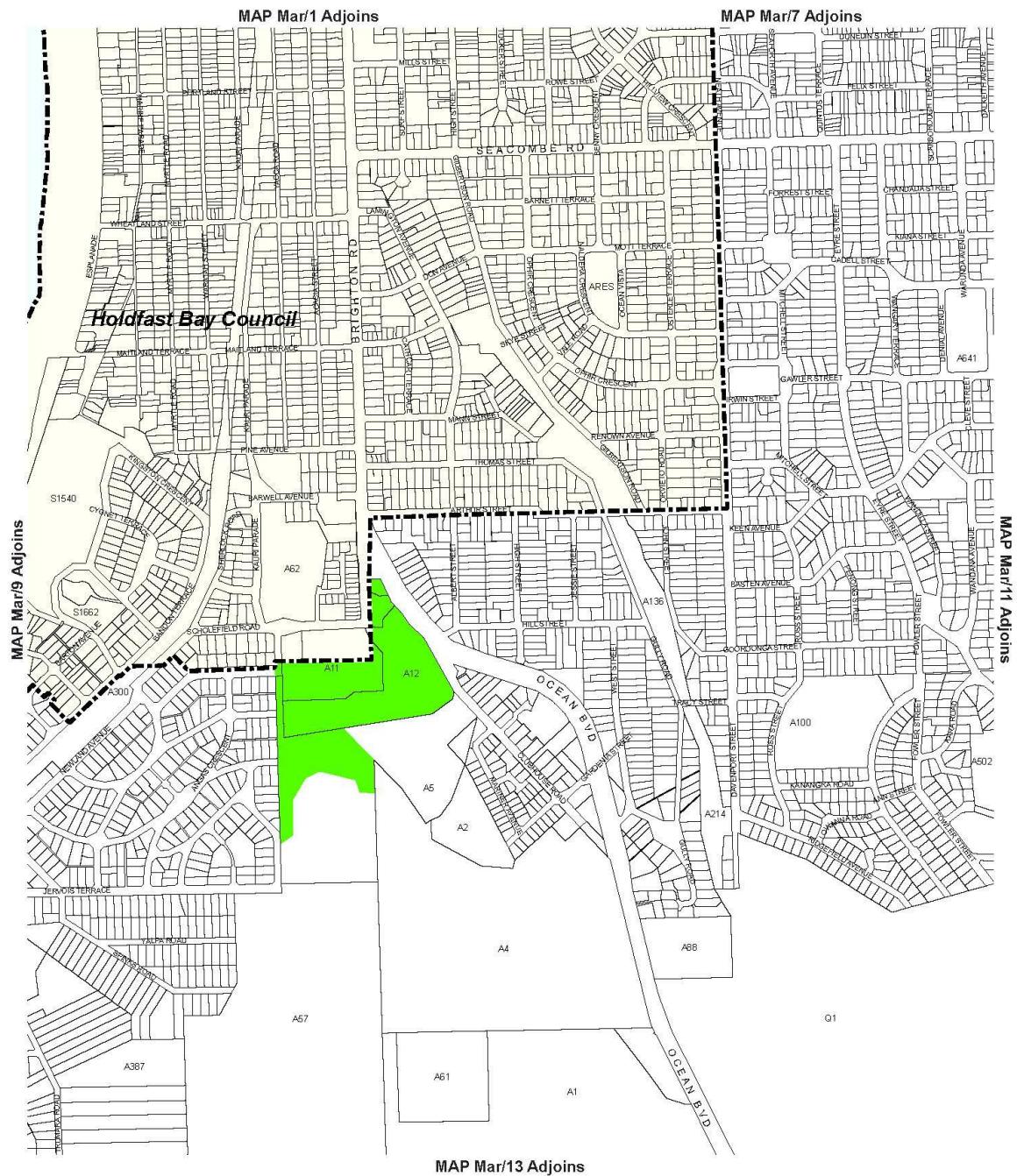
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Mar/1 to Map Mar/18 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

## Council Index Map

MARION COUNCIL

## Attachment M4





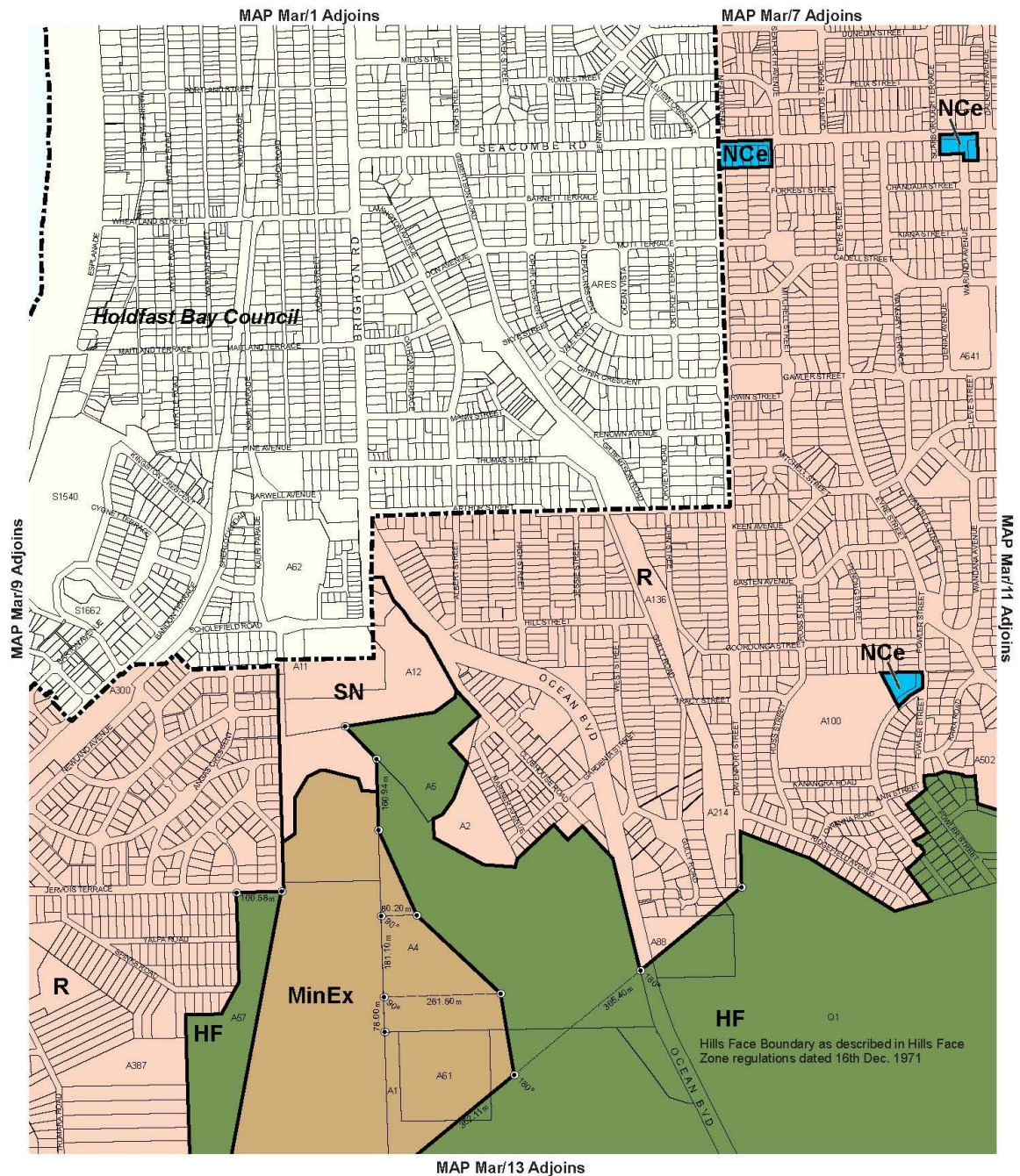
- Affordable Housing Designated Area
- Railways
- Development Plan Boundary

## Overlay Map Mar/10

### AFFORDABLE HOUSING

MARION COUNCIL

## Attachment M5

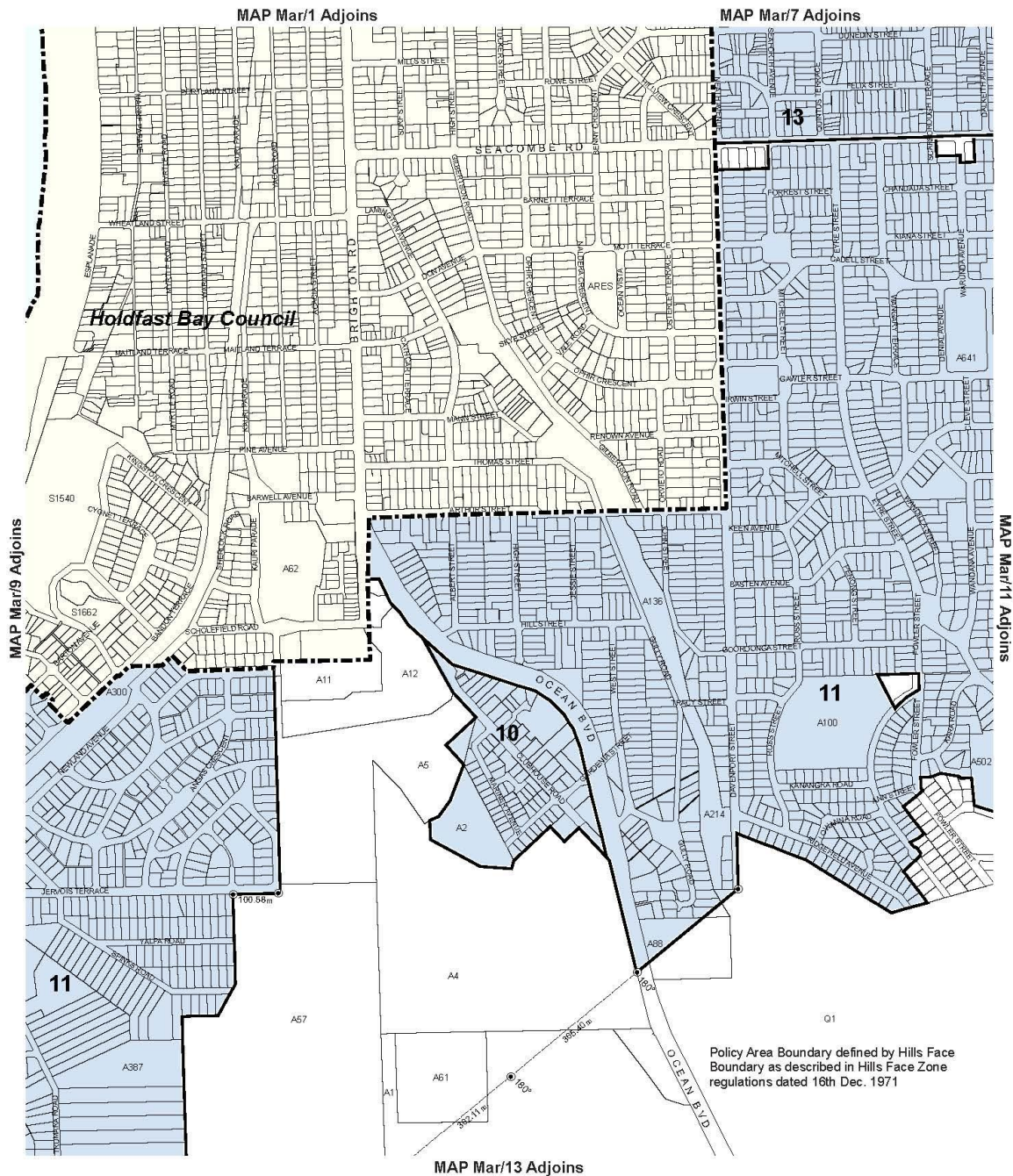


Lamberts Conformal Conic Projection, GDA94

- Zones**
- HF Hills Face
  - MinEx Mineral Extraction
  - NCe Neighbourhood Centre
  - R Residential
  - SN Suburban Neighbourhood
  - Zone Boundary
  - Development Plan Boundary

## Zone Map Mar/10

MARION COUNCIL



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
10 Cement Hill  
11 Hills  
13 Northern



## Policy Area Map Mar/10

Policy Area Boundary  
 Development Plan Boundary

MARION COUNCIL



<b>Amendment Instructions Table</b>					
Name of Local Government Area: City of Holdfast Bay					
Name of Development Plan: Holdfast Bay (City)					
Name of DPA: Seacliff Park Residential and Centre					
<p><i>The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 2 June 2016.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>					
Amendment Instruction Number	Method of Change	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> <li>Replace</li> <li>Delete</li> <li>Insert</li> </ul>	<ul style="list-style-type: none"> <li>Objective (Obj)</li> <li>Principle of Development Control (PDC)</li> <li>Desired Character Statement (DCS)</li> <li>Map/Table No.</li> <li>Other (Specify)</li> </ul>			
<b>COUNCIL WIDE / GENERAL SECTION PROVISIONS</b> (including figures and illustrations contained in the text)					
Amendments required (Yes/No): <b>Yes</b>					
<b>Centres and Retail Development</b>					
1	Replace	Objective 8	With “Vibrant multi-purpose centres at Glenelg, Brighton and Seacliff.”	N	N
2	Replace	PDC 10	With “A shop or group pf shops with a gross leasable area of greater than 250 square metres should be located within a centre zone or other recognised activity centre.”	N	N
<b>Interface between Land Uses</b>					
3	Insert	After Objective 2	“3 Protect desired land use forms from the	N	N

			encroachment of incompatible development.”		
<b>Orderly and Sustainable Development</b>					
4	Insert	After PDC 9(g)	“(h) <a href="#">Concept Plan Map HoB/6 – Minda Incorporated Brighton Campus</a> “(i) <a href="#">Concept Plan Map HoB/7 – Seacliff Park</a>	N	Y Map Reference Tables
<b>Residential Development</b>					
5	Insert	After the words “with the following” in PDC 14	“(except where facing a laneway in the Suburban Neighbourhood Zone)”	N	N
6	Insert	After the words “the following parameters” in PDC 17	“(except within the Suburban Neighbourhood Zone)”	N	N
7	Insert	After the words “the following parameters” in PDC 21	“(except within the Suburban Neighbourhood Zone)”	N	N
8	Insert	After the words “the following parameters” in PDC 24	“(except within the Suburban Neighbourhood Zone)”	N	N
9	Insert	After the words “street frontage” in PDC 25	“(except within the Suburban Neighbourhood Zone)”	N	N
10	Insert	After the words “street frontage” in PDC 25	“(except within the Suburban Neighbourhood Zone)”	N	N
11	Insert	After the words “the following values” in PDC 28	“(except within the Suburban Neighbourhood Zone)”	N	N
12	Insert	After the words “the following table” in PDC 32	“(except within the Suburban Neighbourhood Zone)”	N	N
13	Replace  NEW	“Dwellings” in PDC 35	With “Except where otherwise specified, dwellings”	N	N
<b>ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)</b>					
Amendments required (Yes/No): <b>Yes</b>					
<b>Suburban Neighbourhood Zone</b>					
14	Insert	After the contents of the “Residential High Density Zone”	The contents of Attachment HB 1	N	N
<b>TABLES</b>					
Amendments required (Yes/No): <b>Yes</b>					

15	Replace	Table HoB/1 – Off Street Vehicle Parking Requirements	With the contents of Attachment HB 2	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area &amp; Precinct Maps)</b>					
Amendments required (Yes/No): <b>Yes</b>					
<b>Map Reference Tables</b>					
16	Insert	In “Zone Maps” a new row immediately after “Residential High Density Zone”	Containing “ <b>Suburban Neighbourhood Zone</b> ” and “ <b>HoB/10</b> ”	N	N
17	Insert	In “Overlay Maps – Noise and Air Emissions – after reference to Overlay Map Number HoB/8”	Reference to “ <b>, HoB/10</b> ”	N	N
18	Insert	In “Overlay Maps” a new row immediately after “Noise and Air Emissions”	Containing “ <b>Affordable Housing</b> ” and “ <b>HoB/2, HoB/4, HoB/10</b> ”	N	N
19	Insert	In “Concept Plan Maps” a new row immediately after “Minda Incorporated Brighton Campus”	Containing “ <b>Seacliff Park</b> ” and “ <b>Concept Plan Map HoB/7</b> ”	N	N
<b>Map(s)</b>					
20	Replace	“Council Index Map”	With corresponding map in Attachment HB 3	N	N
22	Insert	Immediately after “Overlay Map HoB/10 Natural Resources”	The new maps in Attachment HB 4	N	N
23	Replace	“Zone Map HoB/10”	With the contents of Attachment HB 5	N	N
24	Replace	“Structure Plan Map HoB/1 Holdfast Bay	With the contents of Attachment HB 6	N	N
25	Insert	After “Concept Plan Map HoB/6 – Minda Incorporated Brighton Campus”	The contents of Attachment HB 7	N	N

**Attachment HB 1**

## Suburban Neighbourhood Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone

### OBJECTIVES

- 1 A predominantly medium density residential area that comprises a range of dwelling types, together with a neighbourhood activity centre that is located within a walkable distance of residents.
- 2 Provision of medium density residential development adjacent to an activity centre, public transport stops and public open space.
- 3 A neighbourhood activity centre that provides a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.
- 4 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone will be developed predominantly as a medium density residential area focused around a neighbourhood scale activity centre. The layout of the area will support integration of activities, an active public realm and provide convenient pedestrian, cycling and vehicular access to public open space, shops, a range of community services and adjacent education facilities.

Development across the zone will take advantage of scenic views of the Adelaide coastline and cityscape in the arrangement of streets, open spaces and the orientation of buildings. Buildings of up to six storeys are envisaged.

Public open space will provide a high level of amenity for local residents and will be primarily designed for local use. Reserves will support a network of pedestrian and cycling linkages throughout to the zone, encouraging access to nearby recreation and sporting facilities, public transport nodes and the activity centre. Some reserves will also provide a joint stormwater management function.

Stormwater, both from the upstream catchment and generated within the zone, will be carefully managed to ensure that flows do not exceed the capacity of the downstream system. A variety of Water Sensitive Urban Design mechanisms will be integrated throughout the zone at the neighbourhood, street and site level. Where practical, harvested stormwater will be used for irrigation to improve the aesthetic and functional value of open spaces.

Due to former industrial uses within the zone, development is expected to occur on a precautionary basis where a site contamination audit verifies that a site is suitable for its intended uses, particularly where it involves a sensitive use such as residential development.

A variety of dwelling types and densities, and a range of allotment sizes, will be provided across the zone, catering for different household sizes, life cycle stages and housing preferences. The average net residential site density will be in the order of 35 to 70 dwelling units per hectare across the zone, with pockets of development that may be lesser or greater than this target. Buildings of up to 6 storeys in height are envisaged in some parts of the zone.

In the residential area, setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include balconies, windows and doors that overlook the street to promote community interaction and safer streets.

The residential area public realm will include unique and interesting themes achieved through landscaping, surface treatments, street furniture, building design and other elements. Garaging and associated entry points will not dominate the appearance of a building from a local street (including a laneway). Street patterns and walkways will be designed to minimise the need for local vehicle trips, promote low vehicle speeds and maximise shared street opportunities in local streets. These networks will encourage walking and cycling to local facilities and public transport services.

The neighbourhood activity centre will incorporate a mixture of services, providing for the daily and weekly shopping, business and community needs of the surrounding community. It will contain in the order of 6,000 square metres floor area for retail activities and in the order of 2,000 square metres floor area for other non-residential land uses. It will comprise generally multi-storey, mixed use buildings where the street level uses are primarily non-residential. Upper floor uses will primarily comprise residential development with some complementary non-residential uses such as offices and consulting rooms.

The built form within the activity centre will have a strong contemporary urban character, with active building frontages orientated towards Scholefield Road, adjacent open space to the west and other public areas. A variety of materials, colours and façade articulation will be used to provide interest and amenity. Active ground floor frontages will be provided, with clear connection of the building with public areas and spaces. Features and activities that attract people are encouraged, such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

The activity centre public realm will include landscaping comprising established upper canopy trees, consistent with the scale and height of buildings, to provide shade as well as softening the building form. It will also feature a public plaza with a strong connection to the Scholefield Road frontage. A pedestrian friendly environment will be provided through such means as wide footpaths, colonnades, courtyards, verandahs and awnings and street furniture.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development, or any combination thereof, are envisaged in the zone:
  - affordable housing
  - aged persons accommodation
  - dwelling
  - domestic outbuilding
  - educational establishment
  - pre-school
  - primary school
  - residential flat building
  - supported accommodation.
  
- 2 The following additional forms of development, or combination thereof, are also envisaged within the designated neighbourhood activity centre identified on [Concept Plan Map HoB/7 – Seacliff Park](#)

- community centre
  - consulting room
  - indoor recreation centre
  - office
  - place of worship
  - pre-school
  - restaurant (excluding those incorporating a drive-through facility)
  - shop (excluding a bulky goods outlet or a retail showroom or a shop associated with a premise that sells and/or trades petrol).
- 3 Development should be in accordance with [Concept Plan Map HoB/7 – Seacliff Park](#).
- 4 Non-residential development should be located within the designated neighbourhood activity centre.
- 5 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 6 Development should be consistent with the desired character for the zone.
- 7 Development may be up to 6 storeys in height.
- 8 The visual massing and height of buildings in the designated neighbourhood activity centre should be progressively reduced to a maximum of 3 storeys at the interface with lower rise residential development.
- 9 Garage top apartments should:
- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
  - (b) front a street or laneway that provides rear access for vehicles associated with the main dwelling and garage top apartment
  - (c) complement the existing dwelling or mixed use building.

### **Dwellings and Residential Flat Buildings**

#### **Building to the Side Boundary**

- 10 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
  - (b) constructed in accordance with any approved building envelope plan
  - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height above reference level, where reference level means where the natural ground level is readily apparent or known, that level, otherwise the pre-existing ground level ignoring any preparatory works done prior to the assessment of the development.

- 11 Dwellings and residential flat buildings developed to both side boundaries should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

#### Setbacks from the Side Boundary

- 12 Walls of dwellings and residential flat buildings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from reference level, where reference level means where the natural ground level is readily apparent or known, that level, otherwise the pre-existing ground level ignoring any preparatory works done prior to the assessment of the development)	Minimum setback from side boundaries (metres)
---	--

For any portion of the wall less than or equal to 7 metres 0.9

For any portion of the wall greater than 7 metres 1.5

#### Front Setbacks

- 13 Dwellings and residential flat buildings (excluding verandahs, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From a secondary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From a secondary road frontage of all other roads	1.5

#### Setbacks from Rear Boundaries

- 14 The walls of dwellings and residential flat buildings should be set back from rear boundaries, except where the rear boundary adjoins a laneway, in accordance with the following parameters:

(a) ground floor minimum setback of 2.5 metres

- (b) second storey minimum setback of 4 metres
  - (c) third storey or more minimum setback of 4 metres plus any increase in wall height over 6 metres.
- 15 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
  - (b) constructed in accordance with an approved building envelope plan.

### Development Fronting a Laneway

- 16 Laneways should:
- (a) be of adequate dimensions to enable safe and efficient movements for pedestrians, cars and service vehicles (including for waste collection)
  - (b) have a minimum road reserve width of 8 metres
  - (c) be through routes of a straight configuration
  - (d) not be longer than 140 metres without a mid-link lane.
- 17 Development fronting a laneway should enable safe and easy access into/from the laneway and be set-back a sufficient distance to:
- (a) avoid the need for people to step directly onto the road reserve when leaving a dwelling
  - (b) avoid the need for doors/gates to protrude into the laneway when open
  - (c) adequately cater for the turning path of a typical motor vehicle accessing the site.
- 18 Built development facing a laneway should be setback from the boundary of the laneway:
- (a) a minimum of 0.5 metres for the ground floor of a dwelling and may be on the boundary for upper levels
  - (b) a minimum of 0.5 metres and a maximum of 1.0 metre for a garage or carport.
- 19 Dwellings and residential flat buildings facing a laneway should provide visible front door access, with a clearly identified house number, letter box and access to metered services.

### Private Open Space

- 20 Dwellings and residential flat buildings should include private open space that conforms to the requirements below:

Minimum area of private open space (particularly dwellings with ground level living rooms)

Site area	Private open space (POS)		
	Total	Directly accessible from a living room	Off-ground

175 square metres or greater	20 per cent of site area	10 per cent of the site area with a minimum dimension of 5 metres by 5 metres	10 square metres
Less than 175 square metres	35 square metres	16 square metres with a minimum dimension of 4 metres by 4 metres	8 square metres

Dwellings with ground level habitable rooms should have at least the total amount of private open space specified above. Off-ground areas such as balconies, roof patios, decks or the like may comprise part of the open space if each is at least the size specified.

One part of the private open space should:

- Be directly accessible from a living room of the dwelling and no less than the size specified;
- Have a minimum dimension as specified above; and
- Have a gradient no steeper than 1-in-10.

All other private open space should have a dimension of at least 2.5 metres at ground level and 2 metres off-ground level.

Minimum area of private open space (dwellings located wholly above ground level or without ground level habitable rooms)

Dwelling type	Private open space
Studio (no separate bedroom)	6 square metres
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	11 square metres plus 4 square metres for each bedroom after the first two

Dwellings without ground level habitable rooms should have at least the amount of private open space specified above. All private open space should have a dimension of at least 2 metres, and be directly accessible from a living room of the dwelling.

## Site Area

- 21 A dwelling should have a site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling), a frontage to a public road and a site depth of not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)	Minimum site depth (metres)
Detached dwelling (except where constructed boundary to boundary)	270	7	20
Semi-detached dwelling	220	6	20
Row dwelling and detached dwelling constructed boundary to boundary	220	5	20
Group dwelling / residential flat building (1 and 2 storey)	200	15	45

### Minimum Dwelling Areas for Residential Flat Buildings

22 Residential flat buildings should contain dwellings with internal floor areas of not less than the following:

- (a) studio (where there is no separate bedroom): 35 square metres
- (b) 1 bedroom dwelling/apartment: 50 square metres
- (c) 2 bedroom dwelling/apartment: 65 square metres
- (d) 3+ bedroom dwelling/apartment: 80 square metres plus an additional 15 square metres for every additional bedroom over 3 bedrooms.

“Internal floor areas” includes internal storage areas but does not include balconies or car parking as part of the calculation.

### Affordable Housing

23 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

### Neighbourhood Activity Centre

24 The designated neighbourhood activity centre should:

- (a) maximise its role as a neighbourhood focus by including **shops**, a range of community facilities and residential development
- (b) comprise buildings of a human scale, addressing the street and other areas accessible to the public
- (c) be physically connected with surrounding residential areas by:

- (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
  - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
  - (d) orientate development towards and near to public spaces and street frontages
  - (e) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
  - (f) include shelter for pedestrians along public streets and internal access ways
  - (g) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
  - (h) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
  - (i) ensure buildings address the street frontage and open spaces with service areas generally accessed via rear lanes or internal to the centre and not visible from public streets or residential development.
- 25 A range of setbacks should be used within the activity centre to:
- (a) support active frontages
  - (b) accommodate activities within the wider public realm (i.e. the streets, open spaces and other areas accessible to the public).
- 26 Development with larger floor areas and typically large frontages (e.g. such as a supermarket) within the activity centre should be designed to present a small frontage to the public area, which is integrated with the smaller scale frontages of other development by such means as 'wrapping or capping' the larger shop frontage with smaller shops fronting the external environment.
- 27 Upper floors of multi-storey mixed use buildings should primarily comprise of residential development, with some complementary non-residential uses such as offices or consulting rooms.
- 28 Outdoor storage, loading and service areas should be:
- (a) screened from public view by a combination of built form, solid fencing and/or landscaping
  - (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
  - (c) sited away from sensitive land uses.
- 29 Undercroft garaging of vehicles should only occur when:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

- (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
  - (c) the site slopes up from the street
  - (d) driveway gradients provide for safe and functional entry and exit
  - (e) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
  - (f) openings to undercroft areas are integrated with the main building so as to minimise visual impact
  - (g) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
  - (h) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)
  - (i) the height of the car park ceiling does not exceed 1 metre above the finished ground level.
- 30 Buildings with 4 storeys or more above natural surface level should include provision for undercroft parking.
- 31 Semi-basement or undercroft parking should be suitably integrated with the building form.
- 32 In the case of semi-basement or undercroft car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

### **Stormwater Management and Water Quality**

- 33 Development should include stormwater management systems designed to achieve the following stormwater runoff outcomes:
- (a) Protection from the 1 in 100 year average recurrence interval flows generated by the upstream catchment. This should include a safe overland flow path and could include a suitably sized pipe system for these floodwaters through or around the zone, discharging to a suitably sized detention basin which discharges at a rate no greater than  $0.1\text{m}^3/\text{sec}$ .
  - (b) Stormwater runoff generated by development from rainfall events having up to a 1 in 5 year average recurrence interval should be retained/reused within the zone and discharged at a rate no greater than  $0.03\text{m}^3/\text{sec}$  to the downstream drainage system, in lieu of soil infiltration into underlying contaminated soil. However, use of on-site Water Sensitive Design treatments should be maximised.
  - (c) The peak 1 in 100 year average recurrence interval flow discharged from the zone should be reduced to the existing 5 year average recurrence interval peak flow of  $0.66\text{m}^3/\text{sec}$ .
- 34 The amenity of the proposed development should be protected from polluted upstream catchment stormwater discharged through the zone.
- 35 Development should include stormwater management systems designed to achieve the following catchment runoff quality outcomes compared to an equivalent urban catchment with no water quality management:

- (a) Suspended solids - 80% reduction in average annual pollutant load
- (b) Total phosphorous - 60% reduction in average annual pollutant load
- (c) Total nitrogen - 45% reduction in average annual pollutant load
- (d) Litter/gross pollutants– 90% reduction in average annual pollutant load
- (e) Oil and Grease – no visible oils for flows up to the 3 month ARI Peak Flow
- (f) Flow-run off rates that do not exceed the rate of discharge from the site that existed during pre-development.

## **Bicycle Parking**

36 Development should encourage and facilitate cycling as a mode of transport by incorporating end-of journey facilities including:

- (a) changing facilities and secure lockers for staff
- (b) signage indicating the location of bicycle facilities
- (c) bicycle parking facilities provided at the rates set out in the Table below:

Form of development	Employee / resident (bicycle parking spaces)	Visitor / shopper (bicycle parking spaces)
Residential component of multi-storey building / residential flat building	1 for every 4 dwellings	1 for every 10 dwellings
Office	1 for every 200 square metres of gross leasable floor areas	2, plus 1 per 1000 square metres of gross leasable floor area
Shop	1 for every 300 square metres of gross leasable floor area	1 for every 600 square metres of gross leasable floor area

## **PROCEDURAL MATTERS**

### **COMPLYING DEVELOPMENT**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

## Non-complying Development

The following forms of development and any development which includes one or more or a combination of the following forms of development (in any fashion, including as an integrated component), are non-complying:

Form of development	Exceptions
Adult products and services premise	
Amusement machine centre	
Advertisement and/or advertising hoarding where one or more of the following applies :	
Neighbourhood activity centre area of the zone:	Except in regard to subclause (d), advertisements that display third party content where integrated with a bus shelter or public telephone booth located on a primary arterial road
<ul style="list-style-type: none"> <li>(a) it moves, flashes or rotates</li> <li>(b) it projects above the roof line when roof mounted</li> <li>(c) when attached to a building, has any part projecting above the walls, fascia or parapet</li> <li>(d) it displays third party content relating to services, messages or products that are not directly related to the primary activity on the site on which the advertisement is being displayed</li> <li>(e) has a height greater than 8 metres above reference level</li> <li>(f) it exceeds a display area or panel size of 12 square metres in area (6 square metres if double sided)</li> </ul>	
Residential area of the zone:	Except in regard to subclause (g), advertisements that display third party content where integrated with a bus shelter
<ul style="list-style-type: none"> <li>(a) it is illuminated (internally, externally or indirectly)</li> <li>(b) it moves, flashes or rotates</li> <li>(c) when freestanding, exceeds 4 metres above reference level at any point</li> <li>(d) when attached to a building, has any part protruding above the highest level of that building</li> <li>(e) when on a non-residential site it exceeds a display area or panel size of 4 square metres in area (2 square metres if double sided)</li> </ul>	

Form of development	Exceptions
(f) when on a residential site it exceeds a display area or panel size of 0.4 square metres in area (0.2 square metres if double sided)	
(g) it displays third party content relating to services, messages or products that are not directly related to the primary activity on the site on which the advertisement is being displayed	
Bulky goods outlet or retail showroom	
Car wash facility	
Fuel depot	
Hospital	
Industry	
Motor repair station	
Petrol filling station	
Premise that incorporates a facility for the fuelling of vehicles	
Public service depot	
Restaurant incorporating a drive-through facility	
Road transport terminal	
Service trade premise	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Dwelling	
Nursing home	
Office that is ancillary and in association with a dwelling	
Residential flat building	
Retirement village	
Supported accommodation	
Within the neighbourhood activity centre:	
(a) community centre	
(b) consulting room	
(c) indoor recreation centre	
(d) office	
(e) place of worship	
(f) pre-school	
(g) shop	

**Attachment HB 2**

## Table HoB/1 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply, except where otherwise stated in [Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas](#) or [Table HoB/1B - Off Street Vehicle Parking Requirements for the Residential High Density Zone](#) or for [Residential Uses in the District Centre Zone Glenelg Policy Area 2](#).

Form of Development	Number of Required Car Parking Spaces (the resultant number of car parks rounded to the nearest whole number)
Parking for people with a disability - minimum rate for reserved spaces	1 car parking space in every 30 spaces provided with any form of development (other than residential development) should function as a car parking space reserved for the exclusive use of people with a disability.
Amusement hall Amusement machine centre Bowling alley Clubrooms Community centre Dance hall Exhibition hall Gymnasium Indoor recreation centre Stadium	1 per 10 square metres of total floor area.
Bank Building society Post Office	1 per 25 square metres of total floor area, with a minimum number of 5 car parking spaces.
Billiard Saloon	1 per 15 square metres of total floor area.
Boarding house Lodging house	1 per 4 beds.
Bowling club	30 per bowling green.
Bulky goods outlet	4 per 100 square metres of gross leasable area of that shop.
Café located within the <b>District Centre Zone Glenelg Policy Area 2</b>	1 per 5 seats able to be accommodated.
Concert hall Meeting hall Place of worship	1 per 5 seats provided or capable of being provided.

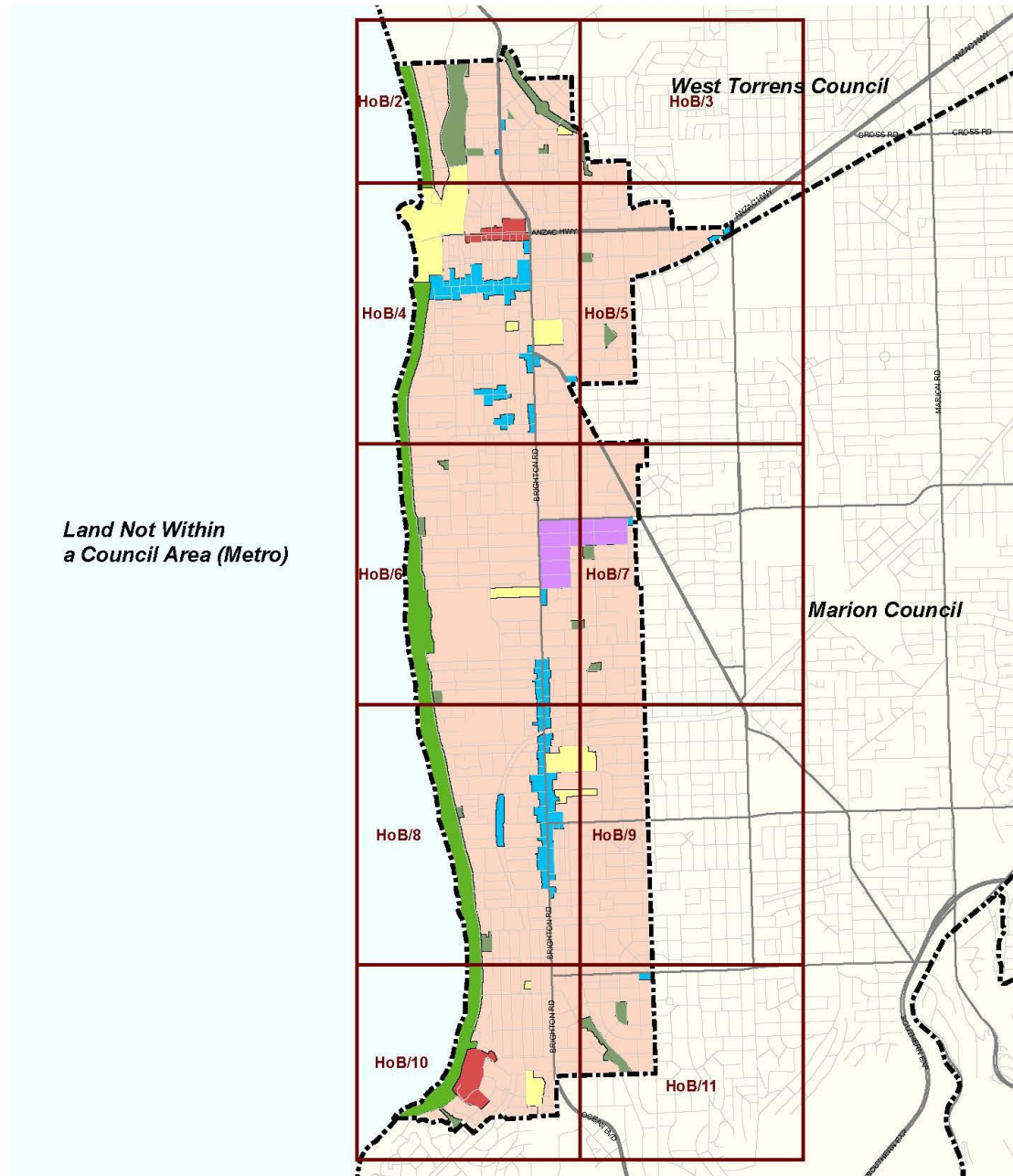
Form of Development	Number of Required Car Parking Spaces (the resultant number of car parks rounded to the nearest whole number)
Consulting rooms (other than where located within the <b>District Centre Zone Glenelg Policy Area 2</b> or the <b>Suburban Neighbourhood Zone</b> )	4 for the first consulting room, plus 2 per each additional consulting room.
Consulting rooms located within the <b>District Centre Zone Glenelg Policy Area 2</b>	4 per 100 square metres of gross leasable floor area.
Consulting rooms located within the <b>Suburban Neighbourhood Zone</b>	4 for the first consulting room, plus 1 per each additional consulting room.
Department store within <b>District Centre Zone Glenelg Policy Area 2</b>	5 per 100 square metres of gross leasable floor area.
Detached dwelling Semi-detached Row dwelling (other than where located within the <b>Suburban Neighbourhood Zone</b> )	2 on-site parking spaces, 1 of which is covered (the second space can be tandem).
Detached dwelling Semi-detached Row dwelling located within the <b>Suburban Neighbourhood Zone</b>	1 per 1 bedroom dwelling 2 per 2 or more bedroom dwelling.
Educational establishment Pre-school Primary school	1 per full time staff member and the number of part-time staff members equivalent to 1 full time staff member, plus an adequate number of spaces for visitors.
Funeral parlour	1 per 5 chapel seats plus 1 for each vehicle operated by the parlour.
Group dwelling or residential flat building located within the <b>Medium Density Policy Area 5</b>	0.75 per dwelling, where the dwelling has a maximum of 1 bedroom or a total floor area of less than 75 square metres  1 per dwelling where the dwelling has 2 bedrooms or a total floor area of at least 75 square metres and less than 130 square metres  1.25 per dwelling, where the dwelling has 3 or more bedrooms or a total floor area of 130 square metres or more  *Add an additional 0.25 spaces per dwelling for visitor parking.

Form of Development	Number of Required Car Parking Spaces (the resultant number of car parks rounded to the nearest whole number)
Group dwelling or residential flat building located within the <b>Minda Incorporated Brighton Campus</b>	<p>1 per dwelling, where the dwelling has a maximum of 2 bedrooms or a total floor area of less than 130 square metres</p> <p>1.25 per dwelling, where the dwelling has 3 or more bedrooms or a total floor area of 130 square metres or more</p> <p>*Add an additional 0.25 spaces per dwelling for visitor parking.</p>
Group dwelling or residential flat building (other than where located within the <b>Medium Density Policy Area 5</b> , the <b>Minda Incorporated Brighton Campus</b> or the <b>Suburban Neighbourhood Zone</b> )	<p>1 per dwelling, where the dwelling has a maximum of 1 bedroom or a total floor area of less than 75 square metres</p> <p>1.5 per dwelling where the dwelling has 2 bedrooms or a total floor area of at least 75 square metres and less than 130 square metres</p> <p>2 per dwelling, where the dwelling has 3 or more bedrooms or a total floor area of 130 square metres or more</p> <p>*Add an additional 0.25 spaces per dwelling for visitor parking.</p>
Group dwelling or residential flat building located within the <b>Suburban Neighbourhood Zone</b>	<p>1 per 1 bedroom dwelling</p> <p>1.5 per 2 bedroom dwelling</p> <p>2 per 3 or more bedroom dwelling</p> <p>*Add an additional 0.25 spaces per dwelling for visitor parking.</p>
Guest house	1 for every 2 beds provided or capable of being provided.
Hotel	1 per 2 square metres of total floor area in a public bar, plus 1 per 6 square metres of total floor area in a dining room, lounge, gaming room and beer garden, plus 1 per 3 guest rooms.
Industry Service industry	1 per 50 square metres of total floor area; or 1 per 2 employees (whichever provides the larger parking area); except where retail sales take place, when the car parking provision relating to shops will apply to that floor area used for the sale or display of items.

Form of Development	Number of Required Car Parking Spaces (the resultant number of car parks rounded to the nearest whole number)
Motel	1 per room or residential unit, plus where a restaurant or dining area is provided, an additional 1 per 10 square metres of restaurant floor area.
Meeting hall	1 per 5 seats provided or able to be provided in the hall.
Motor repair station	10 spaces per premises.
New and used vehicle lot Motor showroom	1 for every 10 vehicles displayed or able to be displayed for sale on the vehicle lot or in the vehicle showroom, plus the applicable rate for motor repair station or service industry as appropriate being applied for any area used for servicing/repairing vehicles and/or supplying spare parts to the trade or public.
Non-residential club	1 for every 6 square metres of total floor area used or capable of being used by the members of the club.
Office	1 per 25 square metres of total floor area.
Plant nursery (retail)	1 per 100 square metres of indoor floor area used for display purposes, plus 1 per 100 square metres of outdoor area used for display purposes.
Pre-school located within the <b>Suburban Neighbourhood Zone</b>	1 per employee plus 0.25 spaces per child as drop off/pick up bays plus 1 space for wheelchair access.
Restaurant (other than where located within the <b>District Centre Zone Glenelg Policy Area 2</b> or the <b>Suburban Neighbourhood Zone</b> )	1 per 10 square metres of total floor area, or 1 for every 3 seats provided or able to be provided, whichever provides the greater number, together with additional car parking spaces if food is able to be taken away from the premises, to ensure that all car parking occurs on the site of the development.
Restaurant located within the <b>District Centre Zone Glenelg Policy Area 2</b>	1 per 5 seats able to be accommodated.
Restaurant located within the <b>Suburban Neighbourhood Zone</b>	1 per 2 seats able to be accommodated.
Service station	10 per premises for customer and employee use.
Service trade premises	5 per 100 square metres of indoor floor area used for display purposes, plus 1 per 100 square metres of outdoor area used for display purposes.

Form of Development	Number of Required Car Parking Spaces (the resultant number of car parks rounded to the nearest whole number)
Shop (other than where located within the <b>District Centre Zone Glenelg Policy Area 2</b> or the <b>Suburban Neighbourhood Zone</b> )	1 per 15 square metres of total floor area.
Shop within the <b>District Centre Zone Glenelg Policy Area 2</b>	4.5 per 100 square metres of gross leasable floor area.
Shop located within the <b>Suburban Neighbourhood Zone</b>	5 per 100 square metres of gross leasable floor area.
Supermarket within the <b>District Centre Zone Glenelg Policy Area 2</b>	5 per 100 square metres of gross leasable floor area.
Supported Accommodation located within the Minda Incorporated Brighton Campus	
Squash court Tennis court	3 per court.
Store Warehouse	1 per 150 square metres of total floor space, or 1 per 3 employees (whichever provides the larger parking area).
All other non-residential uses located within the <b>Suburban Neighbourhood Zone</b>	4 per 100 square metres of gross leasable floor area.

## Attachment HB 3

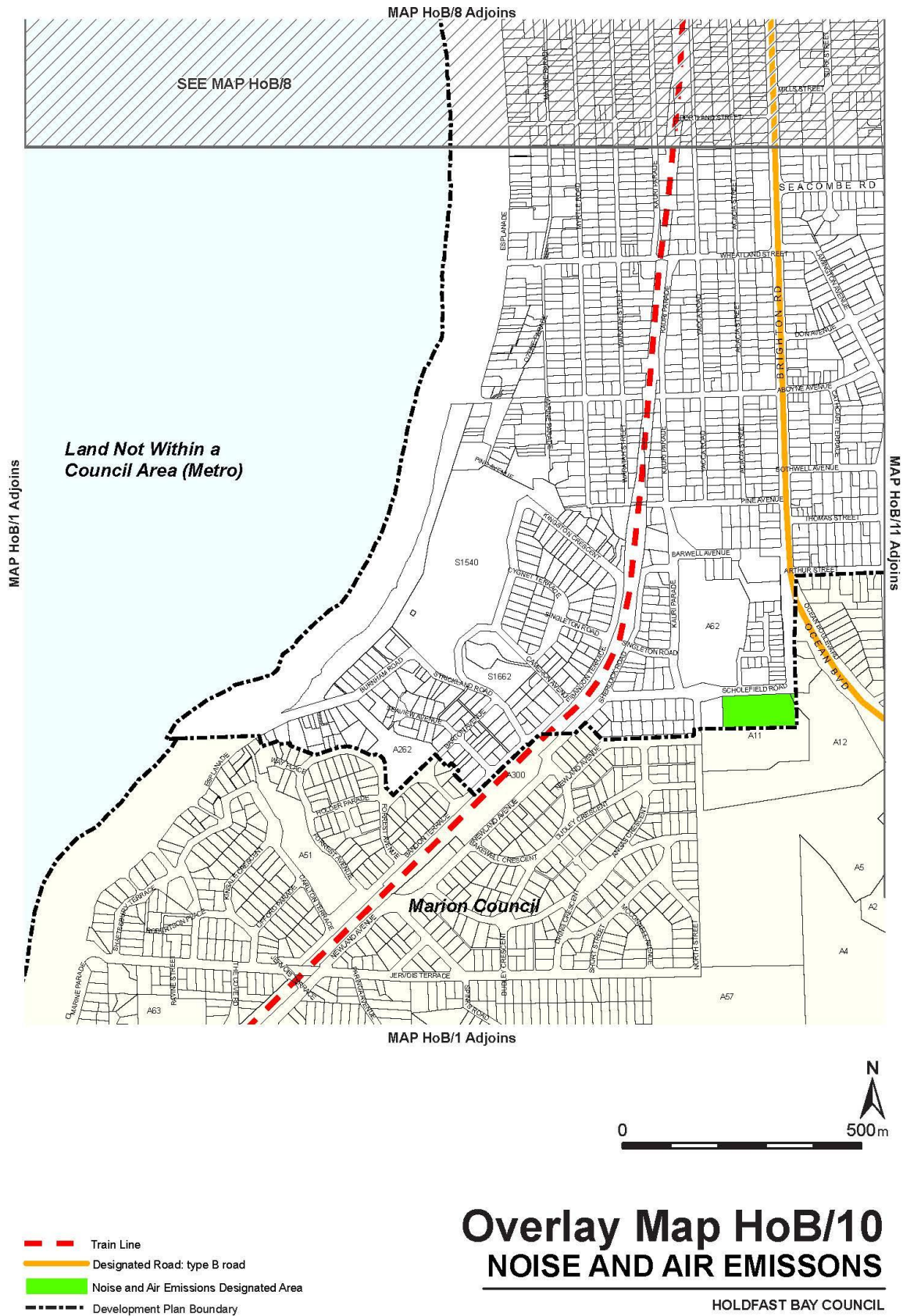


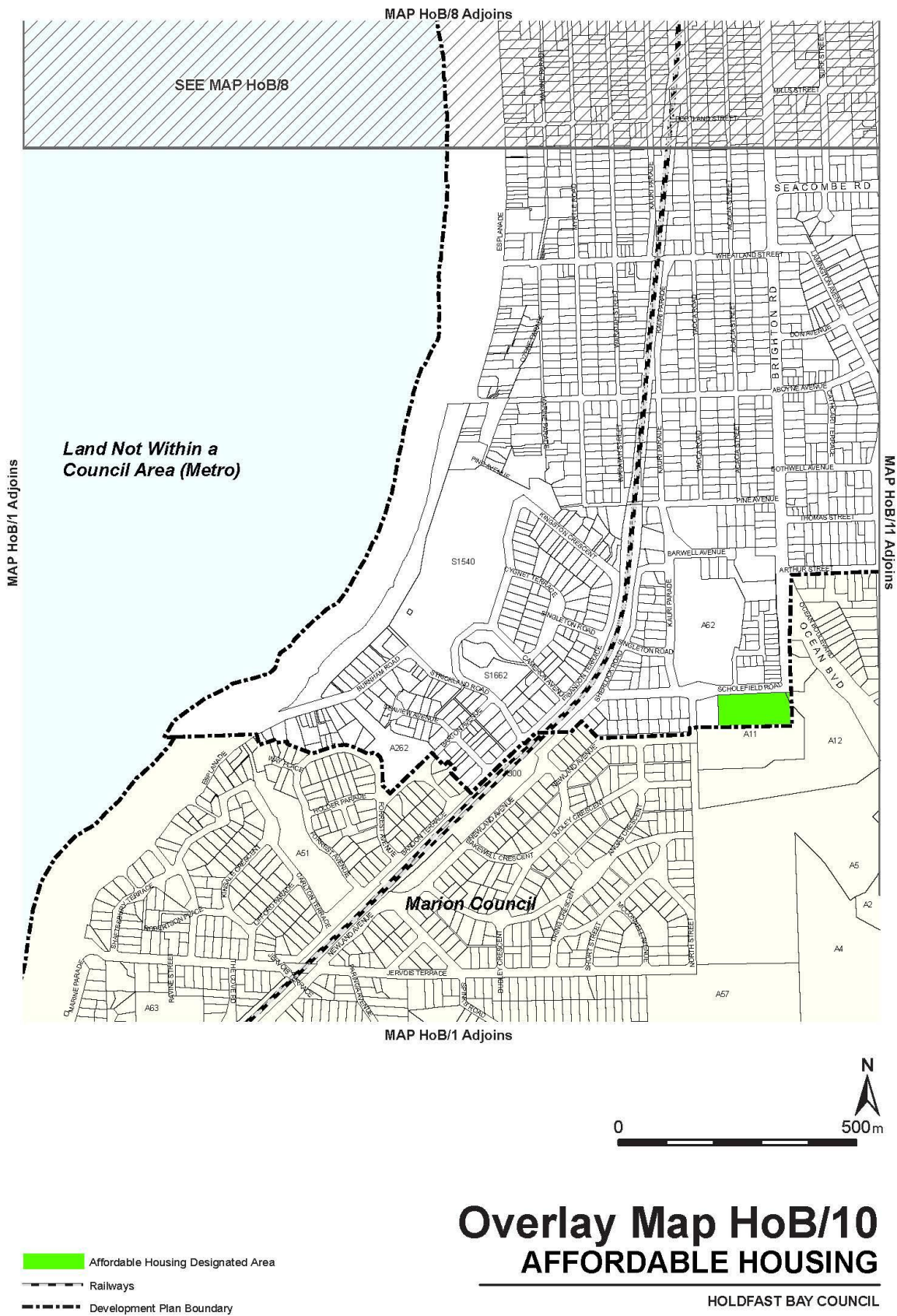
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps HoB/1 to Map HoB/12 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

## Council Index Map

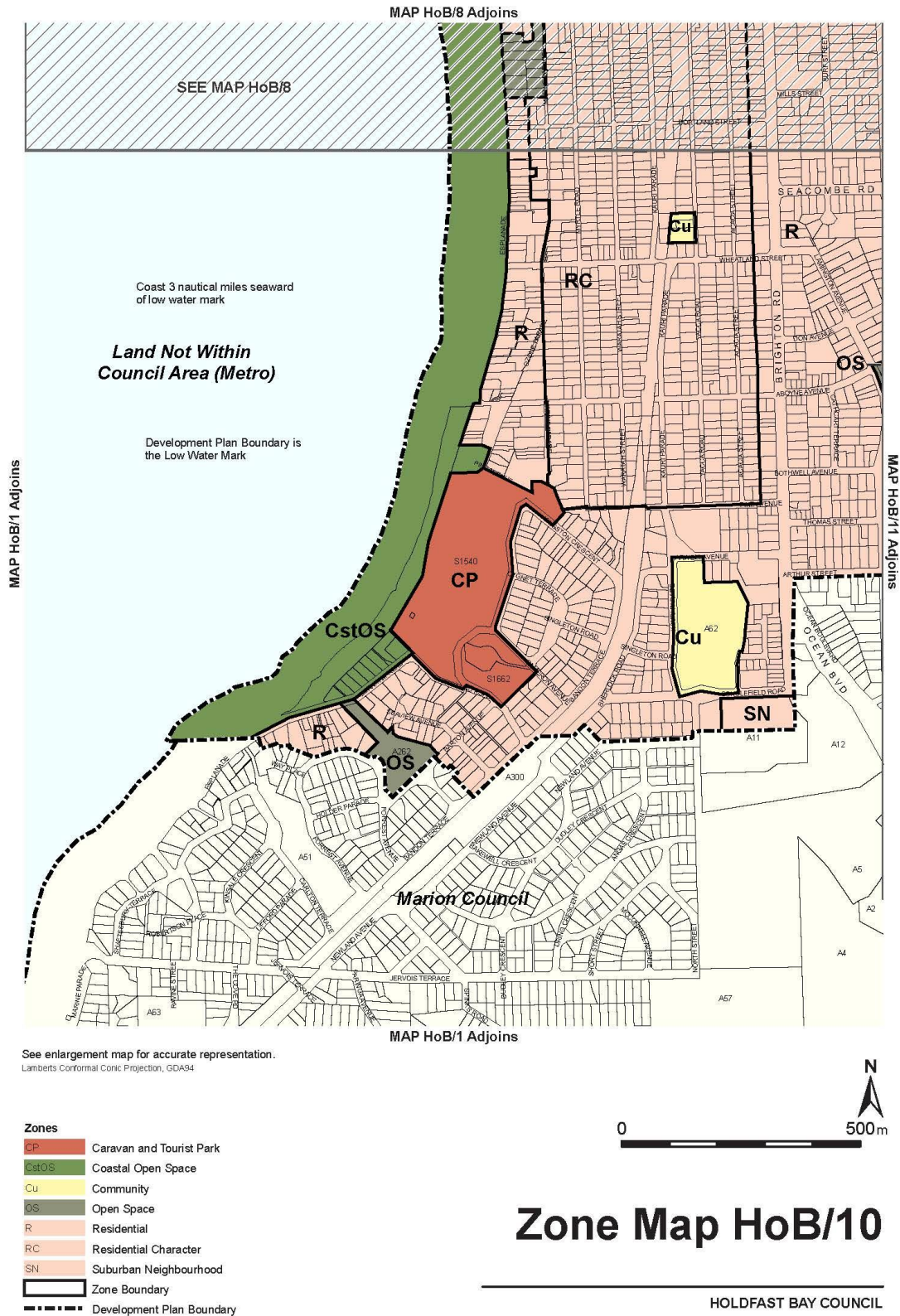
HOLDFAST BAY COUNCIL

## Attachment HB 4

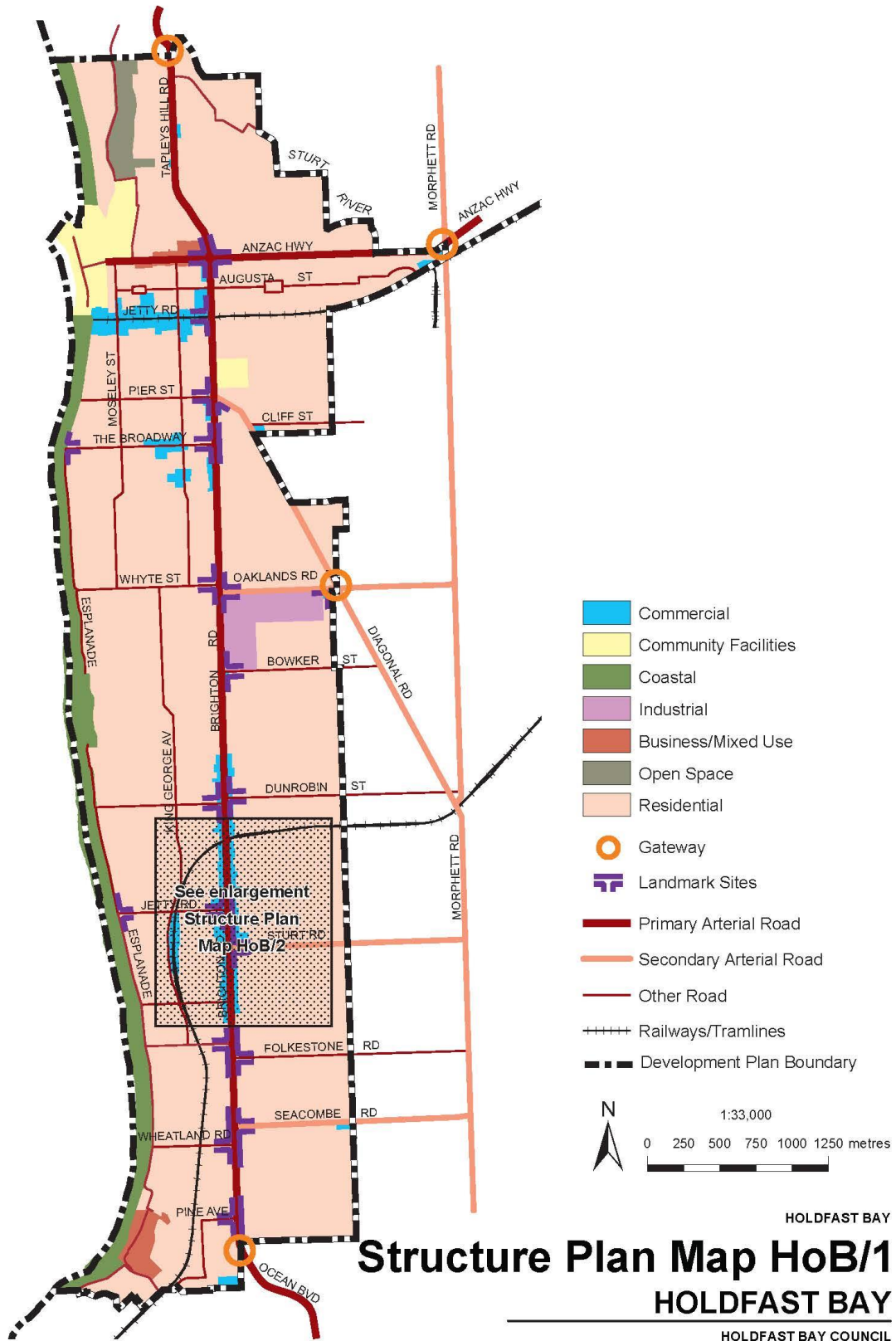




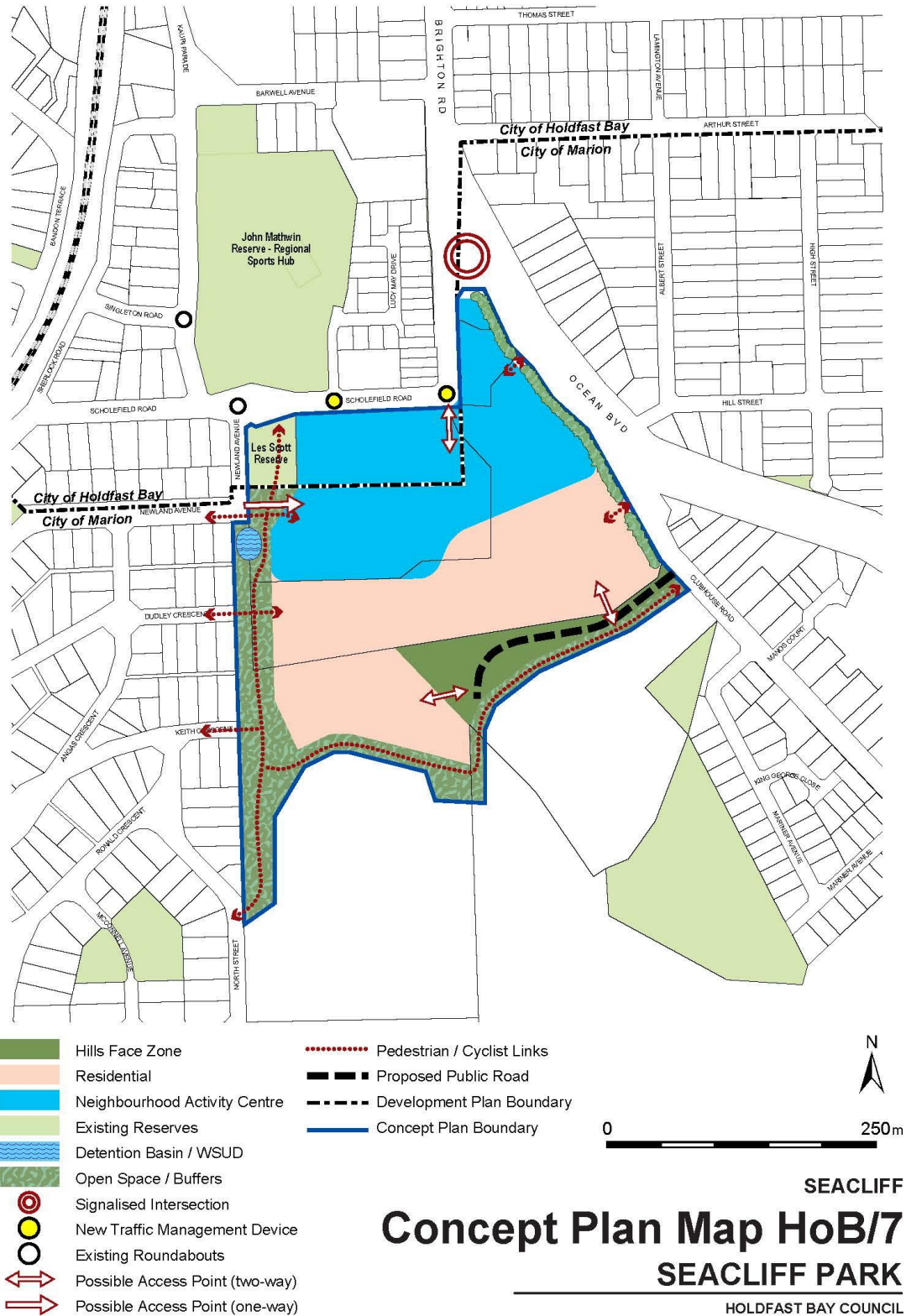
## Attachment HB 5



**Attachment HB 6**



## Attachment HB 7



**Warradale Kindergarten - Landlord Consent**

<b>Originating Officer</b>	Property Leasing Officer - Chloe McDonald
<b>Corporate Manager</b>	Manager Innovation and Strategy - Fiona Harvey
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	GC190813R05

**REPORT OBJECTIVE**

The purpose of this report is to seek Council's approval, as Landlord, to upgrade the outdoor area within the premises contained in Certificate of Title Volume 0011 Folio 046 known as Warradale Kindergarten at 2 Wyndham Street, Warradale, 5046.

**EXECUTIVE SUMMARY**

The Warradale Kindergarten lease expired on 31 May 2017 and is in holding over. We are in negotiations with the Department for Education and Child Development (DECD) in relation to the lease renewal.

DECD is seeking Council's approval as Landlord, to upgrade the outdoor area within the premises.

The total cost of the project is \$132,989.00 including GST.

All costs associated with the construction and future maintenance of the outdoor area will be borne by DECD.

Prior to any alteration to any Council property that is leased or licenced to a third party, approval is required to be granted by Council as Landlord - refer to the Landlord's Approval Process Flowchart. Council approval is required for works valued at \$20,000 or higher.

**RECOMMENDATION**

**That Council:**

- 1. Grants Landlord Consent to upgrade the outdoor area at Warradale Kindergarten, 2 Wyndham Street Warradale, Certificate of Title Volume 0011 Folio 046, subject to:**
  - All works being undertaken in a professional manner and to the satisfaction of the City of Marion
  - The City of Marion being indemnified against all claims, suites, losses etc. that may result from carrying out this work
- 4. Delegates to the General Manager City Development approval to authorise any relevant documents necessary to facilitate the construction and management of the work**
- 5. Advises that the Warradale Kindergarten will be responsible for any project related costs and will be responsible for all future maintenance and repairs of the outdoor area**
- 6. Notes that Landlord Consent will be subject to Development Approval and Building Rules consent if required.**

<b>Liveable:</b>	Creating an area that is safe and inclusive, embracing active living and healthy lifestyles.
<b>Engaged:</b>	Community consultation was not considered necessary for this project as there will be no change to the use of the premises and it is not anticipated the proposed works to have a detrimental effect on the amenity of the area.
<b>Legal / Legislative / Policy:</b>	Under this lease it is the responsibility of the lessee to remain insured in relation to Public Liability Insurance and to Indemnify the City of Marion against all damages, cost and expenses.
<b>Other Funding Sources:</b>	All costs associated with the construction and future maintenance of the outdoor area will be borne by DECD.

## DISCUSSION

The Department for Education and Child Development (DECD) has approached Council seeking permission to upgrade the outdoor area at the Warradale Kindergarten - refer to the Concept Plan, Deck and Climbing Equipment and Swing.

The scope of the works will include:

- Demolition and excavation
- Removal of unwanted play equipment, concrete, paving, sculpture etc,
- 60 tonne of soil removed for sandpit, softfall areas and rain garden
- Skip bin hire, temporary fencing, toilet hire and dump fees
- 20 square metres of recycled red brick paving laid on compacted rubble and 30mm sand screed
- 20 square metres of concrete entrance path with 100mm coloured rocksalt to meet Australian Standards
- All softfall areas will be contracted as per plan to meet Australian Standards
- New planting as per plan, all gardens will be mixed with compost and topped with mulch
- Automatic irrigation system for all gardens and lawn with the option to connect to wifi
- New double swing frame constructed from grade 1 hardwood as per engineer specifications, 4 metres wide by 2.1 metres high, 2 standard swing attachments, footing and construction to meet Australian Standards
- Decking as per plan, with 40 square metre ramp using grade 1 hardwood to meet Australian Standards - deck will be flush with entrance (termite protection included)
- 65 square metre lawn area with natural timber edging - lawn laid on 100mm of sandy loam
- Slide area with steppers and frame - excluding slide
- Sensory path as per plan and specifications
- Mud kitchen with working tap and drainage system constructed from grade 1 hardwood
- Water course as per plan including manual tap, small and large stone concreted to create a natural feel - log carving included
- Rain garden as per plan
- Digging path as per plan
- Sleeper bridge as per plan constructed from hardwood sleepers
- Sandpit construction - excluding rope frame. Total depth of 800mm with 400mm gravel drainage system and 400mm of sand on top (Drainage system connected to rain garden)
- Dingo cave constructed with grade 1 hardwood and natural timber - includes 900mm high concrete tunnel
- Seating area on the western side of the deck under the tree - includes softfall, hardwood bench and water proofing of slab
- 7.5 metres by 600mm high on easter side of sandpit made from natural timber

- Removal of unwanted tree

The total cost of the project is \$132,989.00 including GST.

All costs associated with the construction and future maintenance of the outdoor area will be borne by DECD.

Prior to any alteration to any Council property that is leased or licenced to a third party, approval is required to be granted by Council as Landlord - refer to the Landlord's Approval Process Flowchart.

The approval is required for the following activities:

- Addition and alteration of the leased premises

The requirement for this approval does not prevent the lessee from applying or receiving Development Approval for an activity on the premises. It does act, however, to prevent the lessee from physically undertaking any works under the Development Act until Development Approval is received.

The consent will be granted subject to:

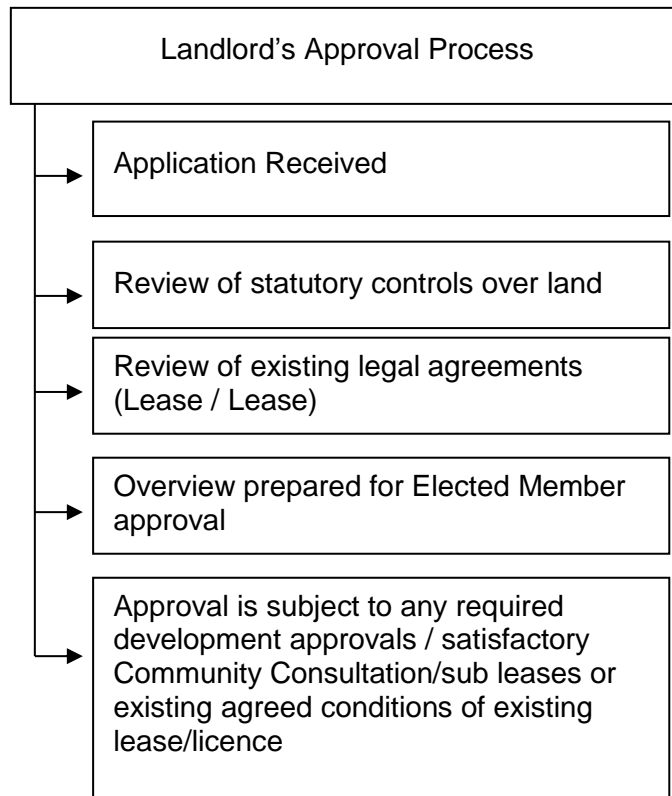
- All works to be undertaken in a professional manner and to the satisfaction of the City of Marion
- The City of Marion to be indemnified against all claims, suits, losses, etc. that may result from carrying out of this work
- All associated costs to be borne by the Department for Education and Child Development
- The City of Marion to have the right to reinstatement upon termination of the lease
- The Department for Education and Child Development to be responsible for the ongoing maintenance, repair and replacement of fixtures and fittings
- The work is to be substantially commenced prior to 27 August 2020, after this date landlord consent will expire
- Building Consent and Development Approval are obtained prior to commencing work
- The City of Marion is to be informed once work has concluded and a site visit will occur

### **Conclusion:**

The upgrade of the outdoor area will allow the Warradale Kindergarten to continue its normal operations within the scope of permitted usage at the premises.

### **Attachment**

#	Attachment	Type
1	Landlord's Approval Process Flowchart	PDF File
2	Climbing Equipment and Swing	PDF File
3	Deck	PDF File
4	Concept Plan	PDF File

**Appendix 3 - Landlord's Approval Process Flowchart**

GENERAL NOTES

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G2. ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFF SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THESE DRAWINGS SHALL NOT BE SCALED.
- G3. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A SAFE AND STABLE CONDITION AND SHALL ENSURE THAT NO PART IS OVERSTRESSED DUE TO CONSTRUCTION ACTIVITIES.
- G4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT SAA CODES AND LOCAL STATUTORY AUTHORITIES.
- G5. NO SUBSTITUTIONS SHALL BE MADE OR SIZES OF STRUCTURAL MEMBERS VARIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE APPROVAL OF A SUBSTITUTION FROM THE ENGINEER SHALL NOT BE AN AUTHORISATION FOR AN EXTRA. ANY EXTRA INVOLVED SHALL BE APPROVED WITH THE ENGINEER BEFORE WORK COMMENCES.
- G6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METRES, AND ARE TO THE STRUCTURAL SURFACE UNLESS NOTED OTHERWISE.

STRUCTURAL TIMBER NOTES

- T1. THE STRUCTURAL TIMBER SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH AS 1720.1–2010 INCLUDING AMENDMENTS 1 AND 2.
- T2. ALL STRUCTURAL TIMBER HAS BEEN DESIGNED FOR THE SEASONED CONDITION.
- T3. UNLESS NOTED OTHERWISE IN THE MEMBER SCHEDULE, ALL STRUCTURAL TIMBER SHALL COMPLY WITH THE FOLLOWING AUSTRALIAN STANDARDS IN RESPECT OF GRADE AND CONDITIONS OF SUPPLY:

VISUALLY GRADED SAWN TIMBER

MECHANICALLY GRADED TIMBER

ROUND TIMBER

AS 2082 OR AS 2858

AS/NZS 1748

AS 3818.3 OR AS3818.11
- T4. ALL MEMBERS SHALL BE SUPPLIED IN SINGLE LENGTH BY THE DISTRIBUTOR AND SPLICES SHALL ONLY BE PERMITTED IN THE LOCATIONS SHOWN ON THESE STRUCTURAL DRAWINGS.
- T5. PROTECTIVE TREATMENT SHALL COMPLY WITH AS 1604.1: **H3 – LOSP (ABOVE GROUND)**  
**H4 – ACQ (IN GROUND)**
- T6. ALL BEAMS AND RAFTERS SHALL BE SUPPLIED WITH ANY NATURAL CAMBER UP. ADDITIONAL CAMBER SHALL BE AS NOTED ON THESE STRUCTURAL TIMBER DRAWINGS.
- T7. ENSURE THAT THERE ARE NO LOOSE KNOTS, SEVERE SLOPING GRAIN, GUM VEINS, GUM OR ROT POCKETS, LYCTID–SUSCEPTIBLE SAPWOOD, HOLES OR SPLITS IN THE VICINITY OF ANY FASTENERS OR NOTCH ROOTS.
- T8. AN EXPERIENCED SHOP DETAILER SHALL PREPARE SEPARATE SHOP DETAIL DRAWINGS FROM THE ARCHITECTURAL AND STRUCTURAL STEEL DRAWINGS. FABRICATION SHALL NOT COMMENCE UNTIL THE STRUCTURAL ENGINEER AND ARCHITECT SO ADVISE.
- T9. BOLTING CATEGORIES SHOWN ON THESE STRUCTURAL TIMBER DETAILS SHALL BE 4.6/S. TEST CERTIFICATES CONFIRMING FULL COMPLIANCE WITH AS 1111.1 AND ANY OTHER AUSTRALIAN STANDARDS CITED THEREIN SHALL BE SUPPLIED TO THE STRUCTURAL ENGINEER.
- T10. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 15.2.3 OF AS 4100.
- T11. UNLESS NOTED OTHERWISE ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED.
- T12. ALL BOLT HOLES SHALL BE PREBORED TO APPROXIMATELY 10% GREATER THAN THE BOLT DIAMETER.
- T13. EVERY BOLT SHALL BE FITTED WITH A WASHER AT EACH END OF A SIZE NOT LESS THAN GIVEN IN TABLE 4.11 OF AS1720.1.
- T14. ALL SCREWS SHOWN ON THESE STRUCTURAL TIMBER DETAILS SHALL FULLY COMPLY WITH AS 3566.

- T15. ALL SCREW HOLES SHALL BE PREBORED. THE DIAMETER OF THE HOLE FOR THE SHANK SHALL BE EQUAL TO THE DIAMETER OF THE SHANK, AND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW SHALL NOT BE GREATER THAN THE ROOT DIAMETER OF THE SCREW.
- T16. CONNECTION CLEATS SHOWN ON THE STRUCTURAL DRAWINGS WHERE NOT IDENTIFIED SPECIFICALLY, SHALL BE EITHER GRADE 300 PLATE TO AS/NZS 3678 OR GRADE 300 FLAT BAR TO AS/NZS 3679.1 OR GRADE 300 ROLLED SECTIONS TO AS/NZS 3679.1.
- T17. CONNECTION CLEATS SHALL BE PROTECTED FROM CORROSION COMPLYING WITH AS/NZS 2312/HDG390 OR AS/NZS 2312/IZS1.

CONCRETE

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600. ALL CONCRETE SHALL BE TESTED BY AN APPROVED NATA INDEPENDENT TESTING LABORATORY.
- C2. COVER TO STEEL REINFORCEMENT SHALL BE 45mm UNLESS SHOWN OTHERWISE ON THE DRAWINGS. EXPOSURE CLASSIFICATION TO AS3600–2009 IS A1.
- C3. CONCRETE ADDITIVES SHALL NOT BE USED WITHOUT THE APPROVAL OF THE ENGINEER.
- C4. FREE DROPPING OF CONCRETE FROM A HEIGHT GREATER THAN 1200mm SHALL NOT BE PERMITTED.
- C5. CONCRETE SHALL BE PLACED IN ONE CONTINUOUS POURING OPERATION BETWEEN SPECIFIED CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE.
- C6. CURE CONCRETE (WATER TO BE POTABLE) FOR 7 DAYS AFTER FINAL POUR. WATER CURE WITH PLASTIC MEMBRANE, FLOODED.
- C7. CONCRETE SHALL NOT BE PLACED IN THE WORKS IF THE TEMPERATURE OF THE SURROUNDING AIR FALLS BELOW 5 DEGREES(°) CELCIUS(C), OR IS HIGHER THAN 32°C OR WIND SPEEDS EXCEED 25km/h.

A	PRELIMINARY ISSUE	AW 10.07.19
ISSUE	AMENDMENTS	INT./DATE



ENGINEERING CONSULTANTS  
267 BRIGHTON ROAD  
SOMERTON PARK, SA 5044  
TELEPHONE: (08) 8295 8677  
www.magryn.com.au

> MINING  
> STRUCTURAL  
> COASTAL  
> CIVIL

CLIENT:  
**TG LANDSCAPES**

PROJECT:  
**CLIMBING EQUIPMENT & SWING**

PROJECT ADDRESS:  
**WARRADALE KINDERGARTEN**

TITLE:  
**NOTES 1/2**

CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.		
DESIGN: CT	SCALE: AS SHOWN	DATE: JUL 2019
SHEET SIZE: <b>A3</b>	DRAWING NUMBER: <b>19312-1</b>	REVISION: <b>A</b>

SAFETY–IN–DESIGN REVIEW

MAGRYN & ASSOCIATES (MAGRYN) HAVE CONDUCTED A PRELIMINARY SAFETY–IN–DESIGN REVIEW OF THE DESIGN SHOWN ON THESE DRAWINGS. THE REVIEW IS BASED GENERALLY ON THE PROCEDURE OUTLINED IN THE SAFE WORK AUSTRALIA PUBLICATION “SAFE DESIGN OF STRUCTURES CODE OF PRACTICE” (JULY 2012).

THE DESIGN HAS NOT BEEN REVIEWED WITH A CONTRACTOR/BUILDER AT THE TIME OF ISSUE FOR TENDER OR CONSTRUCTION. CONSTRUCTION METHODS VARY BETWEEN CONTRACTORS SO IT IS NOT POSSIBLE FOR MAGRYN TO PERFORM AN EXHAUSTIVE SAFETY–IN–DESIGN OR SAFETY–IN–CONSTRUCTION REVIEW. ONCE APPOINTED, THE CONTRACTOR IS REQUIRED TO UNDERTAKE A THOROUGH REVIEW OF THE DESIGN WITH THEIR SUB–CONTRACTORS TO IDENTIFY SAFETY RISKS DURING CONSTRUCTION AND DURING THE LIFE OF THE BUILDING.

LOCATION OF UNDERGROUND AND ABOVE GROUND SERVICES



- 1. MAGRYN HAS NOT CARRIED OUT A DIAL–BEFORE–YOU–DIG REVIEW DURING THE DESIGN PHASE. THE CONTRACTOR SHALL UNDERTAKE A REVIEW OF THEIR OWN TO VERIFY SERVICES ENTERING THE PROPERTY AND IN PROXIMITY TO THE BOUNDARY IN THE STREET/SURROUNDING THE PROPERTY.
- 2. DIAL–BEFORE–YOU–DIG DOES NOT CONFIRM THE LAYOUT OF SERVICES WITHIN THE SITE. THE CONTRACTOR SHALL ALLOW TO ENGAGE A SERVICES LOCATION CONTRACTOR TO CONDUCT A SURVEY OF ALL SERVICES ON THE SITE.

EXCAVATIONS

- 1. PROVIDE BARRIERS TO ALL EXCAVATIONS TO PREVENT FALLS.
- 2. ENSURE MEASURES TO PROTECT ADJACENT PROPERTY / STRUCTURES ARE FOLLOWED STRICTLY IN ACCORDANCE WITH THESE DRAWINGS. IF IN DOUBT CONTACT MAGRYN.
- 3. CONTACT MAGRYN IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION.

A	PRELIMINARY ISSUE	AW 10.07.19
ISSUE	AMENDMENTS	INT./DATE



ENGINEERING CONSULTANTS  
267 BRIGHTON ROAD > MINING  
SOMERTON PARK, SA 5044 > STRUCTURAL  
TELEPHONE: (08) 8295 8677 > COASTAL  
www.magryn.com.au > CIVIL

CLIENT:  
TG LANDSCAPES

PROJECT:  
CLIMBING EQUIPMENT &  
SWING

PROJECT ADDRESS:  
WARRADALE KINDERGARTEN

TITLE:  
NOTES 2/2

CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.		
DESIGN: CT	SCALE: AS SHOWN	DATE: JUL 2019
SHEET SIZE: A3	DRAWING NUMBER: 19312–2	REVISION: A

FOOTING SCHEDULE

MARK	DESCRIPTION
P1	600mm CUBE UNREINFORCED CONCRETE PAD FOOTING, N25 CONCRETE.

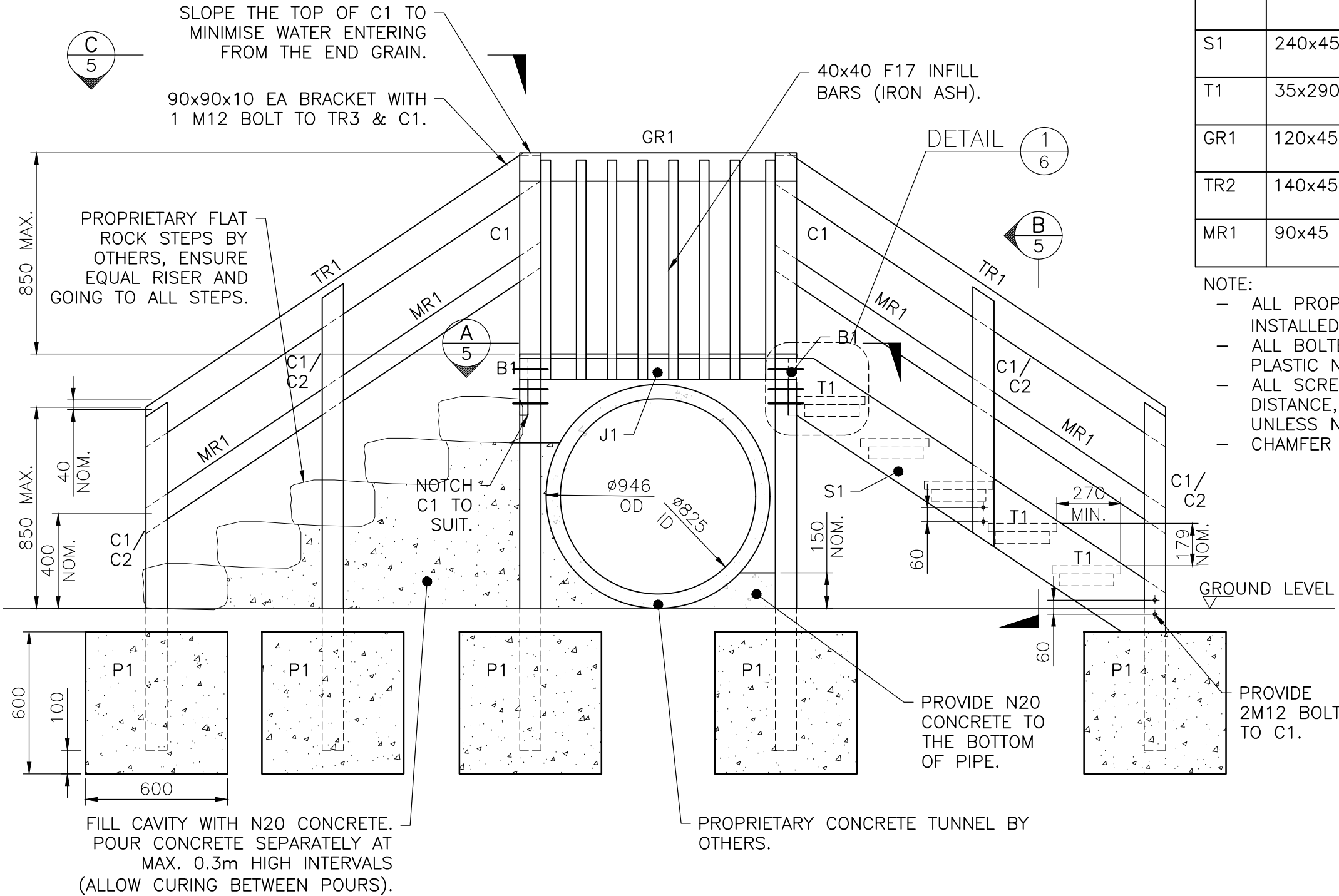
NOTE:  
- MINIMUM 60mm COVER FOR ALL POSTS.

NOTE:  
- ALLOW MINIMUM 1500mm IMPACT AREA AROUND THE EQUIPMENT.  
- ALTERNATIVELY, MEMBERS MAY BE REPLACED F17 HARDWOOD TO CLIENT'S SELECTION, UNLESS SPECIFIED OTHERWISE (H3 FOR ABOVE GROUND APPLICATION, H4 FOR BELOW GROUND APPLICATION).

MEMBER SCHEDULE

MARK	SIZE	COMMENTS
C1	115x115 F7 OR 90x90 F17	TIMBER COLUMN, SLOPE THE TOP OF C1 TO SUIT, H4.
C2	Ø160 F7 OR Ø120 F17	TIMBER COLUMN, SLOPE THE TOP OF C2 TO SUIT, H4.
B1	240x35 F7	BEARER, MAXIMUM 1200mm SPAN. REFER SECTION A, H3.
J1	90x45 F7	JOIST @ 450 CTS, MAXIMUM 1200mm SPAN, REFER SECTION A. UNLESS NOTED OTHERWISE, FIX TO BEARER WITH PRYDA JOIST HANGER WITH 2 SCREWS TO J1, 4 SCREWS TO B1, H3.
S1	240x45 F7	STRINGER, MAXIMUM 1800mm SPAN, REFER TYPICAL DETAIL AND DETAIL 1, H4.
T1	35x290 F17	TREAD, MAXIMUM 950mm SPAN, H3.
GR1	120x45 F7	GUARD RAIL, FIXED TO C1 WITH 2NO. 12g TEK SCREW, H3.
TR2	140x45 F7	TOP RAIL, REFER SECTION B, H3.
MR1	90x45 F7	MID RAIL, REFER SECTION B, H3.

NOTE:  
- ALL PROPRIETARY PRYDA BRACKET SHALL BE GALVANISED AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATION.  
- ALL BOLTED CONNECTIONS TO BE CUP HEAD BOLTS WITH PLASTIC NUT COVER CAPS TO THE END.  
- ALL SCREW CONNECTION SHALL HAVE MINIMUM 30mm EDGE DISTANCE, 30mm SCREW SPACING AND 60mm END DISTANCE UNLESS NOTED OTHERWISE.  
- CHAMFER ALL SHARP EDGES AND CORNER WHERE POSSIBLE.



ELEVATION – DINGO TUNNEL  
SCALE 1:20

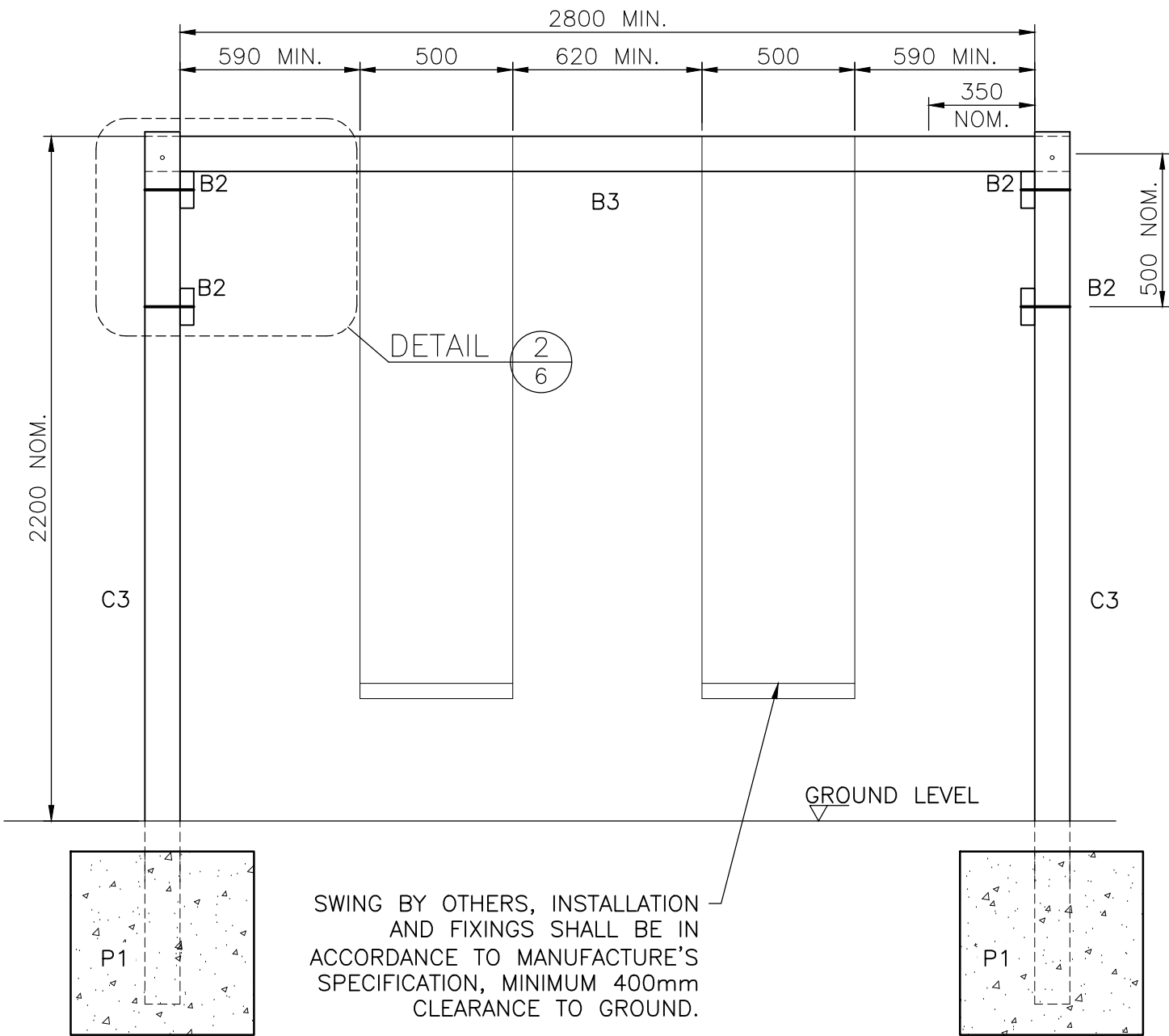
B	ADDITIONAL INFORMATION	CT 17.07.19
A	PRELIMINARY ISSUE	AW 10.07.19
ISSUE	AMENDMENTS	INT./DATE



ENGINEERING CONSULTANTS  
267 BRIGHTON ROAD  
SOMERTON PARK, SA 5044  
TELEPHONE: (08) 8295 8677  
www.magryn.com.au  
> MINING  
> STRUCTURAL  
> COASTAL  
> CIVIL

CLIENT:  
**TG LANDSCAPES**  
PROJECT:  
**CLIMBING EQUIPMENT & SWING**  
PROJECT ADDRESS:  
**WARRADALE KINDERGARTEN**

TITLE: <b>CLIMBING EQUIPMENT</b>		
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.		
DESIGN: CT	SCALE: AS SHOWN	DATE: JUL 2019
SHEET SIZE: <b>A3</b>	DRAWING NUMBER: <b>19312-3</b>	REVISION: <b>B</b>



ELEVATION – SWINGS

SCALE 1:20

- NOTE:
- THE SWING SEAT WAS ASSUMED TO BE 500mm WIDE FLEXIBLE RUBBER SEAT WHERE THE WIDTH IS REDUCED TO APPROXIMATELY 350mm WHEN SEATED, PLEASE CONTACT THE OFFICE IF THIS IS NOT THE CASE.
  - ALLOW MINIMUM 7500mm IMPACT AREA (PARALLEL TO THE DIRECTION OF SWING) FOR LEVEL IMPACT ABSORBING SURFACE (NORMALLY SYNTHETIC).
  - ALLOW MINIMUM 8500mm IMPACT AREA FOR CONTAINED IMPACT ABSORBING SURFACES (NORMALLY LOOSE FILL).

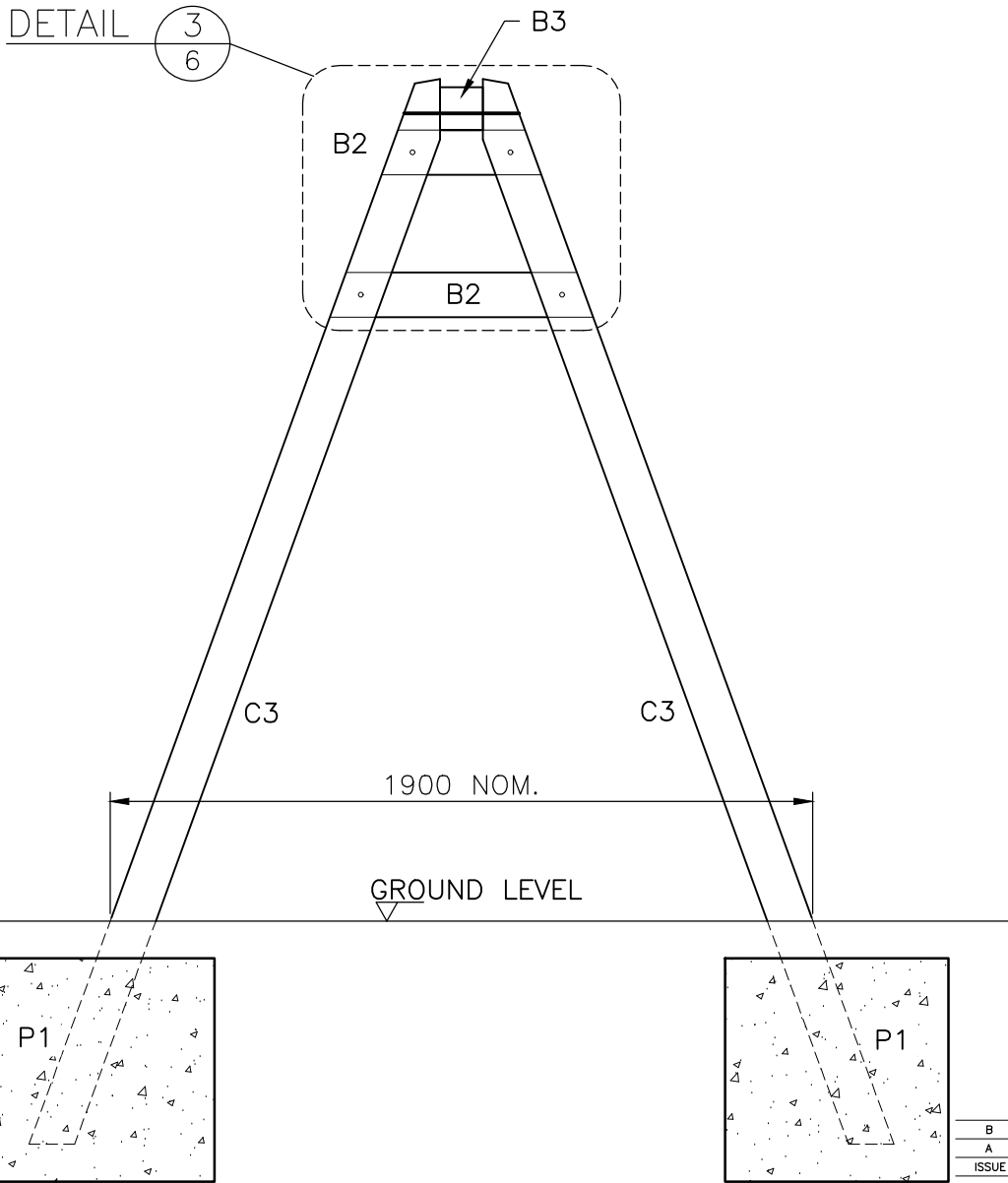
MEMBER SCHEDULE

MARK	SIZE	COMMENTS
C3	150x150 F7 OR 115x115 F17	TIMBER COLUMN, H4.
B2	120x45 F7 OR 120x45 F17	TIMBER BRACE/ SUPPORT, H3.
B3	150x150 F7 OR 115x115 F17	TIMBER TOP BEAM, MAXIMUM 2800mm SPAN, REFER DETAIL 2 AND 3, H3.

FOOTING SCHEDULE

MARK	DESCRIPTION
P1	600mm CUBE UNREINFORCED CONCRETE PAD FOOTING, N25 CONCRETE.

- NOTE:
- PROVIDE PLASTIC NUT COVER CAPS TO ALL BOLTED CONNECTIONS.
  - ALLOW MINIMUM 60mm COVER FOR ALL POSTS.



END ELEVATION – SWINGS

SCALE 1:20

B	ADDITIONAL INFORMATION	CT 17.07.19
A	PRELIMINARY ISSUE	AW 10.07.19
ISSUE	AMENDMENTS	INT./DATE



ENGINEERING CONSULTANTS

267 BRIGHTON ROAD SOMERTON PARK, SA 5044  
TELEPHONE: (08) 8295 8677  
www.magryn.com.au

> MINING  
> STRUCTURAL  
> COASTAL  
> CIVIL

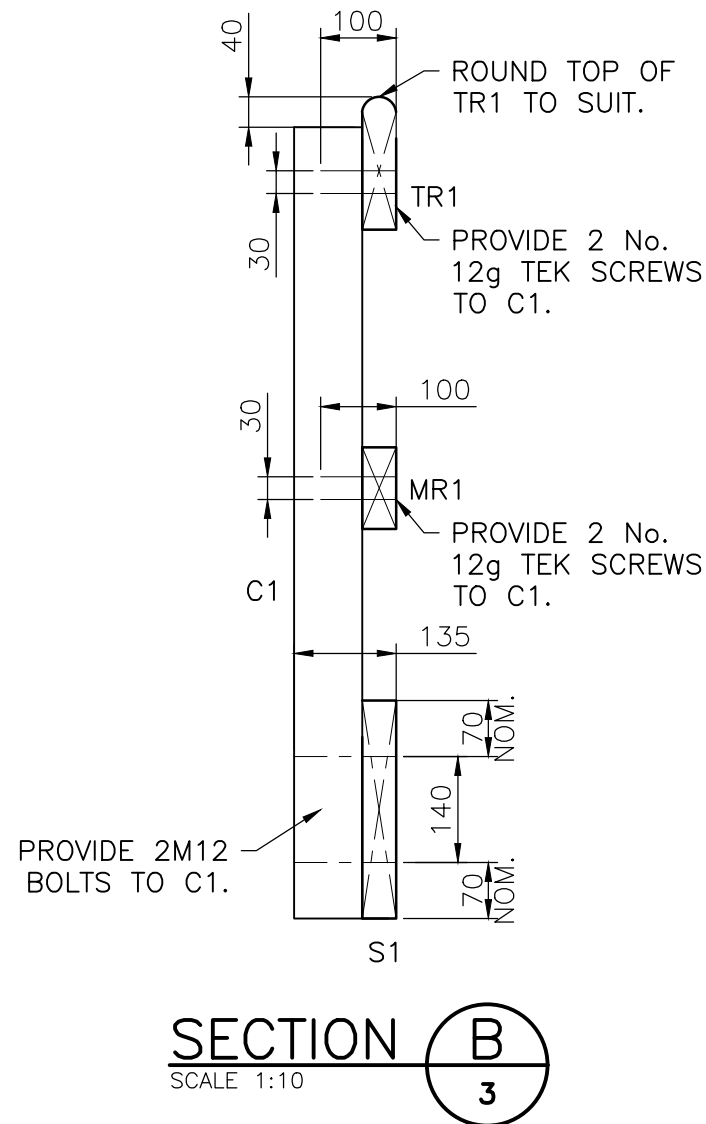
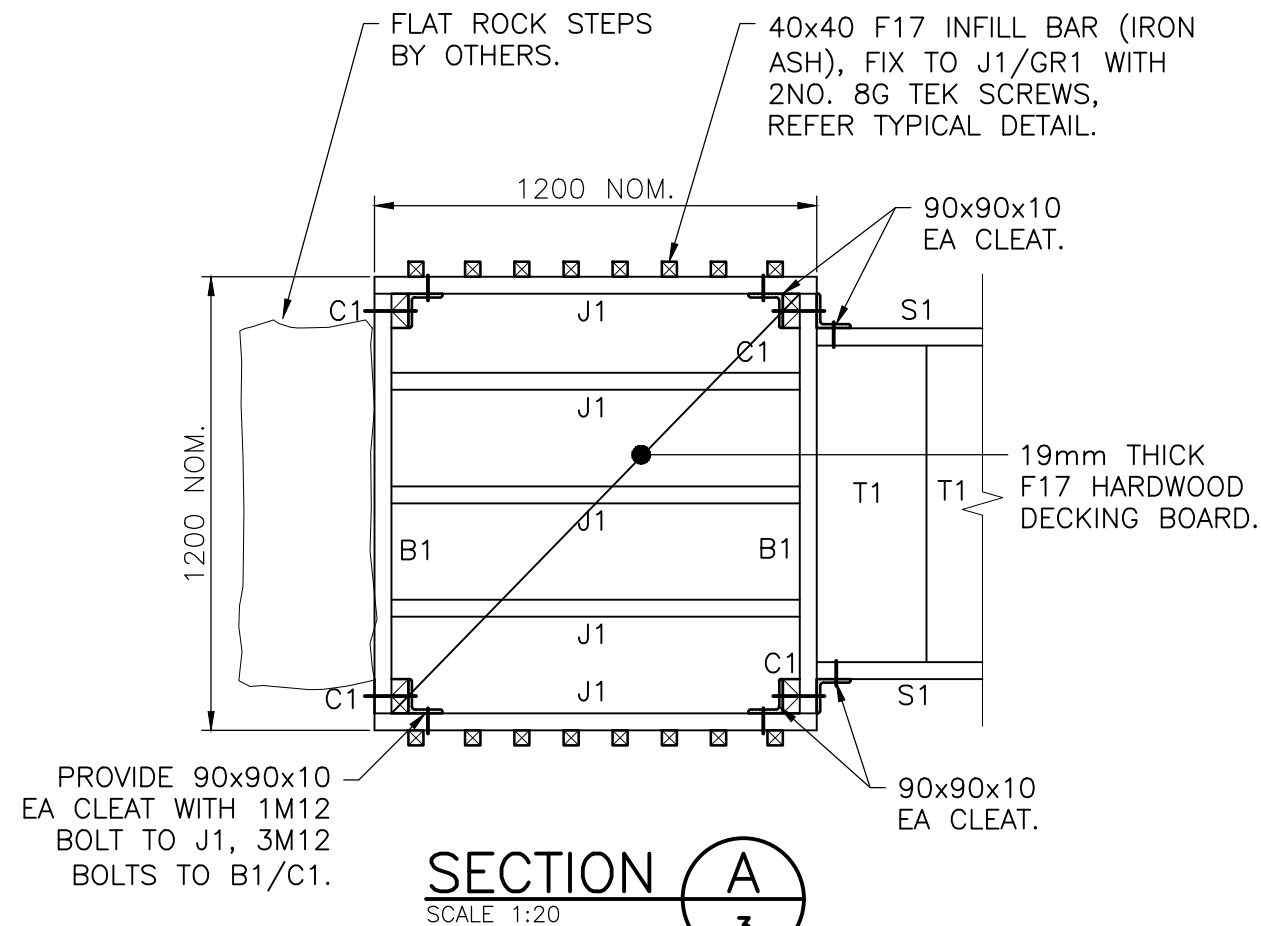
CLIENT:  
**TG LANDSCAPES**

PROJECT:  
**CLIMBING EQUIPMENT & SWING**

PROJECT ADDRESS:  
**WARRADALE KINDERGARTEN**

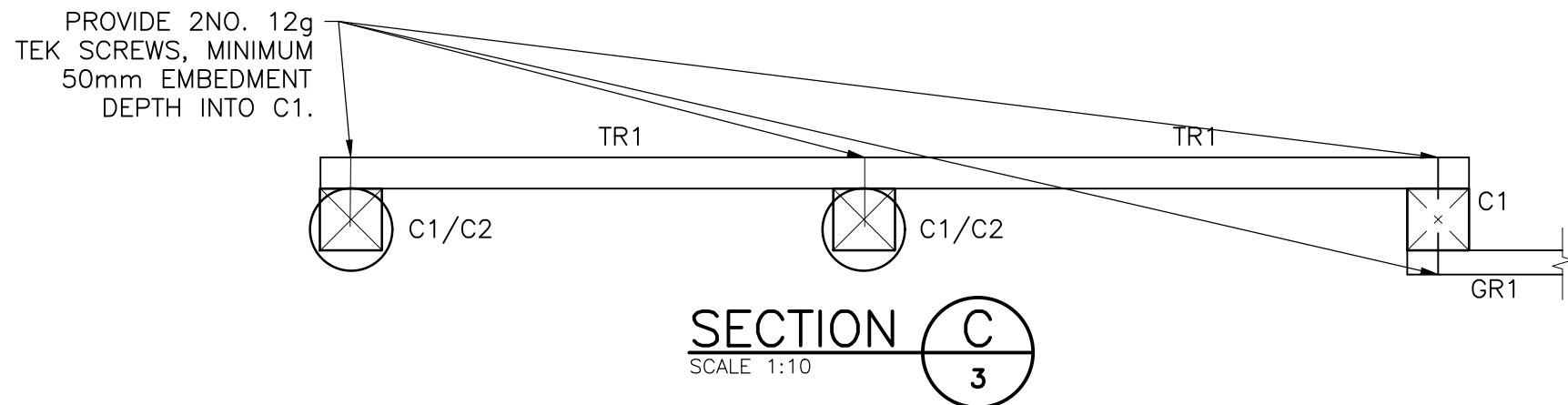
TITLE:  
**SWING ELEVATIONS**

CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.		
DESIGN: CT	SCALE: AS SHOWN	DATE: JUL 2019
SHEET SIZE: A3	DRAWING NUMBER: 19312-4	REVISION: B



NOTE:

- ALLOW MINIMUM 30mm EDGE DISTANCE AND 60mm END DISTANCE TO ALL SCREW CONNECTIONS.
- PROVIDE PLASTIC NUT COVER CAP TO ALL BOLTED CONNECTION.



NOTE:

- THE ABOVE DETAILS APPLIES TO MR1 TO C2 CONNECTION.
- WHERE C1/C2 IS SHOWN, EITHER C1 OR C2 MAY BE USED, TO CLIENT'S SELECTION.

B	ADDITIONAL INFORMATION	CT 17.07.19
A	PRELIMINARY ISSUE	AW 10.07.19
ISSUE	AMENDMENTS	INT./DATE



**ENGINEERING CONSULTANTS**

267 BRIGHTON ROAD  
SOMERTON PARK, SA 5044  
TELEPHONE: (08) 8295 8677  
www.magryn.com.au

> MINING  
> STRUCTURAL  
> COASTAL  
> CIVIL

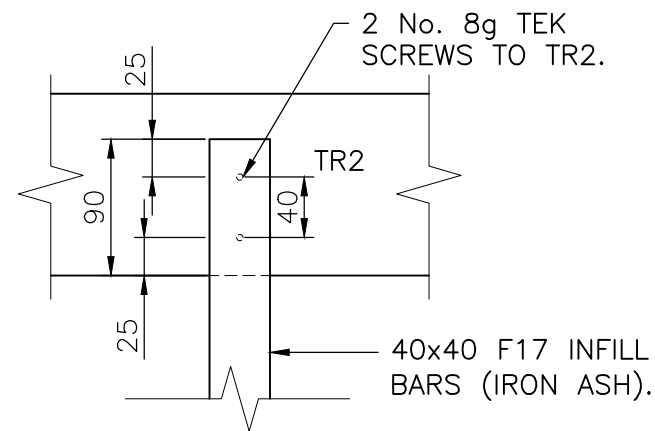
**CLIENT:**  
**TG LANDSCAPES**

**PROJECT:**  
**CLIMBING EQUIPMENT & SWING**

**PROJECT ADDRESS:**  
**WARRADALE KINDERGARTEN**

**TITLE:**  
**SECTIONS**

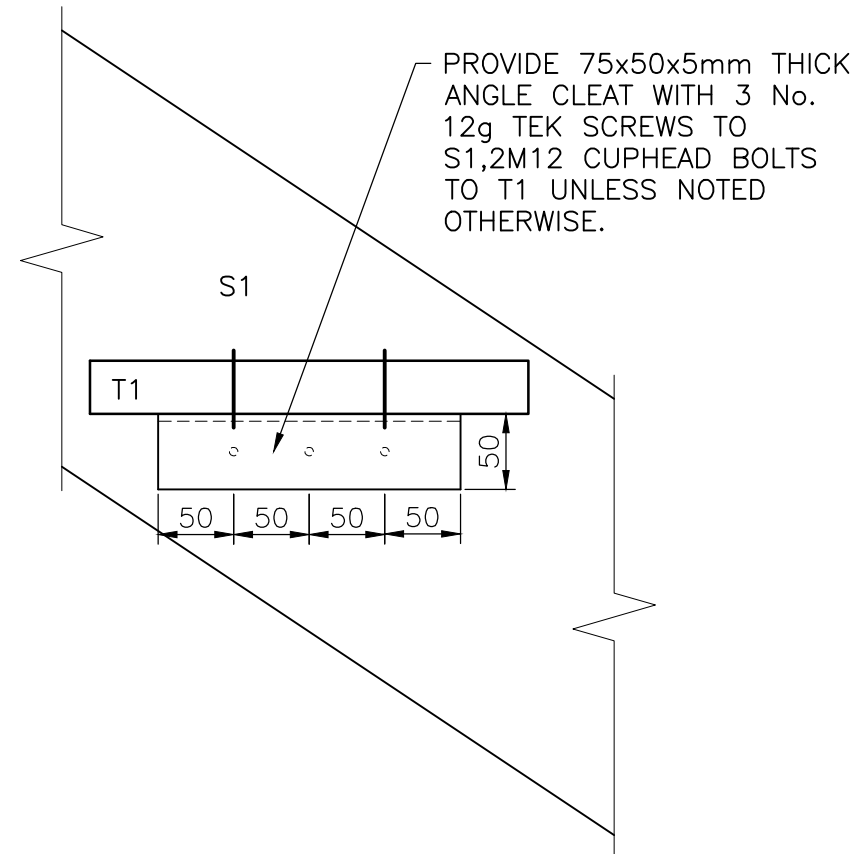
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.		
DESIGN: CT	SCALE: AS SHOWN	DATE: JUL 2019
SHEET SIZE: A3	DRAWING NUMBER: 19312-5	REVISION: B



**TYPICAL DETAIL –  
INFILL BAR TO TR2**

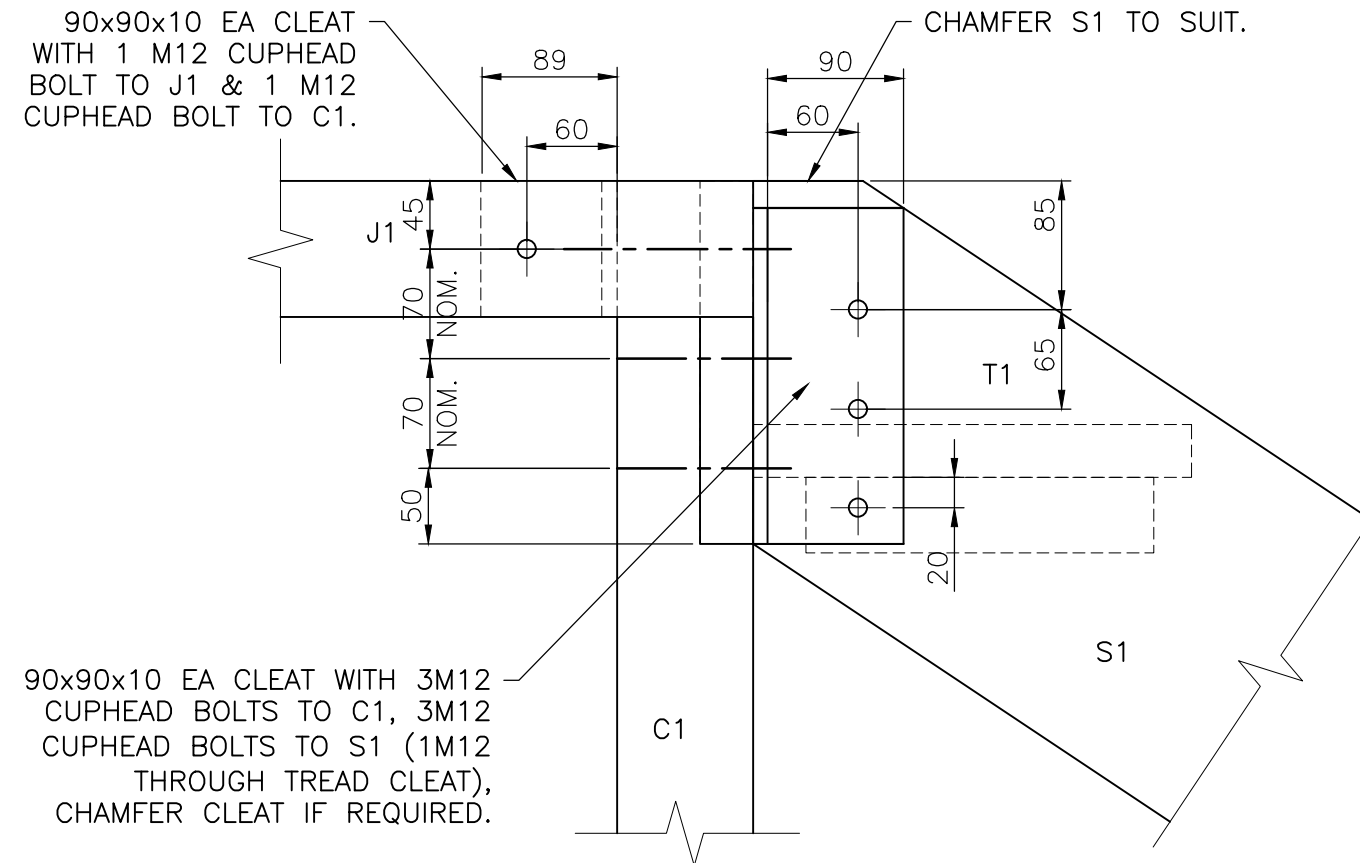
SCALE 1:5

NOTE:  
– THE ABOVE DETAILS APPLIES TO INFILL BAR TO J1 CONNECTION.



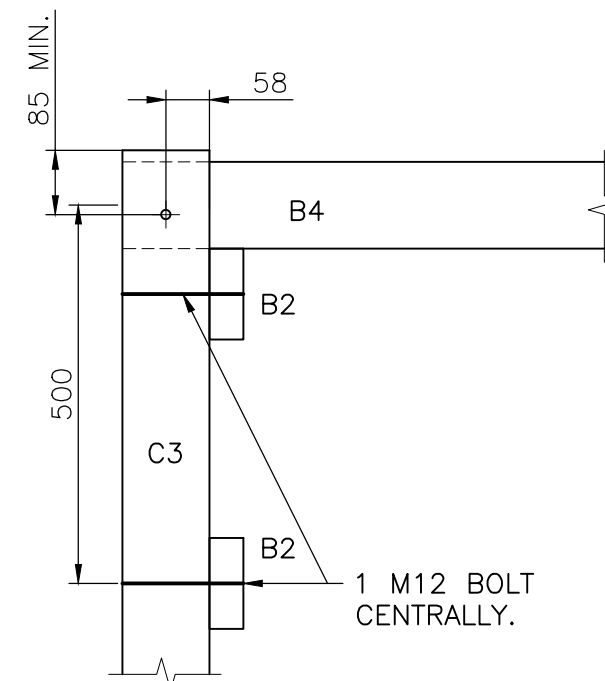
**TYPICAL DETAIL –  
T1 TO S1**

SCALE 1:5

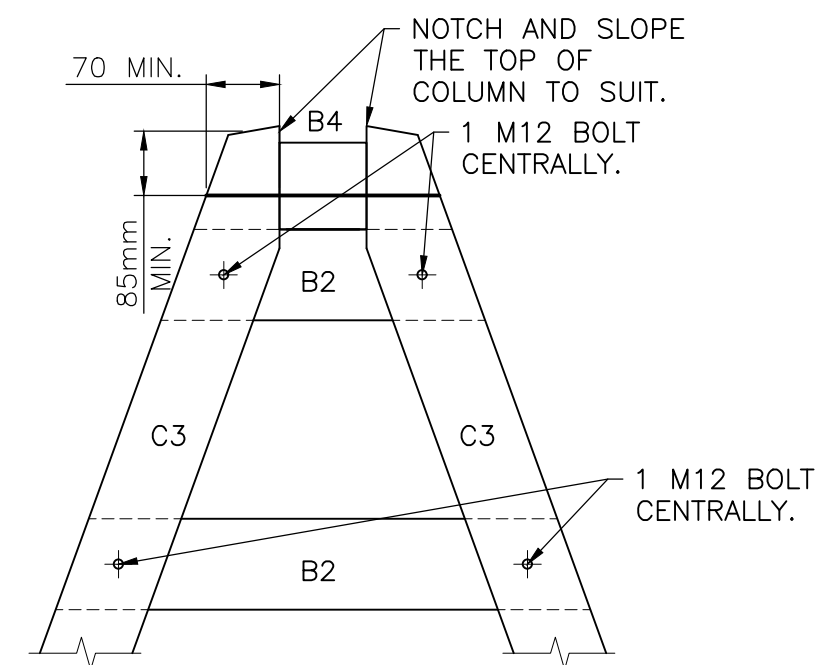


**DETAIL 1**  
SCALE 1:10

NOTE: ALL ANGLE, PLATES, BOLTS AND SCREWS SHALL BE HOT DIPPED GALVANISED.



**DETAIL 2**  
SCALE 1:10



**DETAIL 3**  
SCALE 1:10

B	ADDITIONAL INFORMATION	CT 17.07.19
A	PRELIMINARY ISSUE	AW 10.07.19
ISSUE	AMENDMENTS	INT./DATE



**ENGINEERING CONSULTANTS**  
267 BRIGHTON ROAD  
SOMERTON PARK, SA 5044  
TELEPHONE: (08) 8295 8677  
www.magryn.com.au

CLIENT:  
**TG LANDSCAPES**

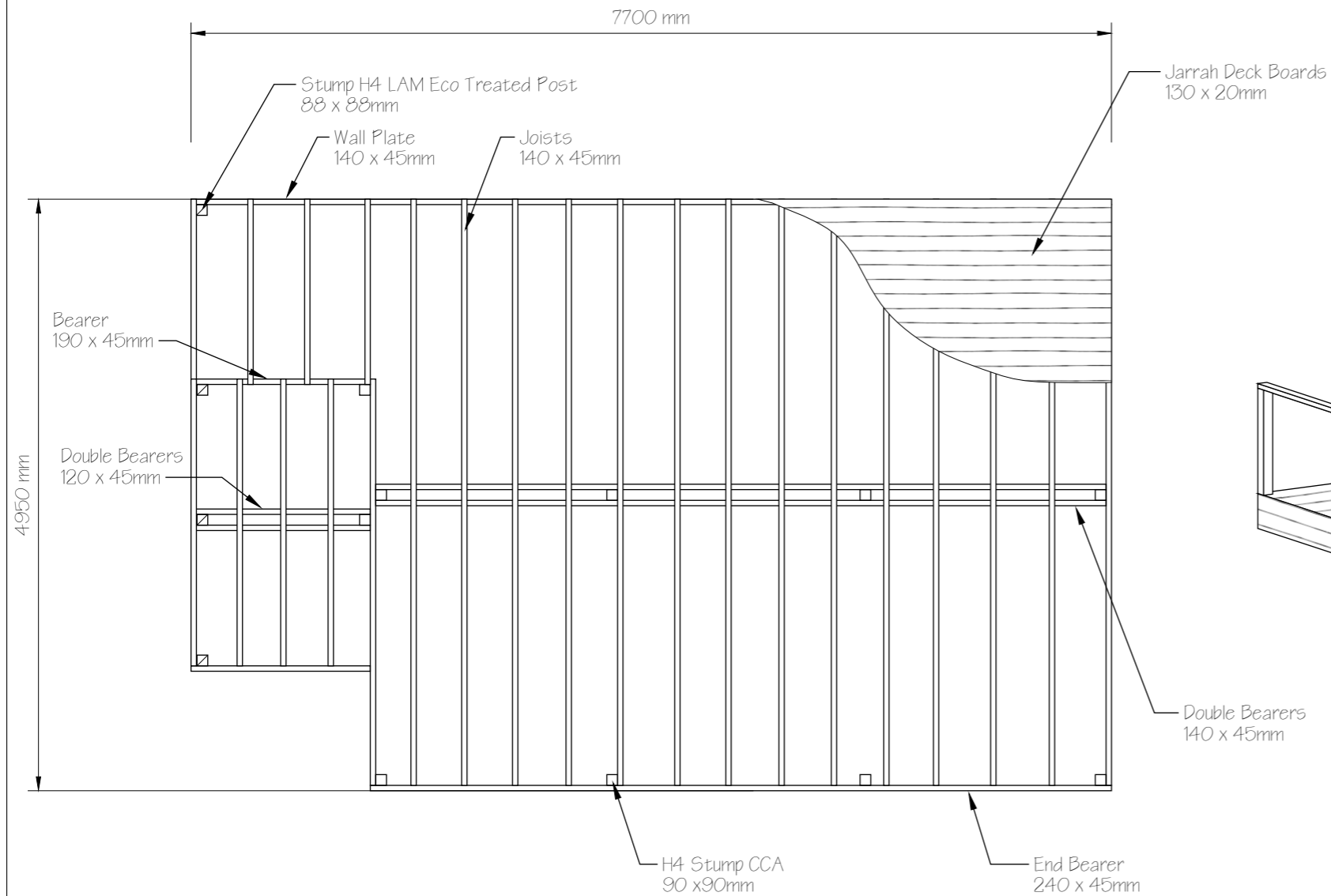
PROJECT:  
**CLIMBING EQUIPMENT &  
SWING**

PROJECT ADDRESS:  
**WARRADALE KINDERGARTEN**

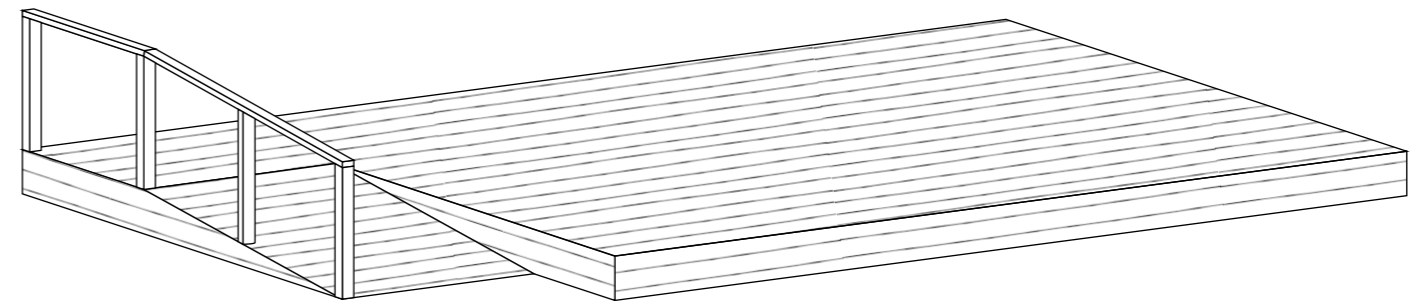
TITLE:  
**DETAILS**

DESIGN: CT	SCALE: AS SHOWN	DATE: JUL 2019
SHEET SIZE: <b>A3</b>	DRAWING NUMBER: <b>19312-6</b>	REVISION: <b>B</b>

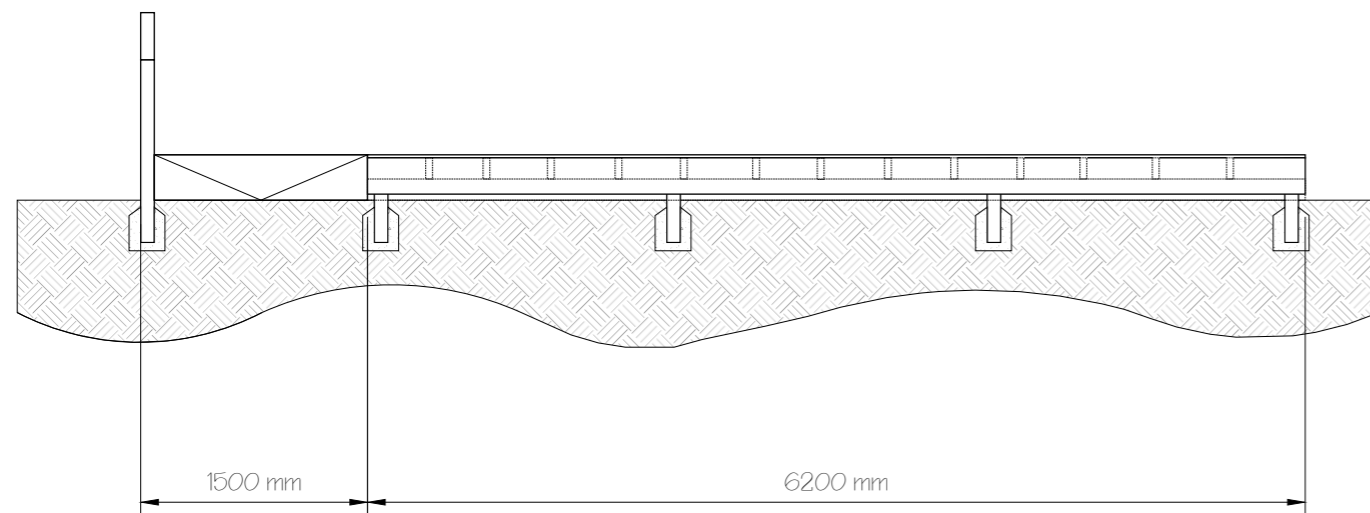
PLAN VIEW



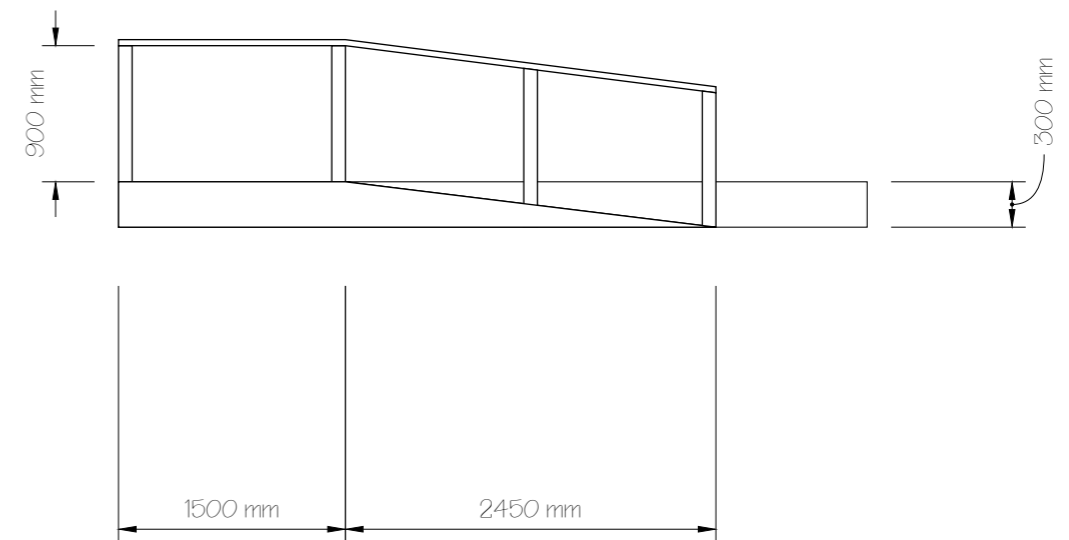
3D REPRESENTATION

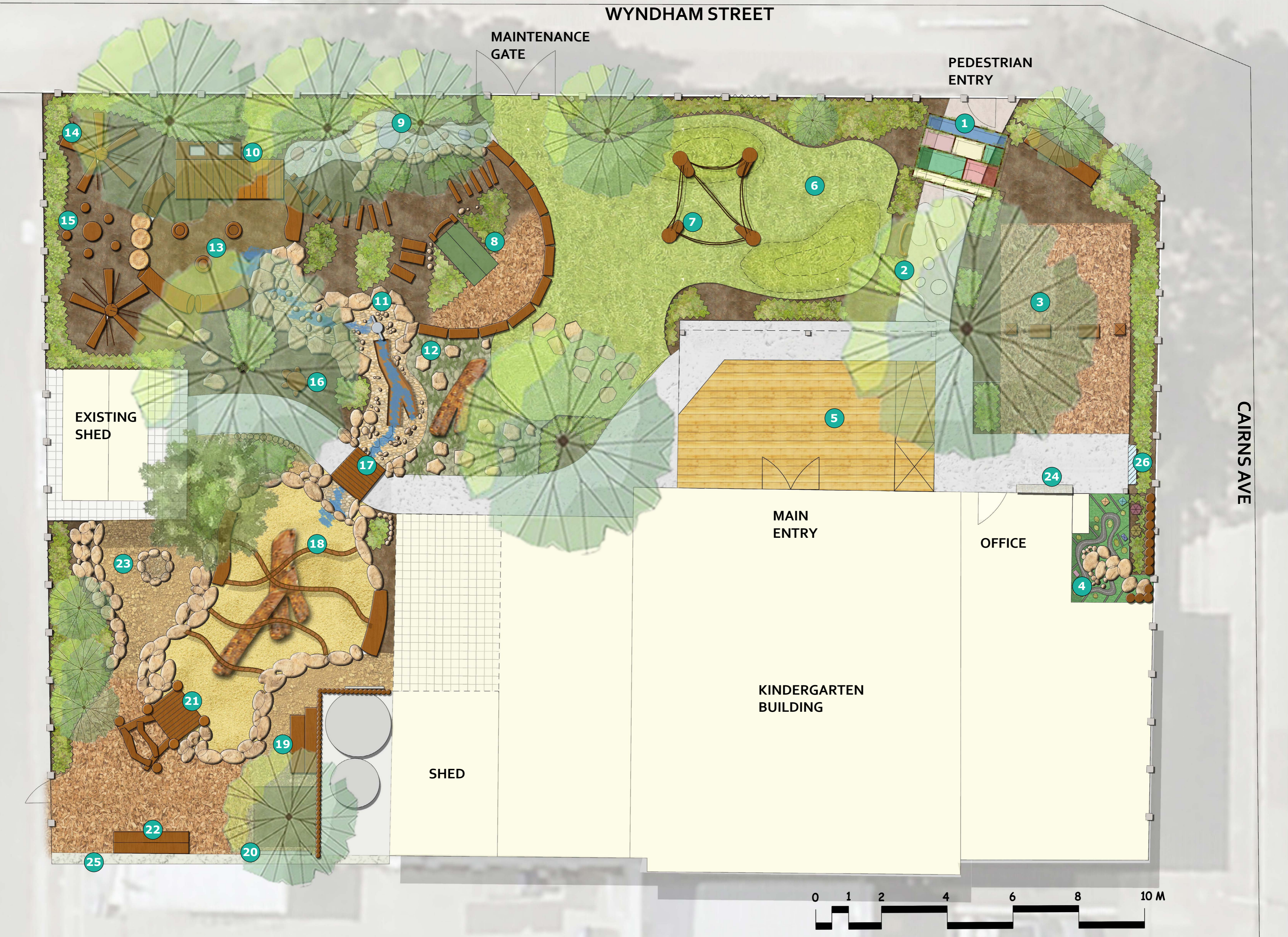


ELEVATION A



ELEVATION B





- 1 Main entry experience enhanced with perspex pergola to provide a strong visual and sensory gateway experience. Perspex light casts onto surfaces changing angles throughout the day and seasons.
- 2 Raised wicking beds borders entry path and provides edible and sensory stimuli. Create a timber archway and gate into garden between planters.
- 3 Relocate or provide new swing frame. Location is contained and reduces potential for accidental collision whilst maximising spatial potential for existing location.
- 4 Small world play nook featuring fairy trunk houses and toy car rock mountain with tunnels and painted roads and houses.
- 5 Raised deck matching internal floor level. Deck accessible by a 1.2m wide DDA accessible ramp.
- 6 New lawn area exposed to northern sun. Integrate low level mounding to enhance play value.
- 7 Vertical log posts eye bolts connections to allow for flexibility to interchange low level rope challenges and hammocks.
- 8 1.2m high mound with double embankment slide provides multi sensory play experience and elevated vantage point.
- 9 Tactile sensory path provides a secret connection to mud play area.
- 10 Mud Kitchen with under bench storage extends playvalue of digging patch allowing for multi sensory experiences.
- 11 Water pump and timber trough. Water can disperse to sand pit or be diverted to mud pit.
- 12 Rain garden collects run off from adjacent area and uses it to clean water and utilised for passive irrigation, can be used as a educational tool and also as a loose parts play area and diversify biodiversity.
- 13 Digging patch layered with hidden treasures provides upper body work out and sensory play experiences. Play value extended with water channel connection to water pump to allow for diversion of water.

- 14 Cubbie building zone with natural loose parts. Educators can add props to further extend play.
- 15 Small round wood log table and stools provides a comfortable location for quiet or social play.
- 16 Opportunity for an carved animal to reflect local fauna and to be a destination for imaginary play. Form and scale to allow for sitting and balancing.
- 17 Salvaged timber sleeper bridge provides an imaginary play destination and location to further intact with water channel.
- 18 Natural sand pit with rock and log edging. Incorporates natural log challenges with play value extended with loose large diameter ropes.
- 19 Playvalue of sandpit extended with sand kitchen to allow for imaginative play and extend creativity potential. Opportunity to plumb rain tanks into sand kitchen taps.
- 20 Utilise existing wall to fix vertical blackboard and accompany with loose log furniture.
- 21 Dingo cave with rock and log scramble to allow access to top of structure for elevated views. Provides a quiet play refuge and facilitates imaginative play experiences.
- 22 1.8m High Timber climbing wall structure set against existing wall allows for gross motor and upper body development.
- 23 Rock amphitheatre yarning circle with central fire pit or feature rock.
- 24 Tactile and sensory wall panel with fidget elements variety of locks and hinges.
- 25 Existing wall painted with a mural to capture sense of place. Engage with local artist.
- 26 Reflection mirror provides playful interactive opportunities, also allows educators to have visual supervision of small play world nook.

	Existing Trees		Rock
	Proposed Trees		Stick Fence
	Existing Building		Sand Pit
	Existing Fence		Grass
	Existing Pavement		verandah
	Salvaged Log		
	Artist Pavement		
	Rock Pitching		
	Timber Deck		
	Wicking Bed		
	75mm Softfall Mulch		
	300mm Softfall Mulch		
	Rock Salt Coloured Concrete		
	Timber Sleeper Bridge		
	Log Fence		
	Stabilised Gravel		

**Ascot Park Bowling Club Lease**

<b>Originating Officer</b>	Property Leasing Officer - Chloe McDonald
<b>Corporate Manager</b>	Manager Innovation and Strategy - Fiona Harvey
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	GC190813R06

**REPORT OBJECTIVE**

The objective of this report is for Council to consider and endorse entering into a long-term lease with the Ascot Park Bowling Club (APBC).

**EXECUTIVE SUMMARY**

The APBC lease will expire on 30 September 2019. The APBC were notified that their current lease was due to expire and have requested a 21 year lease for longevity and security for their members.

The longer lease term will also enable the APBC to apply for grants for longer-term improvements and future development of the premises (e.g. erection of a cover to go over the "C" green - this would be the first all weather green in southern Adelaide) and would be in line with other Council long term leases.

**RECOMMENDATION****That Council:**

- 1. Endorses Administration undertaking community consultation regarding entering into a 21 year lease with the Ascot Bowling Club for the premises located at 1 Davidson Avenue Park Holme SA 5043.**
- 2. Endorses entering into a 21 year lease with the Ascot Park Bowling Club according to the terms and conditions as set out in this report and subject to no objections being raised through community consultation.**
- 3. Authorises the Manager Land and Property to finalise negotiations and enter into a lease with the Ascot Park Bowling Club subject to no objections being raised through the community consultation**
- 4. Notes should any submissions be received during the consultation period requesting significant changes to the terms and conditions outlined in this report a further report will be brought back to Council for consideration.**

**Liveable:**

Ascot Park Bowling Club is a well managed sporting facility which encourages active and healthy lifestyles and connects communities

<b>Engaged:</b>	Council supports lease and licence holders to develop their management capacity and foster an inclusive environment which encourages use of community facilities by the wider community
<b>Innovation:</b>	Council's Leasing and Licensing Policy provides a strong support and collaboration model for clubs and organisations to continue to innovate their operations and achieve good governance
<b>Legal / Legislative / Policy:</b>	Under this lease it is the responsibility of the lessee to remain insured in relation to Public Liability Insurance and indemnify the City of Marion against all damages, costs and expenses

## **DISCUSSION**

The APBC story began in 1957 when residents in the Ascot Park area arranged a meeting to inaugurate a Bowling Club in the district - in January 1959 the site on Marion Road was chosen.

The Bowling Club opened in 1960 and with the introduction of Indoor Bowls the Club grew rapidly. As years progressed, the clubhouse was extended as membership grew to 385.

Over the past 60 years, the Club had developed the area from a simple building catering for about 50 members to the current building catering for 150 Pennant players and 250 Night Owl players. The Club has a mixed membership ranging from teenagers to people in their late 80's, and a good balance of male and female members.

APBC is known as the "friendly club" and provides a modern facility for organised sport and the community.

- The Club, using its volunteers, is open everyday except Sundays unless there is a State or Club event being held (during the season, this is most Sundays)
- During the summer months, meals are supplied on Fridays for both Club and community use
- The clubroom sits 150 people with a fully equipped kitchen, bar, barbeque and 3 lawn bowling greens.
- Sacred Heart Middle School and Westminster High utilise the facility for student development and bowling
- The XVII Master Games will be held at the site in October 2019
- The Club has been very successful at winning Pennants, State Titles and Championship Titles
- Hold weekly pilates classes for ECH members and the community
- Hire the facility to the community for social events ranging from 21st through to 90th birthdays, engagement parties and wedding receptions

The Bowling Club is a well utilised facility. Within the past 12 months, the Club has been hired out for over 65 functions/events on top of the day to day use of the facility.

The APBC Committee is up to date with providing Council with all relevant documentation in relation to the operation and good governance of the Club.

APBC has recently been successful through the Community Facilities Partnership Program to receive assistance with funding the upgrade of their irrigation system (GC190723).

The Club proposes to convert the 'C' green into a covered synthetic green and will look at seeking funding through Federal and State grants. This work would make the APBC the first club in the southern area of Adelaide to have a synthetic green.

## **Lease Terms and Conditions**

As set out in Council's Leasing and Licensing Policy, the term of agreement will not be greater than 5 years unless Council resolves to grant a longer lease term, consequently Council needs to consider this lease.

Where a lease or licence is to be granted greater than 5 years and is located on Community Land community consultation is required to be undertaken in line with the Local Government Act 1999.

The proposed Letter of Offer will be as follows:

**Lessor:** The Corporation of the City of Marion

**Lessee:** Ascot Park Bowling Club Incorporated

**The Property:** Ascot Park Bowling Club 1 Davidson Avenue Park Holme SA 5043  
Portion of the land contained within Certificate of Title Volume 5439 Folio 126

**Type of Agreement:** Lease

**Term:** Twenty One (21) years

**Commencement Date:** 1 October 2019

**Expiry Date:** 30 September 2040

**Option to Renew:** Nil

**Rental:** Based on the market rent rate of \$49,140.00 (less up to 93% subsidy) the rental rate of \$3,439.80 p.a. plus GST will be payable annually and in advance (subsidy reviewed annually)

**Rent Review:** CPI Review - each anniversary of the Commencement Date except where Rent is reviewed to Current Market Rent

Current Market Rent - on the anniversary of the Commencement Date in years 2024, 2029, 2034, 2039

**Use of the Property:** Bowling green and associated bowling and community activities

**Times of Use:** Dawn till midnight

the hours during which the bowling greens on the property may be lit restricted to dusk till 10:30pm (Monday to Saturday) and dusk till 10:00pm (Sunday)

Or such other times as may be agreed by both parties in writing

**Maintenance:** The maintenance responsibilities are set out in the Building Maintenance Responsibilities Schedule

**Maintenance Fee:** Nil

**Utilities:** The lessee is responsible to pay all utilities associated with the premises, electricity, gas, water, telephone.

**Rates, Taxes and Levies:** The lessee is responsible to pay all rates, taxes and levies

**Insurance:** The lessee is to have the appropriate Public Liability (\$20,000,000 minimum) and Contents Insurance Cover and will need to produce a copy of the certificate of currency. Please note that it is the lessee's responsibility to ascertain whether Public Liability Insurance Cover of \$20,000,000 per claim is adequate for lessee's circumstances.

The Council will insure the building.

**Indemnity:** The lessee to indemnify the City of Marion against any claims, losses, suits or accidents etc that may arise out of the use of the property

**Inspection:** The City of Marion will have the right to inspect the premises at any time

### **Consultation**

As the APBC is located on Community Land, consultation will need to be undertaken as the lease is greater than 5 years.

Consultation will be through a notice in the local paper outlining proposed changes and inviting written submissions with a period stated in the notice, being at least 21 days.

The relevant information will be made available for inspection at Council Offices, Libraries and on the Council website during the period of notice.

Should there be any submissions received requesting significant changes a further report will be brought back to Council for consideration, otherwise a lease will be entered into.

**Marion Sports and Community Club - Landlord Consent**

<b>Originating Officer</b>	Property Leasing Officer - Chloe McDonald
<b>Corporate Manager</b>	Manager Innovation and Strategy - Fiona Harvey
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	GC190813R07

**REPORT OBJECTIVE**

The purpose of this report is to seek Council's approval, as Landlord, to enclose the outdoor area constructed atop the existing balcony structure at the premises contained in Certificate of Title Volume 6063 Folio 665, Volume 5497 Folio 569 and Volume 6063 Folio 666 known as Marion Sports and Community Club, 262B Sturt Road, Marion, 5043.

**EXECUTIVE SUMMARY**

The Marion Sports and Community Club Incorporated (MSCC) hold a 21 year lease which expires on the 11 September 2039.

MSCC is seeking Council's approval as Landlord, to enclose the outdoor area constructed atop the existing balcony structure within the premises as shaded in red on the Stamped Plans (Attachment 2).

The total cost of the work is \$225,825.00 excluding GST.

All costs associated with the construction and future maintenance of the enclosed area will be borne by MSCC.

Prior to any alteration to any Council property that is leased or licenced to a third party, approval is required to be granted by Council as Landlord. Where works are valued at \$20,000 or higher Council endorsement is required.

**RECOMMENDATION****That Council:**

- 1. Grants Landlord Consent to enclose the outdoor area constructed atop the existing balcony structure at Marion Sports and Community Club, 262B Sturt Road, Marion Certificate of Title Volume 6063 Folio 665, Volume 5497 Folio 569 and Volume 6063 Folio 666 subject to:**
  - All works being undertaken in a professional manner and to the satisfaction of the City of Marion
  - The City of Marion being indemnified against all claims, suites, losses etc. that may result from carrying out this work
- 4. Delegates to the General Manager City Development approval to authorise any relevant documents necessary to facilitate the construction and management of the works.**
- 5. Advises that the Marion Sports and Community Club Incorporated will be responsible for any related costs and will be responsible for all future maintenance and repairs.**

## 6. Notes that Landlord Consent will be subject to Development Approval and Building Rules Consent.

<b>Engaged:</b>	Community consultation was not considered necessary for this project as there will be no change to the use of the premises and it is not anticipated the proposed works to have a detrimental effect on the amenity of the area.
<b>Legal / Legislative / Policy:</b>	Under this lease it is the responsibility of the lessee to remain insured in relation to Public Liability Insurance and to Indemnify the City of Marion against all damages, cost and expenses.
<b>Other Funding Sources:</b>	All costs associated with the construction and future maintenance of the fence will be borne by MSCC

## DISCUSSION

The MSCC has approached Council seeking permission to enclose the outdoor area constructed atop the existing balcony structure at Marion Sports and Community Club as indicated on the Stamped Plans which has received Planning Consent.

The scope of the works will include:

### Existing Outdoor Undercover Area

- Remove and dispose of existing heaters, fans, lights and speakers
- Repair and repaint existing ceiling linings in black
- Supply and install Glosswood UV pre finished timber ceiling, 2 x commercial grade ceiling mounted heaters, 60 inch commercial grade TV's, 2 x commercial grade ceiling fans and 4 x ceiling speakers
- Remove and replace existing GPO's with weather proof black GPO's
- Supply and install black metal flashings to cover existing brickwork

### New Outdoor Undercover Area

- Supply and install structural steel framing alterations to allow for the new roof system and to match existing structure
- Supply and install Danpal structural aluminium proprietary system, Danpal polycarbonate proprietary roofing system, associated flashings required to make watertight with existing building, CFC cladding to gable roof ends
- Prepare and paint existing/new steel structure and CFC cladding
- Supply and install 86 inch TV including associated power and data, 2 x commercial grade ceiling fans and ceiling speaker system
- Supply and install new powder coated sliding aluminium door and sidelight and new powder coated aluminium side entry door and sidelight

### Entire Balcony Area (including Flooring System and Balustrades)

- Remove and dispose of existing FFE and fixed furniture
- Remove and grind all existing Astro Turf floor covering
- Patch and repair all existing concrete in preparation of grinding
- Supply and install isolated ramping to eliminate trip hazards
- Prepare and apply an epoxy floor coating system
- Prepare and paint existing balustrades in matte black

### Existing Easterly Facing Balcony

- Remove and dispose of Astro Turf covering
- Prepare and paint ceiling black

- Supply and install Glosswood UV pre finished timber ceiling, CFC floor coverings over existing sheeting and isolated ramping to eliminate trip hazards
- Prepare and paint existing balustrades matte black
- Supply and install 1 TV speaker, 1 x fan and 2 x heaters

The total cost of the work is \$225,825.00 excluding GST.

All costs associated with the construction and future maintenance of the enclosed area will be borne by MSCC.

Prior to any alteration to any Council property that is leased or licenced to a third party, approval is required to be granted by Council as Landlord (refer to Landlord's Approval Process Flowchart).

The approval is required for the following activities:

- Addition and alteration of the leased premises

The requirement for this approval does not prevent the lessee from applying or receiving Development Approval for an activity on the premises. It does act, however, to prevent the lessee from physically undertaking any works under the Development Act until Development Approval is received.

The consent will be granted subject to:

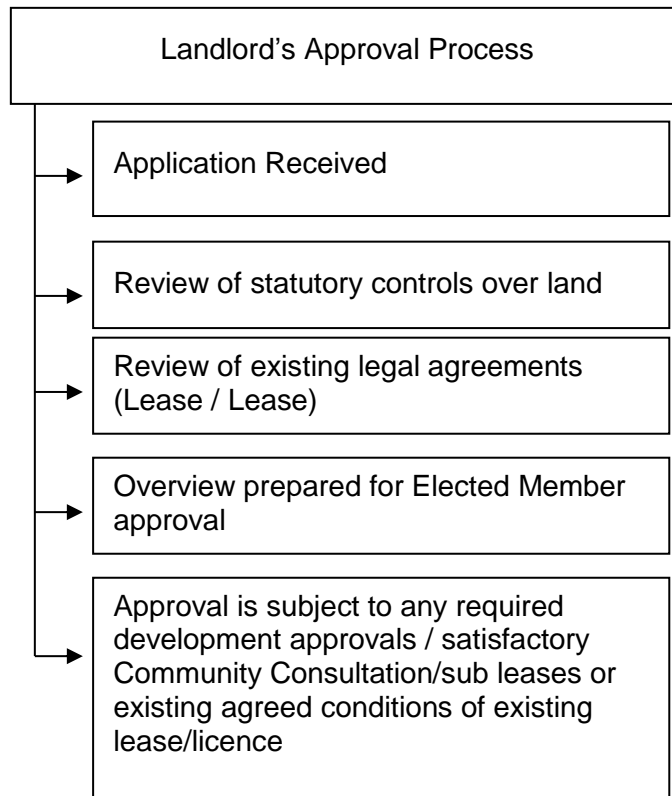
- All works to be undertaken in a professional manner and to the satisfaction of the City of Marion
- The City of Marion to be indemnified against all claims, suits, losses, etc. that may result from carrying out of this work
- All associated costs to be borne by Marion Sports and Community Club Incorporated
- The City of Marion to have the right to reinstatement upon termination of the lease
- Marion Sports and Community Club Incorporated to be responsible for the ongoing maintenance, repair and replacement of fixtures and fittings
- The work is to be substantially commenced prior to 13 August 2020, after this date landlord consent will expire
- Building Consent and Development Approval are obtained prior to commencing work
- The City of Marion is to be informed once work has concluded and a site visit will occur

### **Conclusion:**

The enclosing of the outdoor area atop the existing balcony structure will allow the MSCC to continue its normal operations within the scope of permitted usage at the premises.

### **Attachment**

#	Attachment	Type
1	Landlord's Approval Process Flowchart	PDF File
2	Stamped Plans	PDF File

**Appendix 3 - Landlord's Approval Process Flowchart**



CITY OF

MARION

DEVELOPMENT PLAN CONSENT

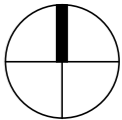
26/06/2019

GRANTED

REFER TO DECISION NOTIFICATION FORM FOR ANY RESERVED MATTERS AND/OR CONDITIONS

LOCATION PLAN

SCALE: 1 : 2000

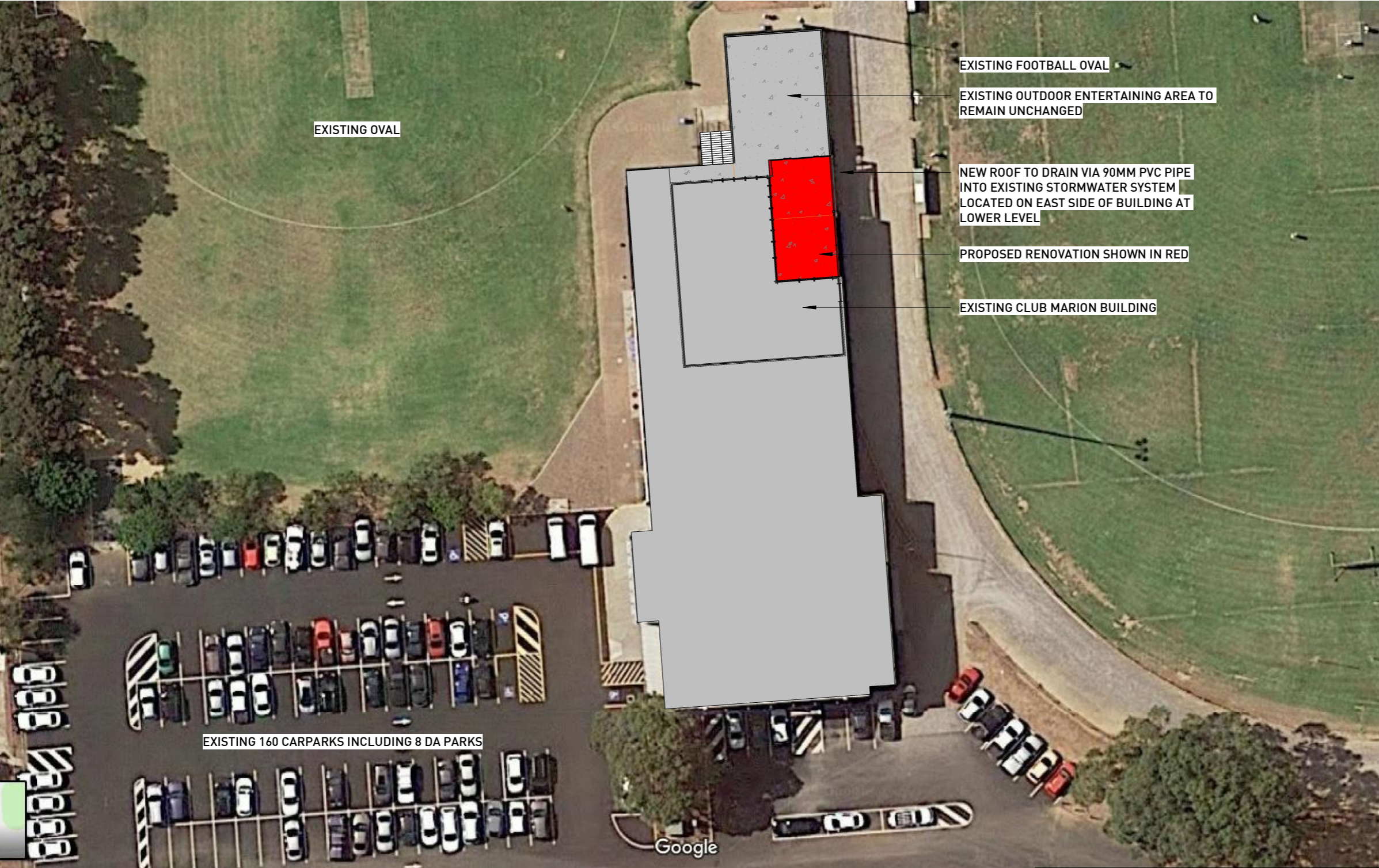


DATE 06/14/19	REVISIONS:	SHEET:	LOCATION PLAN
DWG NO: A100			
ISSUE:			
SCALE AT A3: 1 : 2000			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			



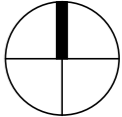
MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



SITE PLAN

SCALE: 1 : 500



CITY OF

MARION

DEVELOPMENT PLAN CONSENT

26/06/2019

GRANTED

REFER TO DECISION NOTIFICATION FORM FOR ANY RESERVED MATTERS AND/OR CONDITIONS

DATE 06/14/19	REVISIONS:	SHEET:	SITE PLAN
DWG NO: A101			
ISSUE:			
SCALE AT A3: 1 : 500			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			

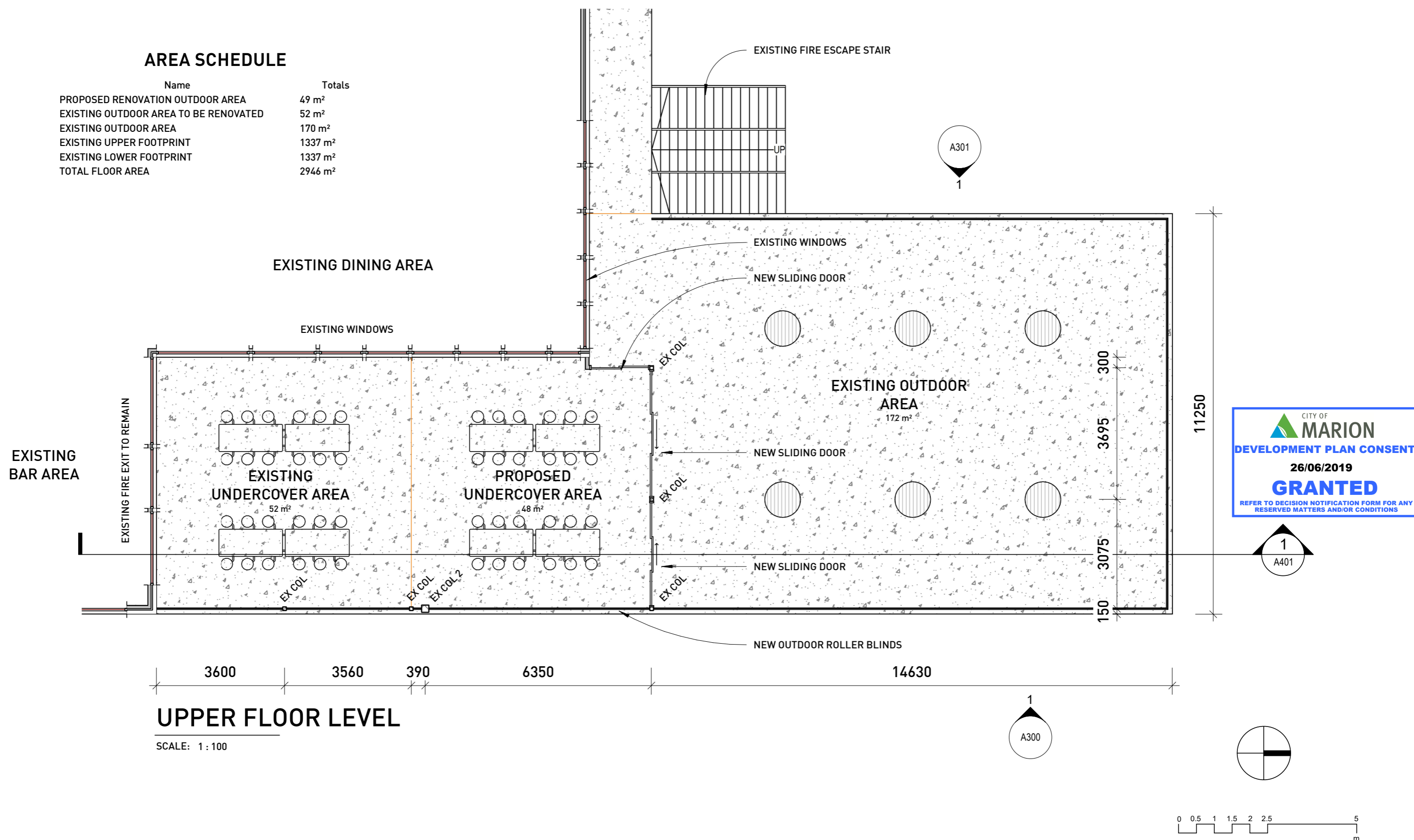


MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043

## AREA SCHEDULE

Name	Totals
PROPOSED RENOVATION OUTDOOR AREA	49 m²
EXISTING OUTDOOR AREA TO BE RENOVATED	52 m²
EXISTING OUTDOOR AREA	170 m²
EXISTING UPPER FOOTPRINT	1337 m²
EXISTING LOWER FOOTPRINT	1337 m²
TOTAL FLOOR AREA	2946 m²



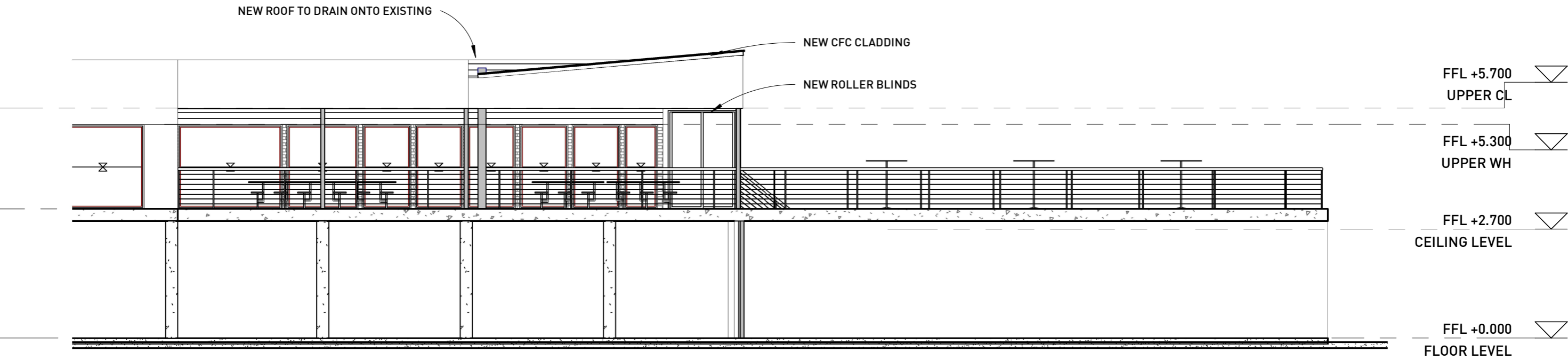
DATE 24/03/19	REVISIONS:			SHEET:	GROUND FLOOR PLAN
DWG NO: A200					
ISSUE:					
SCALE AT A3: 1 : 100					

ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.



**MICHAEL FOGARTY**  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbbuildingdesign.com

CLIENT:	CLUB MARION C/O ICM CONSTRUCTIONS
PROJECT:	RENOVATION TO OUTDOOR ENTERTAINING AREA
SITE:	262 STURT ROAD MARION SA 5043



EAST ELEVATION

SCALE: 1 : 100



CITY OF

MARION

DEVELOPMENT PLAN CONSENT

26/06/2019

GRANTED

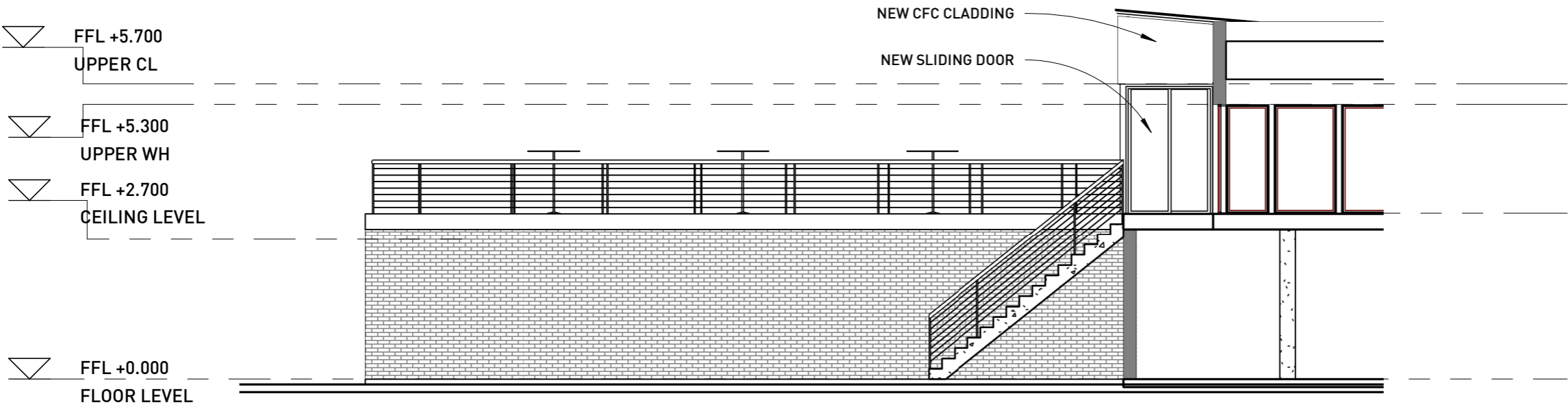
REFER TO DECISION NOTIFICATION FORM FOR ANY RESERVED MATTERS AND/OR CONDITIONS

DATE 03/16/19	REVISIONS:	SHEET:	ELEVATIONS
DWG NO: A300			
ISSUE:			
SCALE AT A3: 1 : 100			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			



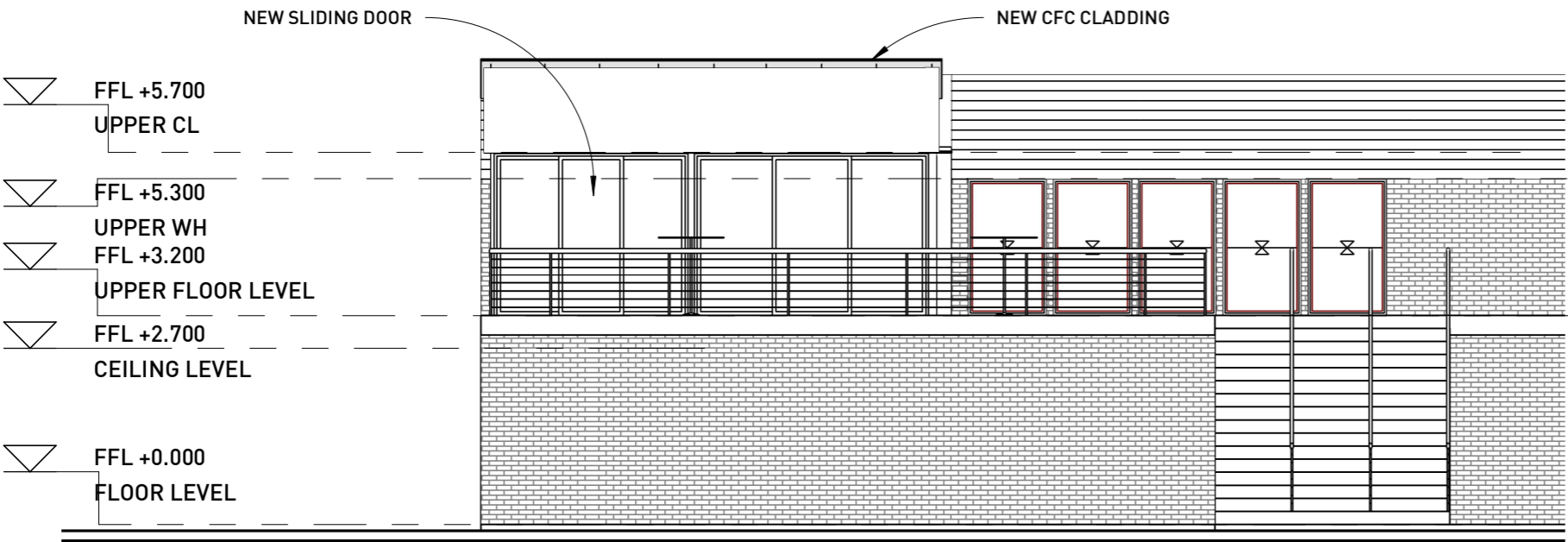
MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



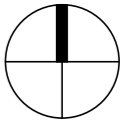
WEST ELEVATION

SCALE: 1 : 100



NORTH ELEVATION

SCALE: 1 : 100

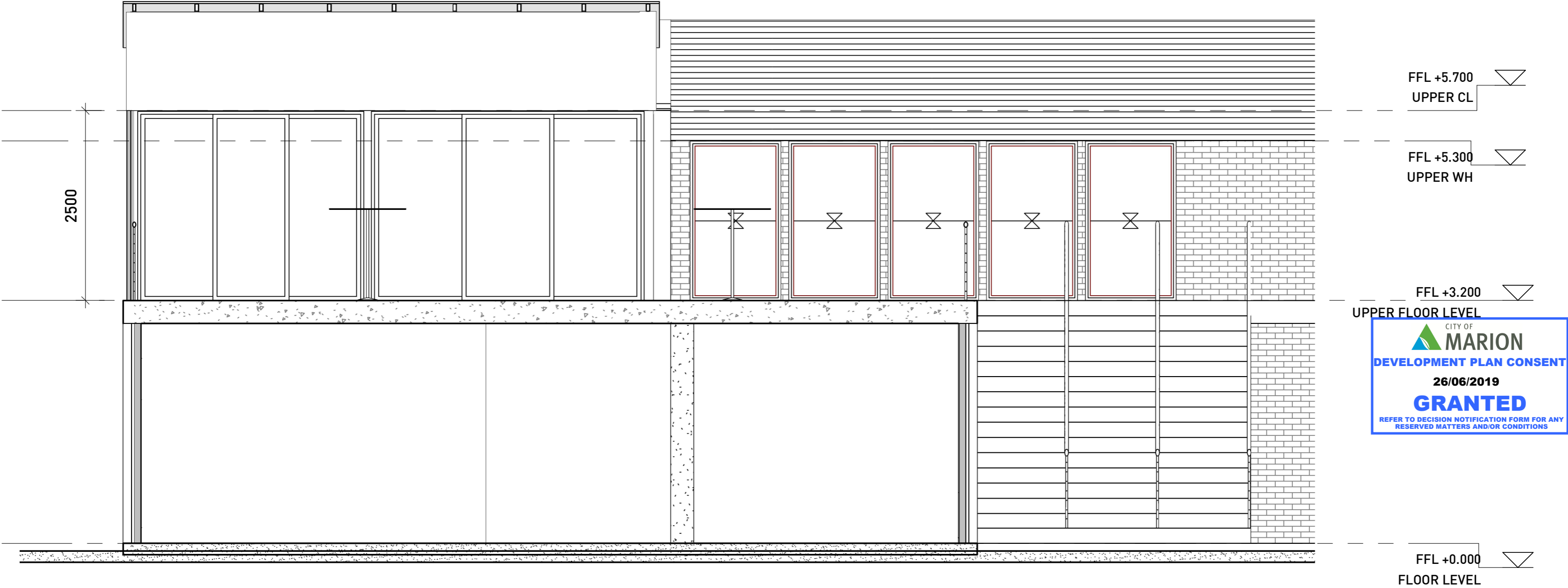


DATE 03/16/19	REVISIONS:	SHEET:	ELEVATIONS
DWG NO: A301			
ISSUE:			
SCALE AT A3: 1 : 100			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			



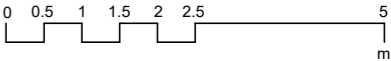
MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



SECTION A

SCALE: 1 : 50

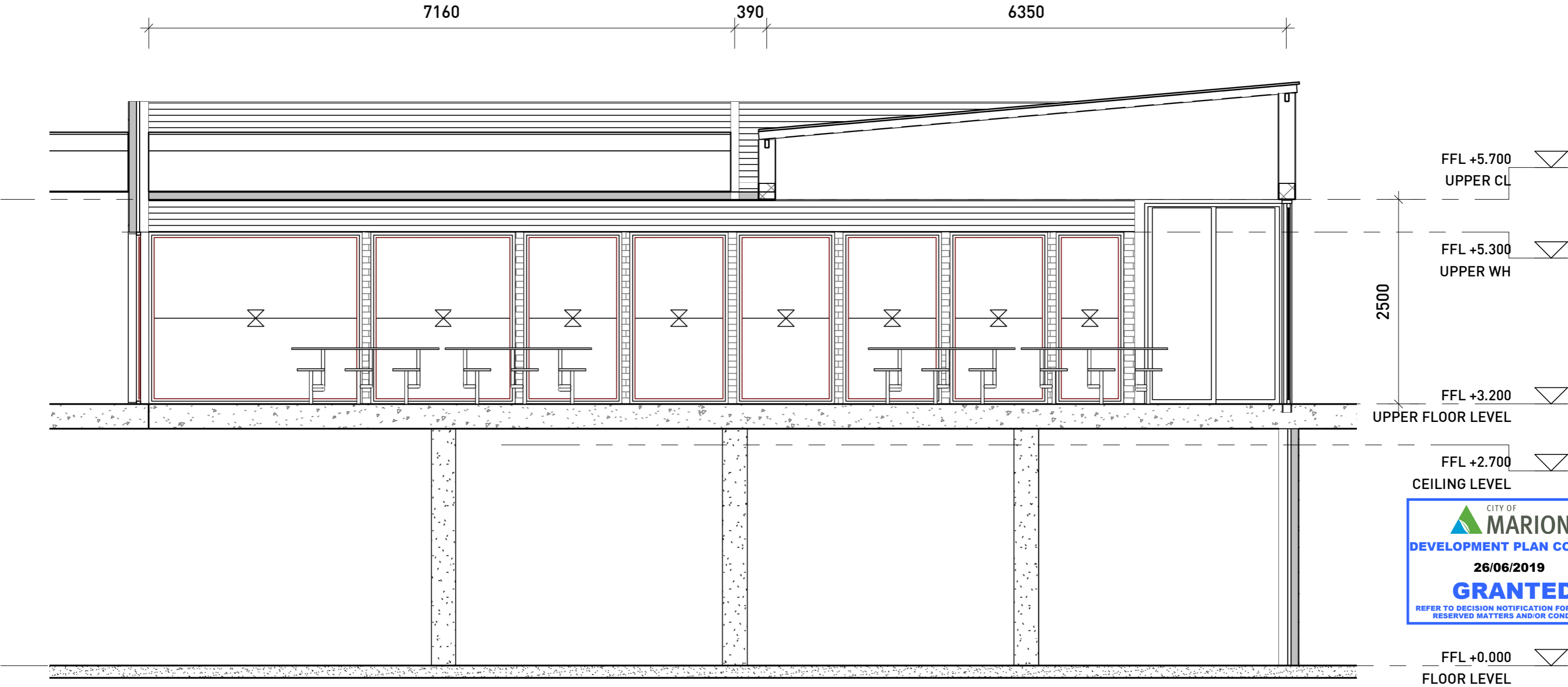


DATE 03/17/19	REVISIONS:	SHEET:	SECTION A
DWG NO: A400			
ISSUE:			
SCALE AT A3: 1 : 50			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			



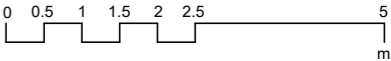
MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



SECTION B

SCALE: 1 : 50

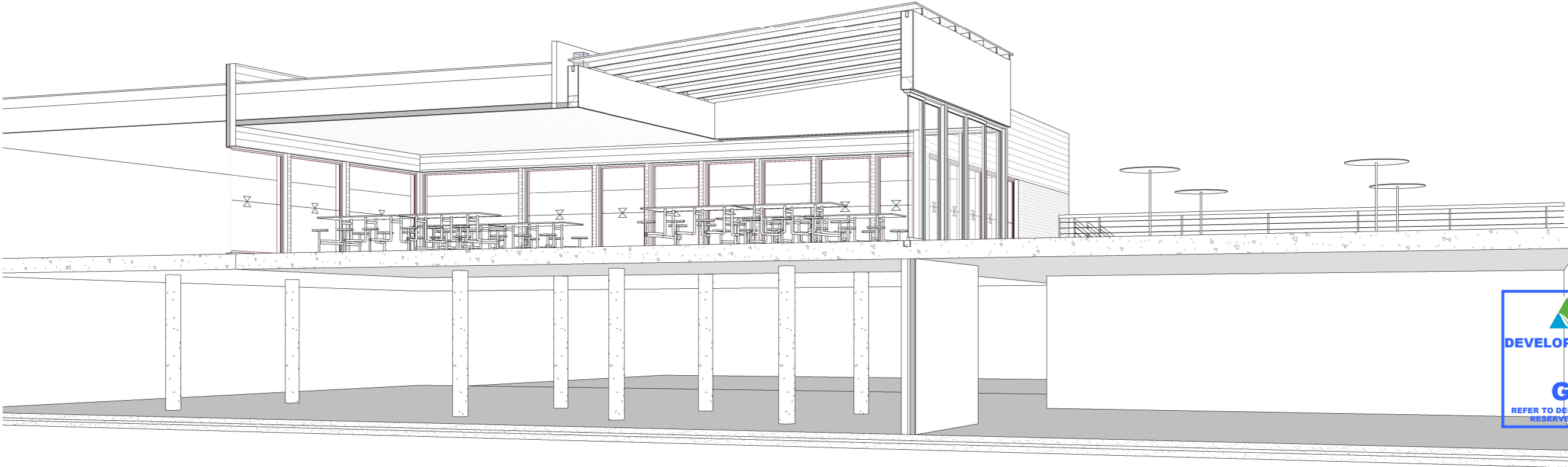


DATE 03/27/19	REVISIONS:	SHEET:	SECTION B
DWG NO: A401			
ISSUE:			
SCALE AT A3: 1 : 50			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			



MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



3D VIEW 1 - SECTION NORTH  
SOUTH LOOKING WEST

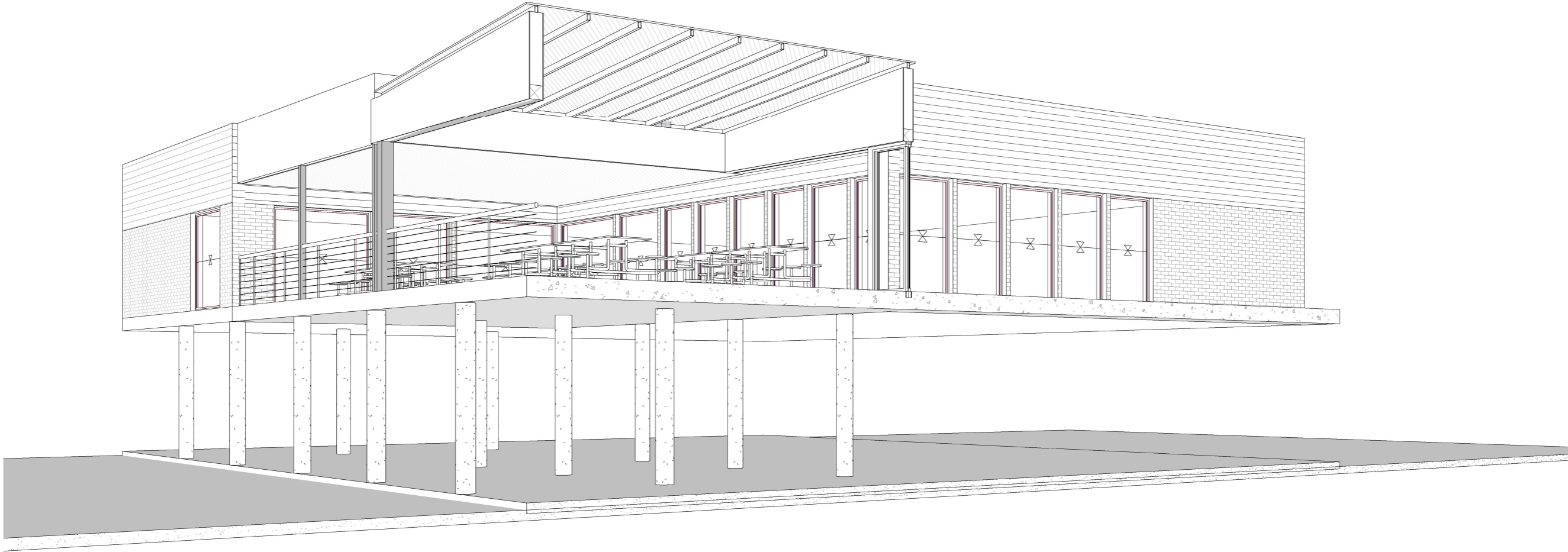
SCALE:

DATE 03/17/19	REVISIONS:	SHEET: 3D1
DWG NO: A600		
ISSUE:		
SCALE AT A3:		
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.		



MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



3D VIEW 2 - SECTION EAST  
WEST LOOKING SOUTH

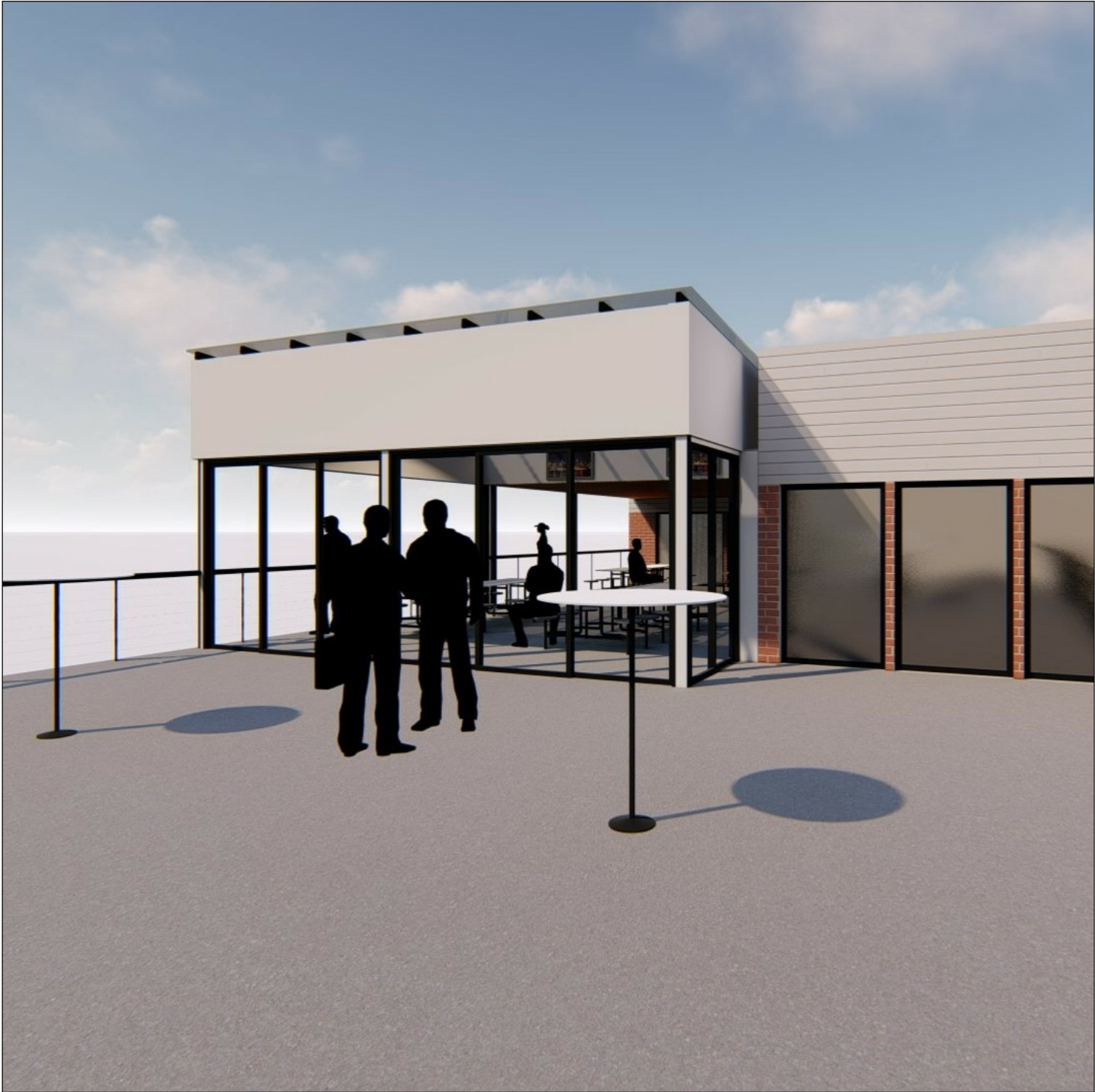
SCALE:

DATE 04/02/19	REVISIONS:	SHEET: 3D2
DWG NO: A601		
ISSUE:		
SCALE AT A3:		
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGNING REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.		



MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



RENDER - EXISTING OUTDOOR AREA LOOKING SOUTH AT NEW STRUCTURE



RENDER - LOOKING SOUTH AT NEW STRUCTURE FROM OVAL



CITY OF  
**MARION**

DEVELOPMENT PLAN CONSENT

26/06/2019

**GRANTED**

REFER TO DECISION NOTIFICATION FORM FOR ANY RESERVED MATTERS AND/OR CONDITIONS

DATE 06/14/19	REVISIONS:	SHEET:	RENDER 1
DWG NO: A602			
ISSUE:			
SCALE AT A3:			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			

C · L · U · B   M · A · R · I · O · N



MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



RENDER - RENOVATED EXISTING OUTDOOR AREA ALONG WITH NEW ROOF LOOKING NORTH WEST



RENDER - LOOKING SOUTH WEST AT NEW STRUCTURE FROM OVAL



CITY OF

MARION

DEVELOPMENT PLAN CONSENT

26/06/2019

GRANTED

REFER TO DECISION NOTIFICATION FORM FOR ANY RESERVED MATTERS AND/OR CONDITIONS

DATE	06/14/19	REVISIONS:	SHEET:	RENDER 2
DWG NO:	A603			
ISSUE:				
SCALE AT A3:				
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.				

C · L · U · B   M · A · R · I · O · N



MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



RENDER - PROPOSED NEW ROOF STRUCTURE OVER EXISTING OUTDOOR AREA LOOKING NORTH WEST



CITY OF

MARION

DEVELOPMENT PLAN CONSENT

26/06/2019

GRANTED

REFER TO DECISION NOTIFICATION FORM FOR ANY RESERVED MATTERS AND/OR CONDITIONS

DATE 06/14/19	REVISIONS:	SHEET:	RENDER 3
DWG NO: A604			
ISSUE:			
SCALE AT A3:			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			



MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043



RENDER - PROPOSED NEW ROOF STRUCTURE OVER EXISTING OUTDOOR AREA LOOKING SOUTH EAST TOWARDS OVAL



CITY OF

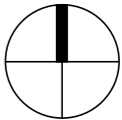
MARION

DEVELOPMENT PLAN CONSENT

26/06/2019

GRANTED

REFER TO DECISION NOTIFICATION FORM FOR ANY RESERVED MATTERS AND/OR CONDITIONS



DATE 06/14/19	REVISIONS:	SHEET:	RENDER 4
DWG NO: A605			
ISSUE:			
SCALE AT A3:			
ALL INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT, IN DESIGNS DEVELOPED AND DOCUMENTS CREATED BY MF BUILDING DESIGN REMAIN THE PROPERTY OF THIS COMPANY. ANY USE MADE OF SUCH DESIGN OR DOCUMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MF BUILDING DESIGN WILL CONSTITUTE AN INFRINGEMENT OF THE RIGHTS OF THE COMPANY WHICH RESERVES ALL LEGAL RIGHTS AND REMEDIES IN RESPECT OF ANY SUCH INFRINGEMENT. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK.			

C · L · U · B   M · A · R · I · O · N



MICHAEL FOGARTY  
BUILDING DESIGN  
PO BOX 37 OAKLANDS PARK SA 5046  
P: 0417 277 666  
e: michael@mfbuildingdesign.com

CLIENT: CLUB MARION C/O ICM CONSTRUCTIONS  
PROJECT: RENOVATION TO OUTDOOR ENTERTAINING AREA  
SITE: 262 STURT ROAD MARION SA 5043

**10 Year Strategic Plan update**

<b>Originating Officer</b>	Strategic Planner - Sheree Tebyanian
<b>Corporate Manager</b>	Manager Innovation and Strategy - Fiona Harvey
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	GC190813R08

**REPORT OBJECTIVE**

To seek Council endorsement of an updated Strategic Plan 2019-2029.

**EXECUTIVE SUMMARY**

*The City of Marion Strategic Plan 2017-2027 (Appendix 1) was endorsed by Council in June 2017 (GC130617R08). It outlines the key strategies that Council's activities continue to contribute towards to deliver on the Community Vision- Towards 2040: A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected.*

It is suggested that minor changes are made to the plan that reflect the recently elected council, and other changes including key challenges and opportunities that reflect the current state in the external environment.

**RECOMMENDATION**

**That Council:**

- 1. Endorse the changes made to the Strategic Plan 2019-2029, including any additional changes made at this meeting.**

**DISCUSSION****Strategic Plan 2019-2029**

A number of suggested changes have been made to the Strategic Plan 2019-2029 (Appendix 1) that includes the following:

1. The 10 year time frame 2017-2027 has been updated to 2019-2029.
2. The Strategic Management Framework image has been updated to reflect the 4 Year Business Plan 2019 2023
3. The 'Welcome' page has a new message, provided by Mayor Hanna, that reflects the recently elected council and priorities for the City of Marion.

4. A Welcome to Country has been included.
5. The section titled 'Our Current Focus' on each page of the strategic themes: Liveable, Valuing Nature, Engaged, Innovative, Prosperous and Connected is changed to 'Key outcomes' so these points reflect what council is striving to achieve for our community.
6. Key challenges and opportunities have been amended to include opportunities such as the expansion at Flinders University, the Flinders Rail Link, integration of technology to improve the visitor experience in precinct areas (such as the Oaklands Precinct Smart cities project), and further detail for rezoning of Morphettville Racecourse. The challenge 'Increase in pensioners and over 85s' has been changed to 'An increase in empty nesters and retirees, seniors and elderly aged' to reflect the common language used in the ABS census data and the higher number of residents in these categories that reside in the City of Marion compared to Greater Adelaide.
7. Inclusion of the recently elected council (image).
8. Removal of the 'Good Governance' section which is replaced with 'Our Council of Excellence' to reflect the content in the 4 Year Business Plan 2019-2023 that includes strategies under the headings of 'Respect for the community', 'Acting with integrity', 'Valuing achievement', and 'An innovative business'

## Attachment

#	Attachment	Type
1	LIVE Strategic Plan redesign 04- Appendix 1	PDF File

# City of Marion Strategic Plan 2019-2029



# HOW OUR STRATEGIC PLANNING WORKS



To ensure Council's activities continue to contribute to the **Community Vision – Towards 2040** we have a Strategic Management Framework in place. The framework shows how the suite of plans provide strategic direction and operational focus to ensure that goals and outcomes are achieved in the most effective and efficient way.

The framework provides a clear line of sight between the **Community Vision – Towards 2040** and everyone involved in contributing to the vision, including Elected Members and staff. It also focuses on integration of the critical strategic plans to ensure we are well positioned to achieve the best outcomes for the community.

We will continue to develop and refine elements of the framework, including plans, key performance indicators and community partnerships which will provide a strong foundation for future years.

This **Strategic Plan 2019-2029** provides our roadmap.

# WELCOME

Welcome to the City of Marion Strategic Plan 2019-2029.

This plan sets out the priorities which guide Council's decisions about the new projects and services we will deliver over the coming decade.

The ten year is necessarily cast in general terms because circumstances will surely change unpredictably and significantly during the forecast period. There may be substantial new State Government financial impositions on Councils; on the other hand we may receive millions of dollars in State/Federal funding for some of our major projects. Similarly, community needs may also change; for example the mass transformation and privatisation of old Housing Trust stock will have a substantial and long term impact.

We will continue to improve sporting and community facilities, encourage business, and bring life to our city with better looking streets and thousands of extra trees.

We will use the latest technology to improve our services and facilities if the investment is deemed worthwhile.

The completion of the Oaklands Crossing grade separation, the Darlington Upgrade project, the Tonsley Link, and the final stage of the north-south corridor will make it easier than ever to move around our city.

Major investment in Westfield Marion Shopping Centre and the expansion of Tonsley, Australia's first innovation district, show our city has a lot to offer.

The Council elected in 2018 is providing value for money for ratepayers with continued low rate rises. This is supported by our partnerships with other councils, plus the State and Federal governments.

We kick off the Business Plan 2019-2023 which details some 40 projects we will deliver for community benefit.

Please continue to work with us to make Marion a better place.

*KRIS HANNA*  
Kris Hanna  
Mayor

**Acknowledgement of Country**  
We acknowledge we are part of Kaurna land and recognise the Kaurna people as the traditional and continuing custodians of the land.



COMMUNITY VISION  
➤ TOWARDS 2040

Six themes of our Community Vision

These six themes represent the shared values and aspirations that will guide how our city develops.

LIVEABLE

By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated.

VALUING NATURE

By 2040 our city will be deeply connected with nature to enhance people’s lives, while minimising the impact on the climate, and protecting the natural environment.

ENGAGED

By 2040 our city will be a community where people are engaged, empowered to make decisions, and work together to build strong neighbourhoods.

INNOVATIVE

By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all.

PROSPEROUS

By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development.

CONNECTED

By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially, and harnesses technology to enable them to access services and facilities.



OUR PURPOSE, VISION AND VALUES

OUR PURPOSE

(Why we exist)

To improve our residents’ quality of life; continuously, smartly and efficiently

OUR COMMUNITY VISION

(What we want to become)

A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected

OUR VALUES

With the community and safety at the forefront of everything we do, we value:

Respect - Treating everyone as we want to be treated, where all contributions are valued

Integrity - Fostering trust and honesty in all of our interactions

Achievement - Enhancing our knowledge and performance to reach our shared goals, while being dedicated to supporting one another

Innovation - Encouraging new ideas, and learning from our experience to do things better

# COMMUNITY VISION – TOWARDS 2040

By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated

# 10-YEAR GOAL

By 2029 we will have attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds.

## 10-YEAR STRATEGIES

- L1 We will make our services, facilities and open spaces more accessible
- L2 We will create more opportunities for residents to enjoy recreation and social interaction in our neighbourhood centres, libraries, sports facilities and other Council facilities
- L3 We will create a series of streetscaped avenues to improve the amenity of our neighbourhoods
- L4 We will celebrate our rich cultural diversity and heritage through artistic, cultural and community activities and vibrant destinations

## KEY OUTCOMES

- Communities that are safe and inclusive, embracing active living and healthy lifestyles
- Access to housing choices and services for a growing and diverse population
- Neighbourhoods that reflect local character, heritage and create a sense of belonging

## KEY CHALLENGES AND OPPORTUNITIES

- Population growth is increasing demands on services
- Housing choices are currently limited, particularly in the south. More housing options are required that cater for a diversity of household types and people at different life stages
- Balancing revitalisation and growth while retaining the City of Marion’s unique visual character and heritage
- Increasing urban infill is creating traffic, parking, amenity and service demand
- The changing role of Council in community health
- An increase in empty-nesters and retirees, seniors and elderly aged
- Increasing diversity of cultures and ethnicities
- Community access to Glenthorne Farm
- A number of projects will innovate the area including Flinders Link and the Westfield Marion extension



# LIVEABLE

# COMMUNITY VISION – TOWARDS 2040

By 2040 our city will be deeply connected with nature to enhance peoples’ lives, while minimising the impact on the climate, and protecting the natural environment

# 10-YEAR GOAL

By 2029 we will improve stormwater management, increase energy efficiency, promote biodiversity and improve opportunities for people to play in open spaces and interact with nature

## 10-YEAR STRATEGIES

- VN1 We will plan for and respond to extreme weather events through our services and urban form, managing infrastructure issues associated with flooding and stormwater
- VN2 We will build community resilience to the impacts of climate change
- VN3 We will operate more efficiently and sustainably in terms of energy and water use, using the best technologies and methods to be as self-sufficient as possible
- VN4 We will, within budgetary constraints, provide playgrounds (including opportunities for “Nature Play”) within a fair distance to every resident
- VN5 We will encourage more community gardening in public spaces
- VN6 We will encourage our community to be careful in their energy and water consumption
- VN7 We will encourage our community to minimise waste going to landfill, and we will adopt best technologies and methods for recycling of green-waste and other waste

## KEY OUTCOMES

- A healthy and climate resilient urban environment and community
- A city that reflects a deep value of the natural world
- Improved condition, diversity and connectivity of ecosystems

## KEY CHALLENGES AND OPPORTUNITIES

- Increasing scarcity and cost of energy production and potable water
- Increasing impacts and costs of remnant vegetation and management due to climate change
- Building our understanding of and ability to adapt to climate change
- The impact of pest plants and animals on natural ecosystems
- Growing community interest in environmental sustainability

# VALUING NATURE

**COMMUNITY VISION – TOWARDS 2040**

By 2040 our city will be a community where people are engaged, empowered to make decisions, and work together to build strong neighbourhoods

**10-YEAR GOAL**

By 2029 our community will feel engaged and empowered to influence the improvement of their own neighbourhood



**10-YEAR STRATEGIES**

- E1 We will increasingly use data and community responses to understand our community values and then we will deliver what they want
- E2 We will harness the experience, skills and interests of older people
- E3 We will foster emerging leaders and actively engaged young people
- E4 We will ensure our community is well informed about the services we provide
- E5 We will provide ample structured opportunities for volunteering
- E6 We will encourage community led initiatives and community responses to all of our significant proposals

**KEY OUTCOMES**

- Communities that embrace partnering, volunteering and social interaction
- Meaningful opportunities for community engagement, partnerships and co-creation

.....  
**KEY CHALLENGES AND OPPORTUNITIES**

- Cynicism about government generally
- Increased numbers of volunteers and the desire for more flexible and short-term volunteering
- Diverse skills across the community that can be harnessed
- An increase in empty-nesters and retirees, seniors and elderly aged
- High percentage of community not involved in social, recreational or community activities

**ENGAGED**

## COMMUNITY VISION – TOWARDS 2040

By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all

## 10-YEAR GOAL

By 2029 we will be constantly ready to adapt to technological advances. We will be better and quicker at sharing relevant information

## 10-YEAR STRATEGIES

- I1 We will use the best technology possible to improve efficiency of our operations and delivery of our services
- I2 We will use data to provide evidence for resource allocation relating to our services
- I3 We will use technology and social media to improve our sharing of information
- I4 We will use technology to better engage with our communities, understand their needs and seek their feedback

## KEY OUTCOMES

- A community that harnesses creativity, research and collaboration to pursue innovative ideas
- A city that provides infrastructure and support that enables innovation to flourish

## KEY CHALLENGES AND OPPORTUNITIES

- Rapid technological change
- Partnership opportunities with universities, start-ups, businesses and the community
- Opportunities to integrate technology to enhance the visitor experience in precinct areas
- Full development of the Tonsley Precinct
- NBN roll-out

# INNOVATIVE

## COMMUNITY VISION – TOWARDS 2040

By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development



# PROSPEROUS

## 10-YEAR GOAL

By 2029 our city will see realisation of the full potential of the Tonsley Precinct and other key commercial – industrial – retail zones

### 10-YEAR STRATEGIES

- P1 We will ensure that our development regulation and interaction with businesses allows for a thriving economy, increased visitation and vibrant atmosphere
- P2 We will work with universities, business peak groups, Regional, State and Federal Governments to facilitate local economic growth
- P3 We will encourage our residential and business communities to pursue education and training, innovation and local investment
- P4 We will seek to activate our city through quality streetscapes and place making initiatives to deliver vibrant and prosperous business precincts
- P5 We will bring people together through networking opportunities to provide more economic opportunities (e.g. business to business, landlord and tenant)

### KEY OUTCOMES

- An exciting urban environment that attracts business investment and economic activity
- A city that promotes and supports business growth and offers increased local employment and skills development opportunities
- A welcoming city offering residents and visitors a wide range of leisure and cultural experiences

.....

### KEY CHALLENGES AND OPPORTUNITIES

- The number of GST registered businesses in Marion is falling while the number of jobs remains static and our population is increasing
- Developments in the Tonsley and the Edwardstown industrial / retail precincts
- Continuing shift towards digital and knowledge based businesses with a regional focus on job creation in key growth areas of clean technology, advanced manufacturing and tourism
- Darlington upgrade, Flinders Link rail project and Flinders University development
- North-South Corridor project
- Growth in higher/tertiary education particularly at Flinders University and Tonsley
- The expansion of Westfield Marion Shopping Centre
- Opportunities for commercial and residential rezoning at the northern end of the Morphettville Racecourse

COMMUNITY VISION – TOWARDS 2040

By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially and harnesses technology to enable them to access services and facilities

10-YEAR GOAL

By 2029 it will be easier and safer to move around our city which will have accessible services and plenty of walking and cycling paths. New technology and community facilities will better connect our community

10-YEAR STRATEGIES

- C1 We will provide a variety of options for social interaction
- C2 We will encourage, where economically feasible, the provision of the daily needs of residents within a short walk or bike ride
- C3 We will provide more opportunities for use of the internet in public spaces

KEY OUTCOMES

- A road network that connects neighbourhoods and supports safe walking, cycling and vehicle travel
- A city that advocates improved public transport systems, linkages and networks that connect people to destinations
- A city that supports equitable access to diverse information sources and reliable digital technologies

.....  
KEY CHALLENGES AND OPPORTUNITIES

- Rapid technological change
- Not all residents have ready access to the internet, data or information and are digitally literate
- Oaklands Crossing precinct development will enhance connections to the Marion Regional Centre
- Prevalence of cars on our roads, coupled with the significant number of major arterial roads and transit corridors throughout the city
- Risk of isolation to residents who are ageing and mobility impaired
- Increased interest and participation in walking and cycling
- Darlington upgrade and Flinders Link rail



CONNECTED

# OUR COUNCIL OF EXCELLENCE

## Respect for the community

### Strategies

- Consider the community perspective in relation to every action by every Council employee
- Regularly seek meaningful responses from the community about Council performance, facilities and projects
- Develop a Council culture of frugal, common sense decision making

## Acting with integrity

### Strategies

- Ensure compliance with legislation and code of conduct
- Timely delivery of Council resolutions
- Outstanding project management

## Valuing achievement

### Strategies

- Invest in the development of our leaders, staff and Elected Members
- Develop a culture which aligns to our values
- Ensure safety is at the forefront of all we do

## An innovative business

### Strategies

- Ensure long term financial sustainability
- Developing technology systems which will be the best among SA Councils
- Continuously improve through the service review program



CONNECT WITH US ONLINE



City of Marion



@CityofMarion



City of Marion



@CityofMarion

**City of Marion**  
245 Sturt Rd  
Sturt SA 5047

Tel (08) 8375 6600  
Fax (08) 8375 6699  
Email [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

**marion.sa.gov.au**

## Review of Irrigation Program 2019-20

<b>Originating Officer</b>	Water Resources Coordinator - Glynn Ricketts
<b>Corporate Manager</b>	Manager Engineering and Field Services - Mathew Allen
<b>General Manager</b>	General Manager City Services - Tony Lines
<b>Report Reference</b>	GC190813R09

### REPORT OBJECTIVE

The purpose of this report is to provide Council with options to increase the number of irrigated reserves including the cost and benefits to aid decision making.

### EXECUTIVE SUMMARY

At its meeting dated 13 June 2017 (GC130617R09), Council received a report on the success and efficiency of the 2016/17 reserve irrigation program.

The review of the Irrigation Management Plan (the Plan) concluded that Council's approach to irrigation demonstrates a commitment to sustainable water usage, delivers a number of constructive outcomes, and is considered fit for purpose in providing green irrigated open space. Consequently, the review concluded that no changes to the Plan were required.

However, after a record dry summer in 2018/19, many un-irrigated reserves were drought affected and in poor condition. Council received feedback, via complaints, social media and direct from the public to Elected Members, that more of our public realm should be irrigated. Consequently, the costs and benefits of irrigating more sites was investigated and the concept of irrigating more reserves was again discussed at the Elected Member Forum in May 2019. Further details regarding the potential to irrigate more sites were subsequently provided at Ward Briefings and during site inspections with Elected Members.

### RECOMMENDATION

**That Council:**

- 1. Reduces the irrigation score from 13 to 12/11/10 (select 1), and includes the associated additional water and maintenance costs (refer Appendix 2) into the 2020/21 Annual Business Plan and Long Term Financial Plan.**
- 2. Notes the 2019/20 budget was increased during the review of the Annual Business Plan at the 28 May 2019 Council meeting to increase water budget by \$29,000 and increase maintenance of irrigation systems by \$4,000.**
- 3. Notes that the capital cost of \$102,500 / \$225,500 / \$328,000 (select 1) to upgrade the non-functional sites that score 12/11/10 (select 1), will be incorporated into the 2020/21 irrigation capital works program.**

### DISCUSSION

The Plan is a suite of documents and tools. It consists of a high-level policy, a methodology (that is consistent with SA Water's Code of Practice), a manual (tool kit) and an operational decision support tool (sites with a score over 13 and/or a Public Value of 4 are irrigated, resulting in 105 sites irrigated for 2018/19 season).

The Plan identifies a number of objectives, namely to:

- Ensure compliance with government legislation, regulations and water restrictions as they arise.
- Achieve a balance between the provision of an amenity landscape that is aesthetically pleasing and meets the needs of the community and is economically and environmentally sustainable.
- Achieve a consistent approach in the provision and development of the irrigated landscape.
- Provide a clear direction and framework for irrigation and water management strategies to enable accountability in relation to water usage and financial impacts.
- Complement and integrate with existing Council strategies and plans and the General Environmental Policy.

Furthermore, the Plan outlines the City of Marion's commitment to sustainable water usage and responsible management in relation to the irrigation of open spaces by indicating:

- Which sites to irrigate.
- Desired turf quality.
- Estimated annual water use.
- How much of the site to irrigate.
- Water source.
- Maintenance costs.

The irrigation of turf areas and landscape treatments is currently guided by 'functional benefit' (the area irrigated is kept to the minimum required to meet the purpose of the reserve).

The Plan has delivered significant mains water savings along with a water wise approach to Council's irrigation operations including clear, concise instructions for operational field staff.

Recent water costs for irrigation of reserves are:

• 2016/17	Actual	\$305,392
• 2017/18	Actual	\$353,529
• 2018/19	Actual	\$483,217
• 2019/20	Budget	\$509,000

In light of recent feedback staff have undertaken a review of scores in the Irrigation Decision Support Tool, to present a range of options for Council to consider. The outcome of the review was improved by providing detailed feedback to Elected Members during recent Ward Briefings (Appendix 1).

During the review of the Annual Business Plan at the 28 May 2019 Council meeting, the 2019/20 budget was increased by \$29,000 for additional water and by \$4,000 to cover the increased costs of maintenance.

The increasing Capital costs of irrigating more reserves has been assessed (Appendix 2). The existing irrigation budget for 2019/20 is fully committed - a full program of works has been allocated to our new collaborative, irrigation construction team (a Charles Sturt/Port Adelaide and Marion initiative). Consequently, the capital costs required to irrigate more reserves should be allocated from the existing 2020/21 budget for the Irrigation capital works program.

## **CONCLUSION**

The endorsed Irrigation Management Plan and other supporting policy documents states that sustainable water management is a priority for the City of Marion.

In accordance with this Plan, and to manage water appropriately, it is recommended that Council irrigate its reserves in accordance with the revised Irrigation Decision Support Tool, with a cut-off score of 12 and or a Public Value of 4, to determine the actual number of sites to be irrigated.

**Attachment**

#	Attachment	Type
1	Appendix 1 Elected Member Ward Briefings feedback on IDST and review of scores	PDF File
2	Appendix 2 Cost of reducing the score	PDF File

### Elected Member Ward Briefings feedback on IDST and review of scores

**Woodlands Ward - 28 May 2019**

Present Tim Pfeiffer & Mat Allen

#### IDST Review

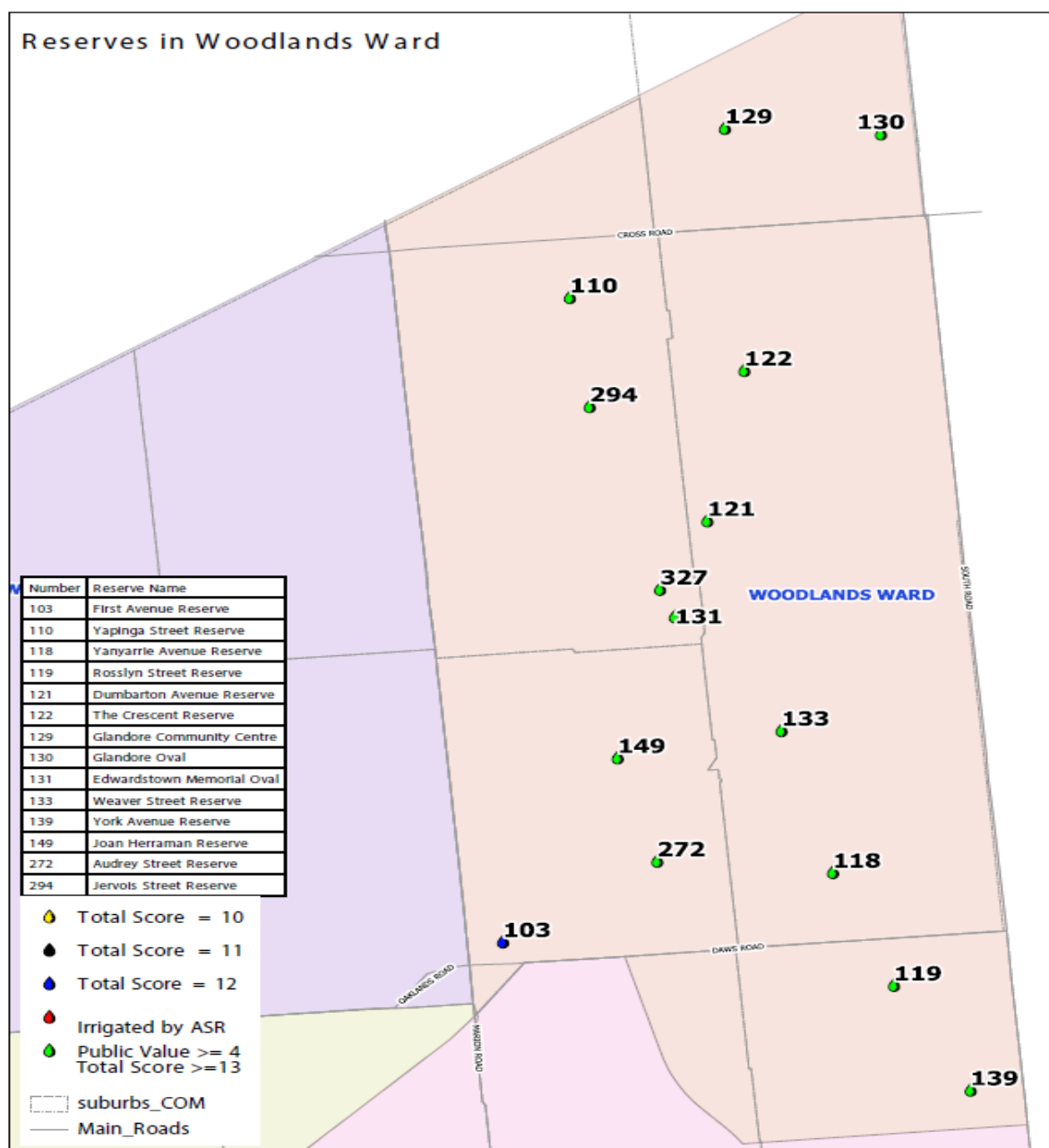
Feedback received was to review score from 12 to 13 for First Avenue, once playground upgrade complete.

#### Natural Landscape Treatments

Add Terra Avenue reserve to Natural Landscape Works Program, via the Open Space Landscape Asset Plan (to be presented at a future EM Forum)

#### ASR Connections

No site identified for future ASR connection



## **Southern Hills Ward - 4 June 2019**

Present; Maggie Duncan and Matthew Shilling

### **IDST Review**

*Feedback received was to visit each site that scored 12, 11 and 10.*

*Site visits held on 22/06/19. Feedback was to review Public Value score for Mitchell Street Reserve. Concept plan required showing central irrigation oval with dry landscapes around perimeter under trees. Concept plan to be consulted with local residents and EMs. Site then to be included the Open Space Landscape Asset Plan (to be presented at a future EM Forum).*

*Westall, request to work with local community on butterfly gardens and Natural Landscapes, produce concept plan with key local stakeholder.*

*Wistow, playground work program to look at entire reserve with natural landscape application*

*Sandy Glass Court and other linear Reserves. Need for linear pathway holistic concept plan. Entire linear trail should be looked at in light of school funded path, with benches, linear gym, pockets of natural landscaping, reinstating irrigation on central reserve and move playground from Sandy to Montague. Work with School and local community and "New Friends of Group" for ownership and on-going maintenance. Send plans for footpath to Maggie and Matt. Hold for wider community outcomes or future proof where we can.*

*Roy Lander, are there any current plans for future development?*

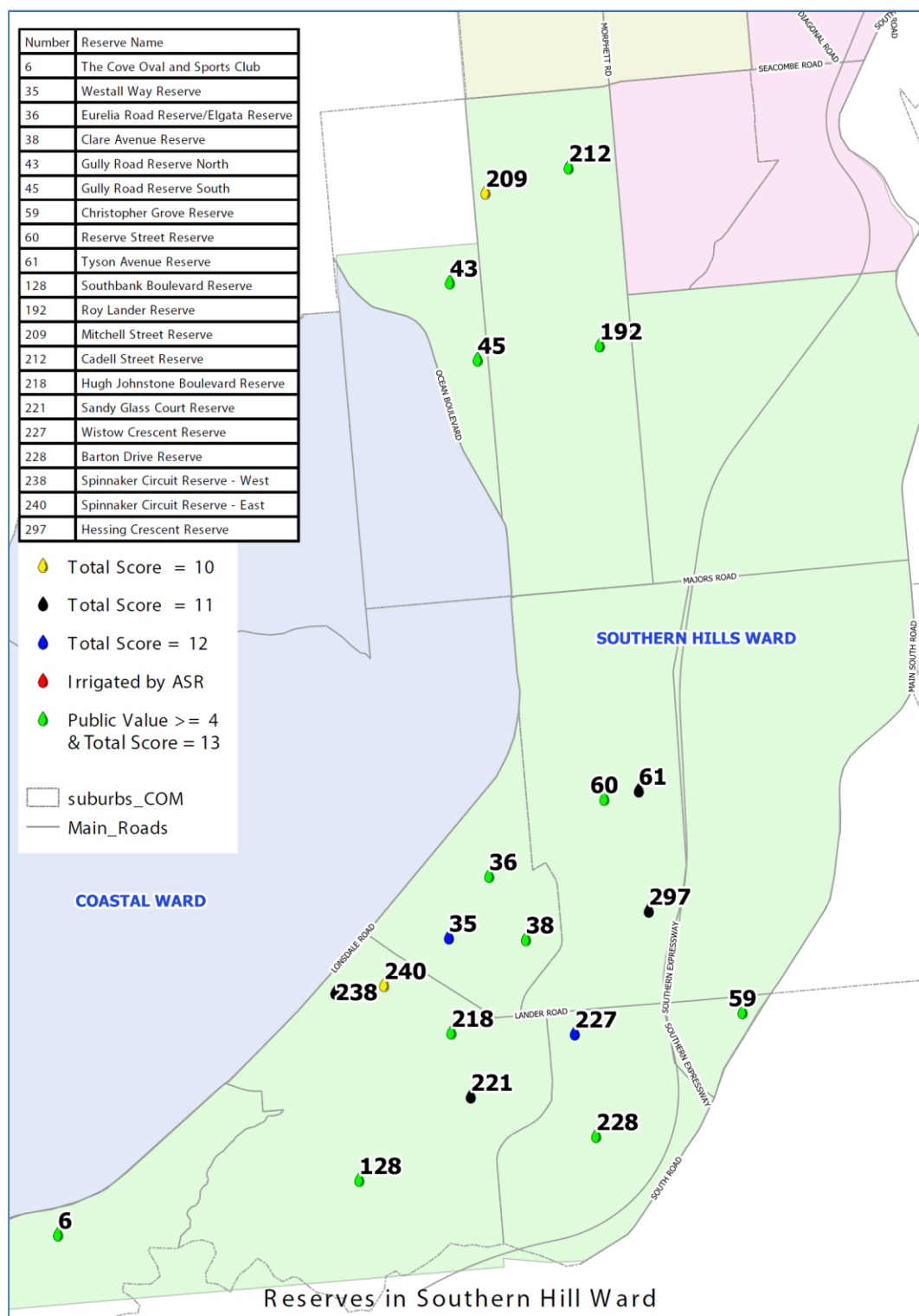
*Request for Tyson and other Artist named reserves on arts trail signage.*

### **Natural Landscape Treatments**

*Add Mitchell Street reserve to Natural Landscape Works Program.*

### **ASR Connections**

*No site identified for future ASR connection*



## Warriparinga Ward - 11 June 2019

Present; Raelene Telfer

### IDST Review

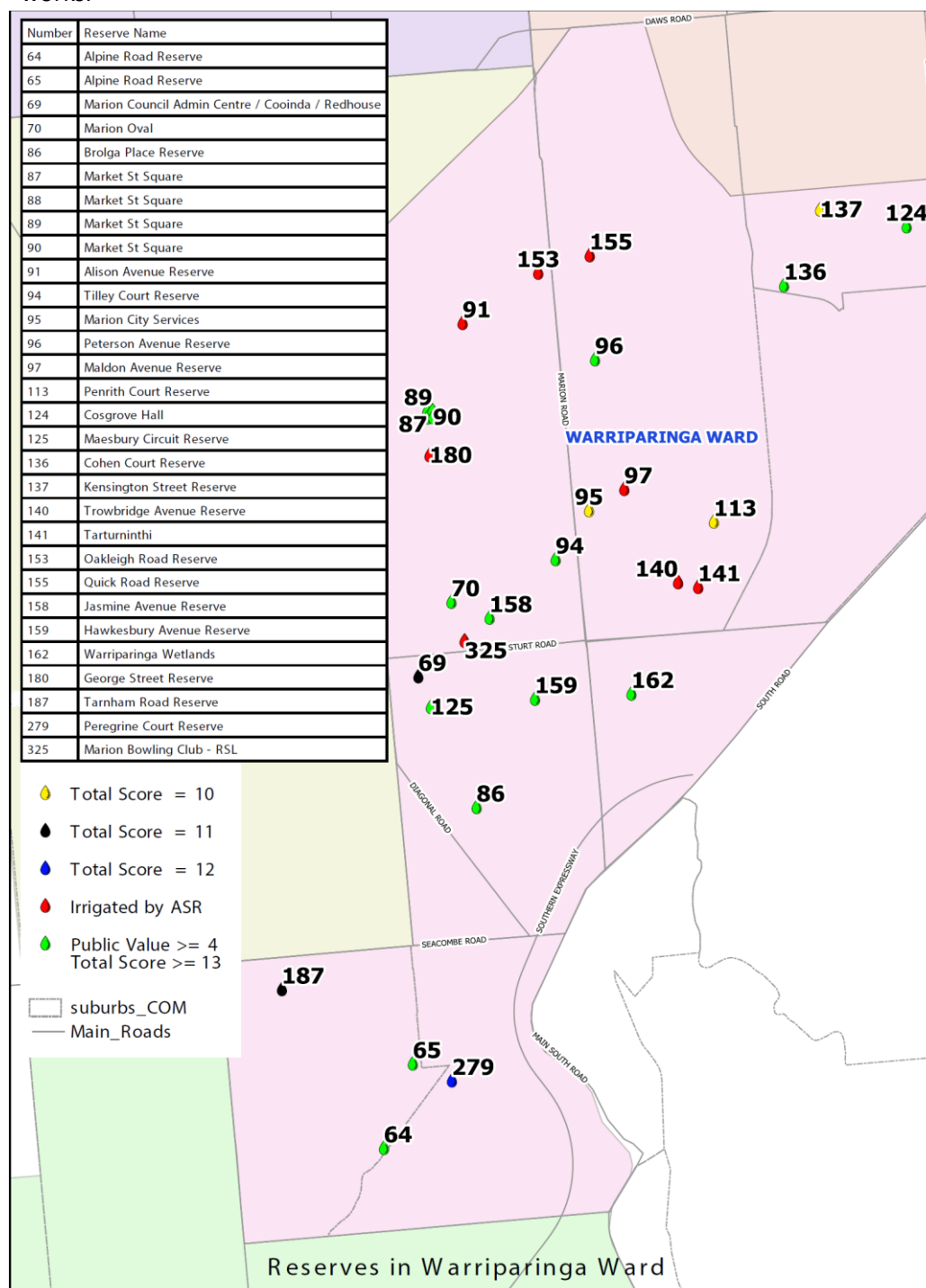
To support reducing score to 12

### Natural Landscape Treatments

Support development of a strategic assessment via the Open Space Landscape Asset Plan

### ASR Connections

Discussed timing for Alawoona North and South reserves, linked to Tonsley Stormwater plan and rail works.



## Coastal Ward - 18 June 2019

Present; Ian Crossland and Tim Gard

### IDST Review

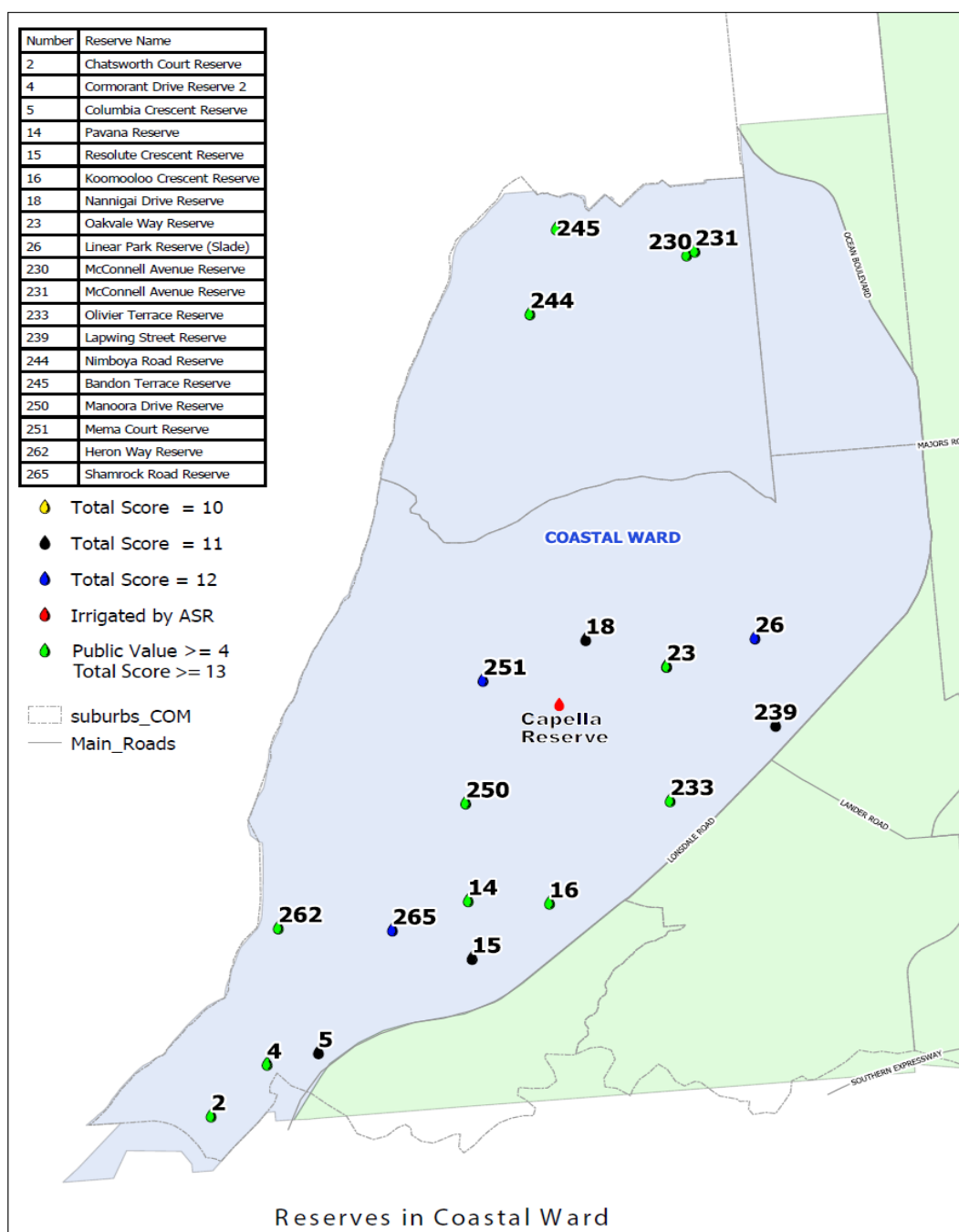
Add Central (North and south) for score upgrade in light of planned works. Confirm extent of Works for Fryer with new path/revised score. Add Glade to table. See Councillors complete list to enable Public score of 4 to be reviewed

### Natural Landscape Treatments

Produce Concept Plan for Linear Park (Slade) with linear outdoor gym

### ASR Connections

Not applicable as Cappella Oval only sustainable demand. Continue to investigate other water sources for Hallett Cove Sports complex



## Warracowie Ward - June 2019

Present; Bruce Hull, Nathan Prior

### IDST Review

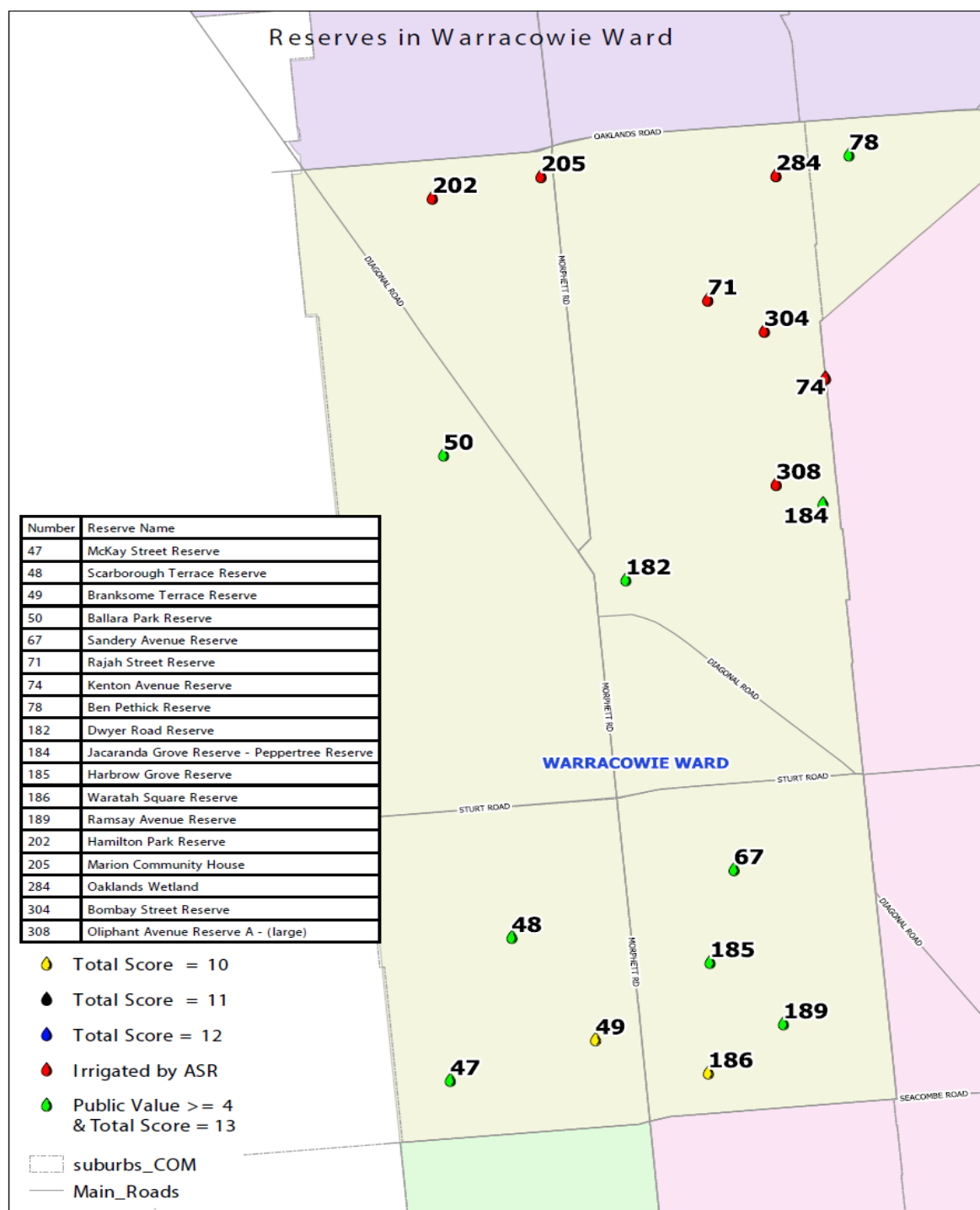
No further sites to be added.

### Natural Landscape Treatments

Add Warrah Square Reserve via the Open Space Landscape Asset Plan

### ASR Connections

Report back to EM Forum on future Oaklands connections



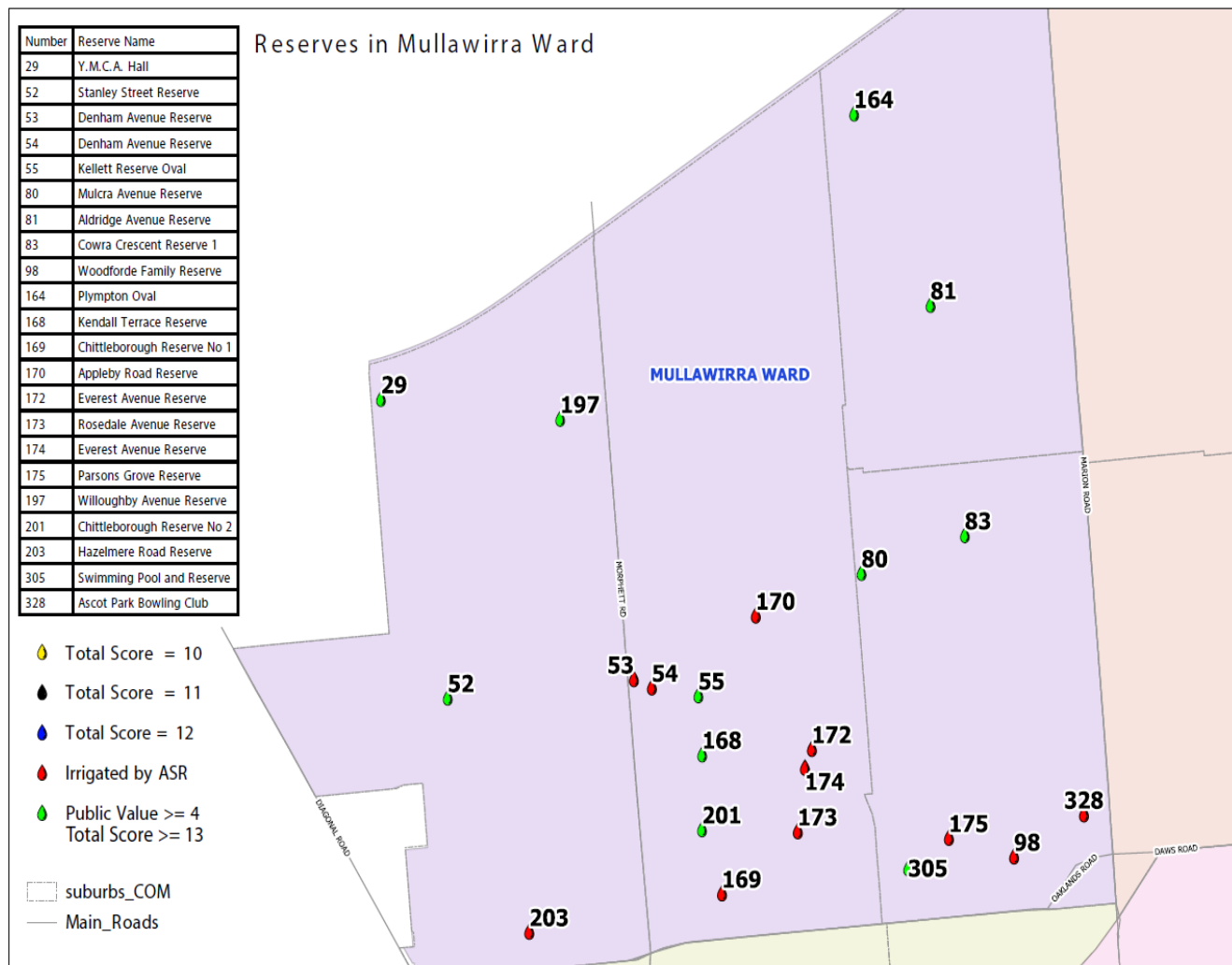
## Mullawirra Ward - 2019

Feedback received by email

IDST Review No comments

Natural Landscape Treatments No sites suggested

ASR Connections Under review by staff, in conjunction with a report back to EM Forum in October.



## Appendix 2

## Cost of reducing the score

	Mains Water Cost	Maint. Cost N.B An additional \$4k already allocated	System/Capex Cost
<b>Option 1.</b> <b>Cut-off Score 12</b> Irrigate an additional 9 sites (with 4 sites able to be turned on immediately, and 5 sites requiring capital for irrigation in 20/21 summer)	Additional cost of \$7,000 p.a. when all sites functional	An additional \$1,250 p.a. is required over existing budgets	\$102,500 required to upgrade non-functional sites
<b>Option 2.</b> <b>Cut-off Score 11</b> Irrigate an additional 20 sites (with 9 sites able to be turned on immediately, and 11 sites requiring capital for irrigation in 20/21 summer)	Additional cost of \$46,000 p.a.	An additional \$12,065 p.a. is required over existing budgets	\$225,500 required to upgrade non-functional sites
<b>Option 3.</b> <b>Cut-off Score 10</b> Irrigate an additional 30 sites (with 14 sites able to be turned on immediately, and 16 sites requiring capital for irrigation in 20/21 summer)	Additional cost of \$64,000 p.a.	An additional \$15,950 p.a. is required over existing budgets	\$328,000 required to upgrade non-functional sites

## Electric Vehicle Charging Stations

<b>Originating Officer</b>	Operations Engineer - Carl Lundborg
<b>Corporate Manager</b>	Manager Engineering and Field Services - Mathew Allen
<b>General Manager</b>	General Manager City Services - Tony Lines
<b>Report Reference</b>	GC190813R10

### REPORT OBJECTIVE

The objective of this report is for Council to consider and endorse an Expression of Interest to the market to identify potential providers of electric vehicle charging stations within the City of Marion.

### EXECUTIVE SUMMARY

The City of Marion has committed to energy efficiency, renewable energy and climate change mitigation and adaption through the Strategic Plan 2017-2027. The key theme Valuing Nature encourages our community to be careful in their energy and water consumption. In addition, the endorsed Energy Efficiency and Renewable Energy plan identifies a key theme of Sustainable Mobility and Transport which is aimed to encourage uptake of more efficient and active transport options.

Electric Vehicle (EV) technology has been progressing at a rapid rate and to a point where EV's are now the primary focus of most major car manufacturers. While the shift is largely driven by the environmental benefits associated with EV technology and the need and desire of manufacturers and governments to meet emission and sustainability targets, consumers are also increasingly seeking EV technology due to the potential cost and amenity benefits these vehicles provide.

Administration has been in discussion with an 'electric vehicle charging' company about a proposal to install EV charging stations throughout the City of Marion. Increasing the use of EV technology within the City of Marion will assist Council in meeting a number of its environmental, economic and community objectives.

This report recommends that Council explores the provision of EV charging station infrastructure further through an Expression of Interest process to determine options for providers and business models.

### RECOMMENDATION

**That Council:**

- 1. Notes the report.**
- 2. Supports the provision of Electric Vehicle charging stations at strategic locations throughout the City of Marion, and the potential community, environmental and economic benefits that these assets could provide.**
- 3. Endorses Administration to call an Expression of Interest to the market to identify potential providers of Electric Vehicle charging stations, their business model and value add opportunities.**

**4. Notes that a report will be brought back to Council on the outcome of the Expression of Interest process.**

## **DISCUSSION**

Administration has been in discussion with an 'electric vehicle charging' company during July 2019 about a proposal to install electric vehicle (EV) charging stations at strategic locations throughout the City of Marion (and other Councils including the City of Charles Sturt & Port Adelaide Enfield) to support the anticipated increase in the ownership and use of these vehicles over the coming years.

Increasing the use of EV technology within the City of Marion Council area will assist Council in meeting a number of its environmental, economic and community objectives.

Strategically, Council's Climate Change Policy identifies a focus on reducing the amount of greenhouse gases that are emitted into the atmosphere by implementing active measures such as improving energy efficiency, using renewable and low emission technologies, and offsetting emissions to help avoid future impacts of climate change beyond what is already projected.

The 'Energy Efficiency and Renewable Energy – A Plan for the City of Marion' endorsed by Council in July 2018 (GC180710R04), identifies a key theme of Sustainable Mobility and Transport which is aimed to encourage uptake of more efficient and active transport options. Initiative 4.2 of the plan focuses on EV charging infrastructure to encourage service providers and regional partners to build a network or recharging stations to support the increased uptake of electric vehicles in South Australia.

EV technology has been progressing at a rapid rate and to a point where EV's are now a primary focus of most major car manufacturers. In many parts of the world there has been a major paradigm shift from combustion to electric technology, including in some of the major car purchasing markets, such as China, the United States and many parts of Europe.

To date, the uptake of EV technology in Australia has been very slow by comparison to other developed world countries. There are a number of theories and studies on why this is the case, however based on motorist surveys undertaken by the Electric Vehicle Council of Australia in 2018, the three largest barriers to EV ownership in Australia are:

- Access to charging infrastructure (65%)
- Purchase cost (61%)
- Anxiety of the distance an EV can travel (59%)

Global uptake is assisting in reducing EV purchase cost and improvements in battery technology are increasing the travel distance of EV's. However, the provision of charging infrastructure is an area that often requires State and Local Government support, which to date this has been limited. Information on leading practice fleet transition in Australia was included in a broader energy efficiency and renewable energy discussion at the 18 June 2019 Elected Members' Forum (EMF190618R03).

Supporting the uptake and use of EV's can lead to several community benefits including that EVs:

- Are cheaper to run
- Are quieter compared to combustion engines
- Emit less pollution than traditional combustion engine vehicles

This report recommends that Council explores the provision of EV charging station infrastructure further through an Expression of Interest process to determine providers and business models involved.

A further report will then be brought back to Council on the outcome of the Expression of Interest process and options for consideration.

## Community Gardens Policy

<b>Originating Officer</b>	Community Gardens Coordinator - Anna Haygreen
<b>Corporate Manager</b>	Manager Innovation and Strategy - Fiona Harvey
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	GC190813R11

### REPORT OBJECTIVE

The objective of this report is to seek Council's endorsement of the draft Community Gardens Policy and approval to proceed with public consultation.

### EXECUTIVE SUMMARY

The Community Gardens Policy endorsed in 2012 is being review and updated, and a draft Policy has been prepared. The Policy review has been informed by feedback from community garden groups and Elected Members, as well as benchmarking of other council's community garden policies and processes. Feedback provided at the Elected Member Forum on 30 July 2019 (EMF190730R03) has been incorporated into the draft Policy. This report seeks Council endorsement of the draft Community Gardens Policy for public consultation. A final draft Policy will be brought to Council for consideration and endorsement in October 2019.

### RECOMMENDATION

**That Council:**

- 1. Endorses the draft Community Gardens Policy for public consultation;**
- 2. Notes that a final draft Community Gardens Policy and summary of community consultation findings will be brought to Council for consideration and endorsement in October 2019.**

### GENERAL ANALYSIS

Community gardens contribute to community wellbeing and provide diverse health, environmental, social, cultural, food security and economic benefits for the community. There are currently three community gardens on City of Marion land and one in development.

The Community Gardens Policy is being reviewed and updated, and a draft Policy has been prepared. The review has been informed by informal discussions and feedback from existing community garden groups and benchmarking of other council's community gardens policies and processes. Input and feedback from Elected Members was also gathered via an online survey conducted in May/June 2019.

The draft Community Gardens Policy was discussed at an Elected Member Forum on 30 July 2019 (EMF190730R03). Feedback from this Forum has been incorporated into the draft Policy and can be seen in track changes in Attachment 1.

## DISCUSSION

The draft Community Gardens Policy (Attachment 1) has a similar intent and policy statement to the current Community Gardens Policy (Attachment 2), however, the draft Policy is more concise and procedural detail contained in the 2012 Policy is now contained in the Community Garden Guidelines (Attachment 3). The Guideline has been updated and replaces the former Community Gardens Framework.

The key aims of the draft Community Gardens Policy are to:

- Make it easier and quicker to start new community gardens by simplifying the application process.
- Support existing community gardens.
- Clarify the roles and responsibilities of Council and community gardening groups.
- Have an appropriate level of oversight to ensure community gardens are feasible and managed responsibly.

A key change in the draft Policy is to waive some of the costs incurred by community gardening groups, including water and annual license fees. This is in recognition of the fact that community gardening groups are run by volunteers on a non-for-profit basis for the benefit of the community. This change reflects the fact that our community gardens do not have separate water metres are not currently being charged for water use. They also use minimal water compared to other Council parks and reserves.

Community consultation will be conducted following the endorsement of the draft Policy for a period of 3 weeks. This will include seeking feedback on the Making Marion website, public notices, social media and targeted engagement with community gardening groups and networks.

A final draft Community Gardens Policy will be brought to Council for consideration and endorsement in October 2019.

## Attachment

#	Attachment	Type
1	Draft Community Gardens Policy 2019	PDF File
2	Community Gardens Policy 2012	PDF File
3	Community Gardens Guidelines 2019	PDF File

## 1. RATIONALE

Community gardens are increasingly recognised as important sites for community connection, urban food production and environmental education. There is also widespread recognition that community gardens have a range of health, environmental, social, cultural, food security and economic benefits for the community. This policy outlines Council's approach to supporting community gardens.

## 2. POLICY STATEMENT

Council will support the development of a network of appropriately located, designed, managed and resourced community gardens across the city.

## 3. OBJECTIVES

Council's approach to supporting community gardening in the City of Marion includes:

### 3.1 A community development approach

Council takes a community development approach to community gardens where community groups manage the gardens themselves with the support of Council and other partnering organisations.

### 3.2 Building the capacity of community gardening groups

Council recognises that there are varying degrees of community capacity and skills available to establish and maintain community gardens. As a result, Council has an important role to play in identifying opportunities, building community capacity and supporting communities to establish and maintain community gardens.

### 3.3 Fostering a diversity and geographic spread of community gardens

Council aims to foster a mix of community garden types and activities to meet diverse community needs, and achieve vibrant gardens across the whole Council area. Council will take a strategic approach to the location and type of community gardens it fosters. Garden types may include communal gardens, dedicated allotments, community orchards, indigenous bush tucker gardens or demonstration gardens for the purpose of education.

### 3.4 Encouraging accessible and inclusive community gardens

Community gardens should be accessible and cater for a range of community groups and needs including people with disabilities, children, older people, Aboriginal people and people from cultural and linguistically diverse backgrounds. Community gardens should be designed and managed so they are open to the broader community on a regular basis and when gardeners are present.

### 3.5 Building and facilitating partnerships

Council will develop strong partnerships with new and existing community gardening groups. It will also assist these groups to connect with relevant agencies, local organisations,

neighbourhood centres, schools, businesses, funding bodies and other community gardens to provide opportunities for forming mutually beneficial partnerships.

### **3.6 Assisting community gardening groups during the establishment phase**

Council recognises the significant amount of resources, time and labour required to establish a new community garden. Council will work closely with community garden groups during the establishment phase and strive to support those groups to get their community garden up and running in 12 months. Community garden groups can apply to the City of Marion Community Grants program to obtain funding to establish their garden. In addition, Council may provide one-off financial assistance for essential infrastructure in new community gardens provided that community gardening groups demonstrate a strong commitment to managing their garden responsibly. Funding for community gardens is dependent on budget constraints and demand.

### **3.7 Security of tenure for community gardens**

Community gardening groups should have the potential for security of tenure so they can plan for the long-term future and viability of the garden. In most cases, the allocation of Council land for community gardens will be formalised through a license or lease agreement. Once approved, community gardens can obtain an initial 2-year license or lease. This will be followed by a 5-year license or lease, provided that the site is being managed effectively and there is ongoing demand for a community garden. The complexity of the application process for community gardens on Council land will be proportionate to the scale of the community garden proposed. In some cases, an alternative simplified agreement may be negotiated with community groups wishing to undertake small-scale community gardening projects on Council land.

### **3.8 Minimising the ongoing expenses for community gardens**

Council will not charge community gardens for water use provided that community gardening groups use water responsibly. In addition, Council will not charge an annual lease or license fee to community gardens on the understanding that they are run by volunteers on a non-for-profit basis for the benefit of the community. Community gardening groups are responsible for all other ongoing community garden expenses.

### **3.9 Ensuring community gardens are visually appealing**

Council requires community gardening groups to ensure their community gardens are visually appealing, tidy and well maintained.

## **4. POLICY SCOPE AND IMPLEMENTATION**

While community gardens may operate on private land, this policy applies to community gardens on land that Council owns and/or manages.

This policy does not outline the procedure for starting new community gardens. This detail is contained in the City of Marion Community Gardens Guidelines.

This policy does not apply to verge gardens. Council's position on verge gardening is outlined in the City of Marion Verge Development Guidelines.

## 5. DEFINITIONS

**Community Garden** – Community Gardens are community led and managed, not-for-profit initiatives, where members of the local community come together to garden in individual or shared plots and produce is intended for the consumption of the gardeners. Community gardens are open to the public on a regular basis and anyone can become a member.

**Community Gardening Group** – A not-for-profit community group or organisation using Council land for the purpose of a community garden.

**Community Capacity** – The skills, knowledge, resources, social networks and volunteer time available in a given community that can be dedicated to community initiatives such as a community garden.

**Verge Garden** - A garden located on the area between the kerb and the property boundary that is managed by one or more adjacent households.

**License** – An agreement where the occupier has partial access to the land or premises. This form of agreement is more commonly used for community gardens.

**Lease** – An agreement where the occupier has full and exclusive access to the land or premises.

## 6. ROLES AND RESPONSIBILITIES

To ensure community gardens on Council land are appropriately located, designed, managed, and resourced Council will:

- Provide advice to community groups on planning, design and management of community gardens.
- Assess proposed community garden locations based on site selection criteria outlined in the Community Garden Guidelines.
- Undertake soil testing at proposed community garden sites to manage soil contamination and protect public health.
- Ensure there is sufficient demand and local community support before approving new community gardens.
- Undertake appropriate community engagement and consultation processes for new community gardens.
- Require community gardens to be managed by an incorporated group or organisation with sufficient capacity and commitment.
- Ensure community gardens have appropriate safety measures in place.
- Require community gardens to obtain a lease or license for use of the land.
- Promote community gardens as sites for environmental education and building community connections.
- Encourage best practice water and waste management in community gardens.
- Aspire to support new community gardens to start operating within a 12 month timeframe from receipt of application.

Community gardening groups managing community gardens on Council land must:

- Liaise with Council's Community Gardens Coordinator throughout the process of establishing a community garden.
- Ensure the group is incorporated and has the capacity to manage the garden.
- Design the garden for accessibility and ensure it is inclusive of a range of community groups and needs.
- Engage with the local community and communicate with neighbours to seek support for the garden.
- Ensure the community garden is open to the broader community on a regular basis and when gardeners are present.
- Develop a management plan for Council approval which includes procedures for responsible management of water and waste in the garden.
- Develop a Gardeners Code of Conduct and ensure it is shared amongst community garden members.
- Develop a safety plan for the garden to ensure appropriate safety measures are in place.
- Prepare a budget for the community garden and take responsibility for sourcing funding.
- Arrange appropriate insurances including public liability insurance.
- Obtain development approval for community garden structures or features as required.
- Negotiate a lease, license, or other formal agreement with Council before using the land.
- Ensure community gardens remain visually appealing.

## 7. REFERENCES

- City of Marion Community Gardens Guidelines
- City of Marion Verge Development Guidelines
- City of Marion Leasing and Licensing Policy
- City of Marion Tree Management Policy
- City of Marion Environmental Policy
- City of Marion Open Space Policy
- City of Marion Community Land Management Plans
- City of Marion Public Consultation Policy
- City of Marion Open Space by-laws

## 8. REVIEW AND EVALUATION

This policy will be reviewed once within the term of Council 2018 – 2021. The review will be scheduled by the Governance Department in coordination with the Environment Sustainability Team.

## 1. POLICY STATEMENT

The City of Marion supports the development of community gardens and will adopt an encouraging approach to the appropriate establishment and enhancement of community gardens across the City.

The City of Marion recognises that community gardens contribute to the wellbeing of communities and provide diverse health, social, environmental and cultural benefits. In particular:

- Community gardens have the potential to connect communities, build friendships and provide a recreation and educational resource for all age groups.
- Community gardens enable people to pursue horticultural activities in an urban environment and can be particularly valuable in medium and higher density areas where people may have limited garden space.
- Community gardens provide an opportunity to grow food in an environmentally sustainable way and contribute to addressing food security.

Whilst the City of Marion is supportive of community gardens it is essential that these gardens are based on a strong community commitment and are appropriately located, managed and connected to the community in order to be sustainable and viable. The purpose of the Community Garden Policy is to provide policy directions that ensure community gardens in the City of Marion are based on best practice and will benefit communities across the City for years to come.

## 2. DEFINITIONS

For the purpose of this Policy a community garden on City of Marion owned or managed land is defined as:

“A dedicated area of public land that is used by the community for horticultural based activities including the growing of ‘food’ plants and other plants, the demonstration of gardening and environmental best practice and the sharing of ‘gardening’ information and ideas.”

A community garden should be ‘not for profit’, have strong community involvement and commitment and cater for a diversity of people.

## 3. POLICY CONTEXT

As a result of the research and consultation, two documents have been developed to guide the future provision, development, management and use of community gardens. These include:

- **The Community Garden Policy** which reflects Council’s commitment to community gardens and provides an overriding direction for community gardens through policy principles.
- **A Community Garden Framework** which provides further direction and detail to assist in the appropriate provision, location, development, management and use of community gardens in the City of Marion.

The Community Garden Policy only relates to community gardens on Council owned or managed land, whereas the Community Garden Framework has been designed to also assist community gardens on land owned by other stakeholders such as schools, churches, nursing homes and other locations.

The Community Garden Policy is consistent with the City of Marion Strategic Plan 2010-2020 and connected to other Council policies. In particular:

- The Community Garden Policy reinforces a number of Strategic Plan Directions including:
  - CW1: Strong engaged communities
  - CW4: Healthy lifestyles and healthy communities
  - HE5: An environmentally aware and engaged community
- Where trees are included in a community garden consideration must be given to the requirements of Council's Tree Management Policy.
- The Community Garden Policy includes principles for garden verges and productive landscapes which will be relevant to the Tree Management Policy (e.g. street trees and trees in parks).
- The Community Garden Policy recommends appropriate community engagement in accordance with Council's Community Engagement Policy.

## 4. COMMUNITY GARDEN PRINCIPLES

The following overriding principles will be adopted and promoted across Council with the aim to guide the future provision, development, management and use of community gardens on Council owned or managed land in the City of Marion.

### **Council Support**

The City of Marion will encourage and support the development of appropriately located, developed and managed community gardens across the City providing there is demand and available land and resources.

### **Community Commitment**

Demand and commitment from the community or related stakeholders will be essential for a community garden to be established. This includes community members and other stakeholders being committed to achieving, resourcing, managing and using a community garden.

### **Demand and Feasibility**

Before developing a new community garden, a Demand and Feasibility Assessment must be undertaken to show that the garden will benefit the community and can be sustained in the future. A guide for undertaking the Demand and Feasibility Assessment is provided in the Community Garden Framework and Council may assist with this assessment.

### **Level of Provision**

The provision of community gardens in the City of Marion will be 'needs based' and as such Council will not limit the opportunities through a predetermined number of facilities. However, before committing to a new community garden, consideration must be given to the provision and capacity of other existing community gardens in the area to ensure there is not a duplication of facilities or inappropriate allocation of resources.

### **Community Garden Distribution**

Whilst Council is keen to see an equitable spread of community gardens across the City, the distribution will depend on community and stakeholder interest and the appropriateness of sites.

### **Diversity of Provision**

A mix of community garden types and diverse activities and uses within community gardens will be encouraged to meet a diversity of community needs and achieve vibrant gardens. This could include the provision of communal gardens used by a range of people, dedicated allotments for community hire, 'open community gardens' as part of urban greening projects, and demonstration gardens linked to education.

### **Community Garden Purpose**

Community gardens should have diverse purposes including social connection and friendships, recreation, education, food security and environmental sustainability, and aim to provide a valuable resource that benefits a range of people in the community.

### **Planning and Policy Requirements**

The provision, location, design and management of a community garden must be in accordance with the requirements of existing Council plans, policies and procedures including the relevant Community Land Management Plan, and Occupational Health and Safety and Environmental Sustainability policies.

### **Community Garden Location**

Community gardens on public land must be appropriately located in accordance with the site assessment criteria provided in the Community Garden Framework. A community garden should not have a detrimental impact on other existing or potential site users. Particular support will be given to locating community gardens near higher density residential areas where there is demand.

### **Links to Community Facilities**

Opportunities to link community gardens to community facilities or infrastructure should be considered to enable the shared use of facilities, avoid additional infrastructure development (e.g. toilets and meeting spaces) and achieve vibrant community and activity hubs.

### **Hierarchy Approach**

Each community garden will be allocated a hierarchy level and developed in accordance with the hierarchy. The hierarchy will consider location and profile, land size, links to other facilities, potential catchment, potential use and other factors. A Hierarchy Guide is included in the Community Garden Framework.

### **Community Garden Size**

The size of a community garden will be influenced by demand, site character and hierarchy. However, a community garden should be large enough to include a mix of garden areas (e.g. communal space, allotments) as well as infrastructure such as shelter, toilet, rainwater tank, storage shed and seating, unless these are provided in an existing connected facility such as a community centre.

### **Approach to Land Allocation**

The allocation of public land for a community garden will be formalised between Council and the community garden managing body through a lease arrangement, unless the land is part of a Council managed community centre. Initially a 2 year lease will be allocated and to provide greater security of tenure this will be followed by a 5 year lease (providing the community garden is still required and feasible). The terms of the lease arrangements will be in accordance with Council's current Leasing and Licensing Policy.

### **Community Garden Management**

The management of a community garden is to be undertaken by the community or a supporting organisation such as a community centre, church or school. In the case of a community group or non Council organisation, the managing body must be incorporated and have public liability insurance of at least \$10 million and it is the lessee's responsibility to ensure that the insurance is adequate for its own purposes. The managing body must develop a Management Plan for the community garden to guide management activities (a Guide for developing the Management Plan is included in the Community Garden Framework).

### **Community Garden Design**

Community gardens should be designed to be both innovative and functional including the integration of best practice sustainability design features (water collection, shelter/ shade, recycling, solar panels) and social connection opportunities (meeting spaces, education opportunities). The design and materials used will require Council approval.

### **Community Garden Access**

Community gardens should be designed to be accessible and cater for a range of community groups and needs. If fencing is required for security and safety reasons the community garden should be designed and managed to be accessible to the broad community during daylight hours and when gardeners are present. Level pathways, raised garden beds and accessible buildings should also be considered to support people with disabilities and older people, including pathways to the community garden.

### **Community Garden Function**

Whilst the specific function of the community garden will be determined by the managing body, the following broad principles should be taken into consideration:

- The community garden should be managed by a committee or designated coordinator to ensure the smooth running of day to day operations and ongoing planning and promotion.
- A democratic and consultative approach to planning and decision making should be adopted.
- The community garden should aim to support as many people in the community as possible. The garden should not be held for the exclusive use of a small number of people.
- Community gardens should aim to target all age groups and genders (children, older people, middle aged, young adults).
- The community garden should be accessible to the broad community with no discrimination due to race, culture, social status, ability or sexuality. This includes supporting people with disabilities.
- A key focus of a community garden should be on growing 'food' plants to contribute to food security.
- The community garden should ideally include communal spaces to encourage the interaction of individuals and enable demonstration gardening (versus only providing individual allotments).
- The community garden should include activities that benefit gardeners from the broad community, e.g. advice and information that people can use in their own gardens and programs targeting the broad community. This will ensure community gardens benefit a range of people and also contribute to the greening of the City of Marion.
- The community garden should have access to water and power, with dedicated meters for the community garden (separate to other open space or connected community buildings). The water

and electricity costs should be covered by the community garden group and through user fees or grants.

- The community garden should include access to basic infrastructure including toilets, activity space and storage.
- Community garden allotments and activities should aim to be affordable and consider capacity to pay.
- Gardeners should have the potential for 'security of tenure' when obtaining a community garden allotment to encourage commitment. This could involve allocating a licence for a 6 month to 2 year period with a 'right of renewal' if appropriate.
- The ongoing allocation of allotments (beyond 2 years) should be based on use and community benefit.
- Codes of conduct, user rules and agreements should be simple and achievable.
- Community gardens should be maintained to a high quality on an ongoing basis (managing weeds, collecting produce, maintaining infrastructure, general maintenance).
- Community gardens should meet basic occupational health and safety requirements and have no major safety or health issues.
- Community garden sites should be checked for soil contamination prior to establishment.
- Community gardens should be designed to minimise security issues (i.e. ensure the space and related facilities meet Crime Prevention Through Environmental Design principles).

### **Sustainability and Environmental Best Practice**

Community gardens should be used to endorse and promote sustainability and environmental best practice, including management of water use, water capture (rainwater tanks), reduced use of chemicals, composting, worm farms, recycling, organic gardening, energy efficient design of buildings and structures, and other sustainability practices.

### **Communication and Awareness**

Community gardens and related activities should be widely promoted to the broad community to encourage use and participation in programs and activities. In addition, Council will be committed to communicating with community garden managers on an ongoing basis.

### **Community Engagement**

Communities surrounding or affected by a proposed community garden will be appropriately consulted in accordance with Council's Community Engagement Policy to ensure the location, design, use and management of the community garden does not impact on the health and wellbeing of the wider community.

### **Partnerships and Networks**

Partnerships and networks should be established between community gardens and with garden organisations to enable the sharing of ideas and ensure best practice approaches to design and function are adopted. In addition, Council and community groups should establish partnerships with State Government bodies and other agencies when considering the opportunities for establishing and funding community gardens (State Government land, grant funding etc).

### **Resource Allocation**

A partnership approach to allocating resources to achieve and enhance community gardens will be required. This could include resource contributions by Council but will also require funding innovations by garden groups and grant funding.

### **Commercial Considerations**

Community gardens should operate as 'not for profit' entities and commercial activities will generally not be supported by Council. However, opportunities to raise revenue for the operations or enhancement of the community garden (e.g. through the sale of affordable food and plants or education programs) or to contribute to charities or other 'not for profit' organisations may be supported by Council.

### **Species Selection**

Plant species selected for community gardens should be appropriate to the climatic and soil conditions and must be non invasive, e.g. avoid the creation of weed or pest outbreaks, minimise the impacts of root systems on surrounding buildings, footpaths and residents, manage water use and minimise other potential impacts.

### **Centres of Excellence**

The development of some strategically located community garden 'centres of excellence' that include diverse activity and education opportunities and benefit the broad community will be encouraged by Council. This includes supporting existing best practice community gardens linked to community facilities, e.g. Glandore Community Garden.

### **Productive Landscapes**

Council may consider establishing or allowing productive landscapes such as an orchard of fruit or nut trees on public land, providing the productive landscape does not create maintenance or social issues. Generally there would need to be a commitment by a community group to maintain the productive landscape and the site would need to remain accessible to the general public.

### **Verge Gardens**

Generally community gardens will be located in open spaces or linked to community facilities and not located on verges. However, Council may consider allowing a verge community garden if there is strong interest by the surrounding community (e.g. a number of households in a street), a commitment to ongoing maintenance by the community and the verge garden does not impact on the walkability of the neighbourhood (i.e. stop people from walking along the verge). There could be some instances where Council believes it is appropriate to establish a productive landscape on a verge, e.g. as a design feature or gateway statement. Given a verge is defined as a 'Road' in the Local Government Act, a verge garden will require a Section 221 authorisation and a Section 222 permit and potential impacts on utilities will need to be assessed by Council in consultation with relevant agencies.

## 5. LEGISLATION CONSIDERATIONS

Community gardens in the City of Marion must comply with relevant Legislation including:

- The South Australian Local Government Act 1999 and in particular sections relating to the management and use of community land.
- The Disability Discrimination Act 1992 and the need for community facilities to be accessible and available to the broad community.

## 6. OTHER DEFINITIONS

Other key terms used in the Community Garden Policy are defined as follows:

**Public Land:** Community land as defined in the Local Government Act 1999.

**Community Facilities:** Building and infrastructure that is provided for community use and benefit.

**Sustainability:** Longer term endurance (the ability to 'keep alive').

**Best Practice:** Leading or innovative approach or practice from an industry perspective.

**Feasibility:** Realistic or viable (socially, economically, environmentally).

**Resources:** People or funding required to achieve a facility, service or activity.

**Commercial:** Where the primary focus of the activity, item or facility is 'financial profit'.

**Productive Landscape:** A landscape that produces food (e.g. trees that bear fruit or nuts).

**Verge:** Land between a formalised road and an allotment (house, park, commercial development etc).

# Community Gardens Guidelines



## INTRODUCTION

These guidelines outline the process and requirements for starting a new community garden on land that is owned and/or managed by the City of Marion. The aim is to assist community groups or organisations to plan, develop and manage a community garden. This document should be read in conjunction with the City of Marion Community Gardens Policy which is available on the City of Marion website.

Community gardening is becoming popular worldwide with the growing awareness of food security and climate change, and as a way to encourage healthier lifestyles and improve social connections. Community gardens offer health, environmental, cultural, social and economic benefits. Council recognises these diverse benefits to our community and strives to support existing and new community gardens.



### What is a community garden?

A community garden is a garden on public open space that is managed by the community primarily for producing food and creating a sustainable urban environment. It is a place for learning about sustainable living practices whilst building community and contributing to improved health and wellbeing for those involved. Community gardens are regularly open to the public and anyone can become a member.

Community gardens are not typically located on the verge or nature strip. However, residents in the City of Marion can apply to Council to have a garden on the verge near their property. Verge gardens are different to community gardens in that they are typically managed by an adjacent household, rather than a community group. More information about verge gardens is available on the [verges page](#) of the Marion website.

### Council's role in supporting community gardens

Council takes a community development approach to community gardens where gardening groups manage the gardens themselves with the support of Council and other partnering organisations. The City of Marion intends to develop strong partnerships with garden groups and play a supporting role. Council can provide the following support for gardening groups:

- Assessing proposed community garden sites
- Assessment and approval of community garden proposals
- Facilitate community engagement and consultation with the surrounding community
- Provide input into garden planning and design
- Provide guidance on developing Management Plans for community gardens

- Assistance with promoting community gardens
- Providing resources and building capacity of gardening groups
- Contributing resources such as people, materials and 'in-kind' support where possible.

Once established, gardening groups are expected to be self-reliant and take responsibility for ongoing management, maintenance and obtaining funding.

As Council will be assessing your application for a community garden, we encourage you to liaise closely with our Community Gardens Coordinator throughout the process. It is a good idea to appoint a liaison person who will act as a conduit between your group and Council.

Contact Council early to let us know your intentions and find out how we can assist. We may be able to put you into contact with other residents who have expressed a similar interest in developing a community garden in your area.

### **What is involved in starting a community garden on Council land?**

Building and managing a community garden is a large undertaking. It typically takes 1-2 years of groundwork before a community garden can begin operating. There is a considerable amount of planning, design and approval involved before you can get into the garden. It is important that you are aware of the process and timeframes from the outset. That way you can ensure that your group has the sustained interest, energy and momentum to set up the garden and see it thrive.

The key steps involved in starting a community garden are:

- Form a community gardening group
- Submit an expression of interest to Council
- Select a site
- Council assesses the site
- Engage with neighbours and the wider community
- Plan your garden design
- Develop a Management Plan
- Incorporate your community gardening group
- Prepare a budget and source funding
- Council arranges for the soil to be tested for contamination
- Council conducts a community consultation process with local residents
- Organise appropriate insurance
- Negotiate a lease or license agreement with Council

These steps are outlined in further detail below.

## **THE PREPARATION STAGE**

### **Forming a community gardening group**

You will need to have the enthusiasm and commitment of a group of people working towards a common dream to 'grow' your garden. A community garden can mean many things to different people. It is crucial to develop a group vision at the outset. Group members must agree on the purpose of the garden to avoid disagreement as the project evolves. Your vision should be well articulated, concise and kept in mind throughout the process.

It is important to form a working group that includes people with a variety of skills. The size of the group will depend on the size of the project and the size of the available open space. A smaller group may be easier to manage, while a larger group will provide more energy and input. Until you have liaised with Council and determined that a site is appropriate for your community garden, we recommend keeping your group small.

Once you have determined that your group is committed, you can hold a meeting to discuss how to proceed, identify strengths and skills of members and assign roles among the group.

You can use the Management Plan Template available on our community gardens webpage to develop your vision. This document should be a working document that is updated as your community garden project evolves.

## Submit an expression of interest

As you form your group and select a site, we encourage you to keep in contact with Council's Community Gardens Coordinator to ensure you do not miss any important steps in the process. In the early stages, after you have formed a group and chosen a site, you will be asked to submit an expression of interest to Council outlining your intentions (see the Expression of Interest Form on the [Marion website](#)).

## Start researching community gardens

A crucial factor for a successful community garden is adequate research. This will help you understand the concept of community gardens and provide insight into the level of commitment required. The [Australian City Farms and Community Gardens Network](#) or the [South Australian Community Gardens Network](#) are great places to start. By speaking to existing community garden organisers, you can learn from their mistakes and find out what has worked well for them.

## Determine the level of demand

You and your group might think the community needs a community garden, but what do the community think? Community gardens only thrive when supported by the local population. Without the need for formal consultation at this stage, gauge the level of support and commitment in your community. You could do this through letterboxing, doorknocking, holding a community meeting or drop in event, putting up posters and flyers, and tapping into existing local groups and networks. You may also want to find out if there are community gardens already in the area and what level of demand they have.



## ASSESSING A SITE

### Selecting a site

You may already have a site in mind when you form a community garden group. However, all new groups should thoroughly assess proposed sites to ensure they are suitable. You are encouraged to consider the site assessment criteria below while selecting your site. Do not be discouraged if you cannot meet all the criteria. Council will prioritise sites that meet as many of these criteria as possible, but all applications will be considered. If a site is deemed unsuitable Council's Community Gardens Coordinator will work with you to find an alternative site.

### Site Selection Criteria

It is important to consider a range of factors to determine whether a location is suitable for a community garden. These site selection criteria must be considered and adequately addressed in your application.

- **Land status.** Contact Council to check the land tenure, zoning, community land status and any planned activities for the site.
- **Compatibility with surrounding land uses.** Is it an ecologically sensitive area where the garden could have an adverse impact e.g. a wetland or remnant vegetation area?
- **Land size.** Sites should be large enough to accommodate garden beds, composting systems, rainwater tanks, seating areas, shelter for gardeners and for community workshops and demonstrations. There is no limitation to the garden size if all the above issues have been considered and the proposed garden design is appropriate for the space. It is recommended that larger gardens are developed with a staged approach.

- **Water.** Gardens need access to water, or to nearby buildings from which rainwater can be harvested.
- **Sun.** Sites should not be overshadowed by tall buildings or dense tree canopy, to enable food plants receive more than 6 hours sunlight per day. To ensure the site has enough sun in winter, it is best to have a north, north-west or westerly orientation.
- **Topography.** Ideally your site will be relatively flat. It is cheaper and easier to move people and equipment into and around the site. In some cases, gentle slopes may be feasible but significant slopes which require ramps or terraces should be avoided.
- **Access.** Consider what services you will need to access on the site including electricity, phone, sewers, drains and water. People and vehicles will need to access your site. Large vehicle such as utes or trucks may need access during the construction stage and ongoing vehicle access is likely to be needed for deliveries. Sites should be highly accessible to a range of user groups including people with disabilities where possible. Fenced community gardens on Council land are required to be open to the public on a regular basis.
- **Toilets.** People using the garden must have access to toilets. The best option is to be in proximity to an existing public toilet or you could consider getting access to a nearby public building for this purpose.
- **Connection to residents or community facilities.** Priority will be given to sites close to a relatively high density residential area and/or a community centre or other community organisation which can support or partner the project.
- **Soil contamination.** All sites need to be checked for soil contamination by a qualified professional. If unacceptable levels of contaminants are present, advice will be sought from experts on whether the site is suitable for growing food. (Note that Council will arrange and cover the cost of soil testing.)
- **Impact on residents.** Ensuring support from nearby residents is crucial for the success of your garden. Consider what impact your garden would have on neighbouring households - in regard to traffic, noise and parking - and how this could be prevented, reduced or managed. Consider whether the site has enough parking and if there will be an impact on surrounding residents and businesses during events or busy times.
- **Safety and security.** The site should have good passive surveillance which means being in a high profile, preferably well-lit location that can be easily observed from nearby houses, shopping areas or businesses. Amenity, noise, pollutants and weed infestations from adjoining sites should also be considered.
- **Storage.** All community garden sites must have an appropriate location to store tools and equipment.

We recognise that it is not always possible to find a site that meets all these criteria. Council will prioritise sites that meet as many of these criteria as possible.

### How Council assesses community garden sites

There are many factors Council considers when determining if a site is suitable for a community garden. In addition to site assessment criteria above, we will consider:

- Environmental impacts including impacts on biodiversity, water and trees.
- The zoning of the land in accordance with the current Local Environment Plan and Council's Development Plan.
- The category of the land in accordance with the Local Government Act.
- Consistency of the land use with the Community Land Management Plan for the site.
- Proximity to existing community gardens.

The Community Gardens Coordinator will coordinate Council's site assessment process, with input from various Council units including Open Space Recreation and Planning, Land and Property, Development Services, Community Health and Safety and Traffic Management. Advice will also be sought from Councils Biodiversity Coordinator, Arborist and Water Resources Coordinators.

### Development approval

Many community gardens will need development approval from Council before the garden can go ahead. This is in addition to Council's approval as land owner. Development approval is usually required for structures such as storage sheds or shelters. Our Community Gardens Coordinator can assist you through this process. For more information about development applications visit the [Marion website](#).

## Testing the soil for contamination

In the interests of public health, it is essential to investigate soil contamination before planting any edible plants. Many urban areas have high levels of heavy metals and pesticides. If the site was previously an industrial site or waste dump, then the soil is likely to be contaminated. Contamination is not necessarily obvious by simply looking at the site. It is safest to assume most sites will have some level of contamination which needs to be managed. Council can help identify the previous use of the site to determine the degree of soil contamination. Council will also arrange and cover the cost of soil testing at your proposed community garden site.



## GARDEN MANAGEMENT

### Developing a Management Plan

You are required to submit a Management Plan as part of your community garden application. This should outline your vision, objectives and policies, prioritise tasks, allocate responsibility, outline decision making and conflict resolution processes and include a code of conduct.

The Management Plan is a useful tool for many reasons including:

- Demonstrating to Council and other funding bodies that an appropriate level of research and forethought has gone into the project.
- Demonstrating that there is adequate commitment and capacity to plan, establish and maintain the garden.
- Planning for the long-term management of the garden.
- Clarifying direction and demonstrating ways of achieving the group's vision.

Spend time brainstorming what the group would like to see the garden become. You might not be able to see all results straight away but having it in the plan helps keeps the momentum alive.

A management plan template is located on our [website](#) and can be adapted to suit your group.

### Group Incorporation

Becoming incorporated gives community garden groups a clear legal structure that is separate from individual members. It gives the group the ability to manage funds, open a bank account, obtain public liability insurance cover, enter into a lease agreement with Council and apply for grants.

To become incorporated, your group must elect a public officer and establish a management committee who meet regularly. The committee generally includes a President, Vice President, Treasurer, and Secretary and committee members. Having a structure helps share the tasks of garden management and avoids excessive responsibility falling to a few people.

To become an incorporated association, your group must apply to the South Australian Office of Consumer and Business Services. For more information visit the [Consumer and Business Services website](#).

Alternatively, groups can arrange for an already incorporated body, such as a non-government organisation, to auspice the garden group and ensure that it meets legal, financial and insurance requirements. Possible auspicings associations include existing community gardens, community service organisations, and sustainability organisations. If you are an unincorporated group with an auspicings agreement you will need to understand and follow your auspicings association's constitution.

## Lease agreements

The allocation of public land for community gardens must be formalised through a lease or license agreement. New community gardens on land that the City of Marion owns and/or manages can obtain an initial two-year lease subject to assessment and approval. To provide security of tenure this will be followed by a five-year lease so long as the community garden is still feasible. You will need to submit a lease application form to Council's Land and Property Team, along with the required documentation including your certificate of incorporation, certificates of insurance, management plan, budget and garden design.

There is an annual license fee as outlined in Council's [Leasing and Licensing Policy](#). However, this fee will be waived for the first few years of operation while the community garden is being established.

## Insurance and risk management

All groups should be aware of the risks associated with undertaking a community garden project with public access. Your group has a duty of care to the people who visit the garden so a minimum of \$10 million of public liability insurance is required.

Community Gardens are a unique land use that does not fit easily into established insurance categories. This can lead to significant variations in the cost of premiums so shop around.

Small community groups with limited funds for insurance could consider the following options:

- The group can become an incorporated association under the South Australian Associations Incorporations Act 1985 and manage your own insurance.
- The group could consider seeking affordable insurance from Local Community Insurance Services, Garden Clubs Australia or the Adelaide and Mount Lofty Ranges Natural Resources Management Board Volunteer Support Unit.
- The group may be auspiced by another organisation or agency and arrange to be a project of that organisation and be covered by their insurance.
- A group of community gardens with similar objectives might obtain insurance together, as an umbrella policy is likely to be cheaper.

All groups must prepare a Safety Plan to ensure that everyone involved in the garden is aware of hazards and takes appropriate precautions. A template can be found on our [website](#).



## FUNDING FOR COMMUNITY GARDENS

### Developing a budget

You will need to develop a budget for your community garden and consider where you will obtain the necessary financial resources. A three-year garden budget must be submitted to Council as part of your application. A budget template is available on Council's website. Speak to our Community Gardens Coordinator to find out which costs can be covered by the City of Marion.

The requirements for each garden will vary but most new gardens have following expenses:

### **Start-up costs**

- Incorporation fees
- Irrigation
- Rainwater tanks, including costs of fittings, pump and professional installation
- Shed/ tool storage
- Tools and equipment e.g. hand tools, wheelbarrows, watering cans and hoses
- Garden signage
- Construction materials e.g. garden beds, paving, seating, fencing
- Site construction works (e.g. levelling the ground).

### **Ongoing costs**

- Lease fees
- Tools and equipment e.g. hoses, fire extinguisher
- Water and electricity bills
- Materials e.g. soil, manures, plants, fertilisers and mulch
- Public liability insurance
- Promotion and printing
- Administration costs e.g. PO Box, internet access, postage
- Toilet, kitchen and meeting facilities
- Waste management and disposal.

### **Raising funds**

Plan your fundraising efforts carefully, ensuring that the money raised is worth the time and energy you spend. Community gardens can raise funds through a range of avenues:

- Annual membership fees, which can be a consistent income stream.
- Raffles, with prizes donated by local businesses.
- Traditional fundraising events like sausage sizzles and cake stalls.
- Sponsorship, by local businesses of a section of the garden.
- Sale of produce.
- Events and workshops.
- Grants, from Council or other bodies.
- Donations, from local business for materials, plants, soil or a tool shed.

### **Applying for grants**

Council encourages groups to apply for grants or sponsorship to assist with start-up costs, construction or ongoing costs of new or existing gardens. Contact our Community Gardens Coordinator prior to applying for grants from the City of Marion. We can provide advice on the process and suggestions for garden materials and costing of items. We can also clarify which costs can be covered by Council without having to apply for a community grant.



## ENGAGING THE COMMUNITY

### Involving the local community

Your group will need to speak to the local community to gauge interest, seek support and find members and volunteers. You can use the *Planning and Community Engagement Form* available on our [website](#) to step you through this process.

We strongly encourage you to contact the adjacent neighbours and any overlooking residents early in the process to seek their support. These residents are the most likely people to raise concerns about the garden and it is important to have them on board.

### Council consultation requirements

Community consultation is essential to ensure the community can have a voice and helps mitigate potential conflict as the process continues. This will give the project the best opportunity of moving forward. In addition to the community engagement that your group will undertake, Council will consult with local residents about the proposed site and garden design. Keep in mind that some community members may raise concerns about the community garden, or the use of the site you are considering. Council will hear and consider all ideas and concerns raised and address them where possible.

The community gardens consultation process will be consistent with Council's [Community Engagement Policy](#) and can take a few months. Feedback will be sought from local residents through a mail out to households within 400 metres of the proposed site and online through Council's dedicated community consultation website Making Marion. A report on the consultation findings will be prepared for Council's elected members to consider. Council will communicate to the garden group and the wider community the consultation findings, responses to concerns and any decisions made.

## USEFUL LINKS

### City of Marion Community Gardens Webpage

List of community gardens in the City of Marion, community gardens forms and templates

[www.marion.sa.gov.au/communitygardens](http://www.marion.sa.gov.au/communitygardens)

### Australian City Farms and Community Gardens Network

[www.communitygardens.org.au](http://www.communitygardens.org.au)

### South Australian Community Gardens Network

Contact them through their [Public Facebook page](#)

### Growing Community Handbook

An excellent resource developed by Community Centres SA

[www.communitycentressa.asn.au/documents/item/26](http://www.communitycentressa.asn.au/documents/item/26)

### See the Consumer and Business Services website

Information about becoming an Incorporated group

[www.cbs.sa.gov.au/associations-cooperatives](http://www.cbs.sa.gov.au/associations-cooperatives)

### Adelaide and Mount Lofty Ranges Natural Resources Management Board

Provides affordable insurance for community garden groups

[www.naturalresources.sa.gov.au/adelaidemtloftyranges/get-involved/volunteering/volunteer-support](http://www.naturalresources.sa.gov.au/adelaidemtloftyranges/get-involved/volunteering/volunteer-support)

### Garden Clubs of Australia

Provides affordable insurance for community garden groups

<https://gardenclubs.org.au/forms-information-for-affiliated-clubs/>

## CHECKLIST FOR COMMUNITY GARDEN APPLICATIONS

Here is a list of the documentation that is required for a community garden application. We recommend you complete your application in stages with assistance from our Community Gardens Coordinator.

### Stage 1. Expression of Interest.

At this early stage you will need to submit a short Expression of Interest Form.

### Stage 2. Concept Overview.

At this stage you will need to submit:

- Planning and Community Engagement Form.
- Garden design and map.
- Proposed three-year budget for the community garden.

### Stage 3. Lease or License Requirements.

At this stage you must submit the following additional documents:

- Lease or Licence Application Form for Community Gardens.
- A copy of your Management Plan.
- Copy of your constitution.
- Copy of your incorporation certificate.
- Copy of public liability insurance (\$10 million).
- Minutes of last meeting.
- Safety Plan.

All forms and templates are available at [marion.sa.gov.au/communitygardens](http://marion.sa.gov.au/communitygardens)

---

## CONTACT DETAILS

Anna Haygreen  
Community Gardens Coordinator

T (08) 8375 6840

E [anna.haygreen@marion.sa.gov.au](mailto:anna.haygreen@marion.sa.gov.au)

W [marion.sa.gov.au/communitygardens](http://marion.sa.gov.au/communitygardens)

**[marion.sa.gov.au](http://marion.sa.gov.au)**

**Local Government Finance Authority - Annual General Meeting 2019**

<b>Originating Officer</b>	Executive Assistant to CEO - Dana Bartlett
<b>Corporate Manager</b>	Manager Corporate Governance - Kate McKenzie
<b>General Manager</b>	N/A
<b>Report Reference</b>	GC190813R12

**REPORT OBJECTIVE**

To determine Council's interest in;

- nominating a representative to the Local Government Finance Authority (LGFA) Annual General Meeting to be held on Thursday 31 October 2019.
- submitting motions on notice for consideration at the LGFA Annual General Meeting.

**EXECUTIVE SUMMARY**

The LGFA have written to Council advising that the LGFA Annual General Meeting will be held on Thursday 31 October 2019, at Adelaide Oval, William Magarey Room, War Memorial Drive, North Adelaide. This meeting will again coincide with the Annual General Meeting of the LGA with the commencement time to be advised. In preparation for this meeting, the LGFA have requested that Council provide the name of its chosen representative to attend the meeting, along with any motions on notice to be included in the agenda by Friday 16 August 2019.

**RECOMMENDATION**

**That Council:**

1. ***Notes the report "Local Government Finance Authority - Annual General Meeting 2019".***
2. **Appoints XXX as the Council Representative to attend the Local Government Finance Authority Annual General Meeting to be held on 31 October 2019.**
3. **Determines whether it wishes to submit a motion for consideration at the local Government Finance Authority Annual General Meeting to be held on 31 October 2019.**

**DISCUSSION**Appointment of Council Representative

Section 15(1) of the Local Government Finance Authority of South Australia Act 1983, provides that:-

*"Every Council is entitled to appoint a person to represent it at a general meeting of the Authority."*

As the meeting will be held on the same day as the LGA Annual General Meeting, it is suggested that the same person be appointed to represent the Council at these meetings.

The "Appointment of Council Representative" form circulated by the LGFA is provided at **Appendix 1** for information. The form indicates it needs to be returned to the LGFA by no later than Friday 16 August 2019.

### Notices of Motion

The rules of the LGFA in relation to the Annual General Meeting require that a Notice of Motion specifying a resolution which is to be proposed at the meeting be given to the Chief Executive Officer (of the LGFA) not less than forty two days prior to the meeting. To comply with these timeframes, the LGFA have requested that the appropriate documentation be completed and forwarded to the LGFA prior to Friday 16 August 2019.

Councils have been requested to lodge any Notices of Motion in the following manner:-

- a) Notice of Motion
- b) Reason
- c) Suggested Action

A "Notice of Motion" form circulated by the LGFA is provided in **Appendix 2** for information.

Council Members were asked to forward any potential motions to Administration by 5pm Thursday 15 August. There has been no motions identified for consideration at the 2019 LGFA Annual General Meeting.

As a member of the LGFA, participation in the governance of the organisation can be achieved via attendance at the Annual General meeting and the submission of a nomination for election to the Board or motion(s) for consideration at the meeting if desired.

### **Attachment**

#	Attachment	Type
1	Appendix 1 LGFA AGM 2019 Appointment of Council Representative	PDF File
2	Appendix 2 LGFA AGM 2019 Notice of Motion	PDF File

**APPOINTMENT OF COUNCIL REPRESENTATIVE****LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA****2019 ANNUAL GENERAL MEETING**

I advise that Mayor / Chairperson / Councillor / Officer / or any other person  
is appointed Council Representative to the Local Government Finance Authority of South Australia.

<b>Council Name</b>	
<b>Council Delegate (Full Name)</b>	Mayor / Chairperson / Councillor / Officer
<b>Delegate Home Address</b>	
<b>Name of Chief Executive Officer</b>	
<b>Signature of Chief Executive Officer</b>	

Please return completed Appointment of Council Representative Form to [admin@lgfa.com.au](mailto:admin@lgfa.com.au)  
by CLOSING DATE: **Friday 16 August 2019**

(or post to Local Government Finance Authority of SA, Suite 1205, 147 Pirie Street, Adelaide SA 5000)

**NOTICE OF MOTION**

**2019 ANNUAL GENERAL MEETING**

NAME OF COUNCIL: .....

NOTICE OF MOTION:

.....

REASON:

.....

.....

.....

.....

SUGGESTED ACTION:

.....

.....

.....

.....

Please return completed Notice of Motion Form to [admin@lgfa.com.au](mailto:admin@lgfa.com.au)  
by CLOSING DATE: **Friday 16 August 2019**

(or post to Local Government Finance Authority of SA, Suite 1205, 147 Pirie Street, Adelaide SA 5000)

## CORPORATE REPORTS FOR INFORMATION/NOTING

### Corporate and CEO KPI Report Quarter Four 2018/19

<b>Originating Officer</b>	Governance Officer - Victoria Moritz
<b>Corporate Manager</b>	Manager Corporate Governance - Kate McKenzie
<b>General Manager</b>	Acting General Manager Corporate Services - Ray Barnwell
	Chief Executive Officer - Adrian Skull
<b>Report Reference</b>	GC190813R13

### REPORT OBJECTIVE

To advise Council of the results of the CEO and Corporate KPI's for quarter four 2018/19.

### RECOMMENDATION

**That Council;**

- Note this report**

### Attachment

#	Attachment	Type
1	Corporate and CEO KPI Report Quarter Four 2018-19 - Appendix 1	PDF File
2	Corporate and CEO KPI Report Quarter Four 2018-19 Appendix 1a	PDF File
3	Corporate and CEO KPI Report Quarter Four 2018-19 Appendix 2	PDF File
4	Corporate and CEO KPI Report Quarter Four 2018-19 Appendix 3	PDF File
5	Corporate and CEO KPI Report Quarter Four 2018-19 - Appendix 4	PDF File



# CHIEF EXECUTIVE OFFICER and CORPORATE KEY PERFORMANCE INDICATORS 2018/19

## QUARTER FOUR: APRIL – JUNE 19 - APPENDIX 1

1

### Financial Sustainability

**Core target:** Council maintains a break even or positive cash funding position in delivering its annual budget

**Measure:** This target compares funding cash position at the relevant budget review with the adopted budget figure. Adopted Budget \$668k

**Achieved:** Target currently achieved at 3<sup>rd</sup> Budget Review and anticipated to exceed 3BR forecast upon finalisation of results on completion of annual audit

\$1,453k (projected)



4

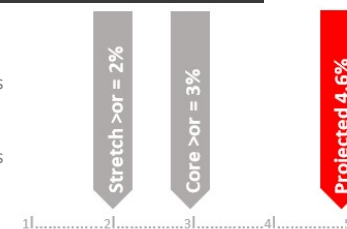
### Total Employee Costs

**Core target:** Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs

**Stretch target:** Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs

**Measure:** The 2017/18 Actual audited figure = \$33,274k.

**Achieved:** 4.6% - (Projected – Third Review). The 2018/19 estimated result at third budget review = \$34,807k – No material change in this position is anticipated following completion of annual audit. Adjustment for movement in grant funded positions, impact of council resolutions and extraordinary events is forecast to bring KPI back to 3.21%.



2

### Delivery of agreed projects identified in ABP and 3 year Plan (73 projects)

**Core target:** Greater than or equal to 95%

**Measure:** Monthly data as at 30 June 2019.

**Achieved:** 61 Projects completed, 8 Projects on track and 3 projects off track or deferred. 96% of projects are completed or on track. 4% are not on track. The target has been met.

\*refer appendix 1a for a further explanation of the statuses of projects.



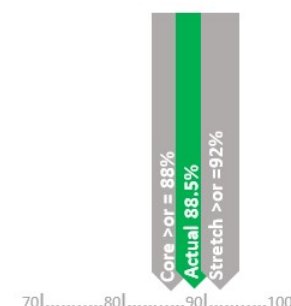
5

### Staff Retention

**Core target:** Greater than or equal to 88% retention of staff.

**Stretch target:** Greater than or equal to 92% retention of staff.

**Achieved:** 88.5% (Actual result) Core Target has been met



3

### Lost Time Injury Frequency Rate.

**Core target:** Greater than or equal to 10% reduction from 2017/18 (5.5)

**Stretch target:** Greater than or equal to 15% reduction from 2017/18 (5.2)

**Measure:** The LTIFR for Q4 2018/19 is 9.4

**Achieved:** 52% Increase – Core and Stretch targets have not been met Financial Year Average = 5.7



**Note:** As reported to Council (GC190723R14); despite not reaching target, significant reductions have been made over the past three years which equates to a 67% reduction over the three years from 28.8 in 2015-16 to 9.4 in 2018-19.

6

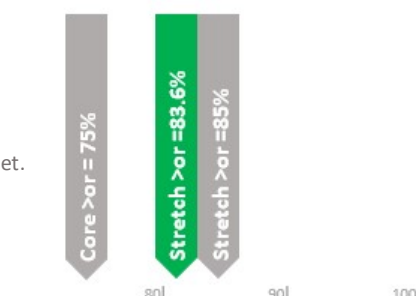
### Overall Satisfaction with Council's performance

**Core target:** Greater than or equal to 75% rated as satisfied or above.

**Stretch target:** Greater than or equal to 85% rated as satisfied or above.

**Measure:** Community Survey

**Achieved:** 83.6%. The Core Target has been met.



# CHIEF EXECUTIVE OFFICER KEY PERFORMANCE INDICATORS 2018/19

## QUARTER FOUR: APRIL – JUNE 19 – APPENDIX 1



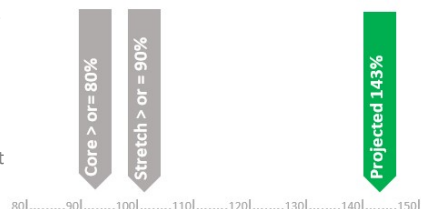
7

### Asset Sustainability

**Core target:** Asset Sustainability Ratio greater than or equal to 80%

**Stretch target:** Asset Sustainability Ratio greater than or equal to 90%

**Achieved:** 143% (Projected – Third Review). Core and stretch targets are currently being met. Current unaudited position currently reflects these targets.



The *Asset Sustainability Ratio* indicates whether Council is renewing or replacing existing assets at the rate of consumption.

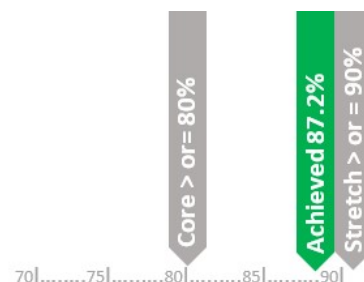
8

### Delivery of Council's capital works program

**Core target:** Greater than or equal to 80% delivery of Council's planned capital works program (adjusted for extraordinary items)

**Stretch target:** Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)

**Achieved:** 87.2% (Actual): Comment Core Target has been met.



9

### Staff Engagement

**Core target:** Achievement of an overall employee pulse survey result of 75%, based on 9 metrics

**Stretch target:** Achievement of an overall employee pulse survey result of 80%

**Measure:** Staff quarterly Pulse survey results.

**Achieved:** 73% - Target has not been met in Q4.

**Average across 18/19 financial year:** 75.2%. Target has been met





# CHIEF EXECUTIVE OFFICER KEY PERFORMANCE INDICATORS 2018/19

## QUARTER FOUR: APRIL – JUNE 19 – APPENDIX 1

## Appendix - 2018-19 KPI report 3 YR Business Plan and Annual Business Plan

Summary of overall project achievement	On-Track KPI	96%
	Off- Track KPI	4%

The 3 YR Business Plan 2016-2019 and the Annual Business Plan 2018-19 have now concluded and can be reported on against the 'Achievement KPI'. The table below outlines the rationale for those projects reported as off track and those projects requiring clarification.

Completed projects requiring clarification			
Project	Status	3YBP deliverable	Commentary
Housing Zone Precinct L5, P5	Complete	Review housing zones to preserve the character of the areas in the north of our city and create housing choice in our south	Council has achieved its deliverables in 3 YR BP, with a response and further action the responsibility of the Minister.
Morphettville Racecourse L6	Complete	In partnership with State Government, the SA Jockey Club and adjoining councils, support the housing development at Morphettville Racecourse	Council has achieved its deliverables in 3 YR BP, with a response and further action the responsibility of the Minister.
Projects <u>not</u> achieving 3YR BP objectives to be continued in 4YRBP - justification			
Project	Status	3YBP deliverable	Commentary
International BMX Complex L2.4	On track	Deliver excellent Sport and Recreation Facilities across the City: An International standard BMX complex in the South, led by BMX SA	Deliverables in 3 YR BP not achieved due to insufficient budget to deal with poor site conditions, transitioned to 4 YR BP
Mitchell Park L2.1	On track	Deliver excellent Sport and Recreation Facilities across the City: Community club and indoor sports stadium at Mitchell Park	Deliverables in 3 YR BP not achieved due to insufficient budget, transitioned to 4 YR BP
Southern Soccer facility L2.3	On track	Deliver excellent Sport and Recreation Facilities across the City: A new regional soccer facility in the South in partnership with Football SA.	Deliverables in 3YBP not achieved. The FFSA is deliverer of this project, which had insufficient budget to deal with poor site conditions and ongoing operational costs. Transitioned to 4 YR BP

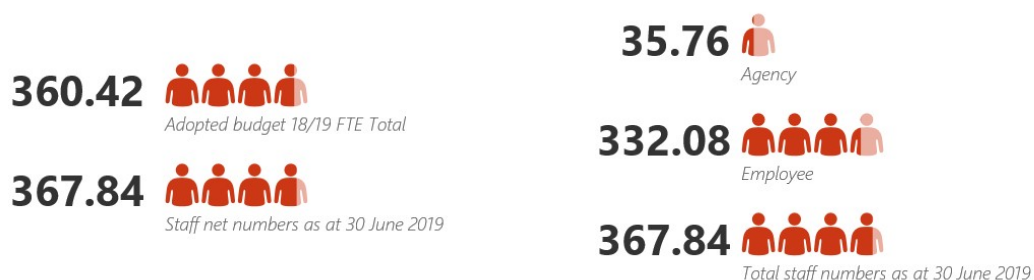
Projects delivering 3YR BP objectives/milestones, and being continued in 4YR BP			
Project	Status	3YBP deliverable	Commentary
Hallett Cove Foreshore L4.3, 13.2	On track and continuing	Deliver Open Spaces and Playspaces across the City: Priority open space developments based on our open space plan, to meet the needs of a growing and changing community into the future.	3YBP Deliverables achieved. Final stages to be delivered as part of 4 YR BP
Projects off track, with milestones not met			
Deliver Sustainable Street Lighting Program VN 2.2	Off track	Deliver sustainable lighting program priorities.	Over 1300 LED lights were installed before the end of June 2019.  Delays were experienced whilst SA Power Networks reviewed their supply and installation costs along with the introduction of a new LED luminaire.  The project is due to be completed by October 2019.
Public Toilet Renewal L4.7	Off track	Deliver Open Spaces and Playspaces across the City: High quality public toilets in our priority reserves and parks.	Project off track and has transitioned to 19/20 due to delay in procurement of toilets with expected completion being August 2019.
Annual Business Plan Initiative			
Replacement of Asset Management ICT System	Deferred	Replacement of the Asset ICT system was placed on hold pending the Business System Fitness Review, ICT Service Review and IT Application Strategy completion. These initiatives are complete, with the replacement of the Asset ICT System prioritized for 19/20 design, market testing and delivery.	

## Corporate and CEO KPI Report Quarter Four 2018/19 – APPENDIX 2

KPI	Details	Target	Stretch Target	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	Financial sustainability.	Council maintains a break even or positive cash funding position in delivering its annual budget	-	\$583k	\$795k	\$1,453k (projected)	\$1,453k (projected)
				<b>Comment:</b> \$1,453k – (Projected - Third Review). Target currently achieved at 3 <sup>rd</sup> Budget Review and anticipated to exceed 3BR forecast upon finalisation of results on completion of annual audit.			
2	Delivery of agreed projects identified in the <i>Annual Business Plan</i> and the third year targets in the three-year plan.	Greater than or equal to 95%	-	Verbal update	93%	95%	96%
				<b>Comment:</b> 61 Projects completed, 8 Projects on track and 3 projects off track or deferred. 96% of projects are completed or on track. 4% are not on track. The target has been met. *refer appendix 1a for a further explanation of the statuses of projects.			
3	Lost Time Injury Frequency Rate.	Greater than or equal to 10% reduction from the previous year's result (5.5)	Greater than or equal to 15% reduction from the previous year's result (5.2)	33% increase	44% reduction	34% reduction	52% increase
				<b>Comment:</b> The LTIFR for Q4 2018/19 is 9.4. <b>Achieved:</b> There has been a 52% increase on the previous year. Core and Stretch Targets have not been met.			
4	Total employee costs (inc agency).	Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs	Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs	4.9% (projected)	4.9% (projected)	4.9% (projected)	4.6% (projected)
				<b>Comment:</b> 4.6% - (Projected – Third Review). The 2018/19 estimated result at third budget review = \$34,807k – No material change in this position is anticipated following completion of annual audit. Adjustment for movement in grant funded positions, impact of council resolutions and extraordinary events is forecast to bring KPI back to 3.21%.The Core and Stretch Targets have not been met.			
5	Staff Retention	Greater than or equal to 88% retention	Greater than or equal to 92% retention	89%	89%	91.81%	88.5%
				<b>Comment:</b> 88.5% (Actual result) Core Target has been met			
6	Overall satisfaction with Council's performance.	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above	N/A	N/A	N/A	83.6%
				<b>Comment:</b> Achieved 83.6%. Core Target has been met.			
7	Asset sustainability.	Asset sustainability ratio greater than or equal to 80%	Asset sustainability ratio greater than or equal to 90%	145% (projected)	155% (projected)	155% (projected)	143% (projected)
				<b>Comment:</b> 143% (Projected – Third Review). Core and stretch targets are currently being met. Current unaudited position currently reflects these targets.			
8	Delivery of Council's capital works.	Greater than or equal to 80% of Council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% of Council's planned capital works program (adjusted for extraordinary items)	N/A	N/A	N/A	87.2%
				<b>Comment:</b> 87.2% (Actual): Comment Core Target has been met.			
9	Staff Engagement	Achievement of an overall employee pulse survey result of 75% based on 9 metrics	Achievement of an overall employee pulse survey result of 80%	76.3%	76.8%	75.3%	73%
				<b>Comment:</b> Achieved: 73 %Target has been not been met in Q4. Average across 18/19 financial year: 75.2%. Core Target has been met			

**FULLTIME EQUIVALENT (FTE) Employee and Agency****APPENDIX 3**

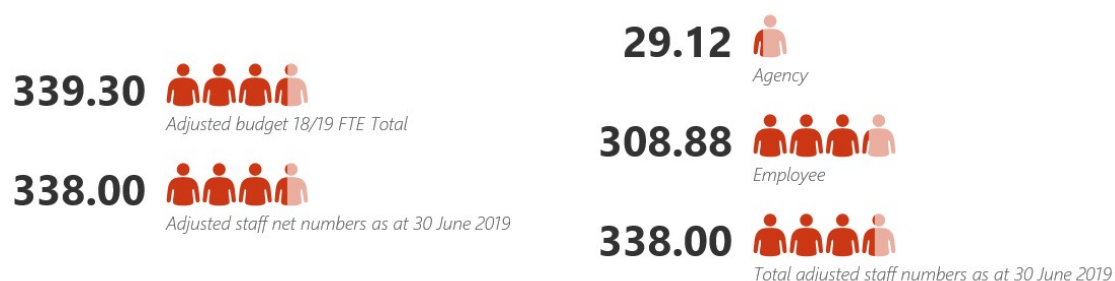
The number of FTE employees (staff and agency) employed across the organisation as at 30 June 2019.



**Note:** The FTE figure of 332.08 includes a 13.2 FTE increase in Grant Funded positions and 12.0 FTE relating to staff on Income Protection and Work Cover.

There are currently 9.0 temporary vacant positions excluding those backfilled by temporary labor hire and internal resourcing.

The following tables provide comparative FTE data with the Gap Year Team Members, Pool Staff and Grant Funded positions being excluded.



## Appendix 4

## Labour and FTE Movement Summary

	2018/19 \$000's	2017/18 \$000's	2016/17 \$000's	2015/16 \$000's	2014/15 \$000's	2013/14 \$000's	2012/13 \$000's
<b>Total Employee Costs (including Agency) % Movement on Prior Year</b>	<b>34,807*</b>	<b>33,274</b>	<b>32,221</b>	<b>31,783</b>	<b>31,757</b>	<b>31,532</b>	<b>30,239</b>
	<b>4.6%*</b>	<b>3.27%</b>	<b>1.40%</b>	<b>0.10%</b>	<b>0.70%</b>	<b>4.30%</b>	
<b>Total Number of Employees (FTE at 30 June) % Movement on Prior Year</b>	<b>367.84</b>	<b>360.41</b>	<b>344</b>	<b>342</b>	<b>348</b>	<b>351</b>	<b>359</b>
	<b>2.06%</b>	<b>4.80%</b>	<b>0.60%</b>	<b>-1.70%</b>	<b>-0.90%</b>	<b>-2.20%</b>	

\*2018/19 figures are the estimated result at 3<sup>rd</sup> budget review. No material change in this position is anticipated following completion of annual audit. Adjustment for movement in grant funded positions, impact of council resolutions and extraordinary events is forecast to bring KPI back to 3.21%.

## Questions Taken on Notice Register

<b>Originating Officer</b>	Governance Officer - Belinda Murch
<b>Corporate Manager</b>	Manager Corporate Governance - Kate McKenzie
<b>General Manager</b>	Acting General Manager Corporate Services - Ray Barnwell
<b>Report Reference</b>	GC190813R14

## REPORT OBJECTIVE

The 'Code of Practice – Procedures At Council Meetings 2017/18' states that:

4.7 Questions without Notice that were not answered at the same meeting will be entered into a register. This register will be tabled as an information report at the following meeting.

Under Regulation 9 of the Local Government (Procedures at Meetings) Regulations 2013 (the regulations):

(3) A member may ask a question without notice at a meeting.

(4) The presiding member may allow the reply to a question without notice to be given at the next meeting.

(5) A question without notice and the reply will not be entered in the minutes of the relevant meeting unless the members present at the meeting resolve that an entry should be made.

## RECOMMENDATION

**That Council:**

1. **Notes the report "Questions Taken on Notice Register"**

## DISCUSSION

### Attachment

#	Attachment	Type
1	GC190813_QON Register	PDF File
2	27R - Dog On or Off Leash - Appendix 1- Results of Community Consultation - pdf	PDF File

# Questions Taken on Notice Register



## Appendix 1

Report Reference	Meeting Date	Councillor	Responsible Officer	Question taken on notice during the meeting	Response
GC190813	13/8/19	Cr Shilling	Sharon Perin	<ol style="list-style-type: none"> <li>1. How many dogs were registered in the CoM in the 18/19 Financial year?</li> <li>2. Could a breakdown of breeds please be supplied?</li> <li>3. How many Cats were registered in the CoM in the 18/19 Financial Year?</li> </ol>	<p>Average: 14,663</p> <p>See Appendix</p> <p>Cats are not required to be registered either under state legislation nor Council's By-law. Although cats are not required to be registered, 914 cats were entered into the state-wide database.</p>
GC190813	13/8/19	Cr Hull	Abby Dickson	Please provide an update regarding what is happening at Sturt Police station and the building	<p>The Sturt SAPOL site remains closed to the public, and staff have been relocated at alternative sites until further notice.</p> <p>SAPOL are continuing to progress with an independently prepared risk assessment of the site, and will only reoccupy once the details of the reports are reviewed and necessary approvals are achieved.</p> <p>SAPOL have kept Council informed of the progress of the matter. Council's building department will continue to work with and assist SAPOL to ensure appropriate approvals are in place prior to re-occupation of the building.</p>

GC190813	13/8/19	Cr Hull	Stephen Zillante	Can Council be advised about identified buildings within Marion and what strategies are put in place?	<p>In 2017, the South Australian Government directed councils to undertake a building audit in response to concerns relating to the use of aluminium composite panel cladding (ACP) on buildings. The audit was aimed at identifying buildings that may be clad with ACP and providing recommendations and actions to ensure safety.</p> <p>Buildings approved after 2010 with the following characteristics were prioritised:</p> <ul style="list-style-type: none"> <li>• Residential buildings more than 2 storeys;</li> <li>• Aged care facilities</li> <li>• Hospitals</li> <li>• Schools</li> <li>• Assembly buildings</li> <li>• Buildings where occupants are likely to be unfamiliar with means of escape.</li> </ul> <p>Council's Building Department subsequently undertook an audit of buildings within the Council area and identified one building (fitting the above criteria) that may have contained ACP.</p> <p>The matter was referred to the Building Fire Safety Committee who investigated the type of ACP present and the installation method used to determine if the cladding presents a risk to life safety. The Committee has been able to confirm that the installed cladding does not present a risk to life safety.</p> <p>Council's building department will soon be commencing an audit of the remaining buildings within the council area, having regard to the:</p> <ul style="list-style-type: none"> <li>• building classification;</li> <li>• height and number of storeys;</li> <li>• date of approval/construction occupancy profile;</li> <li>• and presence of in-built life safety provisions.</li> </ul> <p>Buildings identified in the next stage of the audit will be referred to the Building Fire Safety Committee for investigation.</p>
----------	---------	---------	------------------	---	--

*Page left intentionally blank*

## Appendix 1 Summary of Community Consultation



### Community Engagement Findings (Summary)

#### Summary of Community Consultation dog on/off leash provisions:

- Edwardstown Oval and Velodrome
- Northern area and walking path surrounding the northern area at the Mitchell Park Reserve
- Area south of the Field River, Hallett Cove including the rocks, beach area and sand dunes

#### 1. INTRODUCTION

Broad community engagement has been undertaken to understand community preferences for dog on/off leash provisions at the above locations and understand the level of support from the community regarding the possibility of changing these areas to dog on leash.

This report summarises the community consultation process and the community feedback.

## 2. CONSULTATION PROGRAM

The consultation period was for 3 weeks regarding each location, with a survey available online at the City of Marion's "Making Marion" website at <https://www.makingmarion.com.au/dogs-on-leash> and a hard copy survey available upon request.

For the Edwardstown and Mitchell Park locations, the community survey was available on the Making Marion website from 3 August 2018 to 24 August 2018.

To provide greater clarity for the community regarding the area in question at Hallett Cove, a new map was subsequently created and distributed and the consultation period was extended to 5 September 2018.

The survey was promoted through the City of Marion website and Facebook page. Signs were placed at each of the three locations. The survey link was mailed to a range of stakeholders including local community and resident groups; and distributed to residents within a 400m catchment around each location.

The consultation was conducted by:

- The survey was promoted on the City of Marion website:
  - .For the Edwardstown and Mitchell Park locations: 3/8/18 – 24/8/18
  - .For the Hallett Cove location: 3/8/18 – 5/9/18
- Correspondence advising of the consultation and a link to survey was sent to range of key stakeholders including applicable sporting associations, resident and community groups and the Dover Gardens Kennel and Obedience Club
- Social media posts were placed on the City of Marion Facebook page
- Flyers displayed at:
  - The City of Marion's Administration Building
  - Cooina Neighbourhood Centre
  - Trott Park Neighbourhood Centre
  - Mitchell Park Neighbourhood Centre
  - Marion Cultural Centre Library
  - Parkholme Library
  - Cove Civic Centre
- Signs erected at each site with information about the online survey and a map of the area in question
- An invitation was extended via the above methods including on site signs, for a hard copy survey to be sent to members of the community who did not wish to complete the survey on-line.

A total of 227 people have provided feedback, through either the on-line or hardcopy survey or via email and 1 community organisation requested dogs to be on leash at the Mitchell park location prior to the formal community consultation.

### 3. CONSULTATION OVERVIEW

In summary, during this consultation, 517 people visited the Making Marion website. Council received feedback from 228 members of the community via:

- 208 on-line surveys
- 17 hard copy surveys
- 2 emails
- 1 request prior to the community consultation

125 people identified as being a dog owner and 82 people identified as not being a dog owner.

There are mixed views from the community regarding whether the areas should be declared a dog on leash area or if they should remain a dog on leash area. Common themes and key issues raised included raised through the feedback are:

#### **Supporting individual areas to be declared a dog on leash area:**

- Concerns for the safety of people when other dogs are off leash in public places
- Concerns for the safety of dogs when other dogs are off leash in public places
- A view that if dogs are on leash their owners are more likely to pick up their dog's faeces.
- Environmental concerns at the Hallett Cove location

#### **Support for retaining individual areas as a dog off leash area:**

- Concern about restricting the freedom of people to exercise their dog
- The benefit to the health and well-being of both people and dogs from being able to actively exercise
- Dogs need to have areas where they can be exercised off leash and have vigorous exercise
- Dogs need to be able to socialise with other dogs and with people
- The benefit to the physical and mental health and well-being people experience through the interaction with other people and dogs

#### 4. CONSULTATION FINDINGS FOR EDWARDSTOWN OVAL AND VELODROME

73 people completed the survey, either on-line or hardcopy.



People were asked the following questions:

1. Please nominate your level of support for a change from dog OFF leash to all times to do ON leash at all times

☐ Strongly support  
☐ Do not support

☐ Support  
☐ Strongly do not support

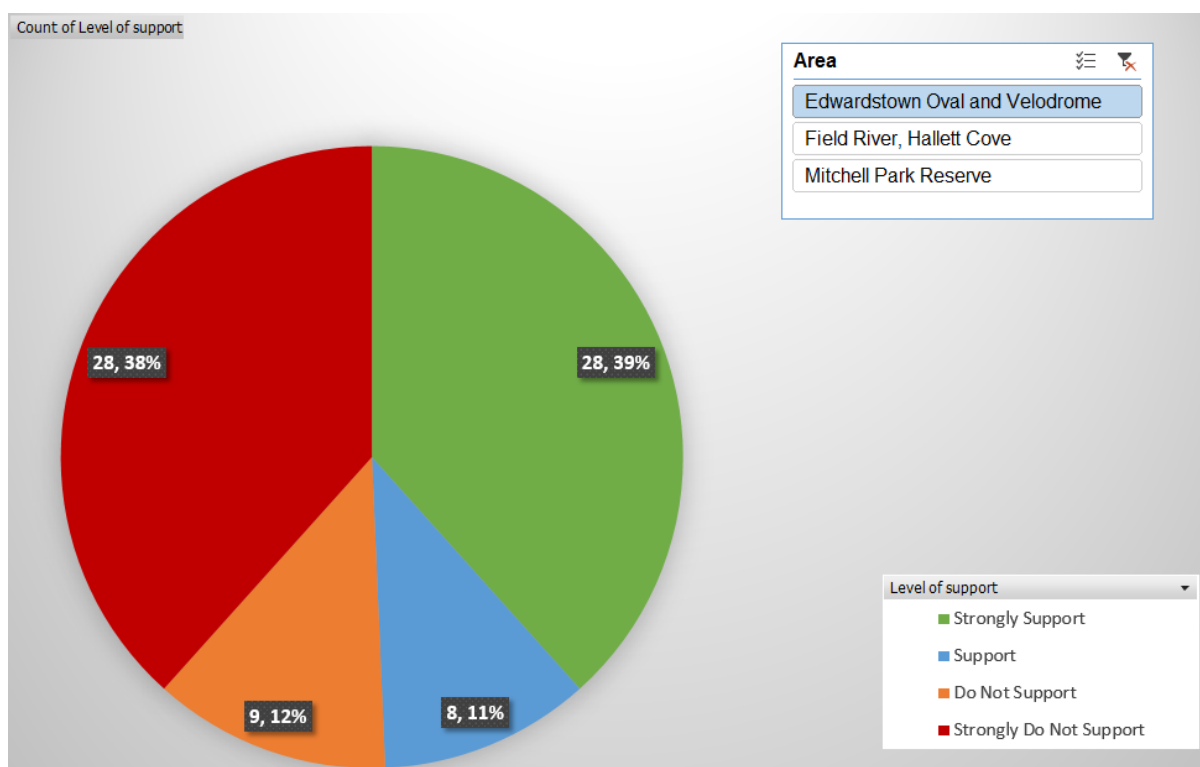
36 respondents (50%) supported the area becoming a dog on leash area.

37 respondents (50%) were not supportive of the area becoming a dog on leash area.

2. Are you a dog owner?

☐ Yes  
☐ No

65 people responded to this question. 26 people (40%) identified as being a dog owner and 39 people (60%) identified as not being a dog owner.



Below is a summary of the comments received for Edwardstown Oval and Velodrome:

**Comments in support included:**

- Safety concern of cyclists who have experienced dogs off leash running at or in front of the bicycles
- The need to consider the safety of cyclists and dogs with cyclists using the velodrome often cycling at high speed using speed bicycles that do not have brakes
- The velodrome is the only velodrome in the City of Marion and is used by a number of cycling clubs. The area is unique, as it is the only oval with a velodrome where cyclists and people with dogs use the same common area.

**Comments not in support included:**

- The oval is an open space ideal for people to exercise their dogs, particularly for dogs to be able to run
- There are limited areas in Edwardstown and surrounding suburbs for dogs to be exercised off leash, particularly in a gated area and not near playgrounds (Of the 6 parks and reserves in Edwardstown, only Dumbarton Avenue Reserve is a dog off leash area)
- Exercise is essential for a dog so it does not become noisy and disruptive (through barking)
- Comments that the majority of dog owners control their dogs and put their dogs on a leash when cyclists use the velodrome

## 5. CONSULTATION FINDINGS FOR NORTHERN AREA AND WALKING PATH SURROUNDING THE NORTHERN AREA AT THE MITCHELL PARK RESERVE

78 people completed the survey, either on-line or hardcopy. In addition, prior to the consultation, the Mitchell Park Sports and Community Club management committee requested the northern area and walking path surrounding the northern area at the Mitchell Park Reserve be changed to a dog on leash area.



People were asked the following questions:

1. Please nominate your level of support for a change from dog OFF leash to all times to do ON leash at all times

☐ Strongly support  
☐ Do not support

☐ Support  
☐ Strongly do not support

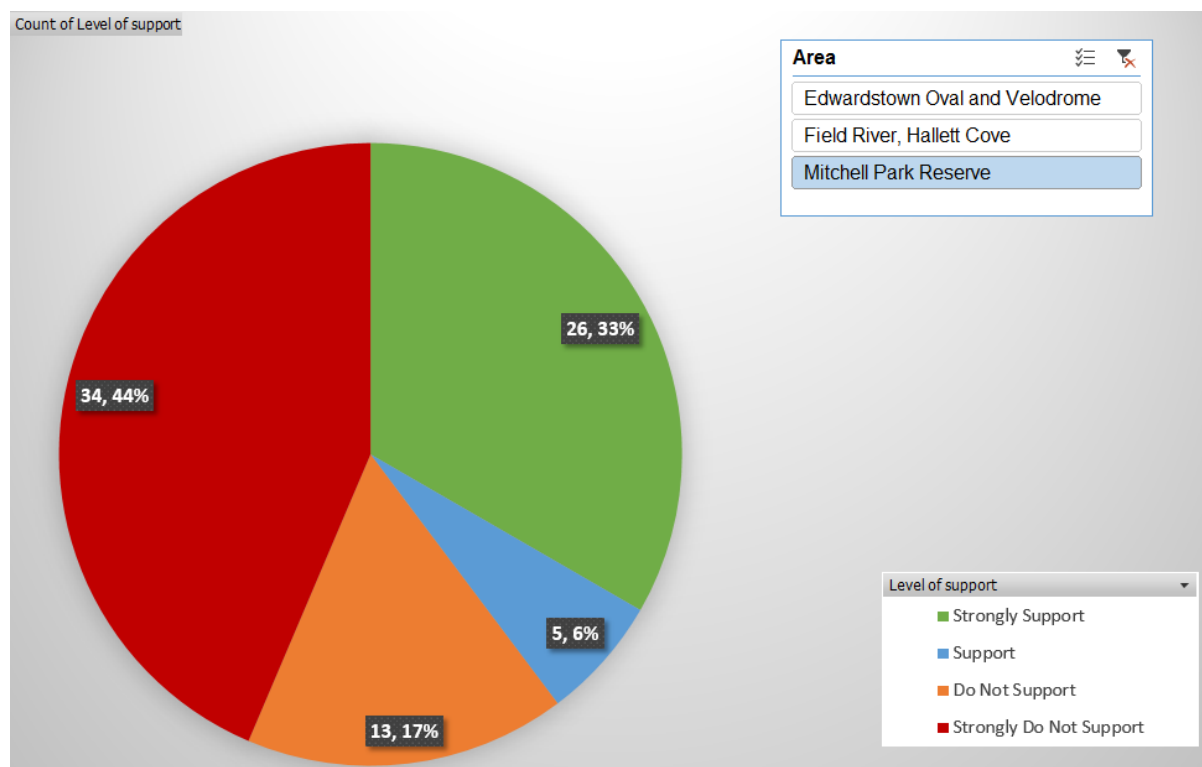
31 respondents (39%) supported the area becoming a dog on leash area.

47 respondents (60%) were not supportive of the area becoming a dog on leash area.

2. Are you a dog owner?

☐ Yes  
☐ No

71 people responded to this question. 40 people (56%) identified as being a dog owner and 31 people (43%) identified as not being a dog owner.



Below is a summary of the comments received for the northern area and walking path surrounding the northern area at the Mitchell Park Reserve:

**Comments in support included:**

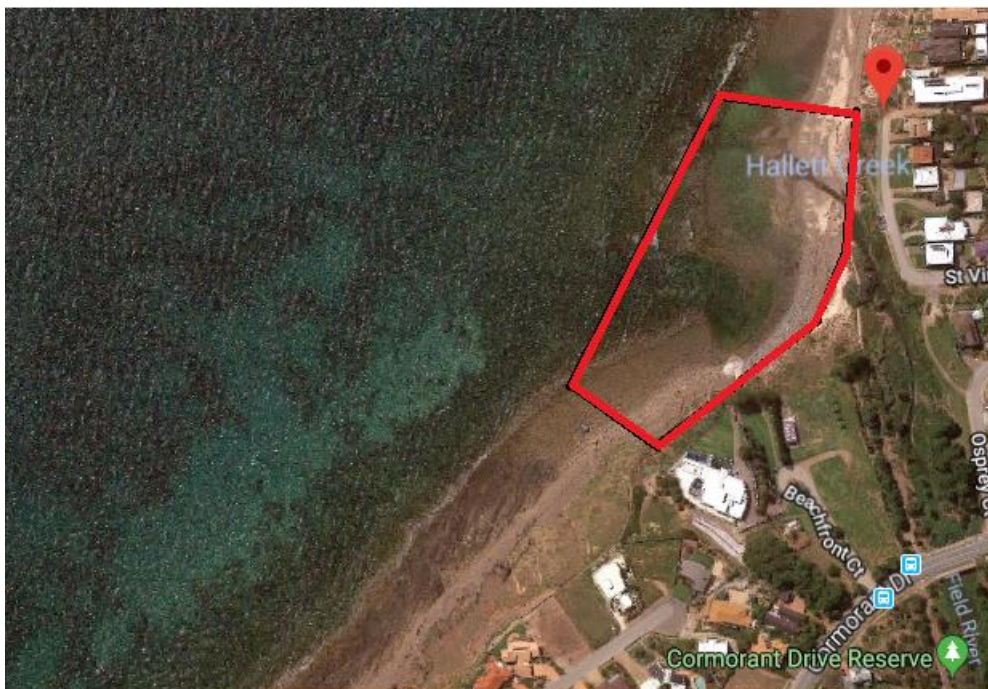
- Concerns that some dog owners do not pick up their dog's faeces
- Feedback was received from the Mitchell Park Sports and Community Club Management Committee prior to the consultation about large amounts of dog faeces often left on the oval and concerns that dogs are not kept under effective control when off-leash

**Comments not in support included:**

- It is popular area to exercise dogs
- A view that the majority of people who use this area are responsible and control their dogs well
- It is unfair to restrict people from exercising their dogs off leash in this area when there are not issues in this area

## 6. CONSULTATION FINDINGS FOR AREA SOUTH OF THE FIELD RIVER HALLET COVE INCLUDING THE ROCKS, BEACH AREA AND SAND DUNES

78 people provided feedback with 73 people completing the survey on-line, 3 people completing the hardcopy survey and 2 people providing feedback by email.



People were asked the following questions:

1. Please nominate your level of support for a change from dog OFF leash to all times to do ON leash at all times

☐ Strongly support  
☐ Do not support

☐ Support  
☐ Strongly do not support

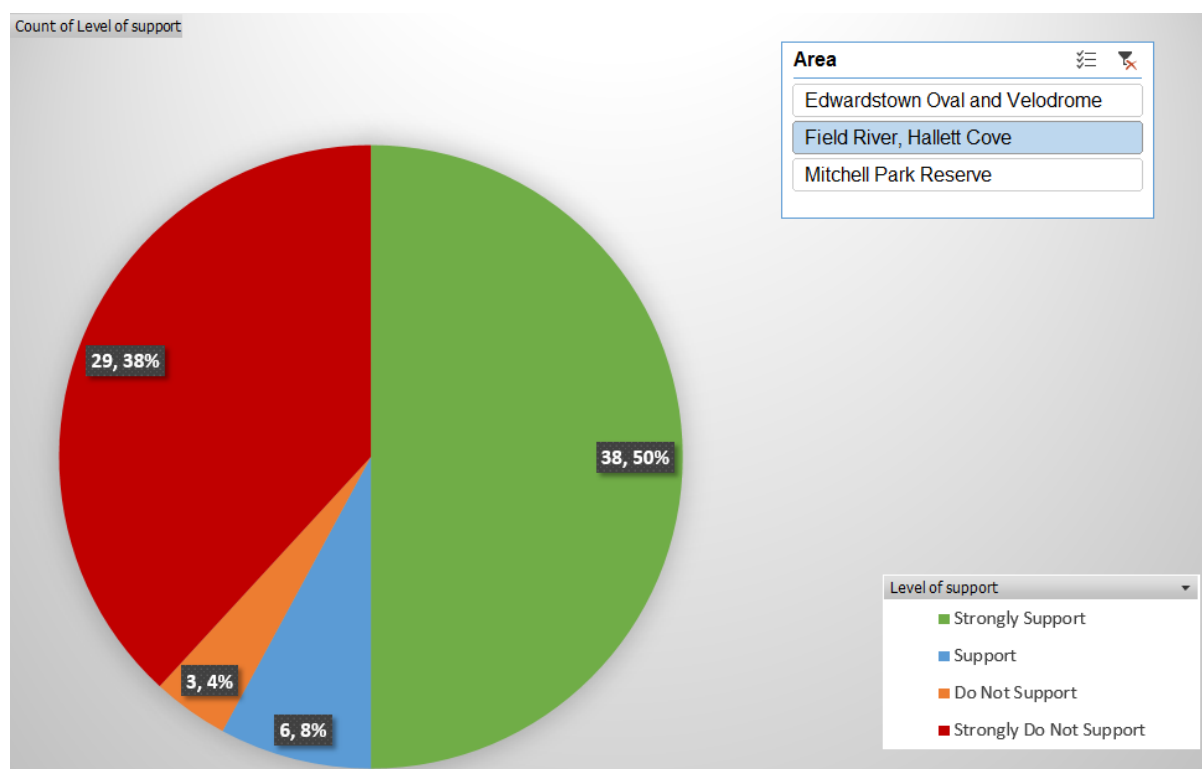
46 respondents (59%) supported the area becoming a dog on leash area.

32 respondents (41%) were not supportive of the area becoming a dog on leash area.

2. Are you a dog owner?

☐ Yes  
☐ No

71 people responded to this question. 25 people (35%) identified as being a dog owner and 46 people (64%) identified as not being a dog owner.



Below is a summary of the comments received for the area south of the Field River, Hallett Cove including the rocks, beach area and sand dunes:

#### Comments in support included:

- This section of the beach is home to large number of birds and it recently became a nesting area for the Hooded Plover. The Natural Resources Adelaide and Mount Lofty Ranges website references that the Hooded Plover is listed as being a vulnerable species. The birds nest at the base of the sand dunes during spring and summer on Adelaide's beaches and they will abandon eggs and chicks if persistently disturbed by vehicles, dogs, humans and foxes.
- Need to find a balance of preserving the environment in this area and the needs of all users of this area
- Suggestion that the area north of the Field River also be a dog on leash area
- Suggestion that the small area below the road bridge, including the mouth of the Field River be preserved as a bird sanctuary

#### Comments not in support included:

- The area is ideal for exercising dogs off leash, including dogs being able vigorous exercise, as it is generally quiet with minimal people and other dogs present

## WORKSHOP / PRESENTATION ITEMS - Nil

### MOTIONS WITH NOTICE

#### Billboards on upgraded Oaklands Crossing Space

**Elected Member** Councillor Bruce Hull

**Report Reference:** GC190813M01

#### **Motion:**

**“That Council write to the Member for Mitchell and the Minister for Transport advising them of Council’s formal objection to the retention of the billboard on the Northern Eastern aspect of the Oaklands Crossing and the proposed illuminated LED billboard on the South Western aspect of the Oaklands Crossing. The rational being that such structures are now not in keeping with the open landscape design that would create a visual eyesores in this now upgraded and very open public space”**

**Response Received From:** Brett Grimm- Senior Advisor City Activation

**Corporate Manager** Manager City Activation - Greg Salmon

**General Manager** General Manager City Development - Abby Dickson

#### **Staff Comments:**

The Oaklands Crossing project has significantly changed the visual amenity of the intersection of Morphet Road and Diagonal Road. The public realm has been enhanced through various landscape treatments to support access to public transportation and removal of vehicle congestion.

Pre-construction the Morphet Road and Diagonal Road intersection comprised of a number of vertical elements; boom gates, at grade station, mature gum trees and the presence of two advertising billboards. The billboard locations were north east of the intersection and south west, orientated to capture visibility for southbound traffic. The Oaklands Crossing project realigned the rail corridor to the south meaning the south-western billboard adjacent Addison Rd required removal. The billboard to the north east adjacent Murray Terrace has been retained. The billboard adjacent Murray Terrace is within DPTI land.

DPTI have proposed a new electronic billboard be located adjacent Addison Avenue and Morphet Road. DPTI have advised the billboard is considered to be designated as a ‘Crown Development’ (i.e. development undertaken on behalf of a state agency) and therefore pursuant to Schedule 14 1 (1) (p) (v) of the Development Regulations 2008, is a structure exempt from securing Development Approval. Consequently, Council are not engaged in this process and have no right of appeal in relation to the proposal.

An excerpt of the applicable wording from the Development Regulations has been provided below;

#### **Schedule 14—State agency development exempt from approval**

1 (1) The following forms of development, other than in relation to a State heritage place or within the Adelaide Park Lands, are excluded from the provisions of section 49 of the Act: (p) the construction of any of the following, if carried out by a State agency within the meaning of section 49 of the Act:

- (i) tourist information or interpretative signs;
- (ii) structures (including billboards) at roadside information bays;
- (iii) shade-cloth structures;

- (iv) a post and wire fence, including a chain mesh fence;
- (v) advertising displays or signs;

Upon request DPTI have provided Council with copies of technical drawings for our information (see attached).

Given the proposed billboard is to be orientated north east for southbound motorist visibility, Council staff have requested DPTI treat the southern side of the structure with additional tree plantings to assist in providing a better visual amenity outcome and provide adequate visual screening from neighbouring properties. DPTI have recently advised that they have no objections to the planting of large trees behind the billboard structure, and have indicated a desire to meet relevant council staff and PTPA to determine best species and placement to ensure design elements integration.

If Council resolve this motion, letters will be drafted to Minister for Planning, Transport and Infrastructure, and Member for Mitchell advising of Council's objection to the retention of the existing billboard and the proposed erection of a new billboard based on the unreasonable visual amenity impacts to the locality.

#### **ATTACHMENTS:**

#	Attachment	Type
1	20190801_Billboard plans	PDF File

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. CLADDING TO BASE AND SIDES SHALL BE 'LOCKER GRID' RICH PIGMENTED MESH ROZ 11 - 2.0mm ALUMINIUM SHEET, OR APPROVED EQUIVALENT, POWDER COATED PAINT COLOUR 'MONUMENT'.
4. TOP OF SIGN BOX TO BE FITTED WITH 50 x 50 x 4 DIA. WELD MESH PANELS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
5. DIGITAL SCREEN TO BE CONNECTED TO COLUMNS C2, & C3, IN STRUTTED ACCORDANCE WITH SCREEN SUPPLIERS SPECIFICATIONS, REFER TO BIG SCREEN VIDEO (BSV) DETAILS.
6. ALL DIMENSIONS & SET-OUT TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND INSTALLATION.
7. CONTRACTOR TO LOCATE AND PROTECT ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS.
8. CONTRACTOR TO PROVIDE COMMERCIAL GRADE A-FRAME STEP LADDER TO DIGITAL SIGN BOX, 1 x 2400 HIGH (1 No. TOTAL).



Status			
<b>CONSTRUCTION</b>			
Scale	1:50	Current Issue Signatures	
		Drawn Author	
Original Size	A1	Designed Designer	
Height Datum	DATUM	Checked Checker	
Grid	Grid	Approved Approver	

**ooh!media**

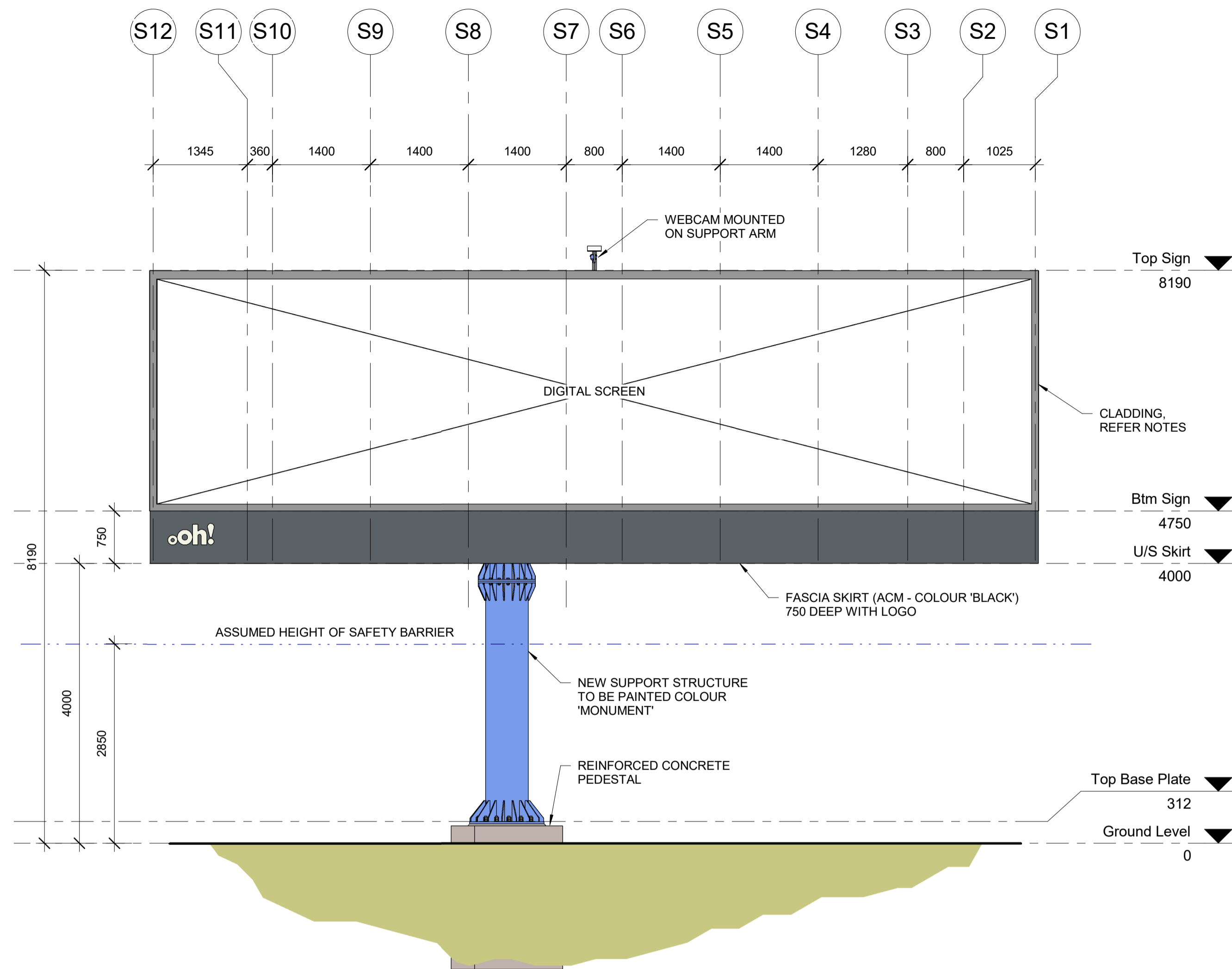
oOh!Media  
Level 2, 76 Berry Street  
North Sydney NSW 2060

Tel:  
+61 (0)2 9927 9555

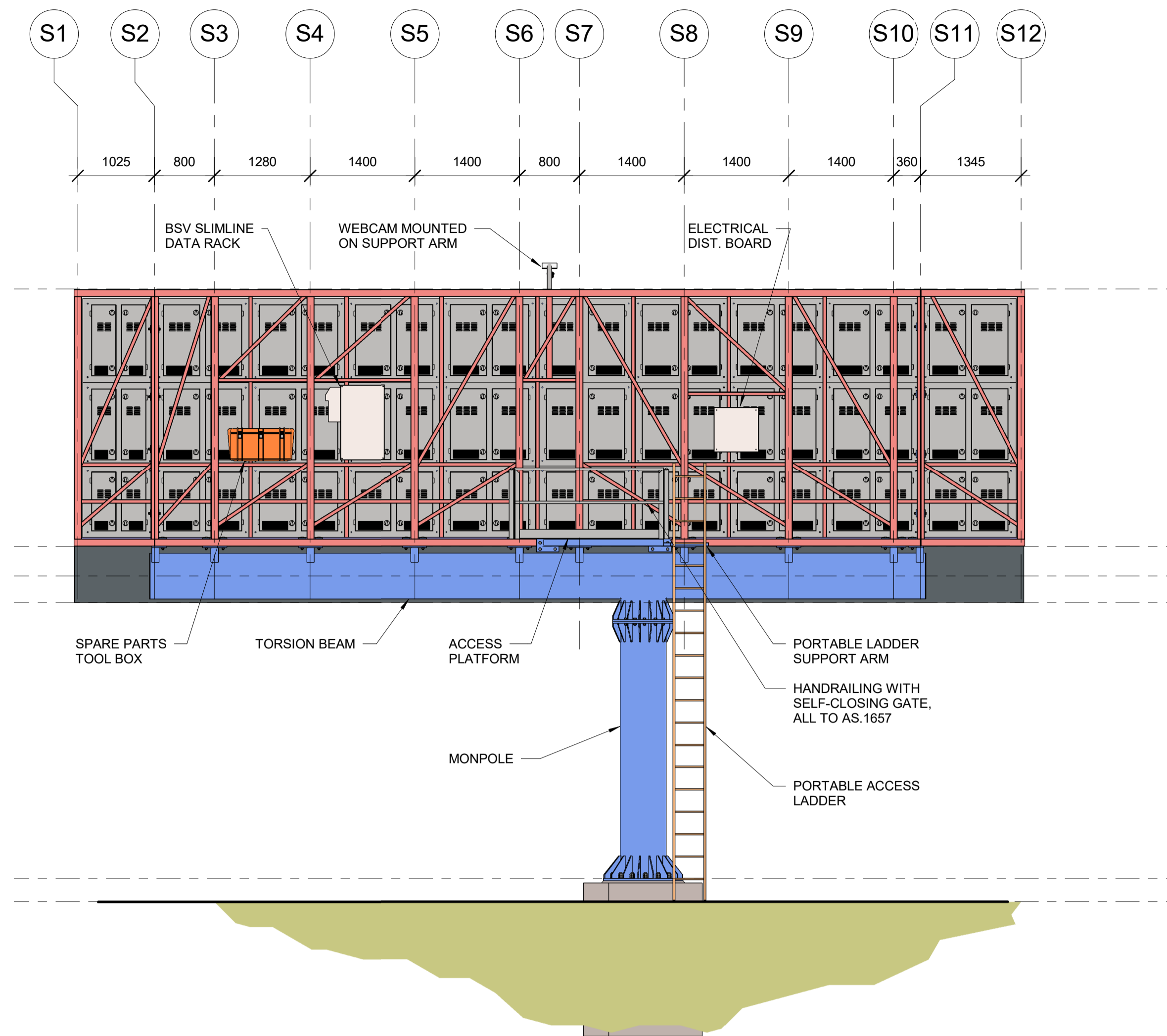
Project

ADVERTISING SIGNAGE  
DIGITAL STRUCTURE  
MORPHETT ROAD  
OAKLANDS

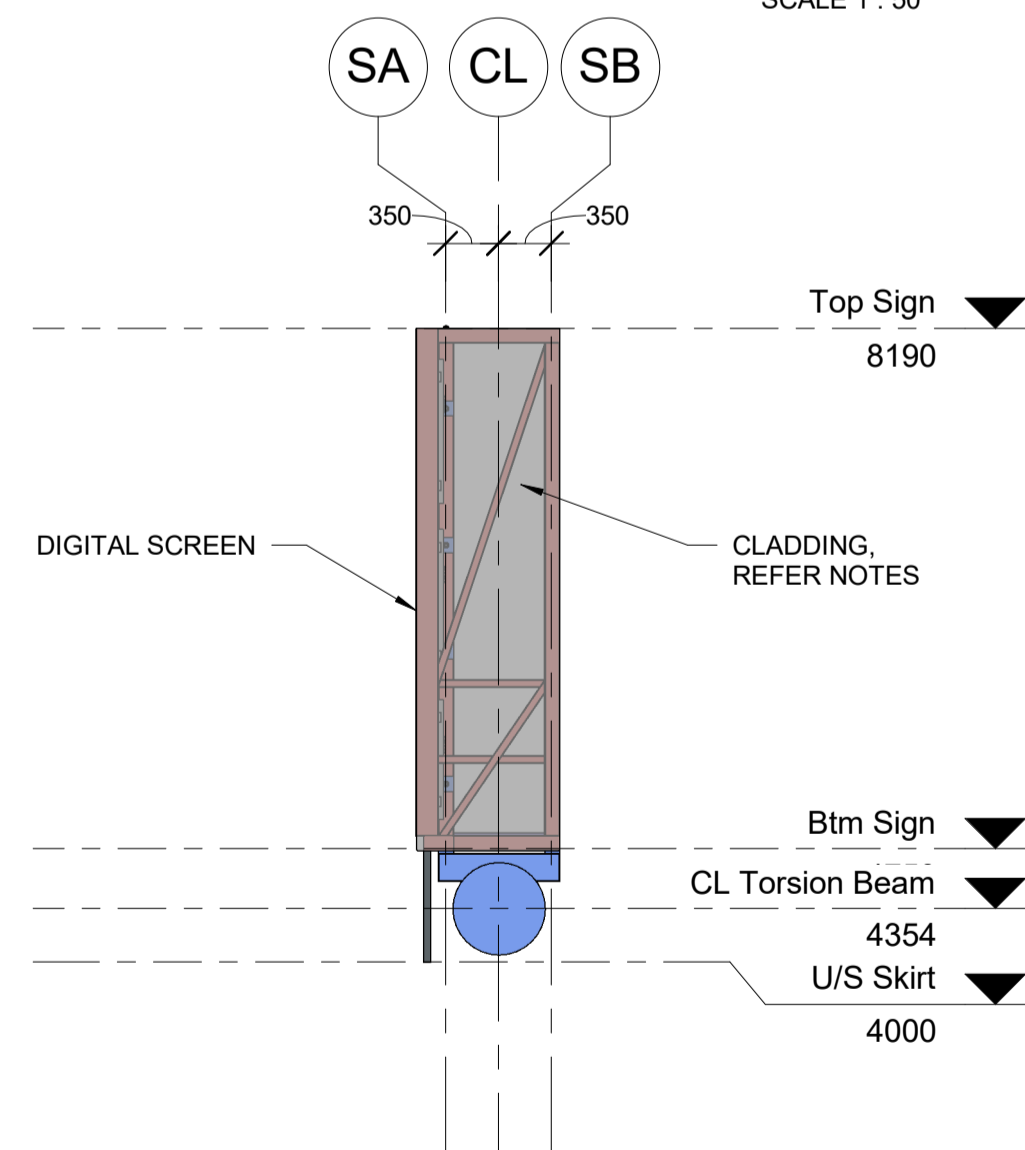
Drawing No.	Project No.	Issue
S.01	10022388-17	C



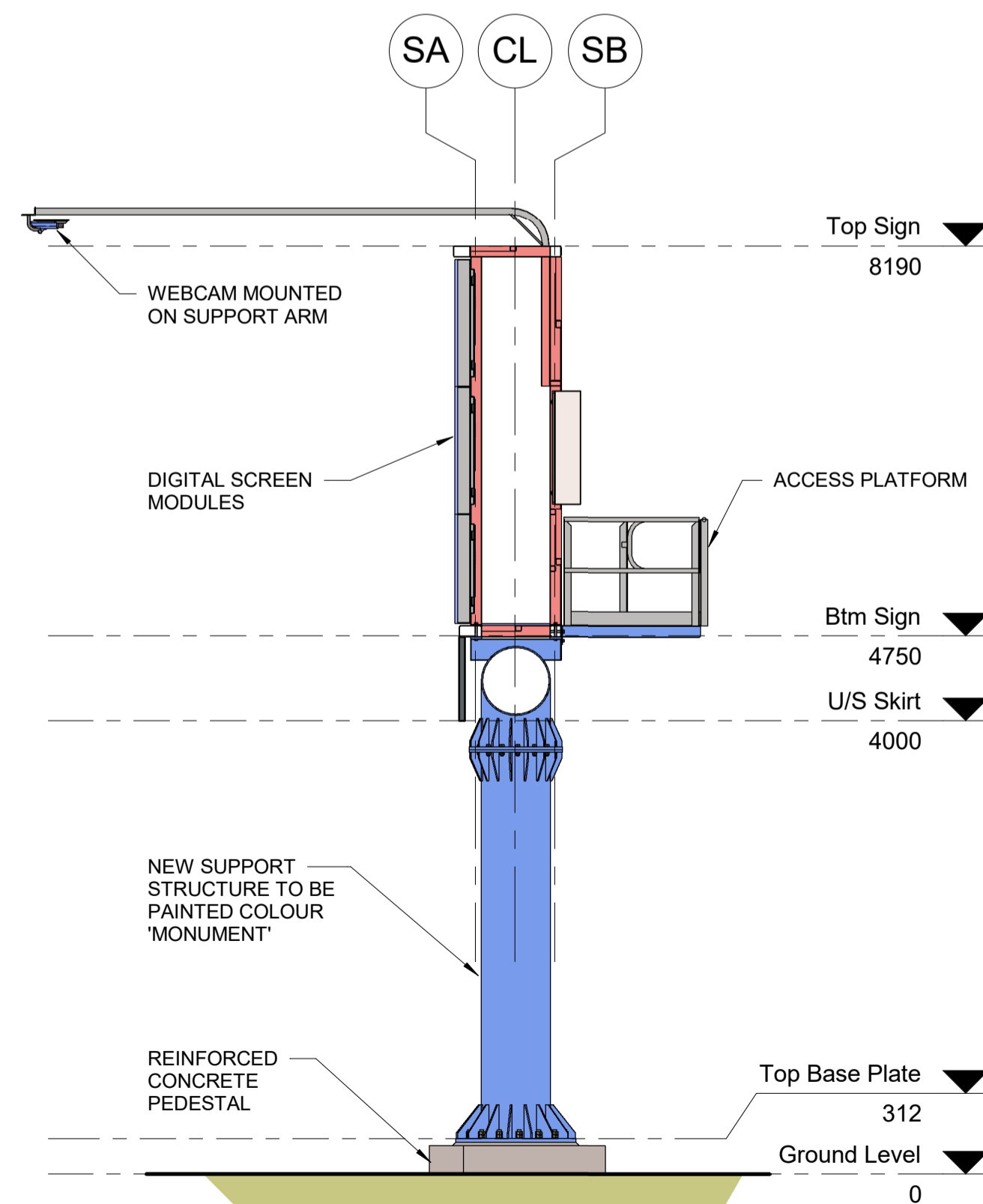
**FRONT ELEVATION**  
SCALE 1 : 50



**REAR ELEVATION**  
SCALE 1 : 50





**END ELEVATION**  
SCALE 1 : 50



**TYPICAL SECTION**  
SCALE 1 : 50

- NOTES**
1. SCALES AS SHOWN.
  2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
  3. FOR GENERAL NOTES REFER TO DRG. No. S.11
  4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.12

C	LOCATION & FOOTING AMENDED	20/6/19
B	MINOR REVISIONS	3/4/19
A	ISSUED FOR CONSTRUCTION	26/3/19
2	RE-ISSUED FOR INFORMATION / REVIEW	19/3/19
1	ISSUED FOR INFORMATION / REVIEW	6/3/19
Issue	Description	Date
Status		
CONSTRUCTION		
Scale	1:50	Current Issue Signatures
Original Size	A1	Drawn Author
Height Datum	DATUM	Designed Designer
Grid	Grid	Checked Checker
		Approved Approver
Filename: F:\1022388\17 - Oaklands Crossing\drawings\Oaklands #10.rvt		
Client		
 oOh!Media Level 2, 76 Berry Street North Sydney NSW 2060 Tel: +61 (0)2 8907 9555		
 Level 16, 580 George Street North Sydney NSW 2000 Australia ABN 76 104 485 289 Tel: +61 (0)2 8907 9000 Fax: +61 (0)2 8907 9001 www.arcadis.com		
Project ADVERTISING SIGNAGE DIGITAL STRUCTURE MORPHETT ROAD OAKLANDS		
Title GENERAL ARRANGEMENT - SHEET 2		
Drawing No. S.02	Project No. 10022388-17	Issue C
Date Plotted: 20/06/2019 9:02:35 AM		

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. FOR GENERAL NOTES REFER TO DRG. No. S.11
4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.12




C	LOCATION & FOOTING AMENDED	20/6/19
B	MINOR REVISIONS	3/4/19
A	ISSUED FOR CONSTRUCTION	26/3/19
2	RE-ISSUED FOR INFORMATION / REVIEW	19/3/19
1	ISSUED FOR INFORMATION / REVIEW	6/3/19

Status	CONSTRUCTION
--------	--------------

Filename: F:\10022388\17 - Oaklands Crossing\drawings\drawings\Oaklands #10.rvt

Client

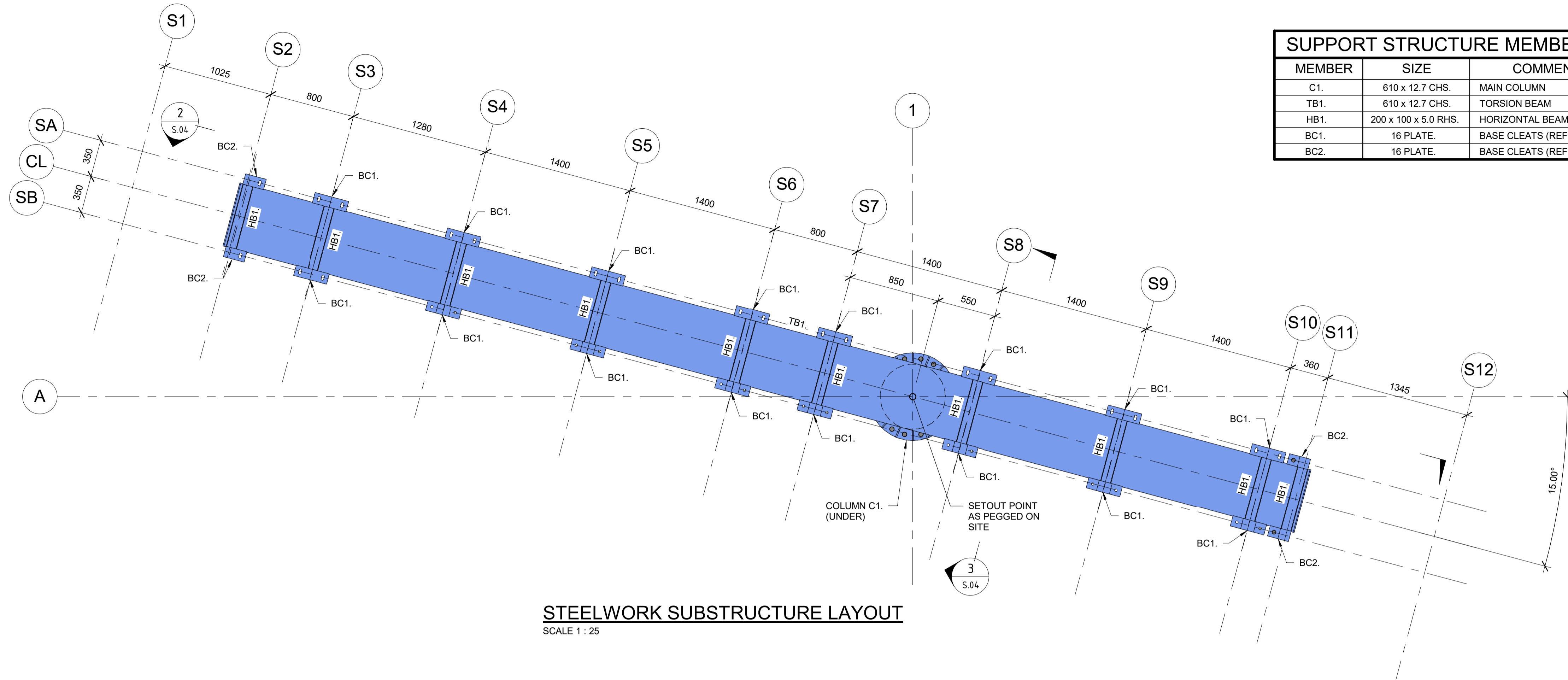
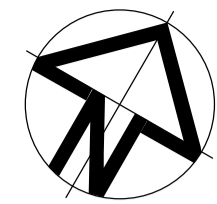
 **ARCADIS**

Level 16, 580 George Street  
North Sydney NSW 2000  
Australia  
ABN 76 104 485 289

Tel: +61 (0)2 8907 9000  
Fax: +61 (0)2 8907 9001  
[www.arcadis.com](http://www.arcadis.com)

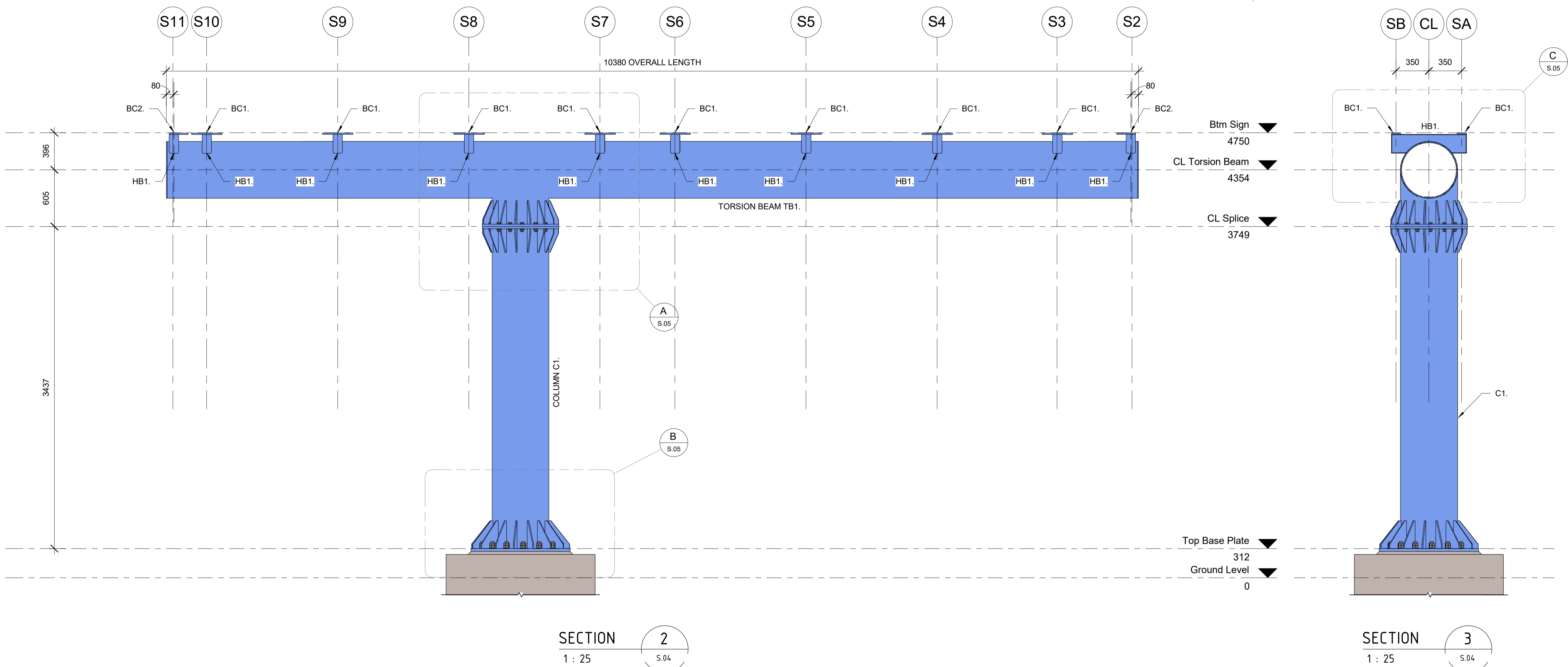
Title	
FOOTING LAYOUT AND DETAILS	

Date Plotted: 20/06/2019 9:02:37 AM



SUPPORT STRUCTURE MEMBER SCHEDULE		
MEMBER	SIZE	COMMENTS
C1.	610 x 12.7 CHS.	MAIN COLUMN
TB1.	610 x 12.7 CHS.	TORSION BEAM
HB1.	200 x 100 x 5.0 RHS.	HORIZONTAL BEAM (PROFILED)
BC1.	16 PLATE.	BASE CLEATS (REFER DETAIL ON DRG. No. S.05)
BC2.	16 PLATE.	BASE CLEATS (REFER DETAIL ON DRG. No. S.05)

- NOTES**
1. SCALES AS SHOWN.
  2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
  3. FOR GENERAL NOTES REFER TO DRG. No. S.11
  4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.12



C	LOCATION & FOOTING AMENDED	20/6/19
B	MINOR REVISIONS	3/4/19
A	ISSUED FOR CONSTRUCTION	26/3/19
2	RE-ISSUED FOR INFORMATION / REVIEW	19/3/19
1	ISSUED FOR INFORMATION / REVIEW	6/3/19

Issue	Description	Date
Status		
CONSTRUCTION		
Scale	1:25	Current Issue Signatures
Original Size	A1	Drawn Author
Height Datum	DATUM	Designed Designer
Grid	Grid	Checked Checker
		Approved Approver

Filename: F:\102238817 - Oaklands Crossing\drawings\Oaklands #10.rvt

Client

**oh!media**

oOh!Media  
Level 2, 76 Berry Street  
North Sydney NSW 2060

Tel: +61 (0)2 9927 9555

**ARCADIS**

Level 16, 580 George Street  
North Sydney NSW 2000  
Australia  
ABN 76 104 485 289

Tel: +61 (0)2 8907 9000  
Fax: +61 (0)2 8907 9001  
www.arcadis.com

Project

ADVERTISING SIGNAGE  
DIGITAL STRUCTURE  
MORPHETT ROAD  
OAKLANDS

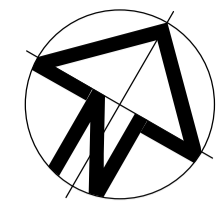
Title

SUPPORT STRUCTURE FRAMING  
LAYOUT & SECTIONS

Drawing No.	Project No.	Issue
S.04	10022388-17	C

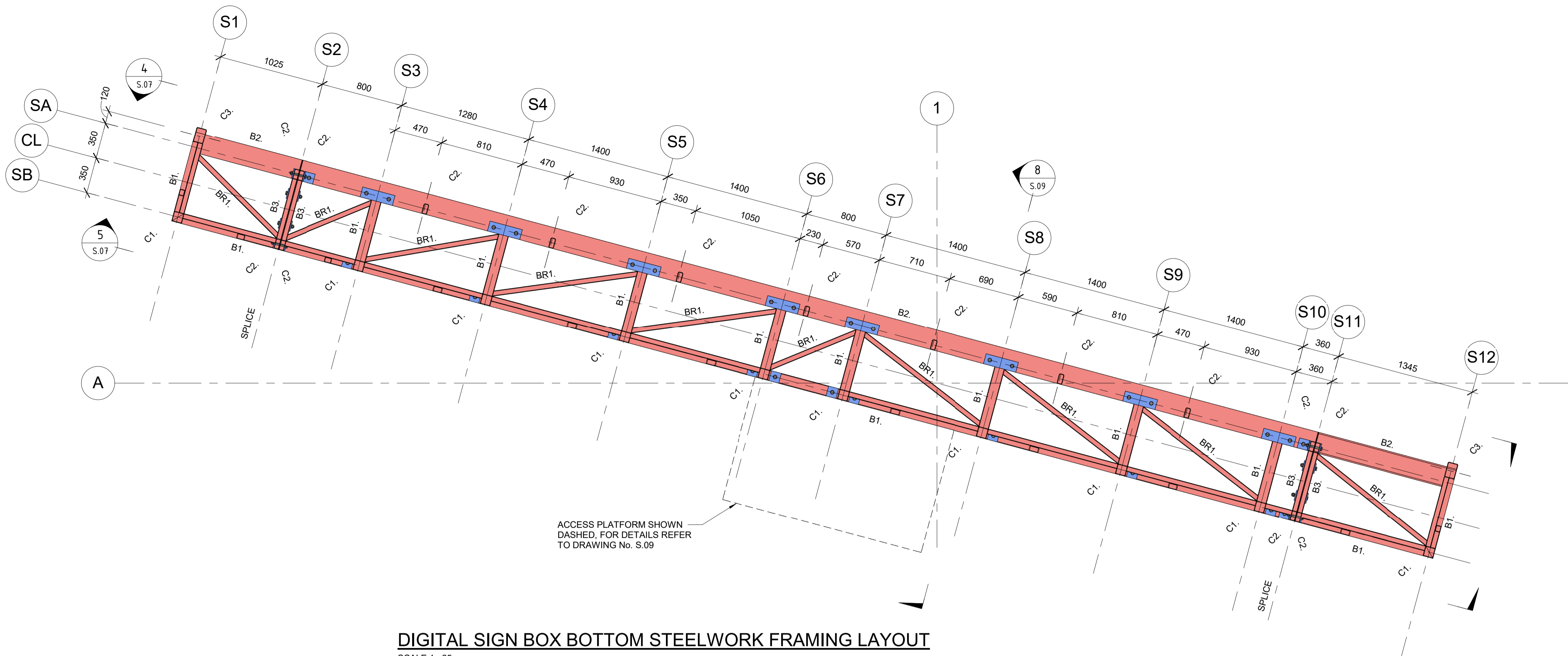
Date Plotted: 20/06/2019 9:02:39 AM





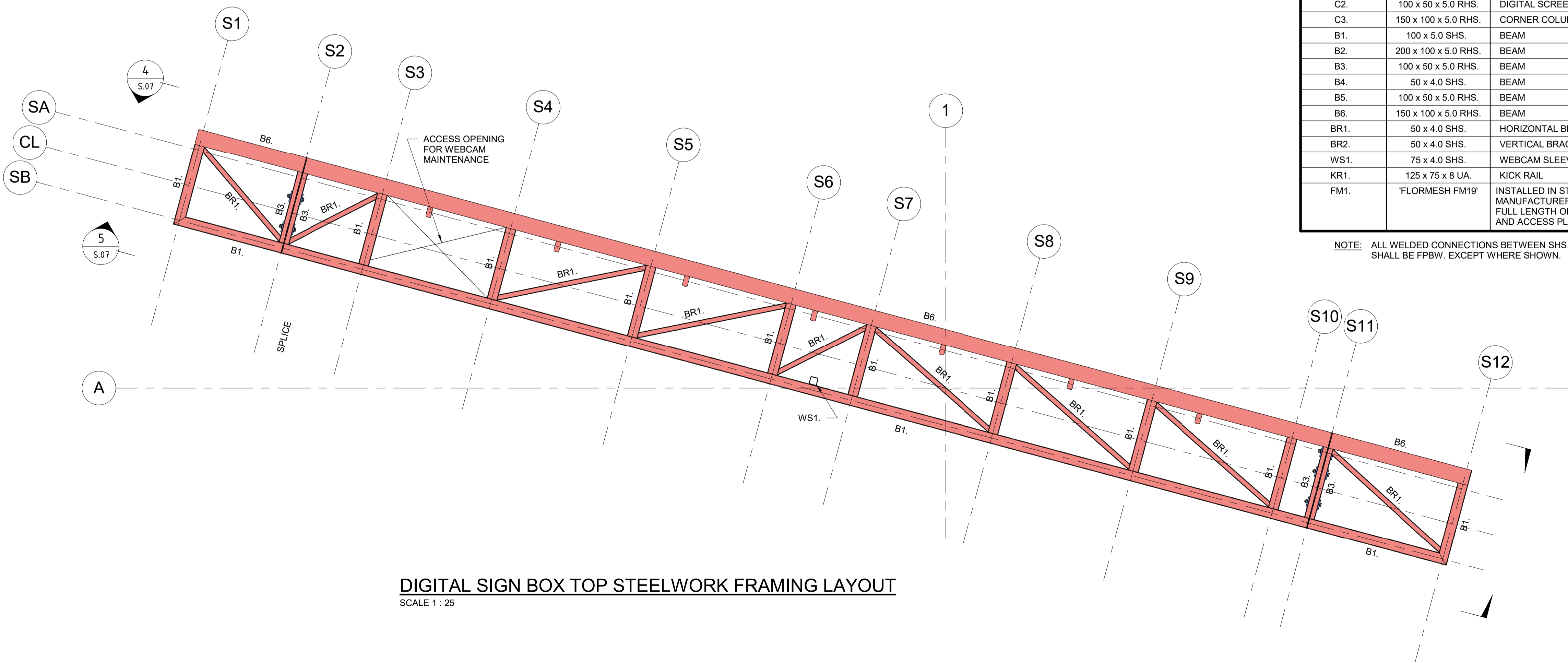
NOTES

- 1. SCALES AS SHOWN.
- 2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
- 3. FOR GENERAL NOTES REFER TO DRG. No. S.11
- 4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.12



DIGITAL SIGN BOX BOTTOM STEELWORK FRAMING LAYOUT

SCALE 1 : 25





DIGITAL SIGN BOX TOP STEELWORK FRAMING LAYOUT

SCALE 1 : 25

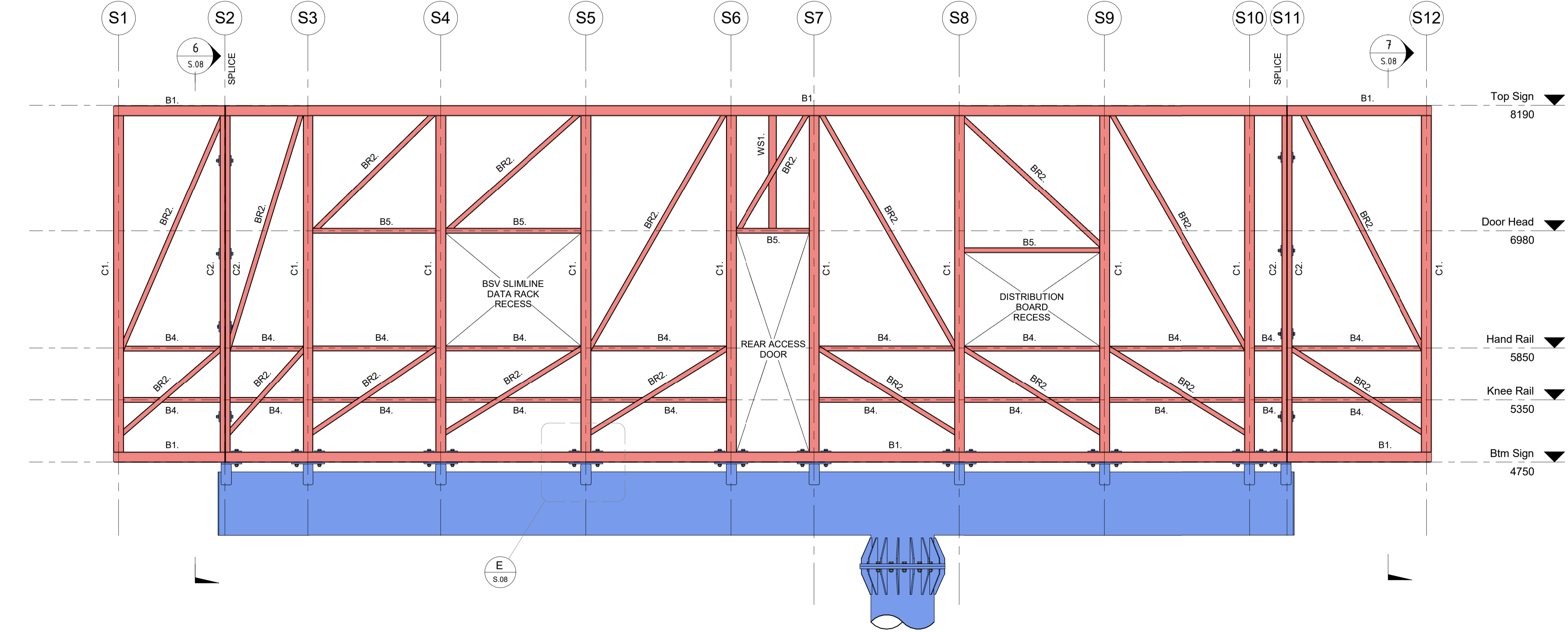
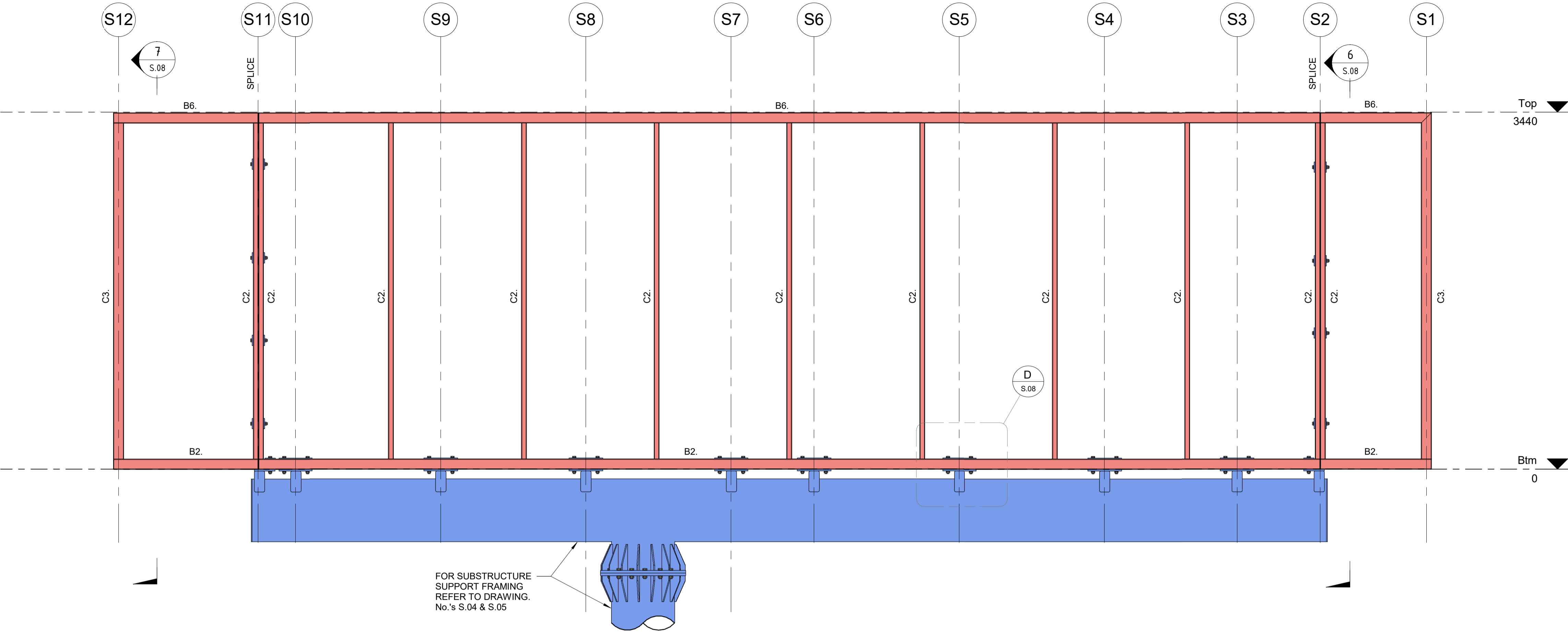
MEMBER SCHEDULE		
MEMBER	SIZE	COMMENTS
C1.	100 x 5.0 SHS.	MAIN COLUMN
C2.	100 x 50 x 5.0 RHS.	DIGITAL SCREEN / SPLICE COLUMN
C3.	150 x 100 x 5.0 RHS.	CORNER COLUMN
B1.	100 x 5.0 SHS.	BEAM
B2.	200 x 100 x 5.0 RHS.	BEAM
B3.	100 x 50 x 5.0 RHS.	BEAM
B4.	50 x 4.0 SHS.	BEAM
B5.	100 x 50 x 5.0 RHS.	BEAM
B6.	150 x 100 x 5.0 RHS.	BEAM
BR1.	50 x 4.0 SHS.	HORIZONTAL BRACING
BR2.	50 x 4.0 SHS.	VERTICAL BRACING
WS1.	75 x 4.0 SHS.	WEBCAM SLEEVE
KR1.	125 x 75 x 8 UA.	KICK RAIL
FM1.	'FLORMESH FM19'	INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FULL LENGTH OF DIGITAL SIGN BOX BOTTOM AND ACCESS PLATFORM



NOTE: ALL WELDED CONNECTIONS BETWEEN SHS. AND RHS. MEMBERS SHALL BE FPBW. EXCEPT WHERE SHOWN.

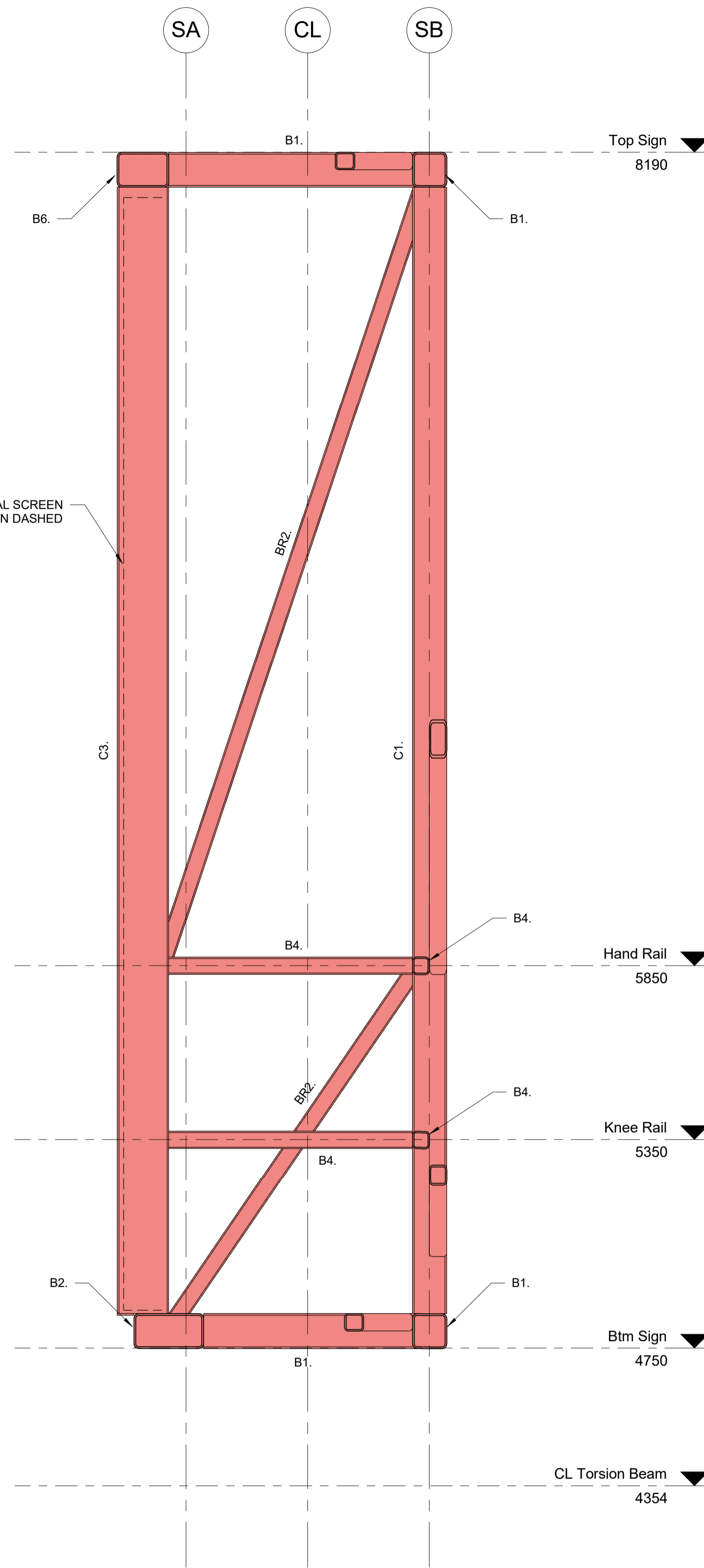
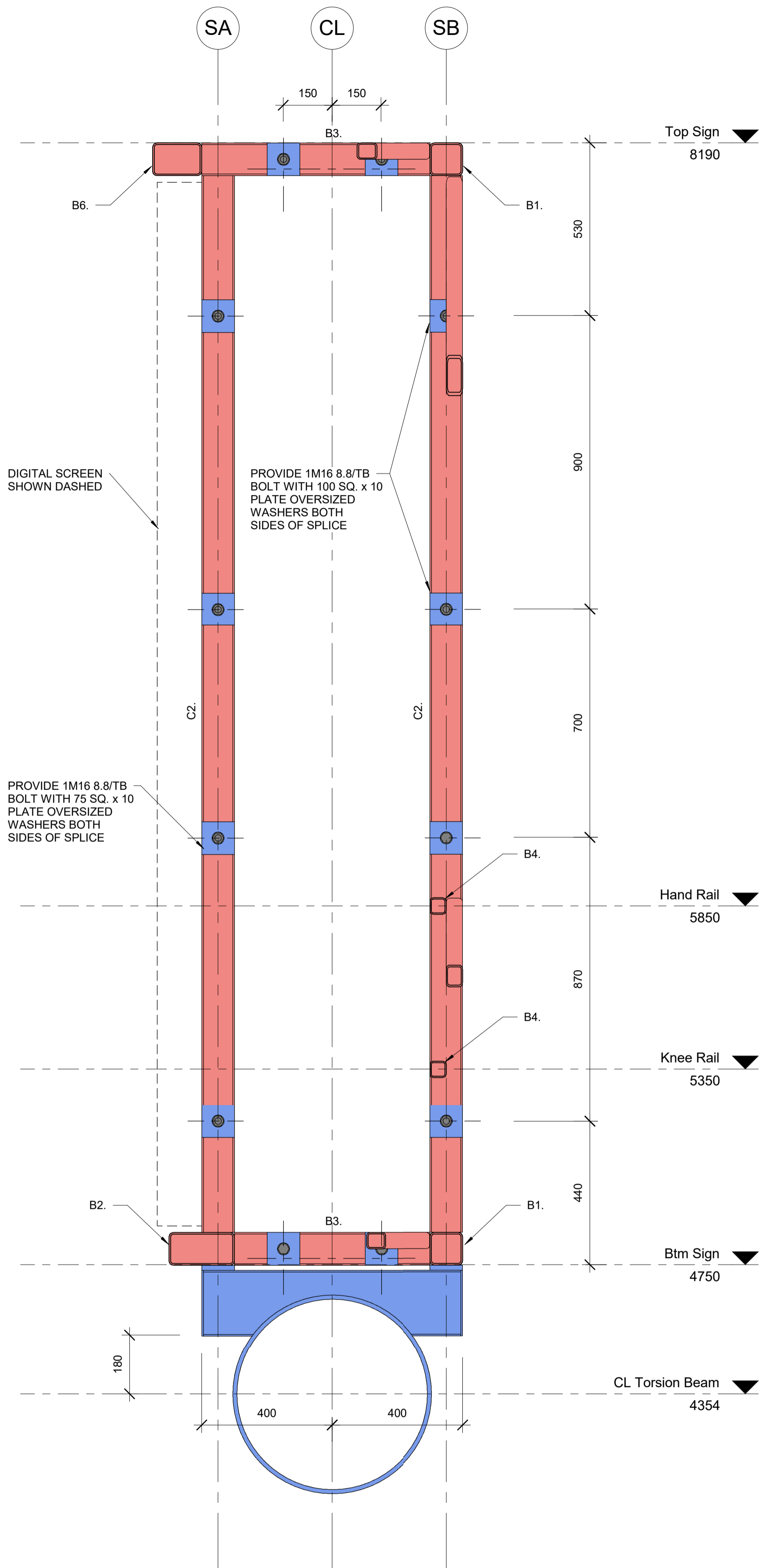
C	LOCATION & FOOTING AMENDED	20/6/19
B	MINOR REVISIONS	3/4/19
A	ISSUED FOR CONSTRUCTION	26/3/19
2	RE-ISSUED FOR INFORMATION / REVIEW	19/3/19
1	ISSUED FOR INFORMATION / REVIEW	6/3/19
Issue	Description	Date
Status	CONSTRUCTION	
Scale	1:25	Current Issue Signatures
Original Size	A1	Drawn Author
Height Datum	DATUM	Designed Designer
Grid	Grid	Checked Checker
		Approved Approver
Filename: F:\02238817 - Oaklands Crossing\drawings\Oaklands #10.rvt		
Client		
		
oOh!Media Level 2, 76 Berry Street North Sydney NSW 2060		
Tel: +61 (0)2 9927 9555		
		
Level 16, 580 George Street North Sydney NSW 2000 Australia ABN 76 104 485 289		
Tel: +61 (0)2 8907 9000 Fax: +61 (0)2 8907 9001 www.arcadis.com		
Project ADVERTISING SIGNAGE DIGITAL STRUCTURE MORPHETT ROAD OAKLANDS		
Title DIGITAL SIGN BOX STEELWORK FRAMING LAYOUTS		
Drawing No.	Project No.	Issue
S.06	10022388-17	C
Date Plotted: 20/06/2019 9:02:44 AM		

NOTES

1. SCALES AS SHOWN.  
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.  
3. FOR GENERAL NOTES REFER TO DRG. No. S.11  
4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.12

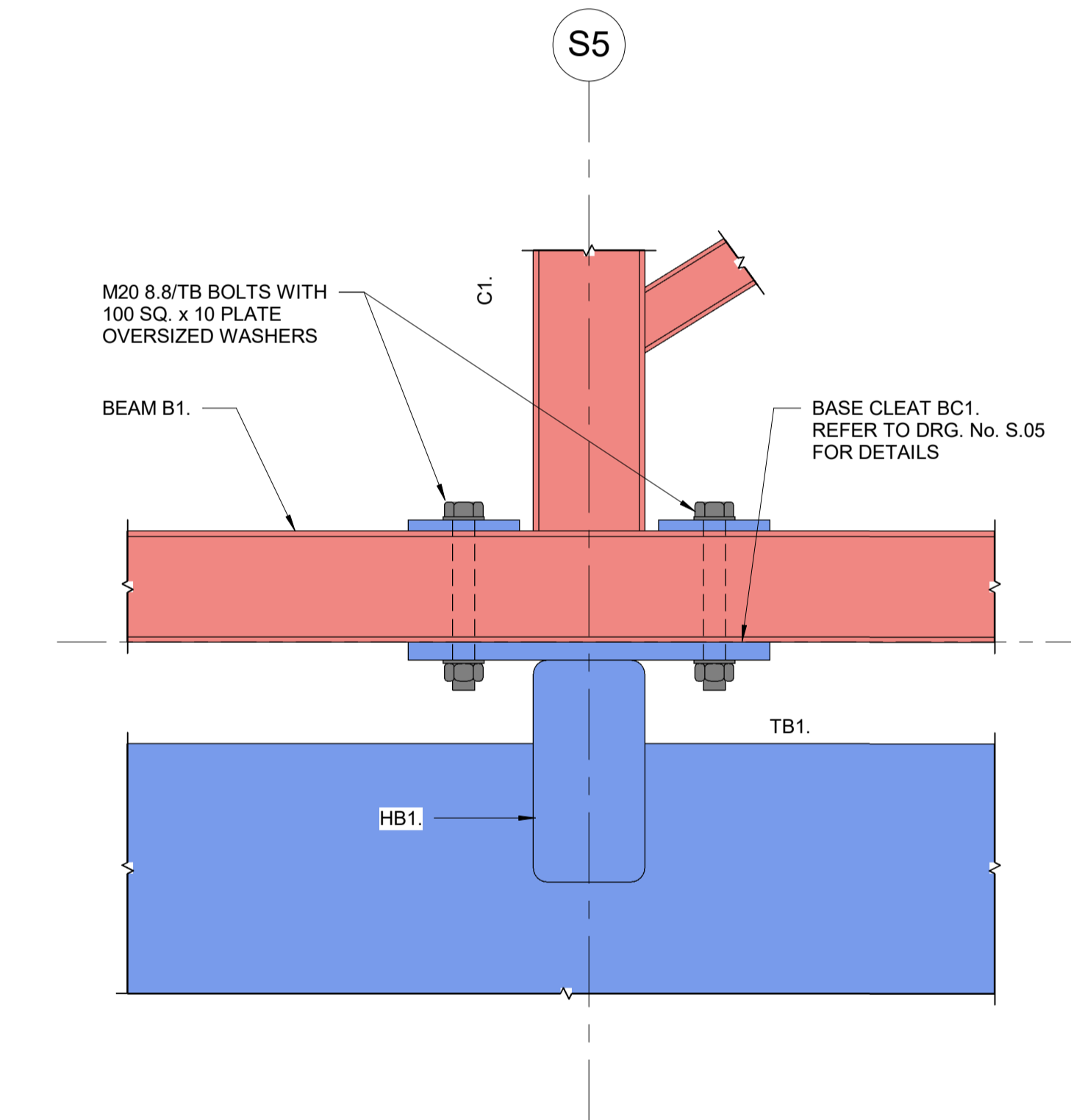
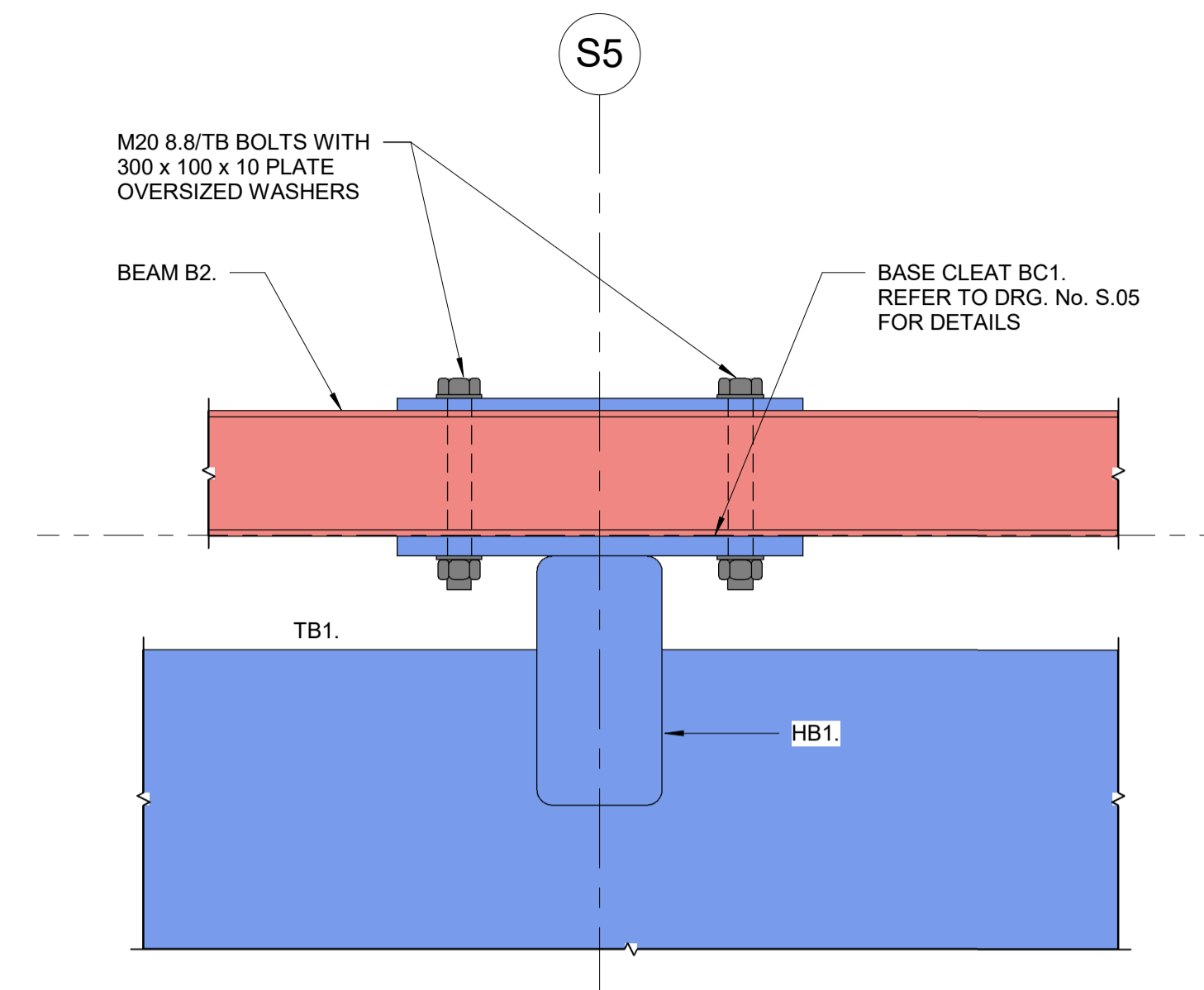


C	LOCATION & FOOTING AMENDED	20/6/19
B	MINOR REVISIONS	3/4/19
A	ISSUED FOR CONSTRUCTION	26/3/19
2	RE-ISSUED FOR INFORMATION / REVIEW	19/3/19
1	ISSUED FOR INFORMATION / REVIEW	6/3/19
Issue	Description	Date
Status	CONSTRUCTION	
Scale	1:25	Current Issue Signatures
Original Size	A1	Drawn Author
Height Datum	DATUM	Designed Designer
Grid	Grid	Checked Checker
		Approved Approver
Filename: F:\1022388\17 - Oaklands Crossing\drawings\drawings\Oaklands #10.rvt		
Client		
 oOh!Media Level 2, 76 Berry Street North Sydney NSW 2060 Tel: +61 (0)2 9927 9555		
 Level 16, 580 George Street North Sydney NSW 2000 Australia ABN 76 104 485 289 Tel: +61 (0)2 8907 9000 Fax: +61 (0)2 8907 9001 www.arcadis.com		
Project ADVERTISING SIGNAGE DIGITAL STRUCTURE MORPHETT ROAD OAKLANDS		
Title DIGITAL SIGN BOX SECTIONS & DETAILS - SHEET 1		
Drawing No. S.07	Project No. 10022388-17	Issue C
Date Plotted: 20/06/2019 9:02:46 AM		



TYPICAL END ELEVATION

SECTION 7  
1 : 10  
S.07



DETAIL E  
1 : 5  
S.07

## NOTES

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. FOR GENERAL NOTES REFER TO DRG. No. S.11
4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.12

C	LOCATION & FOOTING AMENDED	20/6/19
B	MINOR REVISIONS	3/4/19
A	ISSUED FOR CONSTRUCTION	26/3/19
2	RE-ISSUED FOR INFORMATION / REVIEW	19/3/19
1	ISSUED FOR INFORMATION / REVIEW	6/3/19
Issue	Description	Date
Status	CONSTRUCTION	
Scale	As indicated	Current Issue Signatures
Original Size	A1	Drawn Author
Height Datum	DATUM	Designed Designer
Grid	Grid	Checked Checker
		Approved Approver

Filename: F:\1022388\17 - Oaklands Crossing\drawings\Oaklands #10.rvt  
Client

oh!media

oOh!Media  
Level 2, 76 Berry Street  
North Sydney NSW 2060  
Tel: +61 (0)2 8907 9555

ARCADIS

Level 16, 580 George Street  
North Sydney NSW 2000  
Australia  
ABN 76 104 485 289

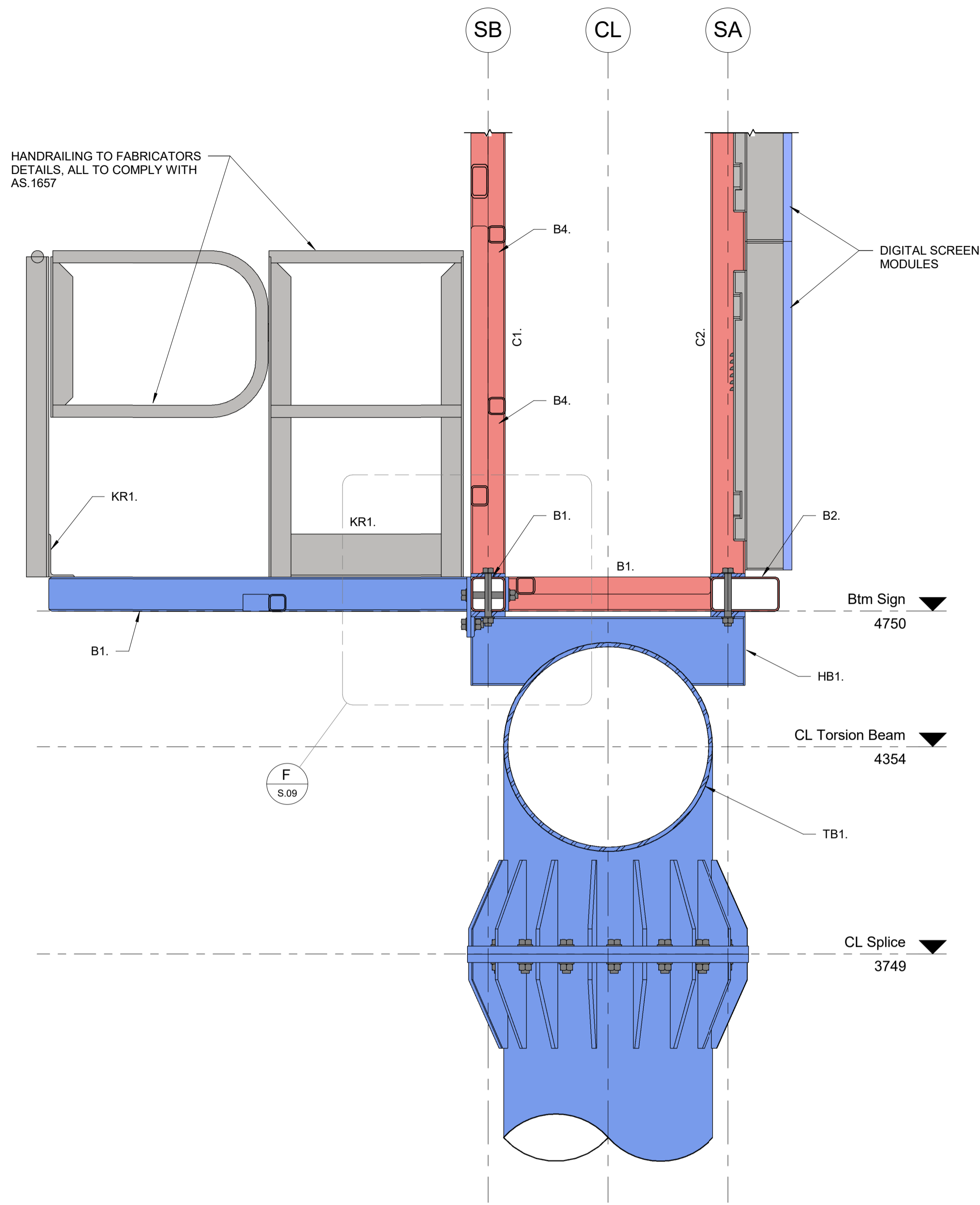
Tel: +61 (0)2 8907 9000  
Fax: +61 (0)2 8907 9001  
www.arcadis.com

Project  
ADVERTISING SIGNAGE  
DIGITAL STRUCTURE  
MORPHETT ROAD  
OAKLANDS

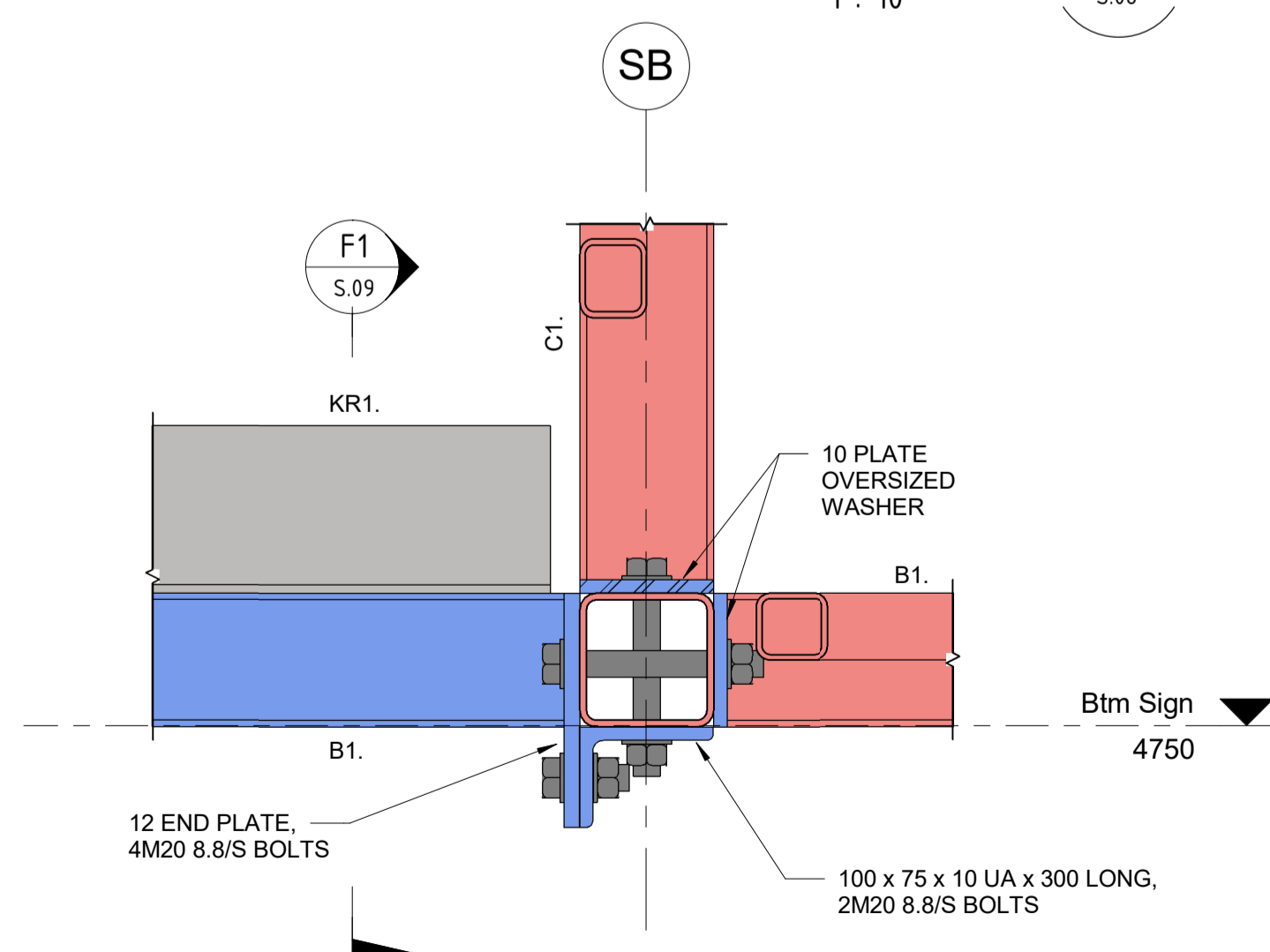
Title  
DIGITAL SIGN BOX SECTIONS &  
DETAILS - SHEET 2

Drawing No. S.08 Project No. 10022388-17 Issue C

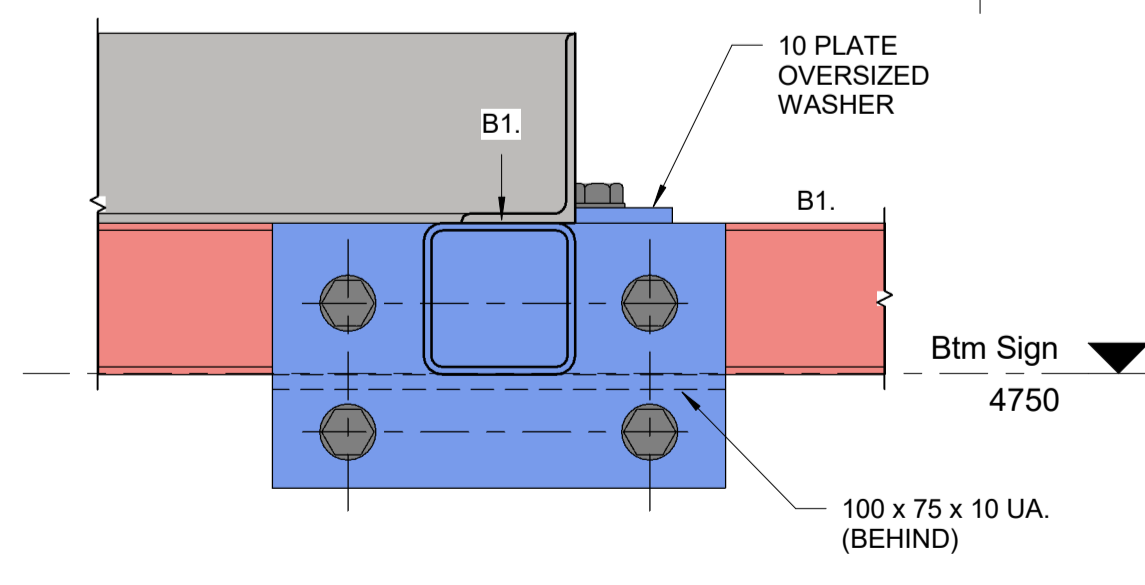
Date Plotted: 20/06/2019 9:02:48 AM



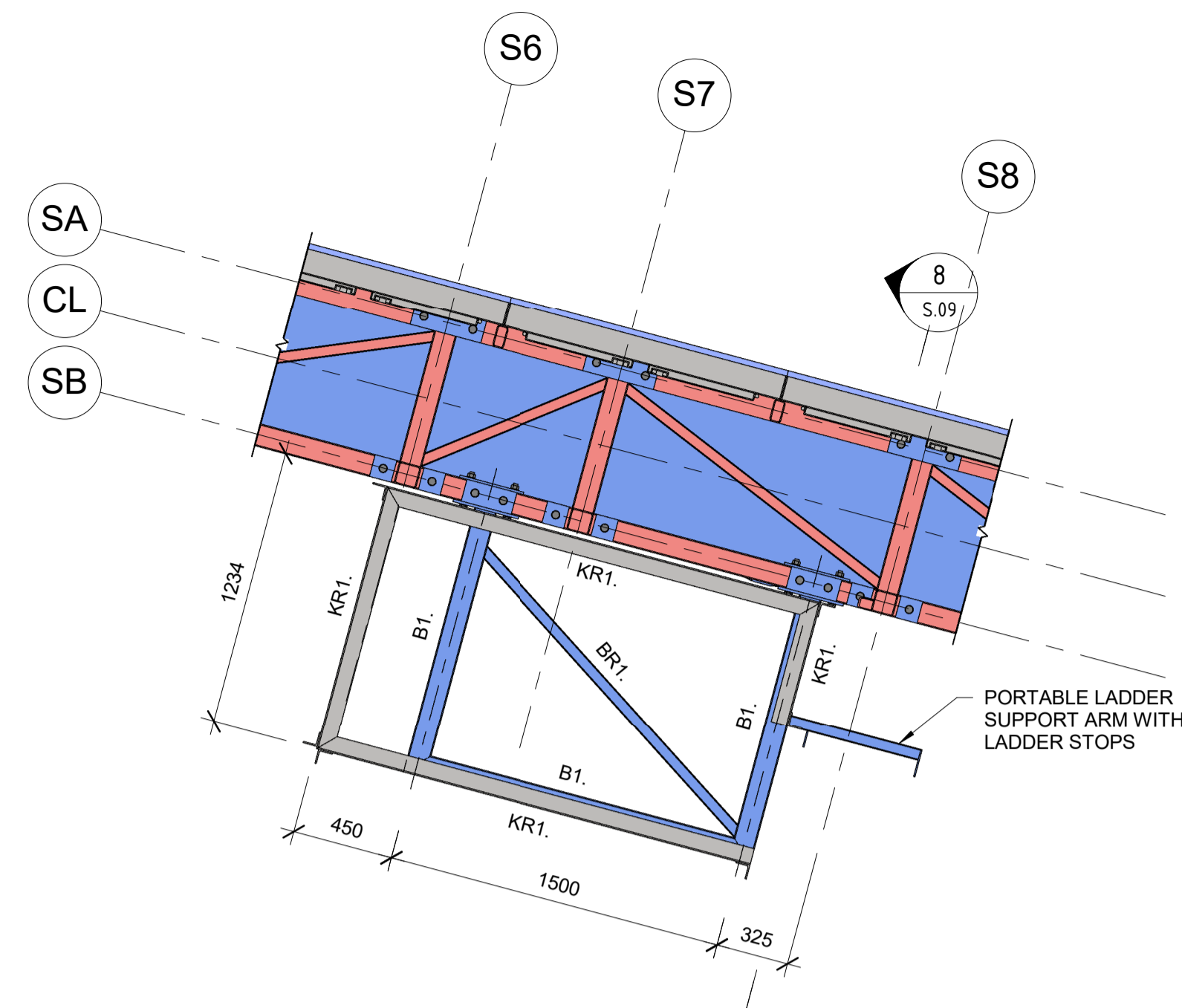
SECTION 8  
1 : 10



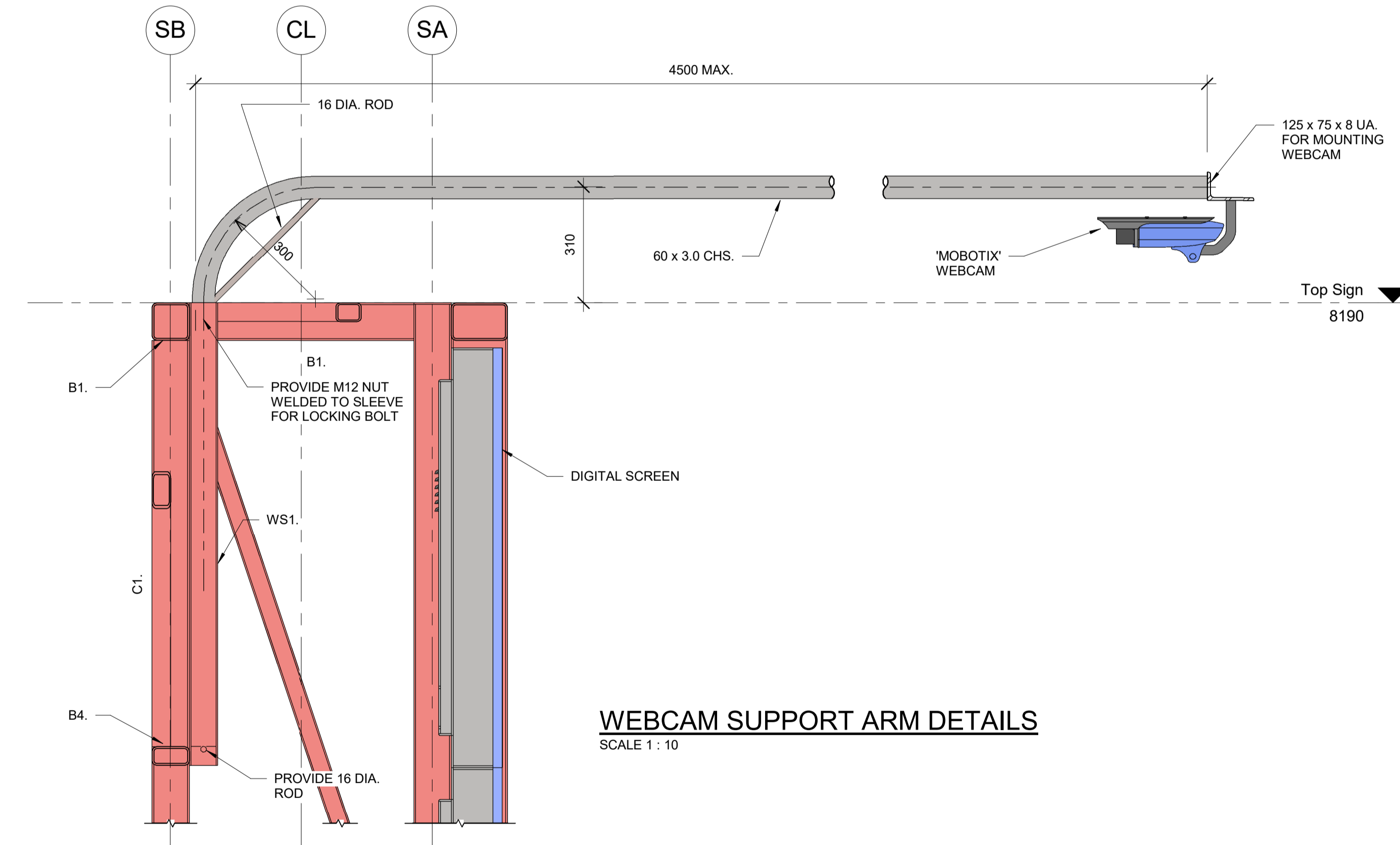
DETAIL F  
1 : 5



SECTION F1  
1 : 5



ACCESS PLATFORM LAYOUT  
SCALE 1 : 25



WEBCAM SUPPORT ARM DETAILS  
SCALE 1 : 10

### NOTES

1. SCALES AS SHOWN.
2. DIMENSIONS SHOWN ARE IN MILLIMETRES.
3. FOR GENERAL NOTES REFER TO DRG. No. S.11
4. FOR STRUCTURAL NOTES REFER TO DRG. No. S.12

C	LOCATION & FOOTING AMENDED	20/6/19
B	MINOR REVISIONS	3/4/19
A	ISSUED FOR CONSTRUCTION	26/3/19
2	RE-ISSUED FOR INFORMATION / REVIEW	19/3/19
1	ISSUED FOR INFORMATION / REVIEW	6/3/19

Issue	Description	Date
-------	-------------	------

### CONSTRUCTION

Scale	As indicated	Current Issue Signatures	
Original Size	A1	Drawn Author	
Height Datum	DATUM	Designed Designer	
Grid	Grid	Checked Checker	
		Approved Approver	

Filename: F:\1022388\17 - Oaklands Crossing\drawings\Oaklands #10.rvt

Client

**oh!media**

oOh!Media  
Level 2, 76 Berry Street  
North Sydney NSW 2060

Tel: +61 (0)2 9927 9555

**ARCADIS**

Level 16, 580 George Street  
North Sydney NSW 2000  
Australia  
ABN 76 104 485 289

Tel: +61 (0)2 8907 9000  
Fax: +61 (0)2 8907 9001  
www.arcadis.com

Project

**ADVERTISING SIGNAGE  
DIGITAL STRUCTURE  
MORPHETT ROAD  
OAKLANDS**

### DIGITAL SIGN BOX SECTIONS & DETAILS - SHEET 3

Drawing No.	Project No.	Issue
S.09	10022388-17	C



100mm on Original



**Disability lift at the Oaklands Railway Station**

**Elected Member** Councillor Bruce Hull

**Report Reference:** GC190813M02

**Motion:**

**“That the Marion Council gives the highest priority in lobbying and advocacy for the provision of a disability lift at the Oaklands Railway Station, that Council vigorously promotes this with candidates approaching the next State and Federal elections.”**

**Response Received From:** Brett Grimm- Senior Advisor City Activation

**Corporate Manager** Manager City Activation - Greg Salmon

**General Manager** General Manager City Development - Abby Dickson

**Staff Comments:**

The State Government contracted the Public Transport Project Alliance (PTPA) in February 2018 to design and construct the grade-separated rail crossing and new station. PTPA undertook community consultation on the proposed design in late March 2018. Designs presented did not include lifts.

PTPA's design process considered community and stakeholder feedback as part of the planning approvals with the State Commission Assessment Panel (SCAP) in July – August 2018.

The approved designs provide accessibility to the station by Disability Discrimination Act compliant ramps to the east and west of the platforms for northbound and southbound with seating rest stops located on the ramps. The design has considered the connections to the surrounding street network and distributed car parking on Crozier Terrace and Murray Terrace. In addition pedestrian access is provided under the Morphett Road bridge with the graded ramps connecting to Railway Terrace and Addison Avenue.

We have been informed that DPTI excluded lifts from the design due to ongoing maintenance aspects, vandalism and the issue of providing access in the event that lifts are out of service.

It is noted a number of community concerns have been received by Council and the PTPA with reference to no lifts being provided.

If resolved Council staff will advocate and lobby for the future inclusion of lifts with existing Ministers and in the next State and Federal Government elections.

**Sex Worker Discrimination Legislation**

**Elected Member** Councillor Matthew Shilling

**Report Reference:** GC190813M03

**Motion:****That Council:**

- 1. Write to all State Representatives that have boundaries fall within the City of Marion (5 Liberal, 1 Labor) and the Attorney General stating the following:**
  - a. Council has reservations about the Statutes Amendment (Decriminalisation of Sex Work) Bill 2018 in its current form and;***
  - b. If passed, decisions on brothels and other regulations, along with potential costs could be the responsibility of Council putting greater strain on future budgets, and;**
  - c. Council does not have the means to oversee this industry, if the legislation is passed in its current form and;**
  - d. That Council should not be another way to save the State Government money.**

**Supporting Information:****Background:**

Currently the State Parliament is debating the Decriminalisation of Sex Work in South Australia. My understanding of the way the legislation is written would mean that Council could be the regulatory body that oversees this industry, meaning we would decide where brothels can be established, undertake OHS inspections and what roads could be used eg. Hanson Rd.

Council is already under enough pressure to reign in spending and control rate rises, which CoM is already doing, however anymore cost shifting and the placing of an industry out of our regulatory scope is not acceptable.

**Response Received From:** Manager Development and Regulatory Services

**Corporate Manager** Manager Development and Regulatory Services - Warwick Deller-Coombs

**General Manager** Acting General Manager City Development - Fiona Harvey

**Staff Comments:**

Planning and land use:

Brothels and other forms of sex work venues would constitute a legal use of land for which development approval will usually be required.

It is unclear if the proposed legislation introduces any policies into the Development Act or Regulations to guide the assessment of sex work venues. Without amendments to a Council's Development Plan, sex work venues are likely to be assessed on merit as commercial entertainment premises. Procedurally, most brothels will probably be personal service establishments and thus satisfy the definition of a "shop". Escort Agencies, on the other hand, are likely to be an "office" land use. The current provisions of the City of Marion Development Plan would generally guide such uses away from residential areas into Commercial, Industry/Commerce or Centre Zones. The categorisation of such an application would depend on the particular policy area in which it is proposed.

#### Regulatory Services:

Local government has already been forced to take on Local Nuisance and Litter Control (LNLC) Act enforcement which is proving to require additional resources for Councils. EPA are looking to further expand the LNLC Act which will add further resource pressure. Additional Council resources could be required as a result of this change.

**Personal Shopping Trolleys Proposal**

**Elected Member** Mayor Kris Hanna

**Report Reference:** GC190813M01

**Motion:**

**That Administration investigates options for providing Marion-branded personal shopping trolleys to the community at about cost price as part of the Council's campaign to end trolley dumping, and prepares a report for Council to consider in October.**

**Response Received From:** Unit Manager Operational Support - Roger Belding

**Corporate Manager** Manager Engineering and Field Services - Mathew Allen

**General Manager** General Manager City Services - Tony Lines

**Staff Comments:**

Shopping trolleys are generally taken from retail outlets in order to transport groceries or other heavy items home. It is evident that once utilised, in many cases, the shopping trolleys are simply discarded to the verge rather than being taken back to the store.

Administration are presently assessing the viability of by-laws that may, if approved by Council, assist in reducing or eliminating the issue of dumped trolleys. Retailers may be introducing trolley retention or lock-down systems reducing the opportunity to remove trolleys from a shopping facility. If shopping trolleys are not able to be used to transport purchases home, some disadvantaged community members may be impacted. To solve this issue there would be several options that could be adopted, including the provision of at cost price personal shopping trolleys.

Other options for consideration could include:

1. Retail provide a suitable monitored shopping trolley and improved process for collection. The shopping trolley could be signed out at the store by the user with the retail operator to collect from an advised address on the same day.
2. Marion seek partnership with State Government and Retail to provide a delivery service that is subsidised for low income families.
3. Marion provide continued education, supported through the use of branded personal shopping trolleys.

Provision of branded personal shopping trolleys (provided to residents at about cost price) would provide an option for transportation of a small amount of groceries and other goods. This solution may not be practical where people need to transport a larger amount of groceries or are at the same time accompanied by young children. In these cases subsidised delivery of goods or provision of a fully monitored full size trolley would be beneficial.

Should Council resolve to provide residents with branded personal shopping trolleys, it is suggested that this could be delivered as a initial trial and may include partnering with retail and other entities such as Housing SA.

As a guide, the cost of personal use shopping trolleys range between \$15 and \$45, with capability to transport up to 30 kilograms. Prior to purchase, these trolleys would need to be assessed for quality, compliance and safety.

Additional information and research can be provided in a report to Council in October.

**Social Media Policy**

**Elected Member** Councillor Matthew Shilling

**Report Reference:** GC190813M05

**Motion:**

1. **Request Council Staff to investigate which South Australian Councils have Media and/or Social Media policies that apply to Council Members;**
2. **Request Council Staff investigate:**
  - 2.1. **Whether the City of Marion Council members be incorporated into the current policy and create a new section relating to all forms of media for Council Members or;**
  - 2.2. **Establish a separate Media Policy for all Council Members that incorporates all aspects of Media and not limited to Social Media pages.**
3. **Bring findings of other Councils Policies and which option would be best for ensuring Council Members are accountable and transparent through all forms of Media to the General Council Meeting on 10th December 2019.**

**Supporting Information:****Background:**

Currently City of Marion Council Members are not bound to the CoM Social Media Policy and everything is referred to the Council Member Code of Conduct. Not having a direct policy related to this area creates a grey area within the Code and deciding on whether a breach has been committed or not.

If a Media Policy was to be established for all Elected Members, it would make any possible Codes of Conduct a simple breach or no breach decision. Point 2.6 within the Code states "Comply with all Council policies, codes and resolutions."

If a Code of Conduct regarding Media comments/use/posts/ was to come before the Chamber we would be able to assess the complaint against the policy, and if it was established that the policy had been breached, it would clearly be a breach of the Code as the Council Member will have breached Clause 2.6. When assessed that 2.6 has been breached it would assist in helping whether other breaches of the Code have occurred.

I am aware that the City of Campbelltown has a Social Media Policy that applies to Council Members and have attached a copy to the Motion.

**Response Received From:** Unit Manager, Communications - Craig Clarke

**Corporate Manager** Manager Customer Experience - Karen Cocks

**General Manager** General Manager City Services - Tony Lines

**Staff Comments:**

Should Council support the motion, a report can be prepared for the meeting of 10 December 2019 providing advice on a Media and/or Social Media Policy.

## Social media

The City of Marion's existing Social Media Policy, which is awaiting review and approval from Elected Members, is currently limited to staff. Consideration could be given to expanding the policy to include Elected Members or creating a separate policy.

## Media

Under Section 58 of the Local Government Act 1999, the Mayor is the 'principal spokesperson of the council'. Elected Members can make public comments on a matter, however, views expressed must be of a personal nature.

## ATTACHMENTS:

#	Attachment	Type
1	GC190813M01_Social Media Policy (CoC)	PDF File

<b>Policy Reference Number</b>	879795
<b>Responsible Department</b>	Executive Services
<b>Related Policies</b>	Electronic Communications; Code of Conduct for Elected Members; Development Assessment Panel Members and Committee Members; Code of Conduct for Employees
<b>Related Procedures</b>	Nil
<b>Date of Initial Adoption</b>	6 December 2011
<b>Last Reviewed by Council</b>	2 July 2019

## 1. Purpose

The purpose of this Policy is to provide a policy position in respect to the expectations of Council's representatives when engaging in social media in both an official and personal capacity.

## 2. Introduction

Information technology has changed the way in which people communicate and share information. While the technologies encompassed by the term "social media" are fundamentally no different to other forms of communication, they are potentially revolutionary because they can connect large numbers of people with relative ease.

Australians are among the most prolific users of Social Media in the world, and expectations are growing on councils to engage, work openly, be more accountable and move quicker on issues. Social media represents opportunities to achieve real value by engaging residents, listening more and harnessing local energy.

Social media can:

- Increase resident's access to Council
- Increase Council's access to residents and improve the accessibility of Council communication
- Allow Council to be more active in its relationships with residents, partners and other stakeholders
- Increase the level of trust in Council
- Reach targeted audiences on specific issues, events and programs
- Provide effective, fast communication channels during crises
- Provide insights into how Council is perceived

### 3. Power to Make the Policy

Council is empowered to make this Policy in accordance with Section 132A of the Local Government Act 1999.

### 4. Strategic Plan Link

This Policy has the following link to Council's Strategic Plan 2010-2020:

#### **Leadership (Goal 2) –**

A Council with strong leadership and excellent service delivery.

### 5. Principles

- Be credible; accurate, fair, thorough and transparent.
- Be respectful, cordial, honest and professional at all times.
- Be responsive and share information where appropriate.
- Behave with honesty and integrity.
- Be consistent with other Council information

### 6. Definitions

Social Media	The use of online tools for communication, promotion and conversation. Blogs, Microblogs (e.g. Twitter), Social Networks (e.g. Facebook, Instagram, Linked In), Podcasts and Video (e.g. YouTube) are all types of Social Media.
Council	Means the Corporation of the City of Campbelltown
Council Representatives	Means Elected Members, Council Assessment Panel Members, Committee Members and Employees (including permanent, contract and temporary employees, and work experience or placement students) when acting in their official capacity

### 7. Policy

#### 7.1 Council representatives using social media must:

- Only disclose publicly available information. No comment will be made on Social Media sites regarding confidential, private or legal matters.
- Only create social media pages/sites representing Council with the permission of the Chief Executive Officer
- Only use corporate imagery such as logos and official Council photographs with the permission of the Chief Executive Officer (or nominee)
- Ensure that no copyrighted or trademarked material is published without permission

- Ensure that information posted online is not illegal, libellous, discriminatory, defamatory, abusive, or obscene
- Ensure that information posted online does not infringe the mandatory Code of Conduct for Elected Members or Council policies
- Not release CCTV footage on Council's social media without the permission of the Chief Executive Officer.

Further information about the use of social media is available in Council's Social Media Procedures and Introductory Guide on Social Media for Elected Members, Committee Members and Council Assessment Panel Members.

**7.2** When using Council social media sites, Employees authorised by the Chief Executive Officer (or nominee) will:

- Only post content that is genuinely expected to be relevant and of interest to followers
- Respond to enquiries within 24 hours (Monday to Friday) where possible
- Keep messages simple and engage in conversations where appropriate
- Link to more information on Council's website or relevant external websites where possible

**7.3** Monitoring social media

The Communications team will monitor content posted on Council's official social media pages/sites to ensure adherence to the Social Media Policy for appropriate use, message and consistency in branding. Comments from other social media users (eg followers) will be monitored and moderated where necessary.

Content relating to Council that is posted on the internet by Elected Members, Employees, residents and other community members or organisations will be monitored by the Communications team through the use of Google Alerts. Where necessary, content will be addressed in an appropriate manner.

**7.4** Employees must not use personal accounts to make adverse comments about the Council or its programs, services, projects, Elected Members, Employees, Volunteers, Community Members or decisions. Elected Members and Employees are not to participate in Council's public consultation processes using social media sites.

**7.5** Non compliance with the Social Media Policy by Council representatives will be managed through the relevant Code of Conduct and disciplinary systems.

## **8. Review & Evaluation**

Within six months of each new Council term Council will review this policy. Following this initial review this policy will be reviewed annually by staff with minor administrative adjustments being approved by the Chief Executive Officer.

## **9. Availability of the Policy**

This Policy will be available for inspection at Council's principal office during ordinary business hours and at Council's website [www.campbelltown.sa.gov.au](http://www.campbelltown.sa.gov.au). Copies will

also be provided to interested members of the community upon request, and upon payment of a fee in accordance with Council's Schedule of Fees and Charges.

**QUESTIONS WITH NOTICE - Nil**

**MOTIONS WITHOUT NOTICE - Nil**

**QUESTIONS WITHOUT NOTICE - Nil**

**OTHER BUSINESS - Nil**

**MEETING CLOSURE**

Council shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.