

His Worship the Mayor
Councillors
City of Marion

Notice of Infrastructure and Environment Committee

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 5 August 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 8 July 2025

Report Reference	IEC250805R4.1
Originating Officer	Business Support Officer – Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager Office of the Chief Executive – Sarah Vinnall
General Manager	Chief Executive Officer – Tony Harrison

RECOMMENDATION

That the minutes of the Infrastructure and Environment Committee Meeting held on 8 July 2025 be taken as read and confirmed.

ATTACHMENTS

1. IE C 250708 - Final Public Minutes [4.1.1 - 8 pages]



**Minutes of the Infrastructure and Environment Committee
held on Tuesday, 8 July 2025 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

**PRESENT**

His Worship the Mayor Kris Hanna

Councillor Jayne Hoffmann

Councillor Nathan Prior

Councillor Raelene Telfer

Councillor Renuka Lama

Councillor Luke Naismith

Councillor Jana Mates (Chair)

Councillor Jason Veliskou

Councillor Sarah Luscombe

Councillor Ian Crossland

In Attendance

Chief Executive Officer - Tony Harrison

General Manager City Development - Ben Keen

Chief Financial Officer - Ray Barnwell

Manager Engineering, Assets & Environment - Carl Lundborg

Unit Manager Governance and Council Support - Victoria Moritz

Water Resource Coordinator – Glynn Ricketts

Anita Allen – Associate Director URPS

Sarah Lowe – Senior Consultant, URPS

Henry Rutherford – DEW (Green Adelaide Project Coordinator Field River)

1 Open Meeting

The Chair opened the meeting at 6.32pm.

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)

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

The following interests were disclosed:



- Councillor Lama declared a Material conflict of interest in the confidential item *Proposed Adams Road, Trott Park Code Amendment*.

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Environment Committee Meeting held on 10 June 2025

Report Reference IEC250708R4.1

Moved Councillor Naismith

Seconded Mayor Hanna

That the minutes of the Environment Committee Meeting held on 10 June 2025 be taken as read and confirmed.

Carried Unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference IEC250708R5.1

Moved Councillor Telfer

Seconded Mayor Hanna

That the Infrastructure and Environment Committee:

1. Notes the business arising statement.

Carried Unanimously

6 Confidential Items

6.1 Cover Report - Proposed Adams Road, Trott Park Code Amendment (Confidential)

Report Reference IEC250708F6.1

Councillor Lama declared a material conflict of interest in the item due to owning property in close proximity to the area defined for the proposed Code Amendment and will leave the meeting for the item.

6.34pm Councillor Lama left the meeting

Moved Councillor Veliskou

Seconded Councillor Telfer

1. Pursuant to Section 90(2) and (3)(m) of the Local Government Act 1999, the Committee orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item IEC250708F6.1 Proposed Adams Road, Trott Park Code Amendment (Confidential) except the following persons: Chief Executive Officer, General Manager Corporate Services, General Manager City Development, General Manager City Services, Chief Financial Officer, Manager Office of the Chief Executive Office, Manager Development and Regulatory Services and Senior Strategy and Policy Planner, Manager Engineering, Assets and Environment and external advisors from URPS - Anita Allen and Sarah Lowe , 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 to confer a commercial advantage on a person with whom council is conducting, or proposing to conduct, business, or to prejudice the commercial position of council.

2. Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed be excluded from the meeting as the Council receives and considers information relating to the proposal over the land, 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 a proposal to rezone land that has not yet been made public through the Code Amendment process.

Carried Unanimously

6.35pm the meeting went into confidence

Moved Councillor Naismith

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 Agenda Item IEC250708F6.1 Proposed Adams Road, Trott Park Code Amendment (Confidential) 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)(m) of the Act:
 - Report - IEC250708F6.1 Proposed Adams Road, Trott Park Code Amendment (Confidential)
 - Attachment 1 - Map of the subject allotments forming part of the proposal
 - Minutes - IEC250708F6.1 Proposed Adams Road, Trott Park Code Amendment (Confidential)
2. on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to be contrary to the public interest and the receipt, consideration or discussion of the information or matter in an information or briefing session open to the public would, on balance, be contrary to the public interest because it includes private property information and proposals which would prejudice potential future negotiations with land owners.
3. Determines this order shall operate until it is revoked 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

7.12pm the meeting came out of confidence



7 Reports for Discussion - Nil

8 Reports for Noting

7.14pm Councillor Lama re-entered the meeting

8.1 Field River - Update

Report Reference IEC250708R8.1

Field River Restoration Project

Mr Rutherford from Green Adelaide provided an update on the Field River Restoration Project, which focuses on biodiversity and a whole-of-catchment approach from the coast to the Mount Lofty Ranges. The project involves state, local, and private landholders across all land tenures to support long-term catchment management.

Key points:

- Aims to protect biodiversity and restore the river corridor, building on the 1990s Great Southern Urban Forest proposal.
- The Field River is now proclaimed Kauwi-marnirla — Field River Conservation Park by the national Park and Wildlife Service SA, with a management plan in development for consultation in December 2025.
- Strong partnerships with Green Adelaide, Kaurna Nation, National Park and Wildlife Service, City of Marion, City of Onkaparinga, Greening Australia, Trees for Life, volunteers, and sponsors are central to delivery.
- Work with Kaurna Nation and the Kaurna Firesticks Team is progressing to incorporate cultural heritage and traditional fire practices.
- Supports Friends of Upper and Lower Field River volunteer groups.
- Commonwealth grants are funding restoration works, including woody weed control.
- Stormwater assets within the park have been identified for repair.
- Visitor safety improvements have been made at the historic Worthing Mine site.

The Committee discussed the Field River Restoration Project following Henry Rutherford's presentation with the following key points noted:

- **Catchment Extent:** The Committee noted the Field River and southern/eastern creeks flow into the sea at Hallett Cove, marking the northern extent of the catchment area.
- **Linking with RAP Activities:** Discussion was held on strengthening connections between the RAP Committee and Field River activities. Henry advised that the Kaurna Firesticks Team partnership is in its early stages, with cultural burning currently occurring on Commonwealth land, with opportunities to expand these practices over time onto council reserves in collaboration with environmental volunteer groups.
- **Stormwater Management and Microplastics:** The Committee inquired about erosion, weed seed dispersal, and microplastics management. It was noted that microplastics are a significant concern, with large volumes entering the system, requiring a focus on social behaviour and community responsibility to reduce impacts.



- **Signage and Park Access:** Issues with vandalism of Field River trail signage were discussed, noting initial signage was destroyed shortly after installation. Future operational and fire management planning will focus on improving public access, signage, and user-friendly mapping over the next year.
- **Creek Flows and Springs:** The Committee discussed seasonal creek flows, noting that while many sections dry in summer, there are permanent springs at Hallett Cove, Reynella, and Sheidow Park that maintain flows in parts of the system year-round.

7.38pm Councillor Lama left the meeting

7.40pm Councillor Lama re-entered the meeting

Stormwater Management Plan

Mr Ricketts, Water Resource Coordinator, provided an update and presentation on the Field River Stormwater Management Plan. The following discussion was noted:

- Collaboration with the City of Onkaparinga as the lead Council is underway, with an MOU drafted. Unlike other stormwater management plans focused on flooding, due to the geography of the area, this plan prioritises water quality, erosion control, and water harvesting.
- Council is preparing to approach the Stormwater Management Authority for funding (approx. \$100,000) in September, with further updates to return to Council.
- Funding models, including potential State and Federal contributions, will be explored, noting the plan's environmental and ecological focus for the Field River.
- Public consultation and education will be included in the process.
- The plan will consider connections to Glenthorne, including leveraging existing wetland systems and detention basins to help mitigate water impacts before discharge to the gulf.

7.44pm Councillor Naismith left the meeting

7.46pm Councillor Naismith re-entered the meeting

Moved Councillor Luscombe

Seconded Councillor Crossland

That the Infrastructure and Environment Committee:

1. Notes the update report from staff and Green Adelaide on activities surrounding the Field River.

Carried



8.2 Marion Water Update

Report Reference IEC250708R8.2

Mr Ricketts, Water Resource Coordinator introduced the item, and the Committee received an update and presentation on Marion Water business and future opportunities noting 334 ML of treated stormwater supplied in 2024/25, with usage regularly exceeding 2.0 ML/day.

The Marion Water business is actively exploring future opportunities to enhance the recycled water network and strengthen long-term water security. These opportunities were discussed with the following key points noted:

Torrens to Darlington (T2D) Opportunity

- Water testing over two years confirmed viability to supply T2D construction needs, with potential to support irrigated vegetation along the North-South Corridor during construction and extend pipelines as the public realm develops.
- A cost-benefit analysis is underway, with indicative costs of \$1.2M (50% recoverable via project contributions) for pipeline and well infrastructure, considering financial and environmental risk profiles before returning to Council.
- It was emphasised that above-ground irrigation needs must remain the priority to avoid adverse impacts on the City of Marion.
- The project may fund a sixth extraction well at Oaklands Wetland to increase supply security.

Majors Road Soccer and Reserves Opportunity

- Expanding supply from Seacliff Golf Course to soccer pitches at Majors Road is being explored to replace potable water, addressing high irrigation demand.
- Council's contribution would be around \$200K, with the majority grant-funded, noting potable water currently costs over \$200K/year for four pitches.

New Groundwater Access

- An EOI has been submitted for 200 ML of new groundwater allocations, providing water security and reliability benefits. A report will return to Council in August.
- The Committee noted ongoing efforts to identify grant opportunities to support expansion.

Additional Discussion Points

- The Committee discussed a review of the current four-year plan is underway, with Councillors indicating a preference for a 10-year business plan to guide water security, pricing, and investment decisions. This will be taken to the next Steering Committee for consideration.
- The Committee discussed water banking management, with strategies to address salinity risks following a dry winter, including purchasing additional water to support reserves.
- Potential future utilisation of water bodies such as Glenthorne Lake for irrigation was queried by the Committee, with feasibility to be assessed in the stormwater management planning process.



- The current pricing model (\$2.53/kL) was discussed, noting it remains below SA Water's lowest tariff while recovering full costs, including renewal, without profiteering.
- The suggestion was made to increase Marion water prices.

Moved Councillor Naismith

Seconded Mayor Hanna

That the Infrastructure and Environment Committee:

1. Notes the report
2. Notes that future reports will be presented to the General Council meetings seeking endorsement of the initiatives outlined in this report.

Carried Unanimously

9 Workshop / Presentation Items - Nil

10 Other Business

11 Meeting Closure

The meeting was declared closed at 8.29pm.

CONFIRMED THIS 5 DAY OF AUGUST 2025

CHAIRPERSON

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference	IEC250805R5.1
Originating Officer	Executive Officer to the General Manager City Services – Tracey Stringer
Corporate Manager	N/A
General Manager	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.

RECOMMENDATION

That the Infrastructure and Environment Committee:

1. **Notes the business arising statement.**

ATTACHMENTS

1. IEC250610 Business Arising as at 8 July 2025 [**5.1.1** - 1 page]

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

AS AT 8 JULY 2025 

Meeting Date	Document	Item	Action Required	Assignee/s	Action Taken / Response	Status
10 June '25	IEC250610R7.1	Environmental Sustainability Plan – emission reduction strategy	Prepare a request for an item to be submitted, through GC, to the LGA AGM re: sustainable procurement.	S Vinal	A report has been prepared for GC250722 – LGA AGM 2025 – Call for Items of Business	Completed
10 June '25	IEC250610R7.2	Environmental Sustainability Plan – strategy and implementation	Email the Committee for how W1 (Develop circular council operations) is achieved and how we can encourage use of recycled materials.	R Neumann	Email to council members (currently being drafted and will be sent to Ang)	Completed
10 June '25	IEC250610R7.2	Environmental Sustainability Plan – strategy and implementation	Email the Committee on the Green Energy – additional cost, how it can be verified it is green energy, explanation on how buying green energy is better than buying the cheapest energy than can be communicated to residents.	R Neumann	Email to council members (currently being drafted and will be sent to Ang)	Completed
10 June '25	IEC250610R7.2	Environmental Sustainability Plan – strategy and implementation	Email on the comparison on energy usage on the sensor lighting and LED.	R Neumann	Email to council members (currently being drafted and will be sent to Ang)	Completed

* Completed items to be removed are shaded

6 Reports for Noting

6.1 Tonsley Precinct Update

Report Reference	IEC250805R6.1
Originating Officer	Manager Engineering, Assets and Environment – Carl Lundborg
Corporate Manager	Manager Engineering, Assets and Environment - Carl Lundborg
General Manager	General Manager City Services - Angela Allison

REPORT HISTORY

IEC241112R7.2 Tonsley District Update – Governance and Car Parking

REPORT OBJECTIVE

This report is to provide Council with an update on the Tonsley Innovation District developments, construction activities, governance and car parking strategy.

RECOMMENDATION

That the Infrastructure and Environment Committee:

1. Notes the Report

BACKGROUND

Established in 2012 following the closure of the Mitsubishi plant, Tonsley Innovation District has evolved into a nationally recognised hub for advanced manufacturing and innovation. Once an industrial site, Tonsley now supports over 150 organisations and approximately 2,000 workers, with a growing community of 660 residents and 8,500 students attending Flinders University and TAFE SA on-site.

The district focuses on four key sectors: health and medical technologies, cleantech, automation, and mining services. Led by Renewal SA, the State Government has delivered major infrastructure and continues to drive strategic land development, business attraction, and precinct curation. On 24 November 2024, at the Infrastructure and Environment Committee meeting, Renewal SA presented an update on the Tonsley Innovation District, with a focus on governance arrangements and car parking strategy (IEC241112R7.2). The presentation prompted several key concerns from Council:

1. **Governance Representation:** The Committee noted that the Tonsley Innovation District Strategic Governance Committee—chaired by the State Government’s Innovation Places Lead, Di Dixon—includes representation from three state departments and Flinders University, but lacks representation from the City of Marion or Tonsley-based businesses. Council proposed the establishment of a business advisory group to provide local industry input to the Governance Committee.
2. **Car Parking Strategy:** Councillors raised issues regarding inadequate car parking within the precinct, resulting in increased pressure on surrounding street parking. A review and

update of the Tonsley Car Parking Plan was requested.

3. **Local Engagement:** Council highlighted the Flinders Greenway project as an example of limited local consultation by the State Government. Members stressed the importance of early and meaningful engagement on precinct matters that impact the surrounding community.
4. **Ongoing Consultation:** The Committee emphasised the need for consistent communication and regular updates from Renewal SA to ensure Council remains informed and actively involved in Tonsley's ongoing development.

DISCUSSION

Development Update

Development applications remain steady for the Tonsley precinct. The majority of dwellings within the residential precinct have been completed, with the final stages either under construction or preparing for ground works.

Council is awaiting the lodgment of the Tesla development application proposed to the southern portion of the precinct.

Governance Committee Update

While there has been no formal progress on establishing a legal governance structure for Tonsley, several models are currently being considered. One option focuses on creating a management structure for tenants within the MAB (Main Assembly Building) to oversee the practical operations of that facility. Another approach being discussed is the formation of a broader business advocacy committee that would represent the entire Tonsley Innovation District.

In the meantime, City of Marion have organised a community engagement forum aimed at the wider Tonsley business community. The purpose of this forum is to explore how businesses, council, and government can collaborate to effectively advocate for the district's interests. Scheduled for early August, the event is expected to help clarify the key issues facing Tonsley businesses and support the development of a consistent advocacy mechanism linking businesses with Council and other relevant stakeholders.

Car Parking Update

The City of Marion is responsible for managing on-street car parking within the Tonsley precinct, including the implementation of parking restrictions in accordance with Council's Parking Management Guidelines. This process involves community consultation where required, to ensure local input informs parking decisions.

In June 2025, the Office of the Hon. Nadia Clancy MP contacted Council on behalf of a Tonsley resident seeking to coordinate a meeting with a local resident group, Renewal SA, PEET, and the City of Marion regarding local parking concerns. Council indicated its support for this request and expressed a willingness to participate in a meeting with residents and relevant stakeholders. While a meeting is yet to be scheduled, Council remains open and ready to engage in constructive discussions once coordination progresses.

Strategic oversight of overall parking provision within Tonsley rests with Renewal SA. As the lead precinct developer, Renewal SA must comply with traffic and parking requirements established through their DA conditions, including adherence to endorsed Traffic Management Plans. These include the *Flinders Tonsley Precinct Integrated Transport and Parking Strategy* and supporting Parking Studies.

Renewal SA will provide an update during the presentation on the latest Tonsley Precinct Car Parking Strategy.

SPEAKERS

Matthew Hogan - Development Director, Innovation Districts and City – Renewal SA

ATTACHMENTS

1. Renewal SA Tonsley Update Aug 2025 [6.1.1 - 11 pages]

Tonsley Innovation District Update



Infrastructure and Sustainability Committee

5 August 2025

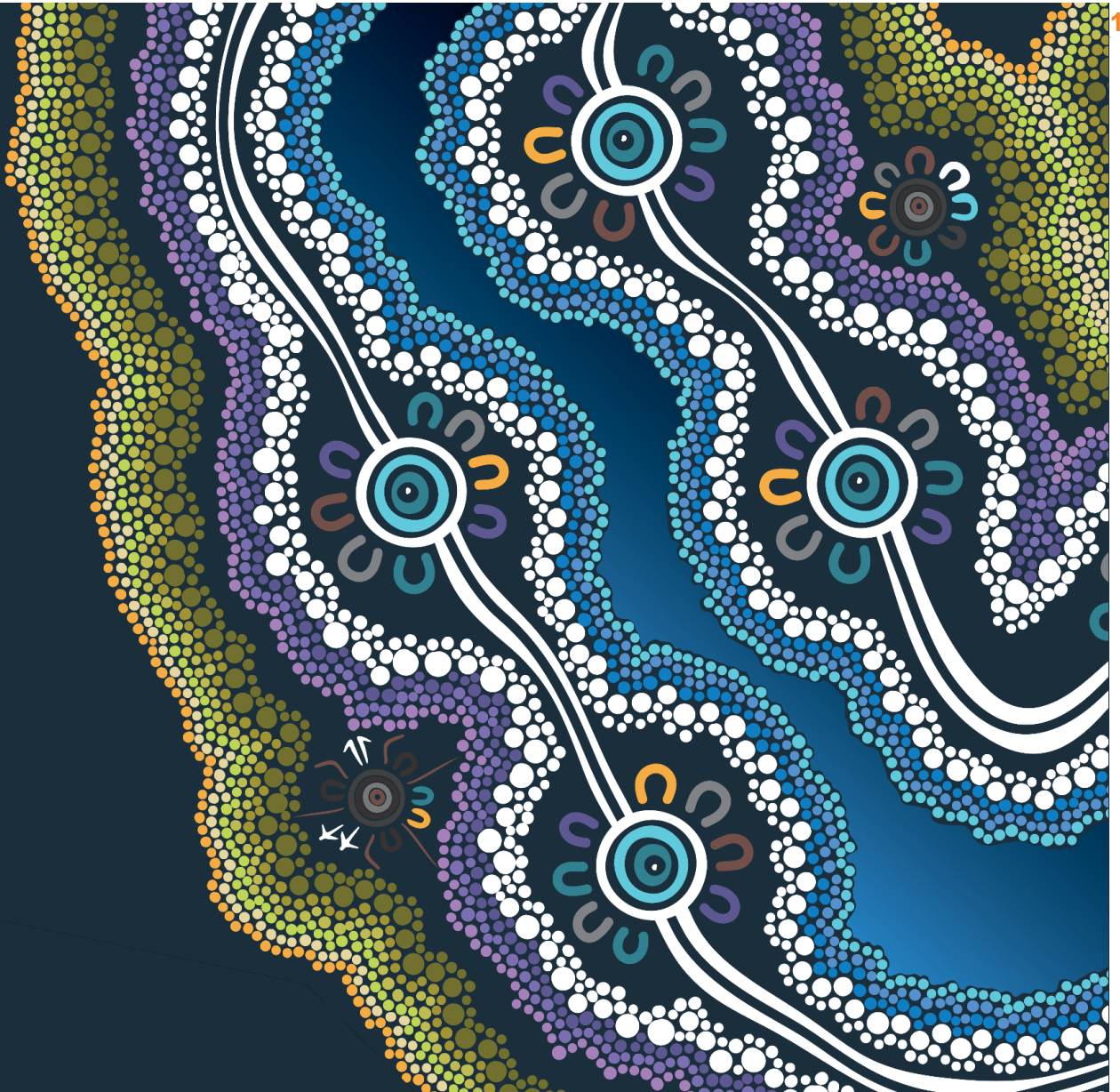
Presented By:
Matthew Hogan
Development Director
Innovation Districts and City
Renewal SA

Acknowledgement of Country

We acknowledge the Traditional Owners and Custodians of the Lands throughout South Australia.

We respect and support their spiritual relationship with Country and connection to their land, waters and community.

As an organisation that is passionate about creating a better future for all South Australians, we are committed to working with First Nations peoples to ensure Culture and Country is respected in everything we do and is represented through our people and projects.



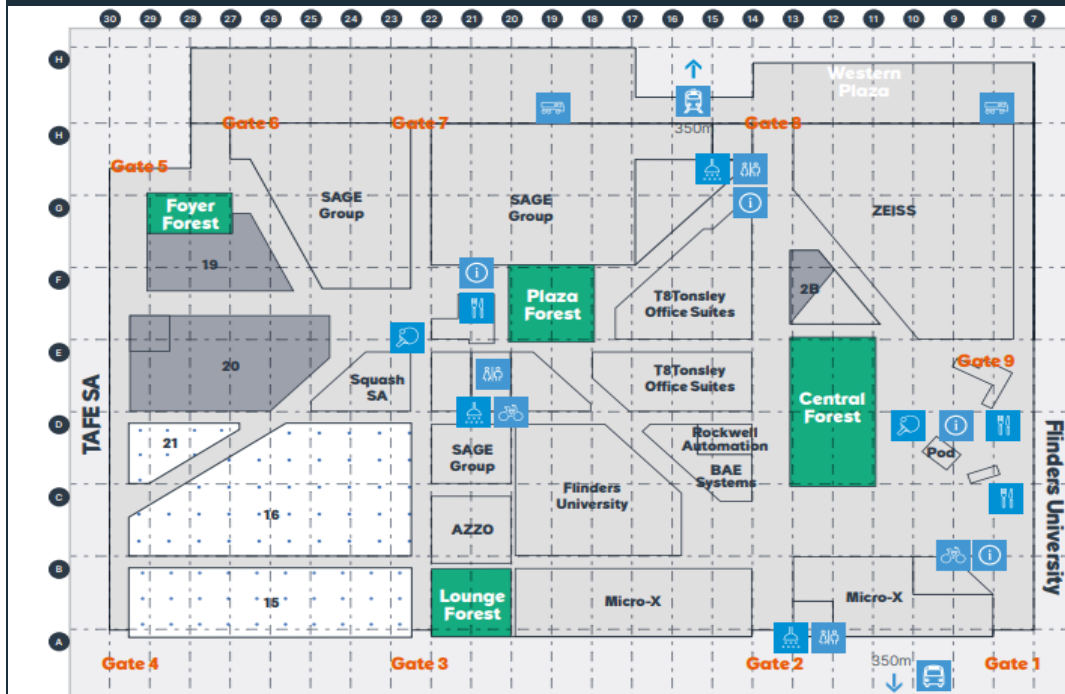
Agenda

- **Introduction**
- **Development Update**
- **Governance Update**
- **MAB Car Parking Strategy**

DEVELOPMENT UPDATE

MAB construction update

- THE MAB IS CURRENTLY 75% DEVELOPED AND TENANTED
- TENANCY 18 (SAGE AUTOMATION BUILDING IS UNDER CONSTRUCTION BY PARTEK)



Innovation and Industrial Construction Update





Vertex apartments

TONSLEY INNOVATION DISTRICT

LONG TERM GOVERNANCE AND DISTRICT SUSTAINMENT

- **Interim Tonsley Governance Committee**
- **Independent Legal Review**
- **Key Tonsley Assets (MAB and Line Zero)**
- **Key Operation Functions**
- **Linkages to Statewide Innovation Framework**
- **Suitability Assessment (leasing)**
- **Economic and Community Activations**
- **Marketing**
- **Governance Options**

MAIN ASSEMBLY BUILDING TENANT AND VISITOR CAR PARKING



- Review of Multi-Deck proposal
- Alternate Option under consideration (P4)
- Benefits
- Meets capacity
- Ability to extend / increase
- Preserve Option for Future Park n Ride (no current proposal or funding)
- Renewal SA control pricing structure
- MAB parking linked directly to MAB ownership
- Proposed timing
- Stakeholder engagement

Thankyou

Matthew Hogan

Development Director – Innovation Districts and City

Email: Matthew.hogan2@sa.gov.au

6.2 Development Updates

Report Reference	IEC250805R6.2
Originating Officer	Unit Manager Planning & Development – Alex Wright
Corporate Manager	Manager Development and Regulatory Services - Gary Brinkworth
General Manager	General Manager City Development - Ben Keen

REPORT OBJECTIVE

The purpose of this report is to provide the Committee with an overview and comparison of the 2023/24 to 2024/25 financial years for the planning system from a performance, planning and building perspective. A status update on the major land development projects occurring is provided.

EXECUTIVE SUMMARY

The report provides a high-level overview of development activity in the City of Marion across the past two financial years. Application volumes and approvals increased, reflecting steady growth and ongoing demand for residential and mixed-use development. Legislative changes, including updated tree regulations and housing liveability standards, contributed to a spike in application numbers and processing complexity.

Major land development projects progressed through key stages, supporting continued urban renewal and providing additional housing supply.

RECOMMENDATION

That the Infrastructure and Environment Committee:

- Note this report.**

DISCUSSION

Development Applications are assessed in accordance with the requirements of the *Planning, Development & Infrastructure Act 2016* and *Planning, Development & Infrastructure (General) Regulations 2017*.

This report provides a 'snapshot' of the operations of the Development Services department during the 2023-2024 and 2024-2025 financial years.

Data Reliability

The reporting available to staff through the PlanSA portal is continuing to be updated, and future enhancements are in progress, bringing together information and data currently available in a variety of reports into one place.

The accuracy of data generated from the portal cannot be fully guaranteed given the on-going updates to the reporting processes, but it provides a consistent comparison between the two financial years.

Overall Summary

Application Totals	2023-2024	2024-2025
Total Applications Submitted	1562	1730
Total Applications Verified/Lodged	1335	1560
Total Applications Granted Development Approval	1294	1374
 Total Development Cost (Submitted Application)	 \$523.53m	 \$516.01m
Total Development Cost (Granted Development Approval)	\$213.18m	\$255.92m
 Consents Determined by Council		
Planning Consent Determined	1051	1180
Building Consent Determined	224	203
 Request for Mandatory Documentation		
Accepted (Building Consent only)	133	112
Planning Consent	811	901
Building Consent	196	84

Submitted: The application is uploaded to the PlanSA portal for initial review. Council is then responsible for reviewing the proposal to ensure all legislative documentation has been provided, determine what is proposed and identify the correct 'assessment pathway'.

Lodged: the application has provided all mandatory documentation and fees required by the Regulations

Granted: all consents (i.e. Planning, Building and Land Division Consents have been assessed and approved).

Planning Consent: Application is assessed against the applicable requirements of the Planning & Design Code.

Building Consent: Application is assessed against the applicable requirements of the Building Code of Australia and National Construction Code.

Accepted Development: Development that meets predefined requirements and therefore only requires Building Consent and Development Approval.

Development Cost: The total estimated Development Cost associated the all developments submitted or approved within the financial year.

Application Submissions

The total number of development applications submitted for assessment during the 2024–2025 financial year increased by approximately 68 compared to the previous year.

A 'submitted' application refers to the initial stage when a proposal is first provided to Council for preliminary assessment. At this stage, Council undertakes a quasi-assessment to determine the nature of the development, confirm the correct assessment pathway (e.g. public notification, referral to the Council Assessment Panel), and ensure all mandatory information has been provided to progress the application to formal lodgement and fee payment.

As part of this process, Council also proactively provides preliminary feedback to applicants regarding any potential issues or deficiencies that may adversely affect the outcome of the formal assessment to assist the applicant.

Development Cost Overview

The highest-value applications submitted during the 2024–2025 financial year included:

- Additions to Resthaven Marion aged care facility – *\$75 million*
- Additions to Westminster College – *\$20 million*
- Construction of 26 dwellings within the Morphettville land division – *\$11.5 million*

The most expensive single dwelling application lodged was located in Hallett Cove, with a declared development cost of \$2.5 million.

The highest-value applications to receive full Development Approval during this period were:

- Indigenous Elders Village – *\$8 million*
- Four four-storey residential flat buildings (comprising 20 and 14 dwellings) – *\$7.5 million*
- Morphettville Land Division – *\$5.7 million*

Planning and Building Consents

Year-on-year figures for Planning and Building decisions remained relatively stable, with a slight increase in planning consents and a corresponding decrease in building consents. The increase in planning consents correlates with the overall rise in applications received during the financial year.

The reduction in building consents is less easily explained. Unlike planning consents which in most cases must be assessed by council, building consents can be issued by either Council or private certifiers, regardless of project complexity.

In practice, Councils are typically engaged to assess minor structures such as carports, verandahs, and outbuildings, while private certifiers often assess more complex or residential dwelling building applications.

Request for Mandatory Documentation

During the verification phase, Council is required to review each application to ensure that all mandatory information, as prescribed by legislation, has been provided. Once this information is confirmed, an application can then proceed to formal lodgement, including payment of fees, and move into the full assessment stage.

The volume of requests for mandatory information remains consistently high, with nearly 50% of applications initially submitted lacking the necessary documentation and requiring formal clarification or additional details.

In many cases, multiple requests are required due to applicants failing to provide the required information in full, which contributes to delays in progressing applications to assessment. Council is currently unable to cancel these applications on the system, meaning they remain in limbo.

Types of Development Applications Lodged

Application Type	2023-2024			2024-2025		
	Submitted	Lodged	Granted	Submitted	Lodged	Granted
Dwellings (detached, row, group etc)	488	475	366	578	527	462
Dwelling Additions (i.e. extensions)	169	142	105	163	162	140
Ancillary Structures (i.e verandahs sheds)	520	442	328	586	584	459
Pools	84	84	51	107	106	83
Tree Damaging Activity	50	46	35	172	142	126
Change of Use	22	22	14	19	19	16
Commercial	83	77	47	101	66	45

The information provided is of the main types of development applications received. The information has been sourced from the PlanSA portal and therefore the accuracy cannot be guaranteed.

Submitted: The application is uploaded to the PlanSA portal for initial review. Council is then responsible for reviewing the proposal to ensure all legislative documentation has been provided, determine what is proposed and identify the correct 'assessment pathway'.

Lodged: the application has provided all mandatory documentation and fees required by the Regulations

Granted: all consents (i.e. Planning, Building and Land Division Consents have been assessed and approved).

There was a significant increase in the number of development applications received for dwellings (of all types), ancillary structures, and tree-damaging activities compared to the previous financial year.

The rise in dwelling applications can be partly attributed to the initial submissions for new dwellings within the Seacliff and Morphettville development precincts.

In contrast, there is no identifiable trend or specific factor accounting for the substantial growth in applications for dwelling additions, although this is normally driven by interest rates or global financial trends.

The notable increase in applications involving tree-damaging activity is directly linked to recent legislative changes, which are outlined in further detail within this report.

Regulated or Significant Tree Damaging Activity (Pruning or Removal)

Type of application	2023-2024	2024-2025
Tree Removal or Pruning Granted	26	70

Tree Removal or Pruning in conjunction with other development (i.e. building) Granted

6

54

Tree Removal or Pruning Refused

3

2

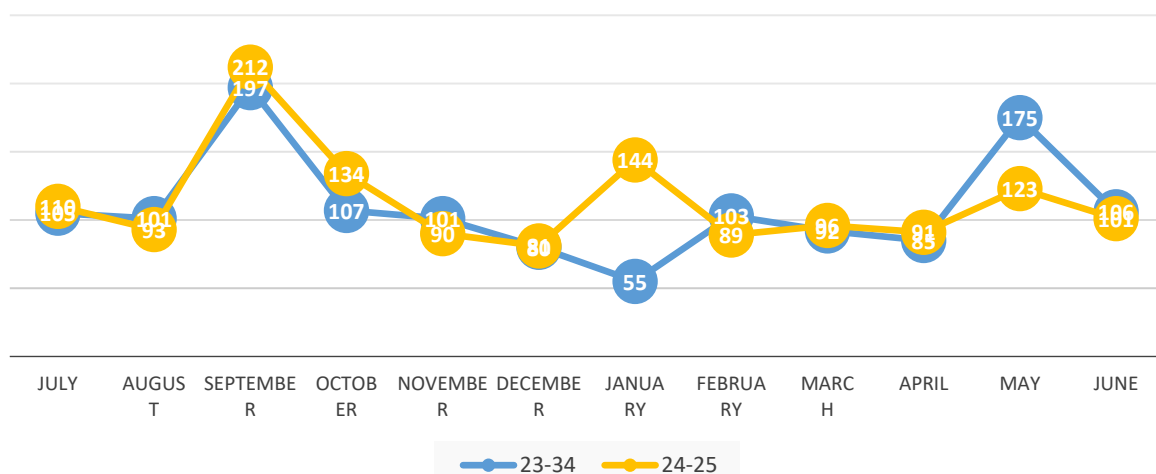
The number of applications seeking 'tree damaging removal' (i.e. either pruning, root zone incursion or removal) rose significantly in the 2024-2025 financial year, when compared to the previous financial year.

This was predominately a result of legislative changes to the Regulated and Significant Tree provisions, which occurred on 16 May 2024. Previously, Regulated Trees required a circumference of 2 metres, when measured 1 metre above ground level, however this was reduced to a circumference of 1 metre from this date. In addition, where most trees within 10 metres of a dwelling or swimming pool were exempt from the protections, this exclusion distance was reduced to 3 metres.

The changes have resulted in a range of smaller trees and bushes (both in terms of height and appearance) being captured by the legislation as 'Regulated Trees' and therefore requiring assessment when tree damaging activity is sought.

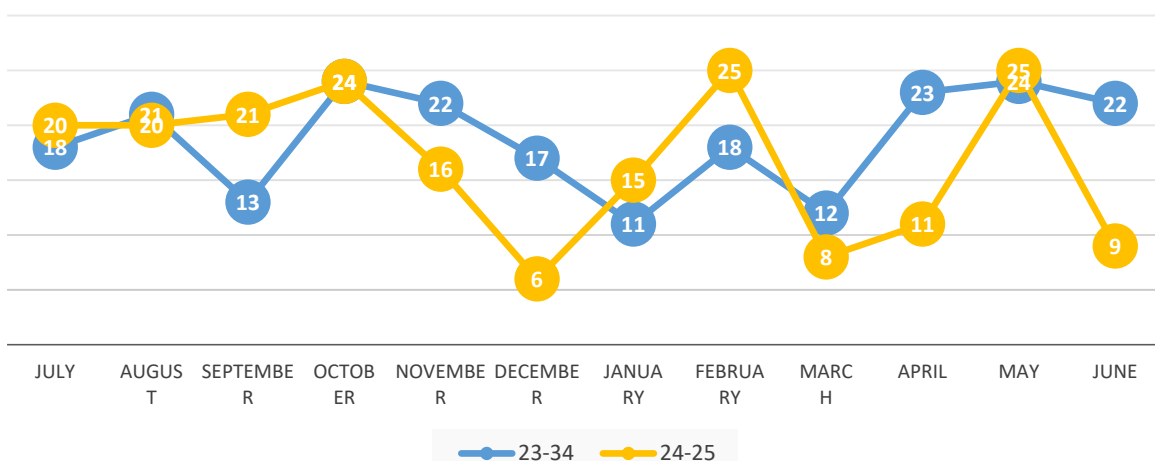
23-24 & 24-25 Monthly Development Applications Verified Trends

Planning Applications Verified Monthly



The number of applications 'verified' per month is relatively similar month on month during the past

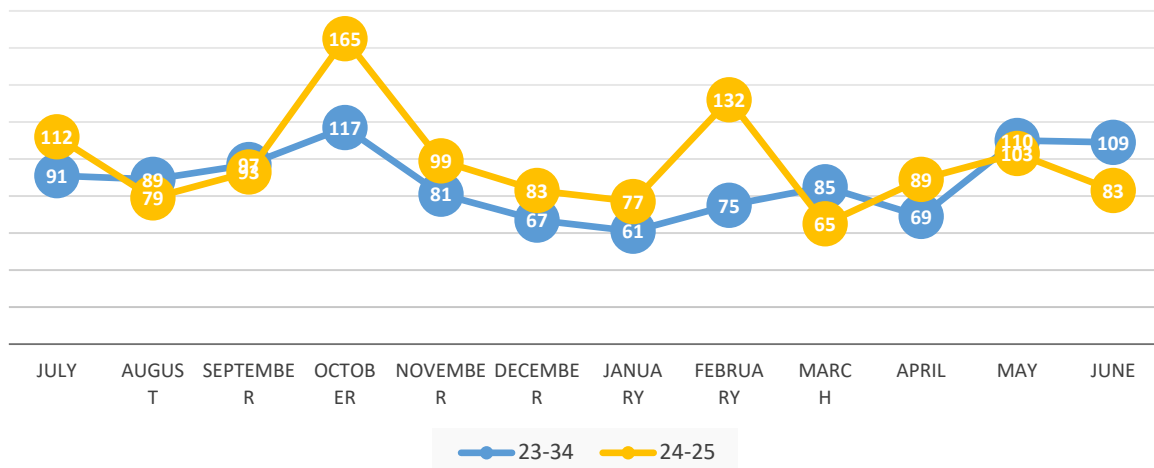
Building Applications Verified Monthly



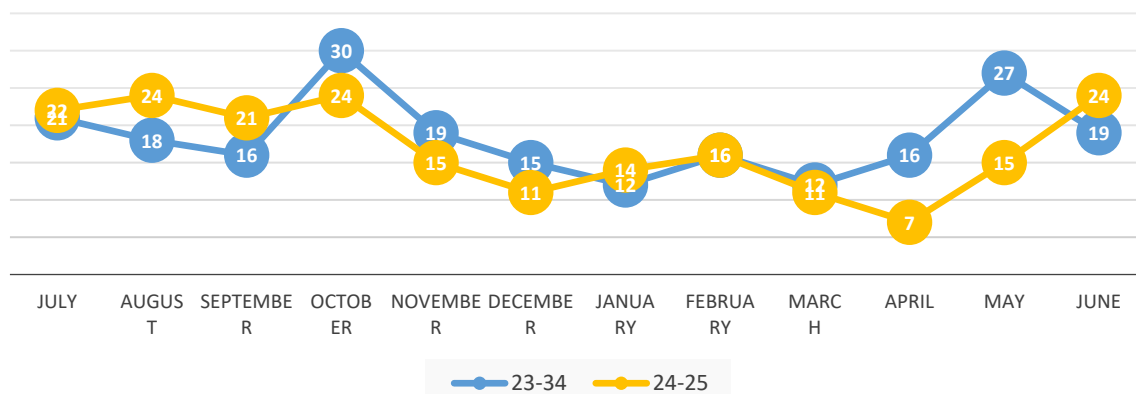
two financial years as the sector follows familiar trends. The number of development applications received by Council 'spiked' in September 2024 as a result of the implementation of the Liveable Housing Standards. These standards were introduced to improve the accessibility, safety and adaptability of new homes across Australia and any development application submitted to Council prior to October would avoid these new requirements. It is evident that the number of applications submitted for both planning and building consent increased in September and May and decreased prior to Christmas and Easter where the development industry closes to a significant degree.

23-24 & 24-25 Monthly Consent Decision Trends

Monthly Planning Decisions (Approve & Refuse)

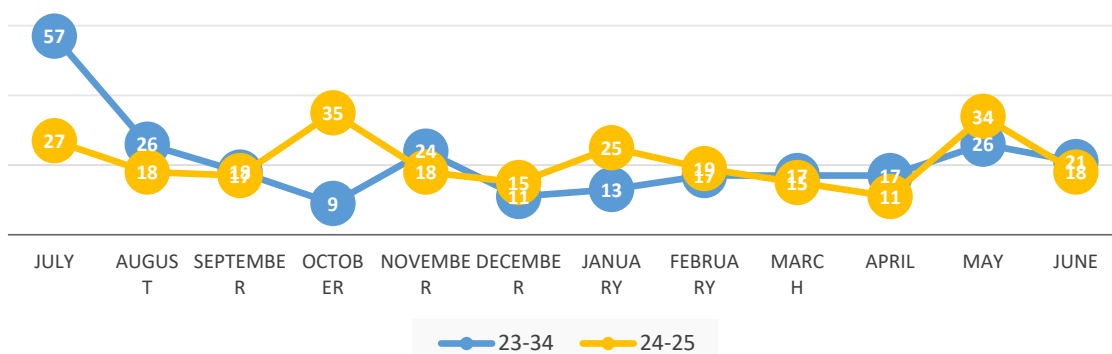


Monthly Building Decisions (Approve & Refuse)



Year on year Planning and Building decisions, and Accepted Development checks (development

Monthly Accepted Development Checks



which only requires building consent), remain similar month on month during the last two financial years. Increases or decreases generally coincide with fluctuations in the application numbers, or due to resourcing impacts.

Public Notification & Council Assessment Reports

	2023-2024	2024-2025
Publicly Notified Applications	64	54
Council Assessment Panel		
Number of CAP Items	7	12
Approve Application	6	7
Refuse Application	0	3
Defer Decision	0	1
Other (Court Compromise Process)	1	1

Public Notification

The number of applications required to undertake Public Notification fell in the 2024-2025 financial year, as compared to the previous financial year.

This is attributed to the State Government initiated changes to the Planning & Design Code which listed additional forms of development (such as all ancillary outbuildings and minor structures – i.e. sheds, retaining walls etc) as ‘exempt’ from the public notification requirements.

Applications which typically require public notification include non-residential uses within predominately residential zones (such as childcare centres and school additions), dwellings which exceed the specific maximum height or level requirements specified in each zone, dwellings which proposed excessive boundary development and earthworks and/or retaining exceeding the maximum requirements within the Hills Neighbourhood Zone.

Council Assessment Panel

The Marion Council Assessment Panel (CAP) is a decision-making body established by the *Planning, Development and Infrastructure Act 2016* and a ‘Relevant Authority’ in their own right for the assessment of Planning Consents.

Presently, the Marion CAP only considers any application that:

1. has undergone Public Notification; and
2. received a representation against the proposal; and
3. where the representor has indicated a desire to be heard.

All other applications are delegated to the Marion Council Assessment Manager for assessment.

The Council Assessment Panel considered 12 items in the 2024-2025 financial year, with 7 approved items, 3 refused, and one deferred for further information. A compromise proposal, which sought to address the Panel’s previous concerns for a refused application, was also considered.

This represents a substantial reduction in comparison to previous years, reflective of the lower public notification numbers.

The CAP predominantly considered applications proposing non-residential land uses and residential dwellings which exceeded the maximum building height requirements or proposed substantial retaining and/or earthworks.

Building Inspections

<i>Type of Inspection</i>	<i>2023-2024</i>	<i>2024-2025</i>
<i>Pool Inspections</i>		
Pool – Initial visit (compliant)	37	36
Pool – Initial visit (non-compliant)	30	51
Pool – Follow up visit	194	159
Number of Building Notifications Received	92	95
<i>Residential Development Inspections</i>		
Residential Development – Initial visit	801	497
Residential Development – Follow up visit	263	356
Number of Building Notifications Received	502	488
<i>Non-residential development Inspections</i>		
Commercial – Initial visit	67	84
Commercial – Follow up visit	35	29
Number of Building Notifications Received	92	95

Note: New sites inspected does not include follow up or additional inspections made by staff and does not consider whether a site contains multiple buildings requiring inspection.

Class 1A: Residential Development – Dwellings, Dwellings Additions, Boarding Houses

Class 2-9: Commercial, Industrial, Public Buildings, Schools, Retail, Hotels and Offices

Building Notifications

During construction, applicants or builders are required to submit mandatory building notifications to the council. These notifications enable the council to schedule inspections at key stages of the building process, ensuring that the work complies with approved plans and relevant safety standards.

Council is legislatively required to inspect:

- Minimum 66% of residential developments (class 1A) of a completed building stage at least once.
- Minimum 90% of commercial development (class 2-9) of a completed building stage at least once.
- 100% swimming pools and pool fences, at completion.

The number of building notifications received during the 2024-2025 year remained consistent with the previous financial year. A notable decline in residential site visits was observed. In contrast, inspections for higher priorities areas such as swimming pools and commercial buildings increased.

It is noted that from next financial year it is anticipated that there will be an increase in inspection numbers due to a change in notification requirements for dwellings, where certificates of occupancy will be required. Presently, it is estimated that less than 50% of buildings notify the council of their inspection needs, and this will increase due to the new requirements. This will increase pressure on resources to maintain the statutory inspection rates.

Although the statutory inspection rates are prescribed, there are no penalties applied to council's for not meeting those. It is not desirable to maintain inspection rates below the statutory limits as these are aimed to minimise risk to safety due to substandard building work. The team will investigate efficiencies and resources within the team to ensure we achieve the inspections required.

Swimming pools

Council is required to inspect all swimming pool safety features following notification of completed building work submitted via the PlanSA portal. Properly installed barriers are essential for preventing unsupervised access to pools, particularly for young children. Legislation mandates that these inspections must be conducted within 10 business days of the council being notified of the completion of the safety features.

During the reporting period, a total of 87 pools were inspected out of the 95 pools notified, resulting in a 92% inspection rate. Of these, 65 inspections were completed within the required timeframe.

A compliance rate of 59% was achieved during the last financial year and staff will continue to monitor these sites to ensure full compliance is achieved.

Residential development

Council is required to inspect 66% of residential development including new dwellings, dwelling additions, boarding houses etc.

Builders must notify Council when a site is ready for inspection, at various stages throughout construction such as commencement, footings, framing, fire safety and completion. Council can inspect a site at any stage and may inspect sites multiple times/stages. Sites containing multiple dwellings may also see staff undertake multiple inspections on one site. Non-compliant sites can be re-inspected multiple times. The main issues encountered with non-compliant sites includes:

- Builders not undertaking construction to the approved plan
- Minor structural deficiencies
- Fire wall deficiencies
- Storm water connection
- Inadequate documentation
- Essential safety provisions documentation for commercial and industrial buildings
- Statement of compliance documentation for all classes of building work

During the reporting period, a total of 497 residential developments were inspected out of the 488 building work commencement notifications, resulting in a 102% inspection rate (in a reporting year,

there may also be more inspections completed than building works commenced, for example 100 building works commenced and 120 inspections completed, giving a total of 120%).

Overall, staff undertook 779 inspections which included additional site inspections following rectifications required on site. **Note:** *New sites inspected does not include additional inspections made by staff at other stages of building work and does not consider whether a site contains multiple buildings requiring inspection.*

A compliance rate of 59% was achieved during the last financial year and staff will continue to monitor these sites to ensure full compliance is achieved.

Commercial Development

Council is required to inspect 90% of commercial development including public buildings, industrial warehouses, schools, retail, hotels and offices etc.

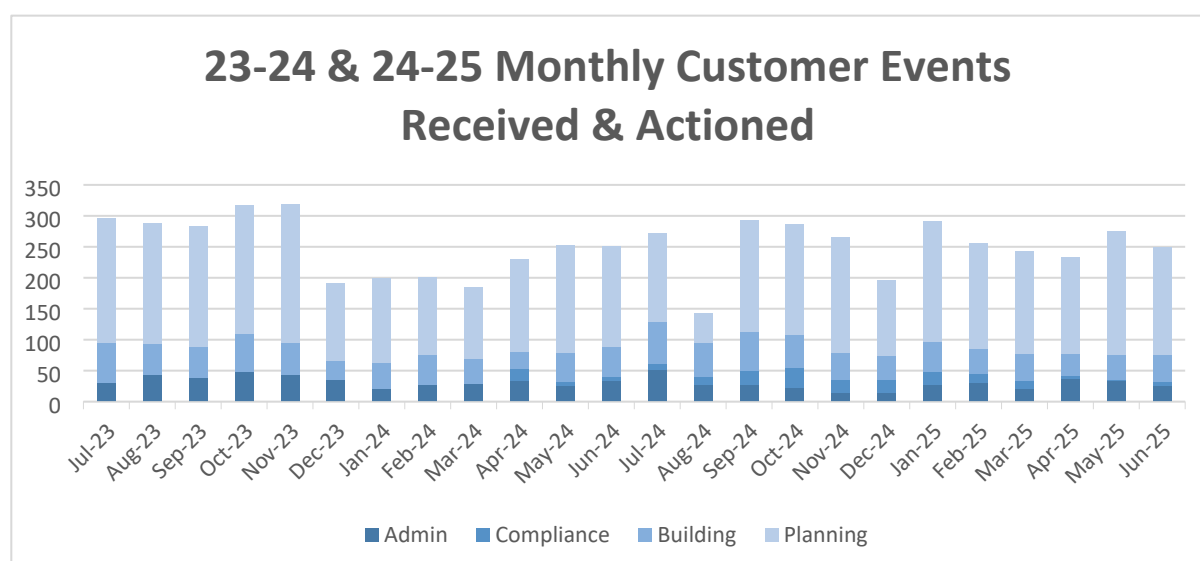
During the reporting period, a total of 84 commercial developments were inspected out of the 94 building work commencement notifications, resulting in an 89% inspection rate.

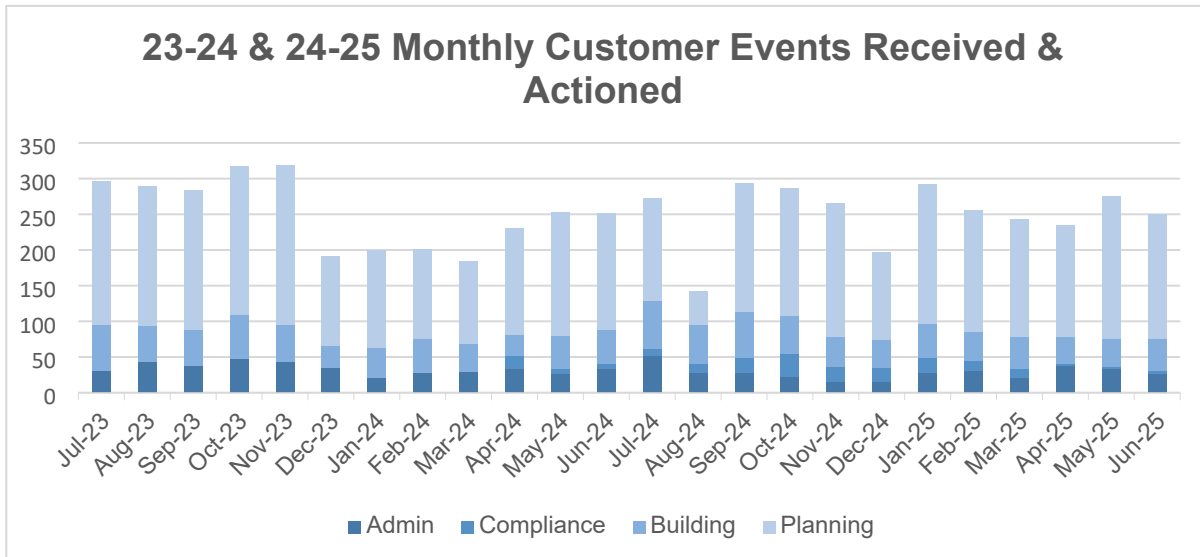
Overall, staff undertook 118 inspections which included additional site inspections following rectifications required on site.

A compliance rate of 75% was achieved during the last financial year and staff will continue to monitor these sites to ensure full compliance is achieved.

Customer Events Received & Actioned

23-24					24-25				
Admin	Compliance	Building	Planning	Total	Admin	Compliance	Building	Planning	Total
408	33	564	2008	3013	335	177	575	1918	3005





The number of customer events received by the Development Services team has remained steady, with low number of events recorded during the months of August and December.

Development Compliance events increased during the 2024-2025 financial year as a result of improved/new record keeping and the commencement of a second compliance officer in August 2024.

The decrease in recorded administration events during the 2024-2025 financial year can be explained through their aim of resolving calls at the 'point of call', which includes direct phone calls and responding to queries from the Customer Experience team in real time (i.e. online chat).

ATTACHMENTS

Nil

7 Reports for Discussion

7.1 Common Design Issues for Infill Development

Report Reference	IEC250805R7.1
Originating Officer	Unit Manager Planning & Development – Alex Wright
Corporate Manager	Manager Development and Regulatory Services - Gary Brinkworth
General Manager	General Manager City Development - Ben Keen

REPORT OBJECTIVE

- To inform members of common failures associated with the design of infill development applications and the Code's limitations
- To inform members of proposed Design Guidelines being prepared aimed at improving the quality of applications received.

EXECUTIVE SUMMARY

There has long been concerns associated with increasing infill development within our neighbourhoods by our community. These concerns have related strongly to garaging and on street parking impacts but have also covered concerns about design quality of new developments within the street.

Common design challenges and failures within development proposals assessed by council relate to garage dominance, boundary-to-boundary development, flat and uninteresting facades, reduced areas of soft landscaping and excessive bulk and scale within multi-unit developments.

Council is seeking to lift the bar on design outcomes by preparing Design Guidelines which will better articulate council's expectations in responding to the Code, and will be used to both educate developers, designers and the community about better design outcomes, and incentivise quicker and easier assessment timeframes and pathways for compliant proposals.

RECOMMENDATION

That the Infrastructure and Environment Committee:

1. **Notes the common design issues identified within the report**
2. **Seek staff to present the completed draft of the Design Guidelines at a future Infrastructure and Environment Committee meeting.**

DISCUSSION

1. Background

There has long been community concern relating to the quality of infill development that has occurred within recent times. This concern has mostly been shared by staff who continue to work within the parameters set out within the Planning and Design Code. Members may recall that the State Government consulted in late 2024 on changes to carparking requirements and size

standards associated with housing development. Whilst this has not yet formally been implemented, it will go some way to addressing perhaps the single biggest cause of community concern

Beyond the parking issue, members may recall that in October 2023 staff presented case study examples of infill development at a Forum and demonstrated the improved outcomes that were able to be achieved by virtue of negotiations by staff.

2. Common Design Challenges

This report examines the key common design failures and challenges faced by Council staff in the assessment of infill development applications which are informing the preparation of a suite of Design Guidelines.

It should be noted that the focus of this report is not relating to the quality of construction, or the nature of materials used in construction of development. The requirements for these are set out by the Building Code of Australia and fall outside of the ability of Council to influence to any large degree.

The most common design challenges and failures faced by staff in the assessment of infill development applications relate to the five following problems:

The dominance of garaging within facade designs

- This is driven by both the reduced frontage widths for housing across sites (with increasingly narrower sites being proposed) and the strong desire to provide double garaging for all new housing. Designs typically front an entry hallway typically badged as a “study” or “lounge” despite questionable functionality.

Increasing number of boundary-to-boundary development

- This is driven primarily by narrower street frontages being sought by proponents for properties proposed to be subdivided which is supported by the Code’s minimum site area and frontage width criteria relating to dwellings in a terrace arrangement, effectively opening the door to facilitating three dwellings on the slightly wider typical block widths within our residential areas.
- This is also partly being driven by a desire to maximise the development potential of sites

Presentation of flat, uninteresting or incompatible facade designs to the street

- This issue is likely to be led by a simplified approach to design and construction to help reduce costs. A lack of understanding of good design may also be contributing to developers leading to these outcomes.
- Poor implementation of contemporary design approaches are also leading to facade designs and roof forms that do not sit comfortably within established streetscapes.

Reductions in soft landscaping across sites

- The desire for larger dwellings, and increasingly, integration of alfresco spaces within the dwelling designs is increasingly “pushing the limits” of covered or paved spaces on proposed allotments.

- This is to some degree supported by Code policies which support substantial site cover and pervious areas across sites.

Excessive bulk and scale of buildings on multi-unit sites

- Increased densities, reduced setbacks and excessive site coverage allowed by the Code supports very large buildings across sites. This is particularly problematic for multi-unit sites proposed in the General Neighbourhood Zone and Housing Diversity Zone where the intent is for a more intense form of development.
- This is difficult to balance where the development sits within an established streetscape that is mostly low density and single storey.

Administration will provide some examples of these outcomes, further explain the Code policy and the challenges this creates for staff at the presentation of this item at the meeting.

3. Proposed Design Guidelines

Council is seeking to “raise the bar” in design outcomes with the preparation of design guidelines focussed specifically towards infill development. It is important to note that any design guidelines would have no legal status within the planning system, however, they can be used to:

- provide clarity in expressing council’s preferred position on a range of design matters
- provide for improved and broader design issues and outcomes than that covered by the Code itself
- respond to local settings where they are specifically applicable

The main “carrot” for developers to be consistent with guidelines is that they will achieve quicker and easier approvals for their developments. However, we hope to also educate landowners about what is good (or better) design, and lead to market demand for better outcomes.

Similar Guidelines are often used by developers to reinforce a particular design language or materials selections for their residential estates and provide both certainty and clarity for purchasers, builders and developers as to how they need to respond for their proposal.

No other guidelines exist in other councils across metropolitan Adelaide, and staff are not aware of any in the process of being prepared. In this instance, Marion will be seeking to be leading local government in this space in South Australia since the adoption of the Planning and Design Code.

Whilst still in the process of being prepared, the Marion Design Guidelines will be structured to address the following chapters:

- Responsive Site Layouts
 - Doing a site analysis – existing patterns and building elements in the street
 - Understanding existing landscaping on the site and in the street and treating this as an asset
 - Understand topography implications, key views and wind directions and direction of sun travel
 - Use consolidated sites instead of single sites for group dwellings and residential flat buildings.
- First Impressions Count
 - Street presentation of facade (clear entry and surveillance of the street)

- Design features and elements (varied and interesting facades and roofing)
- Variation in materials and finishes
- Front landscaping and fencing
- Does my house look big on this? Managing height, bulk and scale.
 - Breaking up facades through modulation and articulation
 - Setbacks
- Reduce the impact of garaging and parking
 - Garage width and positioning
 - Design and roofing relative to main dwelling
 - Driveway treatments
 - Landscaping and space in common driveway arrangements
- Be a good neighbour
 - Setbacks
 - Privacy (visual and acoustic)
 - Shadowing.
- Work with the slope
 - Split level designs
 - Placement and format of retaining walls
 - Use of batters
 - Integrating landscaping
- Make is Sustainable and Resilient
 - Passive design techniques
 - Reducing heat island effects (materials, colours and landscaping selections)
 - Water management
 - Waste management
- Don't forget the small (but still important) stuff:
 - Storage
 - Bin storage and collection
 - Air conditioning
 - Meters and letterboxes (for communal formats).

Each chapter will include:

- an outline as to why the issue is important
- design tips that form the basis of the guidelines (these will be largely annotated graphics using 3D Sketchup models)
- which relevant Code policies you will be addressing; and
- a list of additional resources on the design topics (where applicable).

It is hoped that the guidelines can also be used to document where marked improvements are achieved and provide an evidence base to advocate for potential improvements to the Planning and Design Code.

ATTACHMENTS

Nil

8 Confidential Items

8.1 Cover Report - Basketball Stadium Management Model Options

Report Reference	IEC250805F8.1
Originating Officer	Business Support Officer - Governance and Council Support – Cassidy Mitchell
Corporate Manager	Manager City Property - Mark Hubbard
General Manager	General Manager City Development - Ben Keen

REASON FOR CONFIDENTIALITY

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

(b) information the disclosure of which (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest

RECOMMENDATION

Pursuant to Section 90(2) and (3)(b) 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 IEC250805F8.1 Basketball Stadium Management Model Options except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager Office of the Chief Executive Office, Manager City Activation, Manager City Property, Unit Manager Governance and Council Support, Governance Officer, Unit Manager Engagement, Media and Events and Media and Engagement Advisor to remain in the room and or any external advisors, 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 to prejudice the Council's commercial position during the current ongoing negotiations and prejudice the commercial position of the person who supplied the information.

Notes the disclosure of this information would, on balance, be contrary to the public interest because it could confer an advantage on a third-party council is proposing business with.

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.

9 Workshop / Presentation Items**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.