

His Worship the Mayor  
Councillors  
City of Marion

## **Notice of Infrastructure and Environment Committee**

Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt

**Tuesday, 8 April 2025 at 6.30 pm**

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the *Local Government Act 1999* that an Infrastructure and Environment Committee 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.



Tony Harrison  
Chief Executive Officer

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## 1 Open Meeting

## 2 Kurna Acknowledgement

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

## 3 Elected Member Declaration of Interest (if any)

## 4 Confirmation of Minutes

### 4.1 Confirmation of Minutes of the Environment Committee Meeting held on 11 February 2025

<b>Report Reference</b>	IEC250408R4.1
<b>Originating Officer</b>	Business Support Officer – Governance and Council Support – Cassidy Mitchell
<b>Corporate Manager</b>	Manager Office of the Chief Executive – Sarah Vinall
<b>General Manager</b>	Chief Executive Officer – Tony Harrison

## RECOMMENDATION

That the minutes of the Environment Committee Meeting held on 11 February 2025 be taken as read and confirmed.

## ATTACHMENTS

1. IE C 250211 - Public Minutes [4.1.1 - 7 pages]



**Minutes of the Infrastructure and Environment Committee  
held on Tuesday, 11 February 2025 at 6.30 pm  
Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna  
Councillor Joseph Masika  
Councillor Nathan Prior  
Councillor Raelene Telfer  
Councillor Luke Naismith  
Councillor Jason Veliskou  
Councillor Sarah Luscombe

Councillor Jayne Hoffmann  
Councillor Matt Taylor  
Councillor Renuka Lama  
Councillor Jana Mates (Chair)  
Councillor Ian Crossland

**In Attendance**

Chief Executive Officer - Tony Harrison  
General Manager City Services – Angela Allison  
General Manager Corporate Services - Tony Lines  
General Manager City Development - Ben Keen  
Manager City Property - Mark Hubbard  
Manager Engineering, Assets & Environment – Mat Allen  
Environmental Engagement Officer – Jess Mitchell  
Unit Manager Environmental Sustainability – Rebecca Neumann

**1 Open Meeting**

The Chair opened the meeting at 6.31 pm.

**2 Kurna Acknowledgement**

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

**3 Elected Member Declaration of Interest**

The following interests were disclosed:

- Nil

**4 Confirmation of Minutes**

**4.1 Confirmation of Minutes of the Environment Committee Meeting held on 12 November 2024**

**Report Reference** IEC250211R4.1

**Moved Councillor Hoffmann**

**Seconded Councillor Crossland**

That the minutes of the Environment Committee Meeting held on 12 November 2024 be taken as read and confirmed.

**Carried Unanimously**



## 5 Business Arising

### 5.1 Business Arising Statement - Action Items

Report Reference IEC250211R5.1

**Moved Councillor Taylor**

**Seconded Councillor Hoffmann**

That the Infrastructure and Environment Committee:

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

**Carried Unanimously**

## 6 Confidential Items

### 6.1 Cover Report - CoMBAS unendorsed initiatives

Report Reference IEC250211F6.1

**Moved Councillor Luscombe**

**Seconded Councillor Telfer**

1. Pursuant to Section 90(2) and (3)(b) of the *Local Government Act 1999*, the Committee orders that the public be excluded from attendance at that part of this meeting relating to *IEC250211F6.1 1 CoMBAS unendorsed initiatives*, except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the Chief Executive Officer, Manager Enterprise PMO, Manager City Property, Chief Financial Officer, Manager City Activation and Executive Officer to the General Manager, to enable the Committee to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the CoMBAS unendorsed initiatives, 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 information relates to commercial information including financial figures detailing projected costs of projects yet to be publicly tendered and concept designs, the disclosure of which could reasonably be expected to infer a commercial advantage on a third party and prejudice Council's commercial position.
2. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to a third party when the project is opened to tender and impair the tender process.
3. Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

**Carried Unanimously**

6:32 pm the meeting went into confidence



Moved Mayor Hanna

Seconded Councillor Hoffmann

That the Infrastructure and Environment Committee:

1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to *IEC250211F6.1 1 CoMBAS unendorsed initiatives* shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act, :
  - Report - IEC250211F6.1 1 - CoMBAS unendorsed initiatives
  - Attachment 1 - Summary of proposed changes to the 2025 CoMBAS Implementation Guide
  - Attachment 2 - 2025/26 to 2034/35 CoMBAS Implementation Guide
  - Attachment 3 - Project Initiation and Funding Allocation Flowchart
  - Minutes - IEC250211F6.1 1 - CoMBAS unendorsed initiatives
 on the grounds the information relates to commercial information including financial figures detailing projected costs of projects yet to be publicly tendered and concept designs, the disclosure of which could reasonably be expected to infer a commercial advantage on a third party and prejudice Council's commercial position.
2. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to a third party when the project is opened to tender and impair the tender process.
3. Determines this order shall operate until it is revoked, or a further order is made and will be reviewed every 12 months.
4. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

**Carried Unanimously**

8:07 pm the meeting came out of confidence.

Cr Naismith left the meeting at 8:09 pm

Cr Naismith re-entered the meeting at 8:12 pm

Cr Lama left the meeting at 8:12 pm

Cr Lama re-entered the meeting at 8:14 pm

## 7 Reports for Discussion

### 7.1 Environment Report Card Update

Report Reference IEC250211R7.1

Councillors reviewed the 2024 and Draft 2025 Environment Report Cards, responding positively and suggesting enhancements for future editions, including:

- Comparison of Captured vs. Uncaptured Tonnage – A detailed analysis of waste/resource recovery efficiency



- Financial Metrics for Context – Key figures illustrating costs, savings, and overall financial impact
- Incorporating activities undertaken by SWRWA on behalf of Councils
- Climate Resilience and Readiness – Evaluation of sustainability efforts and preparedness for climate challenges
- Opportunities for Improvement – Identified gaps and actionable strategies for better outcomes
- Tracking and Measurement – benchmarks to assess progress and success
- Project Funding and Impact – A comprehensive list of proposed projects with expected environmental and social benefits

**Moved Mayor Hanna**

**Seconded Councillor Hoffmann**

That the Infrastructure and Environment Committee:

1. Noted the update on the Environment Report Card and the draft 2024 edition.
2. Provided feedback for consideration in the 2025 edition of the Environment Report Card.

**Carried Unanimously**

## 7.2 Community Solar Savings Scheme Campaign Summary and Future Directions

**Report Reference** IEC250211R7.2

Mayor Hanna declared a perceived conflict of interest for this agenda item and remained in the meeting.

The Solar Savings Scheme was implemented with Shine Hub advising uptake in its first year was similar to other councils, noting, participation in other councils has increased over time.

Key Discussions & Considerations:

- Current Take-up & Financial Viability:
  - Scheme participation costs included a part-time staff person, cost of \$44,000, plus a small amount of advertising
  - Scheme sign-ups this year are below the threshold for profit-sharing with ShineHub
  - The City of Mitcham has achieved 978 sign-ups over three years; Administration will enquire with City of Mitcham the number of installations in the first year
  - Without increased participation, the scheme will not generate a return
- Options for Council's Next Steps:
  1. Continue with ShineHub for One Year
    - Minimal additional cost to Council.
    - Review and assess effectiveness after 12 months
    - Must survey residents who have already participated in the scheme
  2. Expand Supplier Options
    - Investigate and prepare for a new supplier panel for 2026.
    - Conduct a cost-benefit analysis and market testing.
  3. Introduce a Rebate Scheme focusing on renters
    - Provide financial assistance for solar installation.

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IEC250211 - Infrastructure and Environment Committee - 11 February 2025





- Define a spending cap for council contributions.
- 4. Cease the Program
  - Evaluate whether the return on investment justifies continuation.
- Additional Considerations:
  - City of Marion to survey participants to assess satisfaction and effectiveness.
  - Explore broader marketing and education efforts.
  - Define success metrics, such as a targeted increase in solar installations.
  - Address potential conflicts of interest and exclusivity concerns.

**Decision Pathway:**

- Proceed with Option 1 (continue for one year)
- Council to reassess in 2026 based on participation uptake and progress by other councils on new tenders.
- Develop clear success criteria and strategic marketing approach.
- Consider options for a rebate scheme

Next steps are to present a report to General Council 22<sup>nd</sup> April incorporating the decision pathway for consideration.

**Moved Councillor Veliskou**

**Seconded Councillor Hoffmann**

That the Infrastructure and Environment Committee:

1. Noted the achievements of the Community Solar Savings Scheme.
2. Provided feedback on decision pathway to inform a future Council Paper.

**Carried Unanimously**

## **8 Reports for Noting - Nil**

## **9 Workshop / Presentation Items**

### **9.1 Workshop IEC meeting agenda for 2025**

**Report Reference** IEC250211R9.1

The Committee discussed additional agenda items, including:

- Workshop/Forum on housing designs in line with current planning laws
- Equitable distribution of irrigation across reserves
- Understanding loss/theft across City of Marion infrastructure and assets and associated costs
- Actions for climate abatement achievements. Any possible other actions to keep carbon footprint of each resident low
- Plan for significant challenges and changes to our basic infrastructure and not hide behind rigid service levels as the community hears excuses about the thing not getting done
- Procurement – investigation of feasibility to introduce sustainability criteria on procurement processes over a certain value.

General agreement that all items had merit, and a new draft agenda of topics will be developed for the Committee.

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**10 Other Business**

**11 Meeting Closure**

The meeting was declared closed at 9.28 pm.

CONFIRMED THIS 8 DAY OF APRIL 2025

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CHAIRPERSON

## 5 Business Arising

### 5.1 Business Arising Statement - Action Items

<b>Report Reference</b>	IEC250408R5.1
<b>Originating Officer</b>	Executive Officer to the General Manager City Services – Tracey Stringer
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	General Manager City Services – Angela Allison

### REPORT OBJECTIVE

The purpose of this report is to review the business arising from previous meetings of the Infrastructure and Environment Committee meetings, the meeting schedule and upcoming items.

### RECOMMENDATION

**That the Infrastructure and Environment Committee:**

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

### ATTACHMENTS

1. IE C 250211 Business Arising as at 11 February 2025 [**5.1.1** - 1 page]
2. Schedule of Upcoming Items 2025 [**5.1.2** - 4 pages]

**CITY OF MARION  
BUSINESS ARISING INFRASTRUCTURE AND ENVIRONMENT COMMITTEE MEETINGS**

AS AT 11 February 2025



Meeting Date	Document	Item	Action Required	Assignee/s	Action Taken / Response	Status
11 February 2025	IEC250211F6.1	CoMBAS reporting	Running costs – Marion Outdoor Pool	M Hubbard	QwN – GC250225	Completed

\* Completed items to be removed are shaded

## Infrastructure and Environment Committee – 2025 Schedule of upcoming items

Infrastructure and Environment Committee      Date: Tuesday, 11 February      Time: 6.30pm – 9.30pm      Venue: Chamber				
Topic	Type of Report	Description	External Attendees	Staff Responsible
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer
Environmental Report Card Update	R	Provide overview of current environmental sustainability initiatives		R Neumann A Haygreen
Community Solar Savings Scheme Campaign Summary & Future Directions	R	Provide progress update for the Solar Savings Scheme and seek feedback on next steps		M Allen R Neumann
Workshop agenda for 2025	R	Seek Committee Member feedback on ideas for Infrastructure and Environment future agenda items		M Allen
CoMBAS unendorsed initiatives	R	Consideration of unendorsed initiatives including prioritisation of projects – possible inclusion of HC Seaside Pool		Alex Cortes M Hubbard

Infrastructure and Environment Committee      Date: Tuesday, 8 April      Time: 6.30pm – 9.30pm      Venue: Chamber				
Topic	Type of Report	Description	External Attendees	Staff Responsible
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer
Public EV Charging Stations	R	Seek feedback on proposed Public EV charging station locations	RAA	M Allen
Greening Open Space	R	Delivery and cost implications of expanding the number of open spaces that are irrigated.		R Pitcher A Liddicoat
Lot 707 Marion Road, Bedford Park Code Amendment and Shared Use Pathway	F	Confidential Report - Update on the discussion held in relation to addressing the stormwater and alternative shared pathway location that will inform the Code Amendment.		D Barone G Brinkworth
Glenthorne Master Plan	R	Discussion on the Master Plan and proposed Majors Road precinct rezoning		G Brinkworth

## Infrastructure and Environment Committee – 2025 Schedule of upcoming items

Infrastructure and Environment Committee		Date: Tuesday, 10 June	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer	
Workshop the Environmental Sustainability Plan	R	Workshop the content of the plan – no other agenda items for this meeting. Include actions for climate abatement achievements and any possible other actions to keep carbon footprint of each resident low. Investigate feasibility to introduce sustainability criteria on procurement processes over a certain value.		R Neumann	

Infrastructure and Environment Committee		Date: Tuesday, 8 July	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer	
Field River	R	Provide outline of status and plans for the Field River (consider DEW guest speaker)		G Ricketts R Neumann J Lemon	
Marion Water	R	Update strategy and treatment of water		G Ricketts	
Tonsley Update (deferred, as requested by Renewal SA, from the 8 April mtg)	R	Update on Parking Management Plan	Renewal SA	B Grimm N Saxty	

Infrastructure and Environment Committee		Date: Tuesday, 5 August	Time: 6.30pm – 9.30pm	Venue: Chamber	
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## Infrastructure and Environment Committee – 2025 Schedule of upcoming items

Topic	Type of Report	Description	External Attendees	Staff Responsible
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer
Development Updates	R	Provide status updates on Developments across the Council area		G Brinkworth / A Wright
Housing Design	R	Workshop current housing designs in line with planning regulations.		G Brinkworth / A Wright

Infrastructure and Environment Committee      Date: Tuesday, 9 September      Time: 6.30pm – 9.30pm      Venue: Chamber				
Topic	Type of Report	Description	External Attendees	Staff Responsible
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer
Reducing Food Waste to Landfill	R	Update on the State's Policy review and the progress of Council's food waste education program (SGC241015-11.1)		A Byrne R Neumann
Smart City	R	Review Smart City initiatives over the last three years		C Hughes D Adams
Greater Adelaide Regional Plan (GARP)	R	Update on the GARP and what this means for Marion.		G Brinkworth D Barone

Infrastructure and Environment Committee      Date: Tuesday, 7 October      Time: 6.30pm – 9.30pm      Venue: Chamber				
Topic	Type of Report	Description	External Attendees	Staff Responsible
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer
Infrastructure Vandalism	R	Understanding loss/theft across City of Marion infrastructure and assets and associated costs.		Sheree T

## Infrastructure and Environment Committee – 2025 Schedule of upcoming items

Infrastructure Maintenance Levels of Service	R	Plan for significant challenges and changes to our basic infrastructure and not hide behind rigid service levels as the community hears excuses about the thing not getting done. Service levels relating to public rubbish bin, footpath maintenance, tree pruning and stormwater maintenance.		M Allen D Garcia C Heath
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Infrastructure and Environment Committee		Date: Tuesday, 11 November Time: 6.30pm – 9.30pm		Venue: Chamber
Topic	Type of Report	Description	External Attendees	Staff Responsible
Business Arising	R	Business arising from previous meetings, the meeting schedule, and upcoming items		T Stringer



## 6 Confidential Items

### 6.1 Cover Report - Lot 707 Marion Road, Bedford Park Code Amendment and Shared Use Pathway

Report Reference	IEC250408F6.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Development and Regulatory Services - Gary Brinkworth
General Manager	General Manager City Development - Ben Keen

### REASON FOR CONFIDENTIALITY

#### ***Local Government Act (SA) 1999 S 90 (2) 3***

(m) information relating to a proposal to prepare or amend a designated instrument under Part 5 Division 2 of the *Planning, Development and Infrastructure Act 2016* before the draft instrument or amendment is released for public consultation under that Act

### RECOMMENDATION

Pursuant to Section 90(2) and (3)(m) of the Local Government Act 1999, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item IEC250408F6.1 - Lot 707 Marion Road, Bedford Park Code Amendment and Shared Use Pathway except the following persons: Chief Executive Officer, General Manager, City Development, General Manager, City Services, General Manager Corporate Services, Manager Engineering, Assets and Environment, Manager Development and Regulatory Services, Manager Office of the Chief Executive, Unit Manager Planning and Development and Senior Strategic Policy Planner and Executive Officer to the General Manager, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected that information relating to the proposal to prepare or amend a designated instrument under part 5 division 2 of the Planning, Development and Infrastructure Act 2016 before the draft instrument or amendment is released for public consultation under the Act.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

## 7 Reports for Discussion

### 7.1 Public EV Charging Stations

<b>Report Reference</b>	IEC250408R7.1
<b>Originating Officer</b>	Manager Engineering, Assets and Environment – Mathew Allen
<b>Corporate Manager</b>	Manager Engineering, Assets and Environment - Mathew Allen
<b>General Manager</b>	General Manager City Services - Angela Allison

### REPORT HISTORY

Report Reference	Report Title
IEC240806R6.1	EV Charging Station Trial (SAPN)

### REPORT OBJECTIVE

The purpose of this report is to provide the Infrastructure and Environment Committee with an update on the Request for Proposal (RFP) for Public Electric Vehicle (EV) Charging Stations.

### EXECUTIVE SUMMARY

This report updates the Infrastructure and Environment Committee on the Public EV Charging Stations. In partnership with the City of Port Adelaide Enfield, the City of Marion went through a RFP process and has selected RAA as the preferred provider to install, operate, and maintain EV charging stations at no cost to council.

Proposed public EV charging station locations include the Cove Civic Centre, Marion Cultural Centre, Marion Outdoor Pool, Mitchell Park Sports and Community Centre, and Tonsley (TBC).

With a small positive financial impact on council, this project supports environmental outcomes by promoting EV adoption and using renewable energy. Next steps include finalising agreements and securing approvals, with a final report to be presented to Council in May 2025 for endorsement.

### RECOMMENDATION

**That the Infrastructure and Environment Committee:**

- 1. Notes the public EV charging station update and presentation from RAA.**
- 2. Notes that approval to enter into Section 221 and Section 222 permits for the proposed public EV charging station locations will be presented for endorsement at the General Council meeting to be held on 27 May 2025.**

### DISCUSSION

The City of Port Adelaide Enfield (PAE) invited the City of Marion to join them in a collaborative RFP process for public EV Charging Stations on council land in the respective council areas. The intent of the RFP would be for providers to supply, install and maintain EV charging stations at no cost to council with the EV charging stations operating under a consumer-charge model. The RFP process has progressed to a stage where preferred proponents have been selected.

Following a comprehensive tender assessment process, RAA was identified as the preferred proponent as they demonstrated an effective business case, offered greater flexibility and are a

reputable South Australian business. The responsibility for the installation and ongoing operation and maintenance of the public EV charging stations will be the responsibility of RAA and at no cost to council.

Council staff have been working with the RAA to develop a draft agreement and evaluate potential locations for public EV charging stations. The proposed public EV charging stations locations in car parks under the care and control of council include:

- Cove Civic Centre, Hallett Cove (2)
- Marion Cultural Centre, Oaklands Park (4)
- Marion Outdoor Pool, Park Holme (2)
- Mitchell Park Sports and Community Centre (2)
- Tonsley (TBC)

The exact locations and co-branding of the charging stations will be determined in consultation with City Property and key stakeholders, taking into account the site suitability and proximity to power.

It is anticipated that public EV charging station installation could commence in July 2025.

### **Legislation**

Under Section 221 and 222 of the Local Government Act 1999 (SA) ("the Act"), RAA are required to obtain permits from council prior to undertaking works and operating a business on a public road. Under Section 200 of the Act, Licences are required for the undertaking of a business on a public reserve, where some public car parks are located. Accordingly, permits and licences are required to be issued to the successful proponent as part of the terms and conditions for such a proposal. The maximum term under which Section 222 applies is 5 years. Accordingly, it is proposed to offer a 5 + 5 year agreement.

Development approval is required prior to installing any EV charging stations due to the intent to incorporate third party advertising. Public notification would be undertaken in line with the Development Act requirements.

### **Financial Impact**

There will be no financial impact for council as a result of engaging RAA to install, maintain and operate public EV charging stations. The EV charging stations will remain the property of RAA throughout the term of the permit. At the expiry of the permit, the proponent may be required by council to remove charging stations and restore the road and other areas of public road modified as a result of the proponent's activities at the proponent's cost.

Council fees and charges will apply to each Section 221 and Section 222 permit and licence application.

### **Risk Management**

The proponent will, for the term of the permit, take out and keep a current public risk insurance policy for \$20m Public Liability and \$10m Professional Indemnity Insurance to indemnify Council and the proponent against all actions, costs, claims damages charges and expenses which may be brought or made against the council, the proponent or both in relation to any activity arising out of or from the granting of a permit.

### **Environmental Impacts**

The environmental benefits of EVs are widely documented. The main benefits relate to improved air quality in built up areas, reduction in noise pollution, reduced maintenance, and operating costs

(through displacement of expensive fossil fuel) and reduction in greenhouse gas emissions. The electricity supplied to each public EV charging station will be connected to renewable energy.

### **Next Steps**

The next steps involve finalising the draft agreement and securing the necessary permits in collaboration with RAA to ensure all regulatory and operational requirements are met.

Concurrently, site assessments will continue, with findings and recommendations compiled for presenting to staff for review. Once these steps are completed, a report will be prepared and presented to General Council in May 2025 for endorsement that will enable the installation of Public EV Charging stations project's implementation and ensuring alignment with strategic objectives.

### **SPEAKERS**

Mathew Allen, Manager Engineering, Assets and Environment  
Anita Saunders, Program Manager, Electric Vehicle Charging RAA

### **ATTACHMENTS**

1. RAA Presentation April 2025 v2pptx [7.1.1 - 9 pages]

# RAA Charge South Australia's Electric Vehicle Charging Network

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Anita Saunders,

Program Manager – Electric Vehicle Charging, RAA

March 2025





*RAA acknowledges the Traditional Custodians of the lands that our members and staff live on. We pay our respects to Elders past, present and emerging.*

*We are committed to contributing to reconciliation in Australia and embedding this in the culture and operations of RAA.*

Artwork by Elizabeth Close,  
Pitjantjatjara and Yankunytjatjara Artist.





## RAA at a glance





**We've been solving range anxiety for 120 years.  
Now we're doing it again.**





## RAA Charge – Public EV Charging

- SA's first border-to-border EV charging network
- **144 charging sites:**
  - **86 AC Destination sites (7kW)**
  - **58 DC rapid and ultra-rapid (150 or 200kW) sites**
- **550+** charging **plugs** in total
- Over **75% in regional South Australia**, no more than 200km apart
- **Powered by renewable energy**
- Construction is at 90% underway, **completed in 2024**
- Delivered with the support of a **\$12.35m state government grant.**



# Current state of negotiations



Activity	Responsible	Status	Timeline
<b>Establish Project Scope:</b> Determine the <b>proposed</b> locations of the charging stations and the number of bays	RAA & CoM	In Progress	Ongoing
<b>Pre-assessments for sites:</b> Analyse current and projected EV usage to determine demand and power needs.	RAA	Completed	Complete
<b>Determine Site type:</b> Charger types (e.g., DC fast chargers) and their specific locations.	RAA	Completed	Complete
<b>Identify key project stakeholders (external and internal)</b>	RAA & CoM	Ongoing	Ongoing
<b>Identify Needs for Permitting and Regulatory Compliance</b>	RAA & CoM	Once sites finalised	1 week
<b>Site Host Agreements</b> – works underway between CoM and RAA for finalising agreements and required permits	RAA & CoM	to be completed	3-4 weeks
<b>Infrastructure Planning</b>	RAA	to be completed	2 weeks
<b>Detailed assessment</b> of transformers and switchboards as identified during site visits	RAA	Once sites finalised	1 week
<b>Funding and Financing</b> - secure funding	RAA	to be completed	3-4 weeks
<b>Establish Project Plan</b>	RAA	to be completed	1 week
<b>Secure Development Approval / exemption</b>	RAA	to be completed	2-4 weeks
Procurement of hardware	RAA	to be completed	4-8 weeks
Build of sites	RAA	to be completed	1-2 weeks per site

# Proposed Locations

## Site Locations



- Cove Civic Centre**, Hallett Cove
- 1 Ragamuffin Drive Hallett Cove
  - DC site with two bays



- Marion Cultural Centre**, Oaklands Park
- 287 Diagonal Road Oaklands Park
  - DC site with 4 bays



- Marion Outdoor Pool**
- 120 Hendrie Street, Park Holme
- AC site with 2 bays



- Mitchell Park Sports and Community Centre**
- 139 Bradley Grove, Mitchell Park
- AC site with 2 bays



- FUTURE Option**
- Tonsley Village
- AC site with TBC bays

EV Charge Network





## Next Steps

- Finalise Site Host Agreement/s
  - Including number of bays allocated with optional growth opportunity
- Complete Permits
- Finalise power capacities at each site
  - To define expected time spent charging
- Agree on Parking Controls – permissible by Council
- RAA to confirm go ahead with investment
- Finalise project schedule



## Let's Connect

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## 7.2 Greening Open Space

<b>Report Reference</b>	IEC250408R7.2
<b>Originating Officer</b>	Unit Manager Open Space & Recreation – Renee Pitcher
<b>Corporate Manager</b>	Manager City Activation - Charmaine Hughes
<b>General Manager</b>	General Manager City Development - Ben Keen

### REPORT OBJECTIVE

To provide the Infrastructure and Environment Committee information on the delivery process and cost implications of expanding the number of open spaces that are irrigated.

### EXECUTIVE SUMMARY

The City of Marion currently manages 121 irrigated and 124 unirrigated reserves.

A review of the irrigation framework is underway, aiming to align with related strategies and enhance green spaces for urban cooling and climate resilience in addition to recreation.

An analysis of 124 unirrigated reserves identified 53 with the potential for irrigation. Each site was assessed to determine an area of irrigation and natural landscaping.

The capital cost of irrigating an additional 53 sites is approximately \$6,176m which includes design, construction and vehicle costs.

The Open Space Plan (2024-2034) includes irrigation upgrades. The next review of the Open Space Plan is a mid-life review scheduled for 2028/29.

### RECOMMENDATION

**That the Infrastructure and Environment Committee:**

1. **Notes the information on the delivery process and cost implications of expanding the number of open spaces that are irrigated.**
2. **Recommend that Council**
  - A. **Amend the Open Space Plan 2024-2034 to irrigate an additional 53 reserves.**

Or

  - B. **Maintain the current level of irrigated sites as per the endorsed Open Space Plan 2024-2034 (Irrigation Decision Support Tool)**
3. **Notes a report can be prepared for decision at the next GC meeting being held on 22 April 2025.**

### DISCUSSION

The City of Marion has 121 irrigated reserves including those planned for irrigation within the Open Space Plan 2024-2034. There are 124 unirrigated reserves.

The Landscape Irrigation Management Plan and Irrigation Decision Support Tool were established in 2013 in response to drought conditions and sought to restrict Council's water use. The Plan enabled the prioritisation of irrigation for sport and recreation purposes. Since 2013 other water sources have become available and additional reserves have been irrigated due to their proximity to alternative water sources such as Oaklands.

The irrigation framework is currently being reviewed. As shown in **Attachment 1** the review will align the framework to related strategies (Open Space, Environment, Biodiversity, Public Health) and will consider benefits to green space beyond sporting and active recreational value, such as urban cooling and climate resilience.

At the Members Planning Day held 18 January 2025, discussions took place around the opportunity to irrigate additional reserves across the city and members' preference was for analysis to be undertaken and presented to Infrastructure and Environment Committee on 8 April 2025. An analysis of unirrigated reserves has been progressed.

### **Potential for Increasing Irrigated Reserves**

An initial review of the reserves that are currently unirrigated was undertaken to understand the potential for increasing the number of irrigated reserves. Of the 124 unirrigated reserves, many have constraints, due to their land use being comprised predominantly of road verge, traffic island, biodiversity or other sporting or carparking infrastructure. The review therefore identified that there are 53 remaining reserve sites with potential for irrigation (**Attachment 2**).

Further analysis was undertaken to determine the extent of irrigation and natural landscaping required at each site to enable associated costs to be determined.

### **Irrigation Analysis**

Each reserve was initially reviewed to determine the extent of irrigation that could be applied, noting that many reserves include areas of existing landscaping, tree canopy and other topographical constraints. Administration does not recommend the irrigation of entire reserves at all sites, but rather a portion of each reserve that enables either active or passive recreation or amenity value.

Of the 53 sites assessed, the average amount of irrigation at each site was approximately 40% of the total reserve area, with an additional 20% allocated for natural landscaping. This approach was aimed at increasing green space but working around existing trees and providing opportunities for natural landscaping and responsible water use.

### **Irrigation Design Constraints**

Council's irrigation design work is undertaken by qualified external design consultants. There is a Statewide shortage of consultants available, therefore the design timeframe is estimated at 12 months per site.

When considering irrigation design options for each reserve, there are several constraints including existing trees and root systems. Prior to the water restrictions in the 2000's, the historic irrigation designs at these reserves included kerb to kerb irrigation. Administration is now required to work around existing trees to prevent damage to the tree health through either avoiding existing trees or using hydrovac techniques to avoid destructive digging. Whilst this may limit the amount of irrigation

that can be applied to each site, it enables opportunities for natural landscaping. In many cases, irrigation is better placed away from dense tree canopy areas to facilitate growth from sunlight exposure.

Additionally, reduced water flow and pressure at some sites across the city has required pumps and tanks to be installed. In undertaking this analysis, this cost has been included at sites known to have low pressure.

Some of the unirrigated sites include existing water and electrical meters but others have no existing electrical or water services. This infrastructure has been costed within the analysis where a connection is not currently in place and will be factored into the design timeframes.

### **Irrigation Construction**

Only around 50% of irrigation projects are currently constructed by the Cross-Council Irrigation Team (City of Marion, City of Port Adelaide, City of Charles Sturt) due to high workloads, with the remaining 50% outsourced to external irrigation contractors.

The planning and procurement of irrigation design and construction phases requires a 24 month timeframe (as per playground upgrades), with 12 months allocated for design and 12 months for construction.

### **Cost Considerations**

The 53 potential sites for irrigation were considered on a site-by-site basis to determine the individual extent of irrigation, site specific service requirements and the operational cost to maintain the reserve once irrigated. A summary of all cost considerations are below.

The estimated capital costs for irrigation of additional sites include:

- Irrigation design.
- Irrigation construction.
- Pump and tank (in areas of low pressure & flow).
- Meter upgrades (electrical / water).
- Hydrovac (around existing trees).
- Turf renovation (loam / hydroseed grass).

Natural Landscaping costs include:

- Landscape design.
- Plants, mulch, garden bed edging, soil remediation.

The operational costs associated with an increase to irrigation and natural landscaping include:

- Irrigation staff & vehicle (proactive & reactive irrigation maintenance).
- Mowing.
- Weed control.
- Mains water.
- Annual backflow testing.
- Replacement infill planting.



The capital cost of irrigating an additional 53 sites is approximately \$6,176m which includes design, construction and vehicle costs. Further operating costs associated with the work are included as **Attachment 3**.

### **Long Term Plan**

Councils Open Space Plan (OSP) was endorsed by Council in 2024. The Plan includes irrigation upgrades as part of the capital works program. Should Council decide to irrigate future sites, these 53 sites could be incorporated into the OSP over the 2024-2034 period.

Furthermore, of the 53 sites, 25 are already scheduled for other minor upgrades within the OSP. Should Council resolve to proceed with this work, those 25 sites could include irrigation in their nominated years as this would reflect the priority of those sites already determined through the OSP. The remaining 28 sites that are not currently planned for in the OSP would require additional timing within the capital works plan, ideally spread across the 2024-2034 timeframe.

### **Next Steps**

The Irrigation Landscape Management Plan and Irrigation Decision Support Tool are currently being reviewed.

The next review of the Open Space Plan is a mid-life review planned for 2028/29.

### **ATTACHMENTS**

1. Attachment 1 - Strategic Context [7.2.1 - 2 pages]
2. Attachment 2 - Analysis of 53 unirrigated sites [7.2.2 - 4 pages]
3. Attachment 3 - Financial Impact [7.2.3 - 2 pages]

## STRATEGIC CONTEXT

### Open Space Plan

The Open Space Plan (2024-2034) recognises the contribution that open spaces make to a healthy city and community. The plan provides guidelines for Council to achieve accessible and diverse open spaces that contribute to a range of community outcomes.

The Open Space Plan provides a long-term program for new and renewed infrastructure in open spaces. Sites that are currently irrigated or proposed for irrigation in the Open Space Plan were identified through the Landscape Irrigation Management Plan and Irrigation Decision Support Tool that is currently being reviewed.

### Environment

Since 2013, when the Landscape Irrigation Management Plan was adopted, alternative water sources, such as the desalination plant and Oaklands Wetlands have been established. This has provided Council with more access to sustainable water and provides an opportunity for irrigation to be utilised for urban cooling and climate resilience, not just recreational use.

It is important for greening to focus beyond irrigated turf but on biodiversity and the benefits of cooling through landscaping and trees which provide significant cooling outcomes to that of irrigated turf.

The draft Environmental Sustainability Plan will consider the prioritisation of water sources including water retention onsite, groundwater and alternative water that have less impact than potable water. It will therefore be important for Council to review water sources across the Council as part of the Water Business to ensure that the most effective and sustainable practices are being carried out. Opportunities for funding alternate water sources are currently available.

It is also important that further work on irrigation efficiency is carried out. This would include auditing and knowledge of current irrigation and assets, staff training and capacity for site analysis to determine best practice irrigation management and responsible water use.

### Public Health

The draft Public Health Plan considers risk factors and opportunities to improve public health. Risk factors include chronic disease, obesity, mental health (depression & anxiety) and environmental health concerns (pollution, climate change). Other influences include higher density development and reduction to private open space.

Whilst we know that open space is important to both physical and mental health, the benefits of 'green' irrigated space for mental health are increasingly important. We also know that mental health is worse in people with a higher disadvantage. Therefore, consideration should be given to areas of disadvantage as well as opportunities to improve both mental and physical health through the greening of open space to support public health outcomes.

### Biodiversity

The Biodiversity Plan 2024-2029 highlights the importance of maintaining the health and resilience of ecosystems including regulating the climate, purifying the air and water, and providing natural resources such as food, medicine, and shelter.

Biodiversity has an important connection to public health and wellbeing through a connection to nature and inherent responsibility to protect and conserve the environment.

Biodiversity should be considered in the provision of delivering sustainable green spaces for the community in conjunction with irrigated open space.

#### Tree Management

Council recognises the economic, social, and environmental value of trees and has committed to proactive maintenance, tree protection and community safety.

Tree health is also a consideration in the context of irrigated open space. Climate change and severe weather events places increasing pressure on trees. Greening of open space with irrigation will support tree health.

MULLAWIRRA WARD					
Reserve Name	Suburb	Proposed Irrigation Area (m²)	Proposed Natural Landscaping Area (m2)	General Comments	
1. Na Botto Reserve	Morphettville	2,000	1,000		Irrigation will compliment Biodiversity Plan natural landscaping funding.
2. Teesdale Crescent Reserve	Plympton Park	2,300	820		Site could benefit from portion of natural landscaping under existing trees.

WOODLANDS WARD					
Reserve Name	Suburb	Proposed Irrigation Area (m²)	Proposed Natural Landscaping Area (m²)	General Comments	
1. Daws Road Reserve	Ascot Park	1,000	1,164		Enhance endorsed in Biodiversity Plan for natural landscaping.
2. Terra Avenue Reserve	Mitchell Park	300	285		Irrigation could enhance Biodiversity Plan for natural landscaping.

WARRACOWIE WARD					
Reserve Name	Suburb	Proposed Irrigation Area (m²)	Proposed Natural Landscaping Area (m²)	General Comments	
1. Branksome Terrace Reserve	Dover Gardens	5,000	500		Surrounding area has had increased housing density and would benefit from irrigation, fruit trees dying on site.
2. Kent Avenue Reserve	Warradale	1,833	200		New trees planted would benefit from irrigation and enhance look of shelter.
3. Waratah Square Reserve	Seacombe Gardens	2,000	0		Existing tree canopy and mulched garden beds.

WARRAPARINGA WARD				
Reserve Name	Suburb	Proposed Irrigation Area (m²)	Proposed Natural Landscaping Area (m²)	General Comments
1. Grace Road Land	Darlington	2,000	2,000	In addition to irrigation, add mulch under the trees to provide further natural landscaping.
2. Kensington Street Reserve	Clovelly Park	2,000	0	Existing natural landscaping in detention basin. Irrigation will enhance this space.
3. Nicholas Road Reserve	Marion	1,500	1,500	A mix of Natural Landscaping and Irrigation across the site, considering mature trees.
4. Tonsley Hall Reserve	Mitchell Park	1,000	500	Detention basin and some natural landscaping already exist. Irrigation would be a small portion of this site.
5. Brabham Straight	Marion	3,000	1,500	Irrigated reserve would look good with seat and pathway. Irrigation would only be a strip amongst the mature existing trees.
6. Brenda Street Reserve	Mitchell Park	1,000	500	Plenty of trees. Looks like an informal path to bus stop through reserve - this could be formalised.
7. Rosefield Lane Reserve	Sturt	500	0	Landscaping has recently been completed. The area has been hydroseeded and irrigation will help this area thrive.
8. Vista Street Reserve	Seacombe Heights	5,000	150	Sloping site. Natural landscaping to enhance the existing telescope art seating node. Previous customer requests to have this site irrigated.

COASTAL WARD				
Reserve Name	Suburb	Proposed Irrigation Area (m²)	Proposed Natural Landscaping Area (m²)	General Comments
1. Beeches Road Reserve	Hallett Cove	6,200	265	Natural landscaping site in Biodiversity Plan. Potential for seating.
2. Fairhill Reserve	Hallett Cove	1,900	523	Natural landscaping site in Biodiversity Plan (24/25).
3. Linear Park Reserve	Hallett Cove	6,000	5,000	Natural landscaping for plants under trees. Irrigation - additional water meter needed.
4. Lucretia Way Reserve	Hallett Cove	4,800	2,100	Small flatter area near Lucretia Way suitable to be irrigated for dog walkers. Additional water meter required. Significant existing natural landscaping.
5. Newland Avenue Linear Park	Marino	2,400	1,500	New tree planting and natural landscaping programmed for 2025/26. Other adjacent upgrades (Marino Community Hall, Newland Ave Streetscape, Marino Railway Station).
6. Perry Barr Farm	Hallett Cove	2,900	3,200	Sloping reserve with community garden. Irrigated turf along Madison Ct to provide informal recreation area.
7. Ragamuffin Drive Reserve	Hallett Cove	1,800	1,800	Natural landscaping and revegetation site. Sloping towards waterways.
8. Weerab Drive Railway Corridor / Reserve	Hallett Cove	0	2,100	Remnant native veg site with Kaurna burn program - part of Biodiversity Plan. Railway corridor land suitable for natural landscaping.
9. Zwerner Drive Reserve	Hallett Cove	3,500	3,800	Suggest irrigated turf along shared path for visual amenity.
10. Admella Court Reserve	Hallett Cove	3,000	1,200	Large Reserve. Stormwater pipes centrally through the site. Lower section flatter and greater potential use. No other irrigated areas to the west of the rail line.
11. Arafura Court Reserve	Hallett Cove	2,000	1,000	Some irrigation would increase casual use, but too steep. Planting would help to stabilise embankments.
12. Gretel Crescent Reserve	Hallett Cove	1,500	0	Could function as connector - Pavana and Shamrock. Underutilised. Potential for irrigation
13. Kalmia Court Reserve	Hallett Cove	2,400	0	Too steep to function as a connector. Lower section flatter, would only service some
14. Manunda Way Reserve	Hallett Cove	1,800	1,200	The southern section presents opportunities on a local level. It links a series of open spaces along the rail corridor.
15. Newland Avenue Reserve	Marino	0	0	Community Garden. Good tree coverage. Biodiversity planting centrally. Restoration site.
16. Resolute Cresent Reserve	Hallett Cove	600	250	Very small reserve on a minor street. Increase planting to the rear and lawn to the front. Low priority for irrigation due to proximity to Pavana Reserve.
17. Robertson Place Reserve	Marino	1,300	200	Reserve has nice character and planted beds, would benefit from irrigation.
18. Westcliff Reserve	Marino	800	920	Endorsed in Biodiversity Plan for natural landscaping. Irrigation would increase casual use, but catchment is not massive and more biodiversity planting.

SOUTHERN HILLS WARD				
Reserve Name	Suburb	Proposed Irrigation Area (m²)	Proposed Natural Landscaping Area (m²)	General Comments
1. Elura Avenue Reserve	Sheidow Park	800	900	Well established trees. Central section sloping but not too steep for irrigated turf. No shrub planting, but opportunities around edge under canopy.
2. French Crescent Reserve	Trott Park	1,800	1,030	Water meter located near French Crescent side of reserve.
3. Hughes Court Reserve	Trott Park	4,000	1,002	Large basin located in the southern reserve. Decommissioned irrigation system on site.
4. Islington Drive Reserve	Sheidow Park	4,500	4,000	Due to tree density, extensive hydro-vacuuming to install irrigation. Turf maintenance may be difficult due to tree density. Decommissioned irrigation system on site.
5. Matthew Street Reserve	O'Halloran Hill	2,270	2,600	Only area suitable for irrigation would be a very narrow strip adjacent a linear track. Steepness of the site, plus tree density, makes it difficult to irrigate.
6. Percival Crescent Reserve	Trott Park	1,800	3,211	Water meter shown, could not be located on site.
7. Peter Court Reserve	O'Halloran Hill	2,600	2,650	Reserve has an existing kick-about lawn, currently not irrigated.
8. Phyllis Court Reserve	Trott Park	1,500	Retain existing	Decommissioned irrigation system on site. Would be a good reserve to irrigate.
9. Strutt Court Reserve	Trott Park	2,100	1,725	Natural Landscaping under existing mature trees, irrigation to outside edges.
10. Berrima Road Reserve	Sheidow Park	4,200	2,700	Open area at reserve has a grade of almost 1:6. Irrigation not value for money.
11. Doulton Drive Reserve	Trott Park	2,000	1,500	Most of site has a steep gradient not suitable for recreational use. Stormwater at bottom of reserve. Irrigation proposed to flat area near existing bench seat. May need hydrovac.
12. Heysen Drive Reserve	Trott Park	660	450	No natural landscaping, new trees. Cut through path, sloping site. Could not locate water meter.
13. Hume Street Reserve	Seaview Downs	1,300	200	Small area with natural landscaping and seats. Irrigated grass to complement, next to a kindy.
14. Klippel Ave Reserve	Trott Park	2,500	2,000	Mulched areas under trees, no understorey planting. Large sloping reserve 2 x bench seats.
15. Lander Road Reserve	Trott Park	2,000	5,000	Large Road Reserve adjacent to Hugh Johnson Reserve (more than double the size of Hugh Johnson Reserve). Very unlikely as a recreational space. Heavy density of trees, steep layout.
16. Montague Drive Reserve	Sheidow Park	2,000	1,500	Open area, fairly flat, shared use walking trail. Irrigated grass area.
17. Morford Reserve	Sheidow Park	0	800	Narrow linear trail with new trees, shared use walking path. Large existing trees at East end. Don't recommend irrigated turf, good for Natural Landscaping.
18. Scarvel Avenue Reserve	Trott Park	900	80	Large existing trees, sloping site. Small reserve used as cut through. Has one bench seat at top and some existing natural landscaping.
19. Tyson Avenue Reserve	Trott Park	1,700	1,700	Some large, mulched areas under trees - no understory planting. Large flat area, potentially good reserve for irrigation. Two existing bench seats. Existing tap on site.
20. West Street Reserve B	Seacliff Park	900	800	Large existing trees. Flat area in middle. Sloping site towards the south. Adjacent main road - Ocean Boulevard.

## Appendix B

### Financial Impact

The proposed change in service level for Reserve Irrigation and Landscaping over the 6 year project term would incur forecast additional costs of \$12.714m, with further ongoing costs beyond the 6 years in the order of \$1.124m. This factors in year on year indexation of 3% which may change based on future market conditions.

Borrowings of \$6.176m for new capital, currently unfunded in Council's recently adopted Asset Management Plans and Long Term Financial Plan currently being developed will be required. In addition, operational costs over the 6 years of the project (\$6.538m) will be required to be funded from rates revenue. The total forecast additional rates revenue to be raised to support the increased operational costs and service the additional borrowings is in the order of \$8 million over the next 6 years.

The table below portrays the additional costs over the 6 year term of the project

Financial Impact - Change in Service Level for Reserve Irrigation							
	2025-26 \$'000	2026-27 \$'000	2027-28 \$'000	2028-29 \$'000	2029-30 \$'000	2030-31 \$'000	Total \$'000
<b>Capital Costs</b>							
Irrigation Infrastructure Costs	-	1,030	1,061	1,093	1,126	1,159	5,468
Project Design	200	77	80	82	84	87	610
Additional Vehicle	-	45	-	-	-	52	97
<b>Increase in Capital Costs</b>	<b>200</b>	<b>1,152</b>	<b>1,140</b>	<b>1,175</b>	<b>1,210</b>	<b>1,298</b>	<b>6,176</b>
<b>Operating Costs</b>							
Natural Landscaping	-	515	530	546	563	580	2,734
Staff Costs	-	192	197	203	209	216	1,017
Irrigation Maintenance	-	33	68	106	143	188	538
Landscaping Maintenance	-	34	69	107	146	191	548
Water	-	35	72	111	153	199	571
Vehicle running costs	-	15	16	16	17	17	82
Depreciation	-	39	40	42	43	44	208
Loan Interest	-	62	118	171	220	269	840
<b>Increase in Operating Costs</b>	<b>-</b>	<b>925</b>	<b>1,111</b>	<b>1,303</b>	<b>1,494</b>	<b>1,704</b>	<b>6,538</b>
<b>Total Project Costs - Capex and Opex</b>	<b>200</b>	<b>2,078</b>	<b>2,252</b>	<b>2,478</b>	<b>2,704</b>	<b>3,003</b>	<b>12,714</b>
<b>Loan Principal and Interest Repayments</b>	<b>-</b>	<b>151</b>	<b>300</b>	<b>454</b>	<b>613</b>	<b>785</b>	<b>2,303</b>
<b>Additional Rates required to service Operational Costs and Additional Loan Repayments</b>	<b>200</b>	<b>1,014</b>	<b>1,293</b>	<b>1,586</b>	<b>1,887</b>	<b>2,220</b>	<b>8,001</b>
<b>Forecast required additional increase in rates</b>	<b>0.20%</b>	<b>0.90%</b>	<b>0.25%</b>	<b>0.20%</b>	<b>0.20%</b>	<b>0.20%</b>	
Forecast Rates Increase Based on current 4.8% Model	4.80%	3.50%	3.25%	3.00%	3.00%	3.00%	
<b>Revised Forecast in Rates Increase across the project</b>	<b>5.00%</b>	<b>4.40%</b>	<b>3.50%</b>	<b>3.20%</b>	<b>3.20%</b>	<b>3.20%</b>	

Rating Impact - In assessing the required additional rate increase the 4.8% LTFP model is used as a baseline. To accommodate the additional expenditure occurring over the 6 year term, there is an estimated increase in rates required as demonstrated in the table above of +0.2% - 2025-26 , +0.9% - 2026-27, +0.25% - 2027-28 and +0.2% in the years 2028-29 to 2030-31.



It should be noted that other factors and risks may need to be considered that may also impact the potential outcomes above include;

- Potential future project price escalation
- Other Grant Funding Opportunities or commitments that may arise
- Future changes to other service levels requiring additional funding from council
- Other operating costs that may escalate such as employee costs – currently under negotiation

The above information has been compiled within a limited timeframe and while it informs Council Members on the potential rating impact of these high-level costing further detailed analysis may be required to form a comprehensive view on the operational and financial impacts to proceed with this project.

### 7.3 Glenthorne Master Plan Opportunities

<b>Report Reference</b>	IEC250408R7.3
<b>Originating Officer</b>	Senior Strategic and Policy Planner – David Barone
<b>Corporate Manager</b>	Manager City Activation - Charmaine Hughes Manager Development and Regulatory Services - Gary Brinkworth
<b>General Manager</b>	General Manager City Development - Ben Keen

#### REPORT OBJECTIVE

- To inform members of opportunities associated with the Glenthorne National Park Master Plan
- To inform members of an opportunity to rezone selected land parcels within the National Park and fronting Majors Road
- Seek member feedback on support for progressing a Code Amendment and the suggested policy direction.

#### EXECUTIVE SUMMARY

The Glenthorne National Park Master Plan identifies a range of tourism and recreational development opportunities across the park into the future. Several community and recreation-based activities are already established within the Park's leased land areas that front onto Majors Road (for instance the Sam Willoughby International BMX Facility and Southern Soccer Club Facility). Other private land holdings also comprise community and recreation-based activities and have done so for many years.

It is likely that the Southern Expressway interchange development, and upgrading of Majors Road streetscape, including installation of a shared use path, will greatly increase the attractiveness of this location for further investment for nature-based tourism and recreation / entertainment activities.

The current zoning of this location being both Conservation Zone (National Park) and Hills Face Zone (private land areas) greatly limits land use opportunities. A recent Supreme Court Decision impacts on how zone policy is interpreted and further limits any land use flexibility not specifically identified within a zone.

To support further economic and tourism investment opportunities in this location, a rezoning of the land is needed. Initial engagement with staff of the Department for Housing and Urban Development and the Department for Environment and Water (DEW) have acknowledged the proposal and its rationale to support a broader range of community and recreation uses, along with small-scale retail and commercial activities associated with these uses. However, a formal DEW position would require endorsement from the Director, National Parks, and Wildlife which staff have not yet been able to confirm.

Should members support an approach to rezoning, then a formal Proposal to Initiate (the first step in the Code Amendment process) will be brought before Council for Endorsement at the June General Council meeting.

#### RECOMMENDATION

**That the Infrastructure and Environment Committee:**

- 1. Notes the Briefing Paper and supports the proposal to prepare a Code Amendment to rezone the parcels fronting Majors Road at O'Halloran Hill to:**

- a. **better support a broader range of community, recreation, tourism land uses along with associated small-scale commercial and retail land uses; and**
  - b. **maintain the values of the natural and landscape character of this location.**
2. **Seeks that staff prepare a Proposal to Initiate a Code Amendment for Council endorsement in May.**
3. **Seeks that the CEO writes to the CEO of the Department for Environment and Water advising of Council's intent to prepare a Code Amendment and seeking the Department's support and ongoing collaboration for this process.**

## **DISCUSSION**

### **1. Background – Glenthorne National Park Master Plan**

The Glenthorne National Park Master Plan was prepared by the Department for Environment and Water (DEW) in 2020 and supported the National Park Declaration. The Master Plan sets the shared vision for future development and projects across the National Park, including where important trail connections could occur throughout the surrounding properties that connect the different parks in the precinct. The Department of Environment and Water does not view the Master Plan as a delivery plan but rather uses the Master Plan to guide priorities in the event of funding grants or receiving an unsolicited bid.

Over the last 10 years, several important community and recreational facilities have been developed along Majors Road. These include both the Southern Soccer Club facilities and the Sam Willoughby International BMX Facility delivered by Council, and the new RSPCA Animal Care Campus which forms part of the leased land area within the National Park. Within the National Park itself, Council has contributed towards the delivery of the regional scale nature playground and associated open space facilities.

### **2. Potential Opportunities and Existing Constraints**

The Master Plan identifies a range of opportunities for this location including:

- new trail connections to surrounding parks within the precinct (mostly utilising Majors Road as the connection point).
- providing a bus service along Majors Road, with a bus stop adjacent the Park entry (and potentially other key land uses).
- establish commercial partnerships with the focus on nature-based tourism, Kaurna cultural heritage and recreational opportunities.
- explore coffee and food operators to support increased visitation of the precinct.
- new visitor centre, culture and history interpretation hub, events spaces, community facilities and group accommodation.
- camping and glamping opportunities, plus broader tourism related activities making adaptive re-use of existing buildings.

Council is also approached from time to time by people seeking to invest in a range of different land uses along Majors Road. These have included community or recreation / entertainment-based activities, which would suit such a location and require larger land holdings such as those along Majors Road. However, the zoning in this location is either Conservation Zone (National Park land) or Hills Face Zone (remaining private land), both of which are limiting in their support for a range of different community and recreational land uses and intensities. Nor do they support associated small-scale retail or commercial activities that may suit the context of this location.

In addition to the current zoning, a recent Supreme Court Case Decision has reinterpreted the level of “flexibility” there can be in assessing proposals that are not specifically envisaged within a Zone. This interpretation by the Court means proposals need to be more closely aligned to the relevant zone’s desired outcome and purpose. This means that many of the existing uses in this location, if proposed today, could not be supported by the relevant authority. This is restrictive and threatens the ability of existing uses to expand (such as the RSPCA facility).

The City of Marion’s Business Growth and Engagement Plan 2023-27 highlights the opportunity to enhance visitor experiences and investment along Majors Road, particularly around Glenthorne National Park and nearby facilities. The area remains underserved in retail, hospitality, and accommodation, with construction still underway to improve access via the Southern Expressway.

To address this, the City of Marion is developing a “Local Visitation Plan for Glenthorne” to support investment and overcome business barriers. Independent advice has similarly identified zoning constraints as a key challenge for businesses seeking to establish small scale complementary services.

Over the past 18 months, Administration has worked closely with DEW’s Economic Development, Tourism, and Park Management teams to encourage greater activation on the site. However, these teams have taken a cautious approach to driving utilisation and investment, affecting the pace of progress.

Resolving the identified planning constraints will be key to progressing “Local Visitation Plan for Glenthorne” and will help support DEW in achieving its goals for the precinct.

### **3. Potential for Code Amendment**

The limitations identified above imply a need to review the zoning for these locations to accommodate the opportunities that may arise (and even support growth and evolution of existing land uses in this location).

The Hills Face Zone is a zone of state significance with strong political and community support. Removing or changing this zone is challenging and will require careful and detailed assessment and justification, along with the support of key stakeholders.

The Department of Environment and Water (as landowner) is also a key stakeholder whose support is essential, and so their preferred policy position needs to be respected. It is anticipated that any Code Amendment would be prepared collaboratively with DEW to ensure support for outcomes and ultimately support for the Code Amendment.

There may be an appetite from both DEW and Plan SA to consider rezoning opportunities in this location, and the recent substantial public investment supports this direction.

However, any level of support will likely be tied to sensitive development opportunities, principally related to community and recreation activities, and only small-scale tourism, commercial and retail opportunities.

To this extent, there would be benefit in writing to the CEO of the Department for Water and Environment seeking the agencies, support and ongoing collaboration in any Code Amendment process.

It is unlikely that there would be support from the state government for rezoning of the Hills Face Zone that supports large scale retail, commercial or employment-based land uses, nor housing.

The commencement of any rezoning process would first require agreement of the Minister for Planning of a Proposal to Initiate. Upon receipt of this from the Minister, the range of investigations and initial engagement identified would need to be undertaken before a Draft Code Amendment is released for broader community consultation. The entire Code Amendment Process would likely take in the order of 12 months, with regular briefing and endorsement opportunities provided to Members throughout the process.

Importantly, the investigations likely to be required to support the Code Amendment can be undertaken in-house and do not require additional budget allocation. This is however contingent on any additional investigations the Minister seeks as part of the process of endorsing the Proposal to Initiate. Should this be the case, members will be briefed as part of the Code Amendment process.

## **ATTACHMENTS**

1. Majors Road Code Amendment Briefing Paper [7.3.1 - 24 pages]

## Majors Road Code Amendment Proposal Briefing Paper

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### Executive Summary

#### Purpose and Context

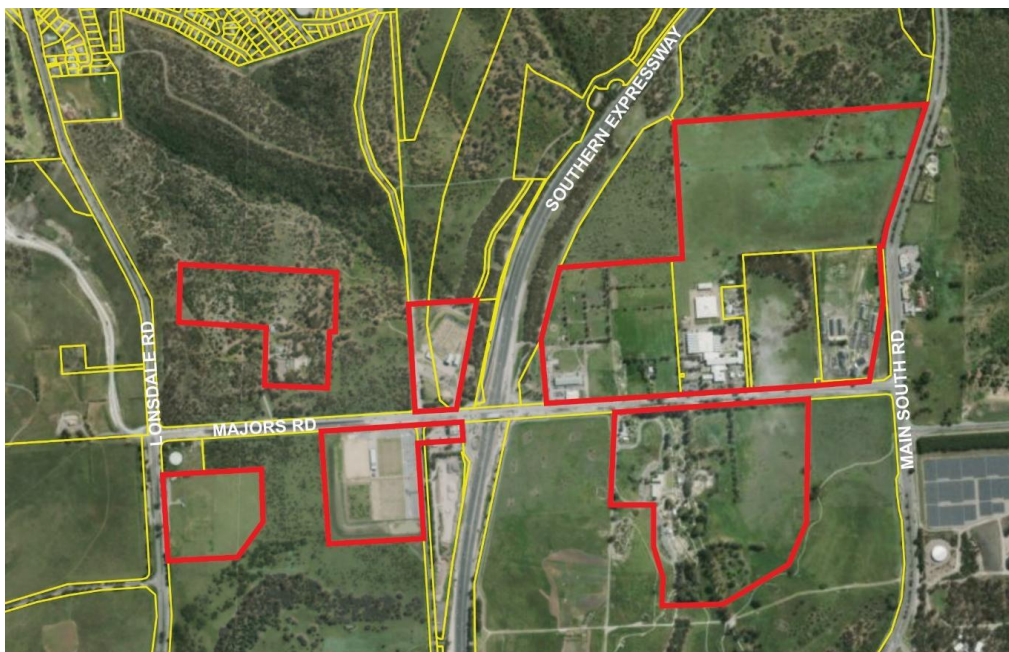
The Majors Road Code Amendment is being considered to address the current zoning restrictions that limit the development potential of the area. The northern side of Majors Road has seen significant public investment in community and recreational facilities, such as the Sam Willoughby BMX Facility, Cove Soccer Club, RSPCA animal shelter, and educational institutions. However, the existing Conservation Zone and Hills Face Zone are restrictive and do not support the intensification of land uses that align with these developments.

Key drivers for the Amendment include:

- Better supporting the public investment already made to facilitate further development (including that envisaged within the Glenthorne Master Plan).
- The recent Geber Super Pty Ltd v The Barossa Assessment Panel Supreme Court Decision emphasizes the need for zoning policies to reflect the actual land uses and intensities sought.
- Improvements to access through the interchange and Majors Road upgrade increasing its attractiveness for investment, with particular opportunity for further recreation and nature-based activities..

#### Study Area

The study area includes land holdings directly fronting Majors Road and portions of Glenthorne National Park, specifically the Visitor Use Zone and Leased Zone.



*Study Area*

The area already hosts a variety of land uses, with a long history of community, recreation and leisure activities, including:

## **Majors Road Code Amendment Proposal Briefing Paper**

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- Sporting facilities (BMX, soccer, previous driving range)
- Community services (RSPCA, childcare)
- Educational institutions (IQRA College)
- Recreational clubs and uses (pistol, archery, model aircraft, former drive-in cinema)

### **Initial Engagement and Feedback**

Early engagement with staff at the Department for Housing and Urban Development and the Department for Environment and Water (DEW) acknowledges the rationale for a policy review. DEW staff acknowledge the benefits that could arise from policy adjustments that align with the Parks of the Glenthorne National Park – Ityamaitpinna Yarta Precinct Management Plan but would not support a change to the Conservation Zone over that are of land within the Glenthorne National Park (meaning alternative policy within the Code's hierarchy would be needed to be explored).

### **Proposed Policy Framework**

The suggested policy framework includes:

- Rezoning Hills Face Zone areas to Community Facilities Zone or Recreation Zone, depending on current land use.
- Maintaining the Conservation Zone with a sub-zone (formerly known as policy areas) for small-scale commercial, recreational and tourism activities.
- Applying the Significant Landscape Protection Overlay to address visual and landscape sensitivities.

### **Investigations Needed**

Several investigations are required to support the Code Amendment, including:

- Land use and landscape character assessments
- Visual and infrastructure capacity assessments
- Cultural and European heritage assessments
- Flora and fauna assessments
- Bushfire risk assessment
- Preferred policy assessment (including any resultant legislative changes required)

### **Process Moving Forward**

Should Council support progressing a Code Amendment, then the first Step in the process is preparing and getting Minister's Approval for a Proposal to Initiate.

Upon receipt of this, the Code Amendment Process will need to be followed, which includes Community Engagement. This process is anticipated to potentially take around 12 months, and there will be briefings of Members and Endorsement steps at key milestones in the process.



## Majors Road Code Amendment Proposal Briefing Paper

### 1. Why is this being considered now?

The stretch of land along Majors Road, particularly the northern side of Majors Road has long seen development that caters for a range of community and recreation-based activities (see section 3.1 for further detail on these). Council also frequently receives requests from prospective investors seeking to establish a range of different land uses and development along this location.

In more recent times, there has been substantial public investment in regional and district level sporting infrastructure by Council in the form of the Sam Willoughby BMX Facility and the Cove Soccer Club playing fields. This investment has also extended to community serving facilities such as the new RSPCA animal shelter and office and the IRQA College and O'Halloran Hill Early Learning Centre (formerly TAFE Campus site).

The zoning for this location comprises a combination of Conservation Zone and Hills Face Zone coverage. Both these zones are very restrictive in supporting further intensification of land uses, building forms and development more generally.

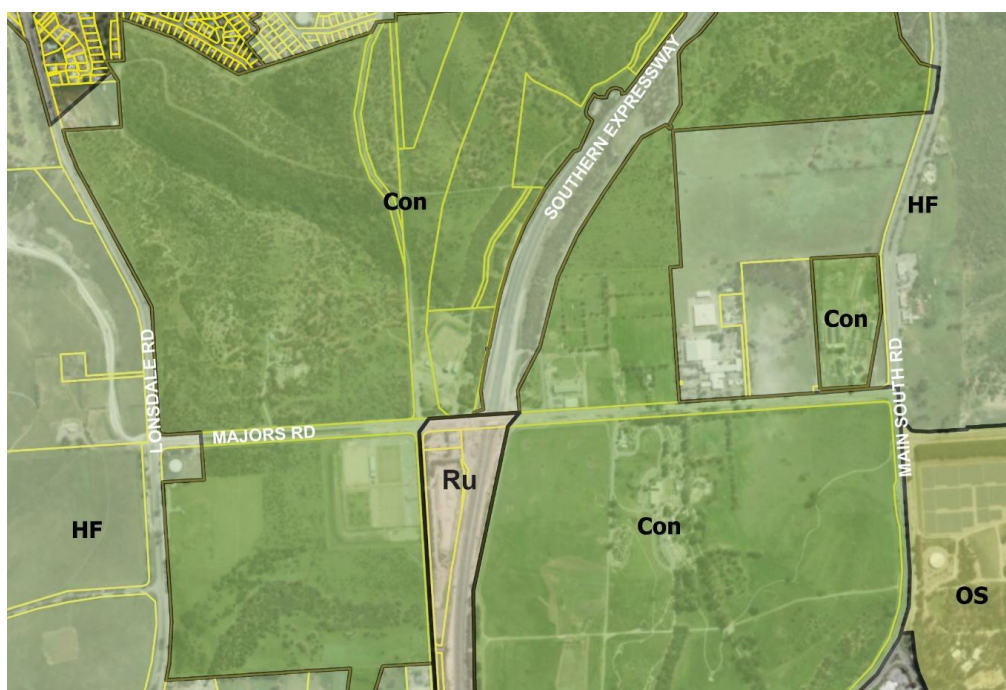


Figure 1: Existing Zoning

The Geber Super Pty Ltd V The Barossa Assessment Panel Supreme Court Decision (2023 SASC 154) has placed an emphasis in ensuring that the assessment of an application considers whether a proposal is “seriously at variance” with the relevant provisions of the Code. Central to this is the Zone policy, particularly as they relate to land uses, intensity and scale, framed by the Desired Outcome.

The Hills Face Zone and Conservation Zone in these locations do not speak to the nature or intensity of a range of existing land uses that have existed along Majors Road or recently been developed by Council. While these uses have a fundamentally community focus (sporting

## **Majors Road Code Amendment Proposal Briefing Paper**

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facilities, animal rescue compound and education facility), they are not the types of uses, nor intensity of use, that are envisaged within either the Hills Face Zone or the Conservation Zone.

On the basis the current uses or future expansion of these uses are not supported by policy and the Geber decision further emphasises that support for this cannot be justified. Indeed, establishing the soccer facilities and the BMX track in the current planning framework and judicial environment would mean these activities could not be supported.

The construction of the new interchange at Majors Road for the Southern Expressway opens accessibility of this precinct to surrounding communities. The anticipated additional transport connections arising from this will increase the attractiveness of this location as a place to invest.

On the basis of the above, it is appropriate that the zoning of this location be reviewed to:

- explore additional flexibility in accommodating a wider range of land uses that reflect and support those already established here
- further promote and support appropriate development that suits the potential tourism, nature and community and recreation-based function of this precinct.

### **2. What is the extent of the study area?**

The extent of the study area has been determined by land holdings directly fronting Majors Road, as well as those portions of Glenthorne National Park which are covered by the following areas identified within the Park's Management Plan:

- Visitor Use Zone
- Leased Zone

The Study Area that will form part of the Code Amendment Investigations (and may or may not be directly affected by a zone / policy change) is shown in Figure 2 below.

### **3. History of the study area**

The subject study area forms part of Country for the Kurna people as traditional custodians. This area was known to be used for hunting by the Kurna people by lighting fires within the low woodlands of mallee peppermint gums to draw out animals along the northern slopes.

Since European settlement, this location was principally part of what became known as Glenthorne Farm, which was acquired by the Commonwealth Government in 1913 and used during the First World War as a horse study and army remount depot used to train horses for service in the war. The site also accommodated ammunition huts and other activities during the Second World War, before being sold to the CSIRO for use as a field station for agricultural research.

The Farm's early structures now form part of a State Heritage Place which covers the entire property that now forms part of the broader Glenthorne National Park.

**Majors Road Code Amendment Proposal**  
**Briefing Paper**

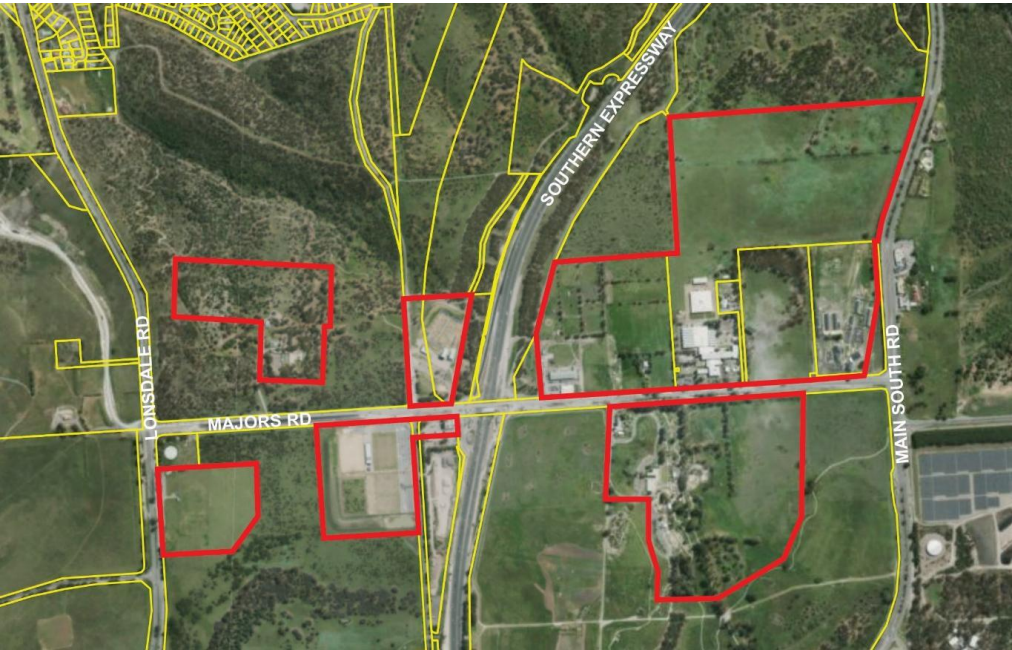


Figure 2: Extent of the Study Area

**3.1. Past and current land uses**

More recent land uses (post second World War) across the study area are summarised within the image and table below.



Figure 3: Site locations for Current and Past Land Use Table

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Site	Current Land Use	Historic Land Uses / Approvals
1	Pistol Club Archery Club	2004 – Present - Archery 1992 – Present – Pistol Club
2	BMX Facility	2021 – Present – BMX Facility
3	RDA Riding School Horse Agistment Dwelling	2007 – Riding School and Horse Keeping Pre 2007 –Dwelling, Stabling, Horse Keeping and Livestock
4	IQRA College	2014 – Present – IQRA College 2014 - 1973 - TAFE College 2002 – Telecommunications Tower 1993 – Land Division (created Child Care site) Pre-1973 –Livestock
5	Child Care Centre	1993 – Land division (current site created) 1990 – Present – Child Care Centre
6	Vacant	1985 - 1991 – Caravan Park (various approvals only) 1966 - 1984 – Drive In Cinema
7	RSPCA Integrated Animal Care Campus (animal hospital/consulting rooms, animal keeping, office, function spaces and shop)	2022 – Present – Integrated Animal Care Campus 2005 - 1995 – Golf Driving Range 1991 – Aircraft Storage
8	Model Aircraft Club Rooms	1992 - Present- Model Aircraft Club Rooms
9	Soccer Clubrooms, pitches and car park	2020 – Present - Soccer Club
10	Fire Station	1977 – Present – Fire Station
11	Glenthorne National Park	2020 – Present - National Park 1998 – Wine Research Centre (Adelaide University) 1946 – 1996 - CSIRO Agricultural Research Facility

The uses clearly demonstrate a strong community and sporting focus, particularly the recent investment by Council in this location with the Sam Willoughby BMX Facility and the Soccer Club. Elsewhere, this is also reflected in the relocation of the RSPCA into a purpose-built facility in the study area in 2023 (on DEW owned land that forms part of the National Park) and the longstanding educational uses within 5 Majors Road.

Importantly, historically over the last 50 years, now superseded uses also had a strong entertainment or sporting focus, such as the Golfing Range (now RSPCA site) and the Star-line Drive-in theatre, reflecting some form of commercial activity has occurred over this location, despite the Hills Face Zone being in place since the introduction of the Metropolitan Adelaide Development Plan in 1967.

### 3.2. Previous Policy Reviews

#### The Marion South Plan / Marion South Greenbelt PAR (2003) (City of Marion)

Council prepared a Marion South Plan to explore a range of strategic opportunities across the southern parts of the Council Area. The Plan extended beyond this study area and included proposals that were aimed at enhancing the areas features, improve services and facilities and better connect the suburbs of Hallett Cove, Trott Park and Sheidow Park.



## **Majors Road Code Amendment Proposal Briefing Paper**

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Of relevance to the study area, the following proposals were muted at the time:

- redevelopment of the cement hill site and revised quarry access road (now part of the Seacliff Village development – with revised quarry road in place)
- increasing the total land within the Hills Face Zone by 125 hectares by including the northern part of Glenthorne, Transport SA land at Darlington, Marino Conservation Park
- removing 94 hectares of land from the Hills Face Zone in support of residential development, including the farming land south of Perry Barr Road and triangular land on opposite side of Lonsdale Road
- creation of a Marion South Greenbelt supported by the above rezonings, and the investment in publicly accessible walking paths across and connecting these areas (which also included planting and walkways across the undeveloped parts of the Linwood Quarry).

This subsequent Development Plan Amendment Report supporting this plan was abandoned and integrated into the broader Hills Face Zone review led by the State Government.

### Hills Face Zone Review and Plan Amendment Report 2005 (State Government)

The (then) Department of Transport and Planning undertook a review of the Hills Face Zone in response to inappropriate development and concerns about the erosion of the zone's integrity. The purpose of the review was to ensure the ongoing protection of the Zone and achieving greater consistency in decision making across the whole zone. Importantly, the review did not examine the extent or appropriateness of the zone boundary.

The review was led by a joint State and Local Government Committee (of which Marion was represented) and arrived at the following recommendations:

- Provide greater clarity and purpose within the Zone through:
  - a whole of zone vision
  - better articulating the zones defining qualities such as natural topography, native vegetation and rural landscapes
  - reinforcing the zone's role in supporting agricultural and horticultural uses and complementary tourism and recreation roles
- expanding the zone across surplus government land with Transport SA land at Darlington and the northern part of Glenthorne specifically identified (amongst other locations)
- adopting clearer policies around residential development, including stronger guidance on siting, form (encouraging split level and not multi-storey), bulk/building envelope, colours and materials.
- Providing greater controls over land division to avoid creation of very small sites

Importantly, the Review recognised that the zone is not a place 'frozen in time' but is part of a landscape that will continue to evolve.

It should be noted that large parts of Hills Face Zone land in this location were transitioned across to the Conservation Zone as part of the introduction of the Planning and Design Code (this includes the Glenthorne Farm land which was previously within the Primary Production Zone).

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### 4. Strategic Alignment

#### 4.1. Regional Plan – Greater Adelaide

The Greater Adelaide Regional Plan (GARP) has just been released (17 March 2025) and replaces the 30 Year Plan for Greater Adelaide as the relevant Regional Plan for this location. The GARP identifies the long-term strategic objective of protecting Adelaide's Hills Face Zone as the natural backdrop to the Adelaide Plains. It also identifies that any boundary changes to the zone should be limited to the correction of anomalies, and identifies some initial criteria in exploring anomalies as being locations that:

- are not highly visible from the Adelaide Plains; and
- do not contain significant habitat; and
- do not form part of the western slopes of the Mount Lofty Ranges; and
- are connected to the existing urban form.

An action within GARP is for the Department for Housing and Urban Development to further investigate what is an anomaly and a timeframe to 2027 is identified for this.

There may be scope to consider the Majors Road location as an existing anomaly for the Hills Face Zone, particularly in the context of the long-established range and intensity of land uses in this location, being divergent from what would typically be envisaged for the Hills Face Zone. These activities have occurred, notwithstanding the zoning being in place at the time of their commencement.

#### 4.2. Councils Strategic Plan

The following Vision and strategies are relevant to, and support Council's preparation of a planning policy review for this location.

**Liveable:** *We will create and maintain safe, attractive and accessible public places and facilities*

- *Opportunity: Create destinations for people to live, work and play socially*

**L3.2** *Undertake localised planning for identified key activity areas, strategic infill sites, growth corridors as identified within the Greater Adelaide Regional Plan, collaboratively with landowners.*

**Sustainable:** *We protect, restore, and connect to the natural environment, building resilience to climate change*

- *Opportunity: Provide opportunities for the community to connect to nature*

**S2.2** *Provide opportunities for the community to connect with nature, learn about natural environments and promote innovative and sustainable living.*

The City of Marion's **Business Growth and Engagement Plan 2023-27** specifically identified a strategic opportunity to leverage government investment along Majors Road to enhance visitor spending, encourage longer stays, and expand offerings for both residents and tourists. Despite the presence of Glenithorne National Park, the Southern Soccer Facility, and the Sam Willoughby

## **Majors Road Code Amendment Proposal Briefing Paper**

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International BMX Facility, the precinct remains underserved in terms of retail, hospitality, and accommodation - particularly given the improved access via the Southern Expressway.

To address this gap, a key action within the plan the development of a **Local Visitation Plan for Glenthorne**. This plan aims to:

- Highlight visitation and investment opportunities within the precinct.
- Identify barriers preventing businesses from establishing complementary services.
- Develop a structured approach to unlocking appropriate investment and marketing the precinct.

As an initial step, independent land use advice was sought, which further identified that current zoning arrangements are a constraint on achieving greater activation and attracting complementary investment to the area.

### **4.3. Parks of the Glenthorne National Park – Ityamaiitpinna Yarta Precinct Management Plan 2022**

The Management Plan for the Glenthorne National Park seeks to manage the parks to protect natural, cultural and heritage values, revitalise open space and provide a range of recreation and outdoor activities.

The Plan covers a broader precinct which includes Hallett Cove Conservation Park, Marion Conservation Park and O'Halloran Hill Recreation Park. However, the Plan identifies Glenthorne as forming the central hub of the precinct providing a destination for education and interpretation, and a gateway to opportunities across the precinct.

The plan identifies the following key purposes for Glenthorne National Park:

- important open space with opportunities for environmental restoration and recreation in nature (walking and cycling trails, nature-based play)
- leased areas supporting a range of recreational activities including pistol shooting, archery, flying model aircraft and horse-riding activities for people living with a disability.

The plan identifies the following challenges and opportunities that speak directly to the planning policy review:

- providing visitor access for enjoyment of a range of recreation and outdoor activities in a way that protects park values
- managing the environmental and public safety impacts of stormwater and run-off entering parks
- enabling Kurna Miyurna to undertake cultural activities in the park
- partnering with Kurna to ensure significant sites are protected
- working with adjoining land managers to support connections across the precinct and provide continuity of the visitor experience
- consideration of opportunities for tourism ventures that align with park values and benefit the community
- managing the risks of bushfire for the protection of life and assets of the neighbouring community.



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It is important that any future policy review for the lands covering the National Park align with the identified purpose and themes of the Management Plan. Ongoing engagement with the Department for Environment and Water will ensure that the policy responds supports and better aligns policy with the opportunities identified within the Management Plan and represented within the Master Plan.

#### 4.4. Glenthorne National Park Master Plan Report, January 2020

This Master Plan was prepared to inform the future opportunities and direction for Glenthorne National Park and supports the development of a long-term vision with associated strategies. It forms the basis for future decision making and investment.

The Master Plan establishes a detailed Vision and suite of Guiding Principles, the following of which are directly applicable to informing a policy review of this location:

*"The many stories of these places are expressed through **engaging signage and interpretation**, the use of varied technologies, public art and sculpture installations and the creation of a safe and accessible heritage precinct"*

*"Nature provides the context for:*

*..."*

- Activities that support strong social connections including picnics, events and camping"*

*"Built structures **rest lightly on the land** reflecting their landscape context."*

*"**Commercial activities** demonstrate positive contributions to connecting people with nature."*

*Guiding Principle 5: Stimulate Social and Economic Sustainability*

- The park supports **appropriate small-scale commercial activities** that enhance people's connection with the natural environment.*
- Large scale infrastructure and landscape modifications **are not envisaged. Activities and events that add value** to local businesses and the wider community are encouraged.*
- Sites for activities that make a **positive economic contribution** to the park could be considered.*
- Minimise negative impacts on neighbouring properties and residents and optimise protection from risk of fire.*

Importantly, the plan recognises and focusses on future planning to be inclusive and collaborative with the Kaurana community and the users and friends of the space, as custodians.

The Master Plan identifies the following future directions and opportunities for the Glenthorne property as part of the broader park Master Plan as well as broader connections between the property and other parts of the Park:

- identify new important strategic trail connections to existing and potential future parks;
- upgrade the road reserve along Majors Road, including a new shared use path between Lonsdale Road and Black Road with new tree and understory plantings, signage and upgraded entries into the Glenthorne property (currently under construction as part of DIT duplication works)
- providing a bus service along Majors Road and bus stops close to the park entry is identified as an important priority (or an opportunity to link local community bus (including the relocation of the TINDO bus)
- accommodate parking and traffic management facilities across the precinct to account for increased visitation and peak demands associated with soccer and BMX facilities

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- establishment of four trail themes (Botanic, Heritage, Recreation and Warripari Connection) across the parks and connected through public roads, private lands (such as Linwood Quarry), with all trails running along Majors Road at some point. All trails provided with coordinated signage and wayfinding;
- establish commercial partnerships that add value to both environment and community. Focus on nature-based tourism opportunities (including Kaurna cultural heritage) and linked to recreational opportunities. Coffee and food operators would be supported by increased recreational usage of the precinct.
- Opportunity for natural earth burials is identified but requiring further scoping and understanding.
- Glenthorne 'Hub' to include a new visitor information centre, Kaurna culture and history interpretive and education hub, adaptive reuse of existing sheds, group accommodation and community facilities (including an events lawn) (see Figure 4 below)
- Opportunities for camping in the form of a small short-stay bush camping site (tents, shelter, fire pit and toilets).

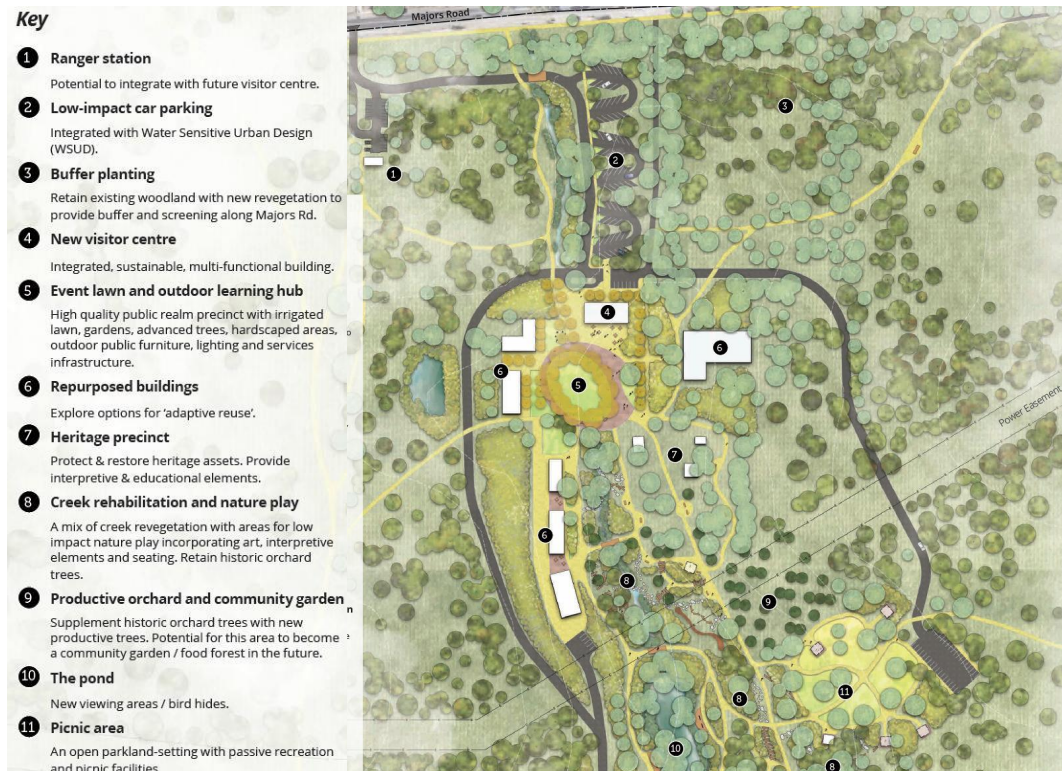


Figure 4: Glenthorne 'Hub' Plan (from Master Plan)

Most of the identified activities would align with the current Conservation Zone policy, however, commercial activities, no matter the scale, challenge the policy intent. As such, there is a need to reconsider policy to provide for additional commercial opportunities identified, such as glamping, bookable short stay accommodation making the most of the adaptive re-use of existing buildings. There is also scope for other activities that align with the values of the Master Plan, such as wholesale or retail plant nursery that supports the plantings across the National

## **Majors Road Code Amendment Proposal Briefing Paper**

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Park but also provides for the broader community.

### **5. Initial Engagement undertaken**

Given the strategic importance and political sensitivity of the Hills Face Zone to the State and the community, staff engaged early with the Department for Housing and Urban Development to understand whether even exploring a Code Amendment would likely be considered by the Department.

Feedback indicated that the Draft Greater Adelaide Regional Plan had identified a desire to explore the amending of the Hills Face Zone be limited to addressing known anomalies only (and this has been retained in the finalised GARP). The Department is in the process of exploring what can be considered an “anomaly” to further guide future proposals. The timing of this is not confirmed. Notwithstanding this, feedback cautiously acknowledged the merits of the proposal specific to this location. It also confirmed that the Department would not be seeking any rezonings of the Hills Face, but was open to Council proposing a Code Amendment

Given that much of the land in question in this location within the ownership of the Department for Environment and Water (DEW), they are a key stakeholder in any rezoning process. Early engagement with key representatives was undertaken to determine their level of support for rezoning. Feedback acknowledged the rationale for policy review, however, noted some important positions which has driven the approach and future process for this Code Amendment, being:

- There is no interest in changing the Conservation Zone over their land holdings due to a Departmental position to maintain all National Parks across the state within a single consistent zone that reflects the primary use of the land for conservation purposes.
- DEW may be open to exploring potential policy adjustments that better support the range of activities that occur in their National Parks, and addressed within the Glenthorne Park Master Plan itself, noting that this may require a new sub-zone which will be reliant on support from Plan SA (as new policy within the Code). This position will be formalised upon a decision of the Director, National Parks and Wildlife Services (which will be clearer within a couple of months)
- If arriving at a position of support, DEW would be eager to form part of the investigations process and be engaged throughout the project to align their policy goals for integration into the Code Amendment.
- DEW are open to working with council to establish a clearer vision for the land along Majors Rd as a precinct, to appropriately market the area to visitors and investors alike.

Should Council decide to progress with a Code Amendment, then an Engagement Plan will need to be prepared early and identify the key stakeholders. These are anticipated to include:

- Landowners and tenants within the study area
- Department for Environment and Water
- Friends of Glenthorne Farm
- Friends of the Hills Face Zone
- Walking SA
- Department for Infrastructure and Transport
- State Planning Commission / Department for Housing and Urban Development

## Majors Road Code Amendment Proposal Briefing Paper

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- Local Members of Parliament.

### 6. Potential Alternative Policy Framework

Increasingly, there is a position from the State that those preparing Code Amendments understand the broad direction of policy changes when preparing Proposals to Initiate for Minister agreement (the first step in the process). In this case, given the political sensitivity of the policy impacted, providing this direction upfront will also assist in securing support for the Code Amendment and confidence that Council is on the right path in aligning with the state's policy preferences and priorities.

Given the range of uses established within the study area, the suggested alternative policy for this location should maintain a community focus, but with improved opportunity for small scale retail, commercial and tourism related activities. It is important that future development complements the setting for this location, the usage of Glenthorne National Park as a regional attraction, and the potential limited servicing arrangements that are currently known (principally wastewater servicing). On this basis, the following policy framework is suggested:

- Hills Face Zone areas within the Study Area be rezoned to either Community Facilities Zone or Recreation Zone, depending on the nature of the current land use (there is no need to have a consistent zone across the whole area covered); and
- The existing Conservation Zone is maintained as is, but the identified visitation and leased areas within the Glenthorne National Park Management Plan have a new Sub-zone applied which supports a range of small-scale commercial, tourism activities (this sub-zone may be the existing Visitor Experience Sub-Zone or an alternative still needed to be developed with DEW and Planning and Land Uses Services)
- The entire Study Area be covered by the Significant Landscape Protection Overlay that exists within the Code to address any visual and landscape sensitivities of this location.

A copy of the identified Zones and Overlay is contained within **Appendix A**.

### 7. Investigations Needed for a Code Amendment

A number of investigations have been suggested as part of the further work required to support any future Code Amendment. These will assist in addressing the range of issues that need consideration and to be addressed in:

- ensuring that the criteria for Hills Face Zone anomalies are demonstrated and support the policy changes proposed;
- understanding the opportunities and constraints that are in place for these locations, considering the range of interests and their varying strategic objectives.

The following investigations are proposed for this Code Amendment. Note that many of these investigations will be undertaken in house by Council staff (with information from, and engagement with, key stakeholders).

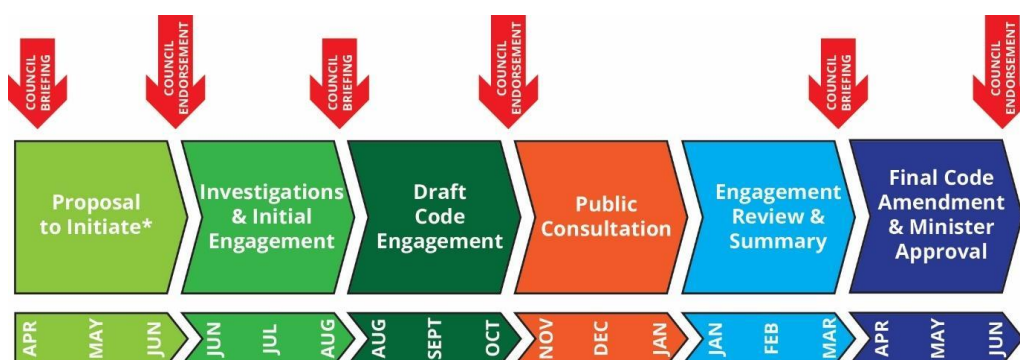
- Land use assessment (current and historic – this is already done and forms part of this paper - (see Section 3.1 above)
- Landscape character assessment – which aims to understand and articulate important attributes and how these should be represented in any revised policy framework.

## Majors Road Code Amendment Proposal Briefing Paper

- Visual assessment – modelling the extent of visual exposure of this location from surrounding areas – and understanding this location's contribution to the original Hills Face Zone intent and purpose. This is important in addressing a key anomaly criterion and will help define a potential zone / sub-zone boundaries.
- State-Wide Bushfire Hazards Overlay Code Amendment – feeding in and understanding the revised modelling and findings for this issue and how it relates to this location (assuming the Code Amendment is not finalised beforehand)
- Infrastructure Capacity Assessment – understanding what limitations are in place here, and what works would be needed to support the development able to be accommodated by the new zoning (and potential triggers for these). This includes roads, utilities and stormwater infrastructure.
- Cultural and European Heritage Assessment – Search of the Register of Aboriginal Sites and Objects, plus broader understanding of Indigenous values within this part of the landscape. This will be done collaboratively with representatives of the Kurna community. Undertake assessment of State and Local Heritage Places within the study area and understand their important attributes and settings.
- Flora and Fauna Assessment – including an Environment Protection and Biological Conservation search, as well as reviewing the knowledge base of vegetation characteristics of this location (and understanding threats and impacts on sensitive vegetation and fauna habitats. This will be done collaboratively with Department for Environment and Water.
- Legislative implications assessment – this location is subject to the Native Vegetation Act and so there is a need to understand the implications of the Amendment and whether it also triggers the need to change the application of the Native Vegetation Act as well.
- Preferred Policy Assessment (exploring zone options, preferred zones, as well as potential Overlay application (and removal if necessary).

### 8. Process Moving Forward

Should Council support the intent to undertake a Code Amendment, then the following process will be undertaken along with the following approximate timeframes.



\* Timing for Minister's endorsement of Proposal to Initiate assumed 8 weeks. Investigations to continue while this occurs.

## Majors Road Code Amendment Proposal Briefing Paper

### Appendix A – Zone and Overlay Code Policy

#### Community Facilities Zone

##### Assessment Provisions (AP)

Desired Outcome	
DO 1	Provision of a range of community, educational, recreational and health care facilities.
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)	
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Cemetery</li> <li>b) Childcare facility</li> <li>c) Community facility</li> <li>d) Consulting room</li> <li>e) Educational facility</li> <li>f) Emergency services facility</li> <li>g) Health care facility</li> <li>h) Hospital</li> <li>i) Indoor recreation facility</li> <li>j) Library</li> <li>k) Office associated with community service</li> <li>l) Place of worship</li> <li>m) Recreation area</li> <li>n) Shop</li> </ul>
<p>PO 1.2</p> <p>Shops including restaurants are of a scale that is subordinate to the principal community use of land.</p>	<p>DTS/DPF 1.2</p> <p>Shop gross leasable floor area does not exceed 250m<sup>2</sup>.</p>
<p>PO 1.3</p> <p>Offices are of a scale that is subordinate to the principal community use of land.</p>	<p>DTS/DPF 1.3</p> <p>Office gross leasable floor area does not exceed 250m<sup>2</sup>.</p>
<p>PO 1.4</p> <p>Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>



## Majors Road Code Amendment Proposal

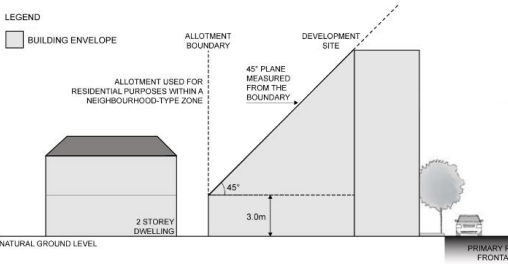
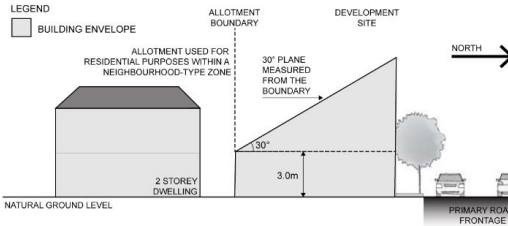
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PO 1.6  Community facilities are designed to encourage flexible and adaptable use of open space and facilities for a range of uses over time.	DTS/DPF 1.6  None are applicable.
PO 1.7  Expansion of existing community services such as educational facilities, community facilities and childcare facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.7  Alteration of or addition to existing educational facilities, community facilities or childcare facilities where all the following are satisfied: <ul style="list-style-type: none"> <li>a) set back at least 3m from any boundary shared with a residential land use</li> <li>b) building height not exceeding 1 building level</li> <li>c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</li> <li>d) development satisfies Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</li> </ul>
<b>Building Height and Setbacks</b>	
PO 2.1  Building height is consistent with the maximum height expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and the <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally consistent with the prevailing character of the locality and height of nearby buildings.	DTS/DPF 2.1  Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s):
	Maximum Building Height (Levels)
	Technical and Numerical Variation which can be nominated by Council
	In relation to DTS/DPF 2.1, in instances where: <ul style="list-style-type: none"> <li>a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</li> <li>c) no value is returned (i.e. there are blank fields for both maximum building height (metres)</li> </ul>



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	and maximum building height (levels), then none are applicable, and the relevant development cannot be classified as deemed-to-satisfy.
<p>PO 2.2</p> <p>Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 2.2</p> <p>Except in the St Andrews Hospital Precinct Subzone and the part of the WHC and Memorial Hospital Precinct Subzone north of Kermode Street, buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):</p>  <p>LEGEND  <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> BUILDING ENVELOPE</p> <p>ALLOTMENT USED FOR RESIDENTIAL PURPOSES WITHIN A NEIGHBOURHOOD-TYPE ZONE</p> <p>ALLOTMENT BOUNDARY</p> <p>45° PLANE MEASURED FROM THE BOUNDARY</p> <p>3.0m</p> <p>NATURAL GROUND LEVEL</p> <p>DEVELOPMENT SITE</p> <p>2 STOREY DWELLING</p> <p>PRIMARY ROAD FRONTAGE</p>
<p>PO 2.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 2.3</p> <p>Buildings on sites with a southern boundary adjoining the an allotment boundary used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):</p>  <p>LEGEND  <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> BUILDING ENVELOPE</p> <p>ALLOTMENT USED FOR RESIDENTIAL PURPOSES WITHIN A NEIGHBOURHOOD-TYPE ZONE</p> <p>ALLOTMENT BOUNDARY</p> <p>30° PLANE MEASURED FROM THE BOUNDARY</p> <p>3.0m</p> <p>NATURAL GROUND LEVEL</p> <p>DEVELOPMENT SITE</p> <p>2 STOREY DWELLING</p> <p>PRIMARY ROAD FRONTAGE</p> <p>NORTH →</p>
<p>PO 2.4</p> <p>Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on</p>	<p>DTS/DPF 2.4</p> <p>Buildings are set back a minimum 3m from all boundaries where the subject land abuts an allotment used for residential purposes, except where the</p>

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neighbouring residential properties, including access to natural light and ventilation	development abuts the wall of an existing or simultaneously constructed building on the adjoining land.
PO 2.5  Buildings on an allotment fronting a road that is not a State Maintained Road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 2.5  None are applicable.
Advertisements	
PO 3.1  Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 3.1  Freestanding advertisements:  a) do not exceed 2m in height b) do not have a sign face that exceeds 2m <sup>2</sup> per side.
Concept Plans	
PO 4.1  Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1  The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:  In relation to DTS/DPF 4.1, in instances where:  a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.  b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

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#### Recreation Zone

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Provision of a range of accessible recreational facilities.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Development is associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Car parking</li> <li>b) Change rooms</li> <li>c) Golf course</li> <li>d) Indoor recreation facility</li> <li>e) Lighting for night use of facilities</li> <li>f) Market</li> <li>g) Motorsport track and associated activities</li> <li>h) Office ancillary to recreation facility</li> <li>i) Open space</li> <li>j) Outdoor sports courts</li> <li>k) Playground</li> <li>l) Racecourse and associated activities</li> <li>m) Recreation area</li> <li>n) Shop ancillary to recreation facility</li> <li>o) Showground and associated activities</li> <li>p) Special event</li> <li>q) Spectator viewing structure</li> <li>r) Sporting clubrooms</li> <li>s) Sporting ovals and fields</li> <li>t) Stadium</li> <li>u) Swimming pool</li> <li>v) Tourist accommodation ancillary to recreation facility</li> </ul>
<p>PO 1.2</p> <p>Shops including restaurants are of a scale that is subordinate to the principal recreational use of land.</p>	<p>DTS/DPF 1.2</p> <p>Shop gross leasable floor area does not exceed 80m<sup>2</sup>.</p>
<p>PO 1.3</p> <p>Offices are of a scale that is subordinate to the principal recreational use of land.</p>	<p>DTS/DPF 1.3</p> <p>Office gross leasable floor area does not exceed 80m<sup>2</sup>.</p>
PO 1.4	DTS/DPF 1.4

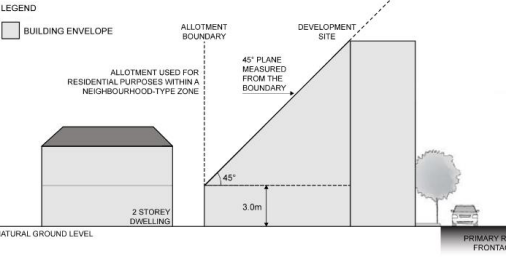
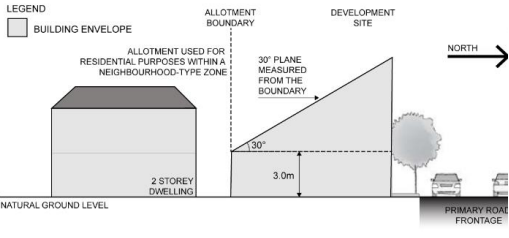
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Tourist accommodation of a scale that is subordinate to the principal recreational use of land.	None are applicable.
<p>PO 1.5</p> <p>Facilities capable of attracting larger numbers of spectators may include complementary activities associated with the principal recreational use of land, such as:</p> <ul style="list-style-type: none"> <li>a) Horse breeding, keeping, sales and training activities associated with a racecourse</li> <li>b) Storage and maintenance of racing vehicles associated with a motorsport track.</li> </ul>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Facilities that may attract longer-term stays may include complementary activities associated with the principal recreational use of land, such as tourist accommodation.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<b>Built Form and Character</b>	
<p>PO 2.1</p> <p>Development includes building, landscape and streetscape design elements to achieve high visual amenity particularly along public roads and open spaces.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Buildings are designed and sited to manage visual impacts.</p>	<p>DTS/DPF 2.2</p> <p>Buildings are set back:</p> <ul style="list-style-type: none"> <li>a) no closer to a public road than an existing building on an adjoining allotment, or 8m where no building exists on an adjoining site</li> <li>b) 8m from the boundary of an allotment containing, or zoned to primarily accommodate, a sensitive receiver in other ownership.</li> </ul>
<p>PO 2.3</p> <p>Outbuildings are of a scale that manages visual impacts.</p>	<p>DTS/DPF 2.3</p> <p>Outbuildings have a:</p> <ul style="list-style-type: none"> <li>a) floor area that does not exceed 80m<sup>2</sup></li> <li>b) wall height that does not exceed 3m</li> <li>c) building height that does not exceed 5m</li> </ul>
<b>Interface Height</b>	

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<p>PO 3.1</p> <p>Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 3.1</p> <p>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):</p> 
<p>PO 3.2</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 3.2</p> <p>Buildings on sites with a southern boundary adjoining the boundary of an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):</p> 
<p>PO 3.3</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
Land Division	
<p>PO 4.1</p>	<p>DTS/DPF 4.1</p> <p>Land division is for the purposes of:</p>

## Majors Road Code Amendment Proposal Briefing Paper

Land division supports the provision of recreational facilities.	<ul style="list-style-type: none"> <li>a) the creation of a public road or a public reserve or</li> <li>b) a minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.</li> </ul>
<b>Concept Plans</b>	
<p>PO 5.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 5.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> <li>a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.</li> </ul>
<b>Advertisements</b>	
<p>PO 6.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 6.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> <li>a) do not exceed 2m in height</li> <li>b) do not have a sign face that exceeds 2m<sup>2</sup> per side.</li> </ul>

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### Significant Landscape Protection Overlay

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Conservation of the natural and rural character and scenic and cultural qualities of significant landscapes.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Land use intensity is restrained to conserve and enhance natural and rural character.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development inconsistent with conserving significant natural and rural landscapes is not undertaken.	DTS/DPF 1.2 Development does not include any of the following (or any combination of any of the following): a) renewable energy facility (other than roof mounted solar photovoltaic panels) b) large-scale industry, storage, distribution, warehousing c) intensive animal husbandry.
Built Form and Character	
PO 2.1 Development is carefully sited and designed to: a) complement rural or natural character b) minimise disruption to natural landform c) integrate existing natural environmental features, including native vegetation d) minimise impacts on wildlife habitat e) be low-scale f) be visually unobtrusive and blend in with the surrounding area g) be located below ridge lines.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings and structures are limited to those that: a) are ancillary, adjacent to, and of the same or lesser scale as existing buildings b) support desired outcomes of the relevant zone or subzone	DTS/DPF 2.2 None are applicable.



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<ul style="list-style-type: none"> <li>c) are used for the ancillary sale of produce associated with a pastoral or rural activity</li> <li>d) are in the form of high-quality, nature-based tourist accommodation</li> <li>e) are for rainwater storage</li> <li>f) are for research or education purposes</li> <li>g) support conservation or the interpretation of the environment or cultural features.</li> </ul>	
Landscaping	
<p>PO 3.1</p> <p>Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration.</p>	<p>DTS/DPF 3.1</p> <p>Landscaping plantings exclusively constitute locally indigenous plant species.</p>
Earthworks	
<p>PO 4.1</p> <p>Excavation and filling of land is limited to that associated with:</p> <ul style="list-style-type: none"> <li>a) minimising the visual impact of buildings</li> <li>b) construction of water storage facilities.</li> </ul>	<p>DTS/DPF 4.1</p> <p>Excavation and/or filling meets the following:</p> <ul style="list-style-type: none"> <li>a) it is in connection with a building or water storage facility</li> <li>b) does not involve excavation exceeding a vertical height of 0.75m</li> <li>c) does not involve filling exceeding a vertical height of 0.75m</li> <li>d) does not involve a total combined excavation and filling vertical height of 1.5m</li> <li>e) any scree slope is covered in topsoil and landscaped with locally indigenous plant species.</li> </ul>

**8 Reports for Noting - Nil****9 Workshop / Presentation Items - Nil****10 Other Business****11 Meeting Closure**

The meeting shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.