

His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF PLANNING AND DEVELOPMENT COMMITTEE MEETING

Council Chamber
245 Sturt Road, Sturt

Tuesday, 04 May 2021 at 06:30 PM

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the Local Government Act 1999 that a Planning and Development Committee meeting will be held.

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

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



Tony Harrison
Chief Executive Officer



TABLE OF CONTENTS

OPEN MEETING	3
KAURNA ACKNOWLEDGEMENT	3
ELECTED MEMBERS DECLARATION (if any)	3
CONFIRMATION OF MINUTES	3
Confirmation of the minutes for the Planning and Development Committee Meeting held on 2 March 2021	3
BUSINESS ARISING	10
Business Arising Statement - Action Items	10
CONFIDENTIAL ITEMS	15
REPORTS FOR DISCUSSION	15
Revitalisation of the Edwardstown Employment Precinct - Brand	15
Centre zoning review and Urban Activation opportunities	30
Hamilton Estate - Character Area	68
Morphettville and Glengowrie Residential/Horse Stabling Area - Rezone	72
REPORTS FOR NOTING	75
North-South Corridor T2D	75
Code Amendments Update	77
Planning Reforms Update	78
WORKSHOP / PRESENTATION ITEMS	83
OTHER BUSINESS	83
MEETING CLOSURE	83

OPEN MEETING**KAURNA ACKNOWLEDGEMENT**

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

ELECTED MEMBERS DECLARATION (if any)**CONFIRMATION OF MINUTES****Confirmation of the minutes for the Planning and Development Committee Meeting held on 2 March 2021**

Originating Officer Governance Officer - Angela Porter

Corporate Manager Manager Corporate Governance - Kate McKenzie

Report Reference: PDC210504R01

RECOMMENDATION:

That the minutes of the Planning and Development Committee Meeting held on 2 March 2021 be taken as read and confirmed.

ATTACHMENTS:

#	Attachment
1	PDC210302 - Final Minutes



MINUTES OF THE PDC210302 - PLANNING AND DEVELOPMENT COMMITTEE MEETING

Tuesday, 02 March 2021 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt



PRESENT

His Worship the Mayor Kris Hanna

Councillor - Sasha Mason

Councillor - Luke Hutchinson

Councillor - Joseph Masika

Councillor - Kendra Clancy

Councillor - Raelene Telfer (from 6:34 pm)

Councillor - Jason Veliskou (from 6:49 pm)

In Attendance

Councillor - Ian Crossland

Councillor - Tim Gard

Councillor - Maggie Duncan

Councillor - Matthew Shilling

Councillor - Bruce Hull

Councillor - Nathan Prior

Acting Chief Executive Officer - Sorana Dinmore

General Manager City Development - Ilia Houridis

General Manager City Services - Tony Lines

Manager Development & Regulatory Services - Warwick Deller-Coombs

Team Leader – Planning - Alex Wright

Senior Policy Planner - David Melhuish

Project Director Urban Renewal - Sascha Frost

Executive Officer to the General Manager City Development – Louise Herdegen (Minutes)

Seacliff Group - Michael Visintin, Roger Mainwood, Andrew Brazzale & Frank Gasparin

OPEN MEETING

Councillor Mason opened the meeting at 06:32 PM

KAURNA ACKNOWLEDGEMENT

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

ELECTED MEMBERS DECLARATION (if any)

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

Nil interests were disclosed.

CONFIRMATION OF MINUTES - Nil

CONFIDENTIAL ITEMS**Cover Report - Confidential - Seacliff Group Presentation****Report Reference:** PDC210302F01**Moved Councillor - Hutchinson****Seconded Councillor - Masika**

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager Development and Regulatory Services, Team Leader Planning, Senior Policy Planner and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Seacliff Group Presentation, upon the basis that the Committee 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 in confidence information provided by a third party regarding future development of the site.

Carried unanimously

6:34 pm the meeting went into confidence

6:34 pm Councillor Telfer entered the meeting

6:49 pm Councillor Veliskou entered the meeting

Confidential - Seacliff Group Presentation**Report Reference:** PDC210302F01

The Manager Development & Regulatory Services introduced the presenters, Michael Visintin (Design IQ) and Roger Mainwood (Total Projects Group), to provide an overview and vision of the draft master plan on behalf of the Seacliff Group.

The following discussion points were noted:

- Development to consist of a medical centre, child care centre, retail component (mixed use, specialty, supermarket), eat street to create community hub and open space areas.
- Site plans and video of the proposed site shared with the meeting.
- The Seacliff Group anticipate the proposal for the initial stages (Medical Centre and Childcare Centres) to come to Council by mid 2021.
- Carparking and allocations will be provided as per planning requirements.
- Overlay for lease that sits with Boral to City of Marion. Lease revoked to the boundary with no impact to operation of golf course.
- The site dissects the boundaries of the City of Marion and City of Holdfast Bay. Developers will continue to work with both councils.
- Stormwater flow from the clubhouse and ocean boulevard trisects site. Detention basins will minimise flooding. More wetland features may be added beyond the site to help the whole system work more efficiently.
- Soil conditions and profiles explained.
- Public realm to be handed over to Council includes open space, linear paths, wetland systems, street tree planting, public domain through southern and western boundary.
- As detailed plans become available, Open Space team will be included in the discussions.
- Site contamination issues discussed. The main affected areas will be beneath the carpark and extensive mapping has been undertaken to determine depth & breadth of affected areas. Significant testing has been done with management action plan with EPA. Explanation of carpark construction,

- approved by EPA, to ensure safety between people and contamination.
- Noise and dust mitigation strategies included in design considerations.

Moved Councillor - Hutchison**Seconded Councillor - Masika**

That the Planning and Development Committee:

- Note the presentation from the Seaclyff Group.

Carried

7:33 pm the meeting came out of confidence

REPORTS FOR DISCUSSION**Commercial and Industrial Zoning Workshop Discussion****Report Reference:** PDC210302R01

The Manager Development & Regulatory Services and Senior Policy Planner presented an update of work undertaken to date on the Commercial and Industrial Zoning Review.

Discussion points noted below:

- Zoning to allow some level of flexibility that offers a mixture of commercial/residential.
- Comparison between current and new zones with examples and scenarios discussed.
- Small businesses operating from shop premises however not operating/open as shops. COVID has led to a change of where/how people are operating their business ie smaller/more affordable premises and/or from home.

Moved Councillor - Masika**Seconded Councillor - Hutchison**

That the Planning and Development Committee:

- Notes this report.
- Administration to provide a report to the Committee in May 2021 that outlines a comparison of what each zone offers to clearly understand the Code Amendments for future detailed analysis.
- Recommend to Council that staff progress the Marion Road Corridor Zoning as part of a Code Amendment following the implementation of the Planning & Design Code.

Carried Unanimously**Planning Reforms Update****Report Reference:** PDC210302R02

The General Manager City Development attended the Planning & Development Code Briefing for Mayors and CEO's (on behalf of the CEO) on 1 March 2021. Confirmation of timeframes and when Council will see the final version of the Code is still no clearer. The only clear outcome was the new Planning & Design Code will be active from 19 March 2021.

Moved Councillor - Masika**Seconded Councillor - Veliskou**

That the Planning and Development Committee:

1. Notes this report.

Carried unanimously

Forward Agenda

Report Reference: PDC210302R03

The General Manager City Development introduced the item and welcomed discussion and suggestions for future topics that align with the Terms of Reference. The following suggestions were noted:

- Current standing items to remain as scheduled.
- Include some innovation ideas.
- Best practice development.
- Community issues that are outside of Council's power – for awareness.
- Urban renewal.
- Clarity on Council's role with new P&D Code.
- Public/private partnerships – activate/opportunities.
- Identify opportunities Council may be missing out on ie use Sturt Road shops as a case study and how can that be replicated.
- Development strategy/guidelines with groups like Master Builders.

Moved Councillor - Clancy**Seconded Councillor - Veliskou**

That the Planning & Development Committee:

1. Notes the committed agenda items.
2. Provided suggestions for the proposed forward agenda for the 2021 program.

Carried Unanimously

REPORTS FOR NOTING**Development Plan Amendments Update**

Report Reference: PDC210302R04

Councillor Veliskou declared an actual conflict of interest as a family member is directly affected by the Junction redevelopment proposal in Oaklands Park.

8:47 pm Councillor Veliskou left the meeting.

Key discussion points relating to the Seacliff Development noted below:

- The Seacliff Development will sit across two Council boundaries and the management of rates, where properties straddle the boundary may need further consideration.
- No trigger as yet for boundary realignment discussion between the Council's.
- Discussion required with Rates with examples of where this has happened before.

Moved Councillor - Clancy**Seconded Councillor – Masika**

The Planning and Development Committee notes that:

1. Development Plan Amendments will be called Code Amendments once the new Planning and Design Code is active from 19 March 2021.
2. The Seacliff Park and Oaklands Park Development Plan Amendments are complete.
3. The development policy objectives sought by the Housing Diversity Development Plan Amendment Part 2 must now be progressed through a Code Amendment should Council choose to pursue these.

Carried

8:51 pm Councillor Veliskou re-entered the meeting.

North-South Corridor Update

Report Reference: PDC210302R05

Councillor Mason is the representative for the City of Marion on the Community Reference Group. First meeting scheduled for 3 March 2021.

Moved Councillor - Telfer**Seconded Councillor - Masika**

That the Planning and Development Committee:

1. Notes the report and proposed progress reporting be brought to the Planning and Development committee.
2. Notes project related matters requiring discussion or decision will be presented to Elected Member Forums and General Council on an as needs basis.

Carried Unanimously

WORKSHOP / PRESENTATION ITEMS**OTHER BUSINESS - NIL**

MEETING CLOSURE - Meeting Declared Closed at 08:55 PM

CONFIRMED THIS 4TH DAY OF MAY 2021

.....

CHAIRPERSON

BUSINESS ARISING

Business Arising Statement - Action Items

Originating Officer Executive Officer to General Manager City Development - Louise Herdegen

Corporate Manager N/A

General Manager Acting General Manager City Development - Greg Salmon

Report Reference PDC210504R02

Confidential ☐

REPORT OBJECTIVE

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

RECOMMENDATION

That the Planning & Development Committee:

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

Attachment

#	Attachment
1	Combined Business Arising and Forward Agenda

CITY OF MARION
BUSINESS ARISING FROM THE PLANNING & DEVELOPMENT COMMITTEE MEETINGS

ATTACHMENT 1
 AS AT 28 APRIL 2021



Date of Meeting	Item	Response by	Due Date	Status/Response	Completed / Revised Due Date
2 March 2021	Commercial and Industrial Zoning Workshop Discussion (Report Reference: PDC210302R01) <ul style="list-style-type: none"> A report to the Committee in May 2021 that outlines a comparison of what each zone offers to clearly understand the Code Amendments for future detailed analysis Recommend to Council that staff progress the Marion Road Corridor Zoning as part of a Code Amendment following the implementation of the Planning & Design Code 	D Melhuish	4 May 2021		Completed
		D Melhuish	27 April 2021	Added to the Schedule of Upcoming Items	Report scheduled for 11 May 2021
2 March 2021	Development Plan Amendments Update (Report Reference: PDC210302R04) <ul style="list-style-type: none"> Discussion with Rates of where a property sits across two Council boundaries. How has this worked and examples. 	W Deller-Coombs	4 May 2021	<p>Staff are not aware of any examples where rates have been levied on one property by two councils, however the property owned by Eldercare at 86 Oaklands Road, Glengowrie spans both City of Marion and Holdfast Bay Councils. In 2019, a suburb boundary alteration was undertaken to allow for a portion of the property located in Holdfast Bay Council to be incorporated into City of Marion. Another section of the property remains in Holdfast Bay Council – as a separate allotment – and is therefore rated by Holdfast Bay Council. As this is a separate allotment, it does not constitute the same property although buildings on the property span across the boundary.</p> <p>Further investigation is required to verify the legislative standpoint of property located across two council boundaries.</p>	

* Completed items to be removed are shaded

Meeting Schedule 2021



2 March	6.30 – 9.30
4 May	6.30 – 9.30
3 August	6.30 – 9.30
5 October	6.30 – 9.30
7 December	6.30 – 9.30

2021 Committee Membership

- Membership – 6 Elected Members plus the Mayor
- Quorum - 4 Committee Members

Presiding Member –Sasha Mason

Members

- Luke Hutchinson
- Joseph Masika
- Kendra Clancy
- Jason Veliskou
- Raelene Telfer

Planning & Development Committee

Meeting Schedule 2021

Planning and Development Committee		Date: Tuesday, 2 March	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Confidential - Seaclyff Group Presentation	F	Presentation – 1 st item	Michael Visintin (Design IQ) Frank Gasparin and Andrew Brazzale (Seaclyff Group)	W Deller-Coombs	
Commercial and Industrial Land Workshop		Presentation – 2 nd item		W Deller-Coombs	
Planning Reforms Update	R	Standing report		A Wright	
Development Plan Amendment Update	R	Standing report		D Melhuish	
North-South Corridor	R	Standing report		B Grimm	
Forward Agenda	R			L Herdegen I Houridis	

Planning and Development Committee		Date: Tuesday, 4 May	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
North South Corridor Update	R	Standing report		B Grimm	
Planning Reforms Update	R	Standing report		W Deller-Coombs	
Code Amendment Update	R	Standing report		D Melhuish	
Revitalisation of the Edwardstown Employment Precinct – Brand	R	Brand concept for endorsement		D Griffiths K Silkstone	
Hamilton Estate – Character Area		To seek the Committee's consideration and direction on whether a rezoning of Hamilton Estate should be undertaken.		D Melhuish	
Morphettville Residential / Horse Stabling Area – Rezone	R	To seek the Committee's consideration and direction on the potential rezoning of the residential/horse stabling area in Morphettville		D Melhuish	
Centre Zone Review – Commercial and Industrial Zoning Review		To provide the Committee with an update of work undertaken and seek the Committee's consideration on the Centres component of the Commercial and Industrial Zoning Review (PDC210302)		D Melhuish	

Planning and Development Committee		Date: Tuesday, 3 August	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Planning Reforms Update	R	Standing report		W Deller-Coombs	
Code Amendment Update	R	Standing report		D Melhuish	
North South Corridor Update	R	Standing report		B Grimm	

Planning and Development Committee		Date: Tuesday, 5 October	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Planning Reforms Update	R	Standing report		W Deller-Coombs	
Code Amendment Update	R	Standing report		D Melhuish	
North South Corridor Update	R	Standing report		B Grimm	

Planning and Development Committee		Date: Tuesday, 7 December	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Planning Reforms Update	R	Standing report		W Deller-Coombs	
Code Amendment Update	R	Standing report		D Melhuish	
North South Corridor Update	R	Standing report		B Grimm	

CONFIDENTIAL ITEMS

REPORTS FOR DISCUSSION

Revitalisation of the Edwardstown Employment Precinct - Brand

Originating Officer	Acting Manager City Activation - Donna Griffiths
Corporate Manager	N/A
General Manager	Acting General Manager City Development - Greg Salmon
Report Reference	PDC210504R03

Confidential ☐

REPORT OBJECTIVE

The purpose of this report is to seek feedback from the Planning and Development Committee on the Edwardstown brand direction, developed as part of the 2020-2021 Revitalisation of the Edwardstown Employment Precinct Action Plan.

EXECUTIVE SUMMARY

The creation of an Edwardstown brand is an action of the 2020-2021 Revitalisation of the Edwardstown Employment Precinct Action Plan.

It is proposed that the Edwardstown Brand will highlight Edwardstown as a place to live, work, invest, and do business. It's aspiration is to attract high-value manufacturing/makers, creative industries, and a vibrant lifestyle economy to service the local residential area. The rollout of the brand will increase visibility and awareness of the precinct through recall and recognition. It will build on the diversity and comparative advantages of Edwardstown, to attract investment and new industry sectors to the area.

A creative brief developed through consultation with Ward Councillors and the Edwardstown Business Community was sent to nine design agencies with a request for a proposal for a brand direction to create a logo and visual style guide.

Black Sheep Advertising was appointed to create the brand narrative and direction which encompasses and celebrates the history whilst inspiring the future focus of the Edwardstown Precinct.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Provide feedback on the attached Edwardstown brand direction and planned application of it in the 2021-2022 financial year.**

GENERAL ANALYSIS

In June 2020 Council endorsed the 2020-2021 Revitalisation of the Edwardstown Employment Precinct Action Plan, including action 16 to activate the precinct by creating an Edwardstown Brand.

In March 2021 Council endorsed the 2021-2022 Revitalisation of the Edwardstown Employment Precinct Action Plan, including action 20 to promote and apply the Edwardstown brand to attract new investment, new industry and raise the profile of Edwardstown businesses.

DISCUSSION

The creative brief developed through consultation with Elected Members and the Edwardstown Business Community Group, seeks a brand direction to redefine the neighbourhood as a destination for business growth and investment emphasising industry, innovation, creativity, retail and lifestyle.

Using a process of archetyping, laddering and planning, Black Sheep Advertising has developed concept options for the brand direction, the story and brand elements. Elected Members and the business community have provided feedback. The final output will include a logo and visual style guide to be applied in the 2021-2022 financial year.

Funding is allocated in the 2021-2022 Action Plan for the Revitalisation of Edwardstown Precinct project to promote the Edwardstown brand, opportunities include:

- Co-branding with the City of Marion and businesses located in Edwardstown.

Opportunities for the roll-out and application of the Edwardstown brand include:

Physical	Digital	Merchandise
Mural – wall	Investment website	Coffee cups (keep and compostable)
Pavement advertising	Edwardstown eNews	Window shop stickers
Flags – lamp posts	Email signatures	Car stickers
Wall art – Illumination lighting	Social media (LinkedIn and Facebook)	Letterbox drop - postcards
Stobie poles	Digital signage	

Attachment

#	Attachment
1	Edwardstown Brand



Presentation for Edwardstown Brand

| **April 2021**

Archotyping

Through vigorous, energetic discussion we found ourselves with a brand that was:

Charismatic/ Wizard

Master/Olympian

We stated in the Archetype document: *In this way Edwardstown is leading the way by inspiring people to embrace a new future (Charismatic) by creating a magic place to work and live that can transform the area (Wizard) into a truly relevant (Master) and future-proof location to work, live and play (Olympian).*

While the application of the logo will go a long way to convey these values, the underlying ideas that dictated the logo approach support the archetypes.

Charismatics place a flag on the hill and ask others to join them. Each of these logos have strength that can inspire. They are masterful and portray leadership.

The 3rd more overtly captures the Olympian ideal of challenge and direction. However they all have these traits when you understand the background story.

All of the logos presented detail achievement and action.

Brand Story

All great projects start on the drawing board. Great works of art, powerful civilisations, monumental structures, successful businesses.

It all starts with the idea, putting pencil to paper. This progresses from hand drawn plans, towards integral pieces coming together. The building blocks for all forms of life.

The result is interesting, useful and new. Edwardstown is the culmination of many important unique elements coming together.

It's an invitation to join the community, to bring something new to the whole, to interpret how you wish - and ultimately create something great.

Edwardstown offers something different to everyone.







Edwardstown



Edwardstown

Brand Elements

make
live
succeed
belong

Examples of application

Water Pressure Stencils



Examples of application

Water Pressure Stencils



Your message
follows people



Examples of application

Redefine your neighbourhood



Examples of application



**we're
making
it!**



**we're
making
it!**

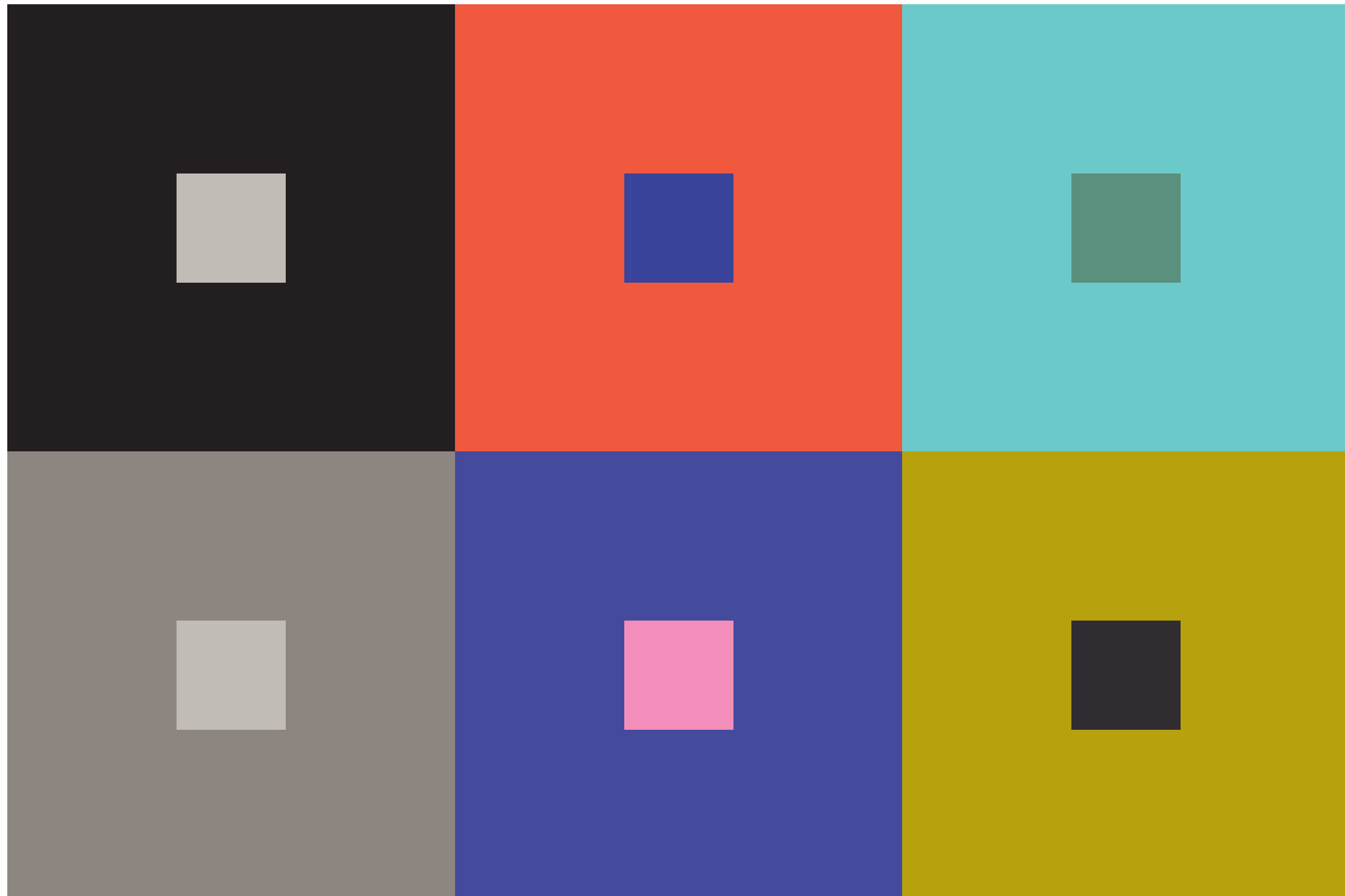


**we're
making
it!**

Tagline

we're making it!

Common Colour Palette



Centre zoning review and Urban Activation opportunities

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	Acting General Manager City Development - Greg Salmon
Report Reference	PDC210504R04

Confidential ☐

REPORT OBJECTIVE

To provide the Committee with an update of work undertaken and seek the Committee's consideration on the Centres zoning review as well as urban activation opportunities.

EXECUTIVE SUMMARY

At the 2 March 2021 Committee meeting, the Committee was updated on work undertaken on the Commercial and Industrial Zoning Review; particularly in regard to feedback received during consultation from the owners and tenants of properties located within the industrial and commercial sites sector as well as those living in adjacent residential premises.

A presentation was discussed at the meeting which focused on Council's Local and Neighbourhood Centre Zones. Information provided on each centre was a simple desktop review which included previous and current (under the Code) zoning, location mapping, Google street view photographs, a summary of land uses, initial staff comment and potential future actions.

The initial desktop analysis provided some indication that many of the centres appeared to be trading appropriately and meeting the needs of the local community.

Discussion during the presentation centred around the commercial viability of the centres and seeking appropriate zoning for the centres which would allow the opportunity for a mixture and/or choice of commercial and/or residential to occur, dependent on market demand.

The Committee requested that a comparison be undertaken, outlining the potential for particular zones to accommodate the flexibility of land uses required by Council. A table providing an evaluation between four possible zones is provided in Attachment 1.

The previous presentation has been refined and updated and the suggested recommendations on those centre zones is provided in Attachment 2 and summary of those changes in a table in Attachment 3.

The Committee was also interested in 'urban activation opportunities' and staff have prepared an initial presentation for discussion at the meeting (refer Attachment 4).

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes this report.**
- 2. Considers and provides direction on the further analysis and recommendations made regarding the potential rezoning and zone boundary changes to Council's centre zones.**

DISCUSSION

Fundamentally, there are no outstanding zoning issues for our centre zones that are of a critical nature. However, there is an opportunity for Council to consider improving the zoning outcomes for these areas. There is also an opportunity to focus on key sites for urban activation initiatives, to help improve amenity and attract new business or development.

Through further analysis of both Local and Suburban Activity Centre zones it is apparent that rezoning and/or realignment of zone boundaries could occur in some instances to address a variety of matters (e.g. site has been redeveloped, misalignment of zone boundary, need for a reduction/increase in zone boundary etc.).

From the previous Committee presentation of 30 total centre zones in City of Marion:

- 5 Suburban Activity Centres have been identified for a possible zoning change
- 8 Local Activity Centres have been identified for a possible zoning change
- 7 centres have been preliminarily identified as potential candidates for urban activation.

Suburban Activity Centres (former Neighbourhood Centres)

Given, many of the Suburban Activity Centres (former Neighbourhood Centres) are located on main roads, their transition to a 'Neighbourhood' type zone, allowing opportunity for solely residential uses may not be appropriate due to impacts from the road.

However, as seen from Attachment 2, some sites identified have historical shops adjacent that could be included in the zone to improve opportunities for future redevelopment.

Furthermore, the former church at Seaview Downs has been approved for housing and the centre zone at Sheidow Park has been taken up by the Woodend Primary School.

The Suburban Activity Zone allows residential development, but encourages it to not detract from commercial uses so it is still more open to commercial development than residential.

Local Activity Centres (former Local Centres)

There does appear to be an opportunity to seek rezoning of the smaller Local Activity Centres (former Local Centres), which are predominantly located within inner suburban residential streets, to the surrounding 'Neighbourhood' zone.

Neighbourhood zones are principally for residential purposes, however they allow for small scale complementary non-residential uses (shop/offices etc.) to occur if they do not compromise residential amenity. Current centres would also have 'existing use rights, allowing them to remain as is.

Attachment 1 contains the sizes and forms of commercial development allowed in the General Neighbourhood Zones under a Deemed to Satisfy pathway, however these may be exceeded through a Performance Assessment Pathway.

Commercial development could take place in any many existing residential areas (e.g. across the road from existing activity centres) however, other planning considerations (such as the surrounding residential development or additional noise being generated) would be taken into consideration.

Summary of centre zoning options

Noting that anyone can request a Code Amendment, Council could either pro-actively rezone these areas to allow for residential development, or leave it to the market to put the onus on land owners to request the rezoning if they were compelled for redevelopment purposes.

Furthermore, should Code Amendments be pursued, there would be extensive community consultation including with land owners and ultimately Ministerial approval would be required.

Urban Activation

Urban activation projects such as the recent upgrade to the Sturt Road shops provide an alternative option for Council to improve local centres. Council has the opportunity to provide targeted activation activities to priority areas. Committee input is sought to establish potential priority areas and staff have prepared an initial list of sites to consider for discussion (Attachment 4).

Attachment

#	Attachment
1	Attachment 1 - Centre Zone Flexibility - Review
2	Attachment 2 - Centre Zone Options - Attachment for Discussion - April 2021
3	Attachment 3 - Centre Zone Summary Table
4	Attachment 4 - Urban Activation

Centre Zone Comparison - (Flexibility of land Uses)

	Local Activity Centre Zone (formerly Local Centre Zone)	Suburban Activity Centre Zone (formerly Neighbourhood Centre Zone)	Urban Renewal Neighbourhood (formerly SANZ)	Neighbourhood Zone (General/Suburban etc.)
Desired Outcomes	DO 1 A range of small-scale shops, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods.	DO 1 An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services.	DO 1 Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.	DO 1 Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.
Envisaged Uses	PO 1.1 Retail, office, health and community facilities, services and other businesses provide a range of goods and services to the local community. Development comprises one or more of the following: a) Advertisement b) Community facility c) Consulting room d) Dwelling e) Office f) Pre-school g) Shop	PO 1.1 Shops, office, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district. Development comprises one or more of the following: a) Advertisement b) Cinema c) Community facility d) Consulting room e) Dwelling f) Educational establishment g) Emergency services facility h) Hospital i) Hotel j) Indoor recreation facility k) Library l) Office m) Place of worship n) Pre-school o) Recreation area p) Residential flat building q) Retail fuel outlet r) Retirement Facility s) Shop t) Supported Accommodation u) Tourist accommodation.	PO 1.1 Residential development and supporting uses that contribute to creating a convenient urban environment for residents. DTS/DPF 1.1 Development comprises one or more of the following: a) Ancillary accommodation b) Community facility c) Consulting room d) Dwelling e) Educational establishment f) Office g) Place of Worship h) Pre-school i) Recreation area j) Residential flat building k) Retirement facility l) Shop m) Student accommodation n) Supported accommodation.	PO 1.1 Residential development and supporting services and facilities make the neighbourhood a convenient place to live. Development comprises one or more of the following: a) Ancillary accommodation b) Community facility c) Consulting room d) Dwelling e) Educational establishment f) Office g) Place of Worship h) Pre-school i) Recreation area j) Residential flat building k) Retirement facility l) Shop m) Student accommodation n) Supported accommodation
Dwellings (density/location etc.)	PO 1.2 Residential development does not prejudice the operation of retail, office, or community facilities and services related activity within the zone.	PO 1.2 Residential development does not prejudice the operation of existing non-residential development and the long-term provision	PO 1.1 Residential development and supporting uses that contribute to creating a convenient urban environment for residents.	PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the

	Local Activity Centre Zone (formerly Local Centre Zone)	Suburban Activity Centre Zone (formerly Neighbourhood Centre Zone)	Urban Renewal Neighbourhood (formerly SANZ)	Neighbourhood Zone (General/Suburban etc.)
	<p>PO 1.3 Residential development supports the vitality of underperforming centres.</p>	<p>of services and facilities for wider community benefit.</p> <p>PO 1.3 Dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.</p> <p>DTS/DPF 1.3 Dwellings are developed only in conjunction with non-residential uses and sited:</p> <ul style="list-style-type: none"> a) at upper levels of buildings with non-residential uses located at ground level or b) behind non-residential uses on the same allotment. <p>PO 1.4 Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium to high densities.</p>	<p>PO 8.1 Allotments/sites created for residential purposes accommodate a diverse range of medium density housing.</p> <p>DTS/DPF 8.1 Allotments/sites for residential purposes achieve a net density of up to 70 dwellings per hectare. (143m² per dwelling)</p> <p>PO 8.2 High density residential development located on sites of a suitable size and dimension to achieve a high standard of amenity for occupants and neighbours.</p> <p>DTS/DPF 8.2 Development with a net residential density over 70 dwellings per hectare (143m² per dwelling) on sites with a minimum area of 1200m² and minimum frontage width of 35m.</p>	<p>pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.</p> <p>DTS/DPF 2.1 Allotments/sites for residential purposes accord with the following: (General Neighbourhood) Detached/Semi-detached = 300m²/9m Row dwellings = 200m²/7m Group/residential flat buildings = 300m²/15m</p>
Non-Residential Development	<p>PO 1.2 Retail, office, health and community facilities, services and other businesses provide a range of goods and services to the local community.</p> <p>PO 1.5 Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. (A change of use to a shop, office, consulting room or any combination of these uses)</p>	<p>PO 1.5 Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.</p> <p>DTS/DPF 1.5 Any of the following:</p> <ul style="list-style-type: none"> a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m² b) cinema c) hotel d) licensed premises. <p>PO 1.6 Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. (A change of use to a shop, office, consulting room or any combination of these uses)</p>	<p>PO 1.2 Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.</p> <p>DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) does not exceed 250m² gross leasable floor area (individually or combined, in a single building).</p> <p>PO 1.3 Non-residential development provides a range of services to the local community primarily in the form of:</p> <ul style="list-style-type: none"> e) commercial uses including small scale offices, shops and consulting rooms f) community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services g) services and facilities ancillary to the function or operation of supported accommodation or retirement housing h) open space and recreation facilities. 	<p>PO 1.2 Non-residential development provides a range of services to the local community primarily in the form of:</p> <ul style="list-style-type: none"> a) commercial uses including small scale offices, consulting rooms and shops b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing d) open space and recreation facilities. <p>PO 1.3 Non-residential development is compatible with the residential character and amenity of a neighbourhood.</p> <p>PO 1.4 Home-based businesses support opportunities to work from home and</p>

	Local Activity Centre Zone (formerly Local Centre Zone)	Suburban Activity Centre Zone (formerly Neighbourhood Centre Zone)	Urban Renewal Neighbourhood (formerly SANZ)	Neighbourhood Zone (General/Suburban etc.)
				<p>diversify employment while maintaining the amenity of nearby residents.</p> <p>DTS/DPF 1.4 A consulting room, office or shop (or any combination thereof) in conjunction with a dwelling where:</p> <p>a) it involves a change in the use of an existing building lawfully used as one or any combination of these land uses and there is no increase in the total floor area used for such purposes</p> <p>or</p> <p>b) it is a new land use and the total floor area (individually or combined, in a single building) to be used for such purposes does not exceed 50m².</p> <p>PO 1.5 Shops, consulting rooms and offices contribute to walkability while maintaining the residential character and amenity of the neighbourhood.</p> <p>DTS/DPF 1.5 A shop, consulting room or office (or any combination thereof) that satisfies one of the following:</p> <p>a) does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where located more than 500m from an Activity Centre</p> <p>b) does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where located more than 500m from an Activity Centre and where located on a site with a primary frontage to a State Maintained Road</p> <p>or</p> <p>c) reinstates a former shop, consulting room or office.</p>
Building Heights	<p>TNV Maximum building height is 9m Maximum building height is 2 levels</p> <p>PO 3.1 Building height is consistent with the form expressed in Technical and Numeric</p>	<p>TNV Minimum building height is 2 levels Maximum building height is 4 levels</p> <p>PO 3.1 Building height is consistent with the form expressed in Technical and Numeric</p>	<p>TNV Minimum building height is 2 levels Maximum building height is 6 levels</p> <p>PO 2.1 Buildings generally 2-3 levels with taller buildings located on sites that are a suitable</p>	<p>PO 4.1 Buildings contribute to a low-rise suburban character.</p> <p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) no greater than:</p>

	Local Activity Centre Zone (formerly Local Centre Zone)	Suburban Activity Centre Zone (formerly Neighbourhood Centre Zone)	Urban Renewal Neighbourhood (formerly SANZ)	Neighbourhood Zone (General/Suburban etc.)
	<p>Variation, and otherwise generally of a low rise that complements the established streetscape and local character.</p> <p>DTS/DPF 3.1 Maximum building height is 9m/2 levels</p>	<p>Variation, and otherwise generally of a low rise that complements the established streetscape and local character.</p> <p>DTS/DPF 3.1 Maximum building height is 4 levels Minimum building height is 2 levels</p>	<p>size and dimension to manage massing and impacts on adjoining residential development.</p> <p>DTS/DPF 2.1 a) Maximum building height is 6 levels b) in all other cases: 4 building levels and 15m where the site is at least 1200m² in area and has a frontage of 35 metres or 3 building levels and 12m in all other circumstances.</p>	<p>a) 2 building levels and 9m and b) wall height that is no greater than 7m except in the case of a gable end.</p>
General Comment/Evaluation	<p>Predominantly for non-residential development. However, residential development that does not prejudice the operation of centre related activities may be appropriate.</p> <p>Would not provide an easy process for replacement with solely residential uses.</p> <p><u>Opportunity to rezone to Neighbourhood Zone</u></p> <p>A number of smaller centres have previously been redeveloped for partial or fully residential development over the last 15 or so years, without rezoning. This project provides an opportunity to rezone to a more appropriate zone.</p> <p>Many of the Local Activity Centres are sited within inner suburban streets where conversion to residential use (if proposed) would have minimal traffic, noise and pollution impacts on both the subject site and adjacent residential properties.</p> <p>Existing centres would have 'existing use rights' so would not require further consideration.</p>	<p>Predominantly for non-residential development. However, residential development that does not prejudice the operation of centre related activities may be appropriate but only if in conjunction with non-residential uses (above or behind the non-residential use)</p> <p>Would not provide an easy process for replacement with solely residential uses.</p> <p>Many of the Suburban Activity Centres are located on main roads where there is potential for residential uses to be exposed to noise and pollution related issues</p>	<p>Zone is intended for areas where housing stock and <u>other uses</u> no longer meet market demand/preferences and are to be redeveloped with more diverse housing choices at medium to high densities at 2 – 6 storeys.</p> <p>Likely to better relate to larger areas of land (brown field or a number of suburban blocks) rather than small centre sites.</p>	<p>Predominantly for residential development however, appropriately sized and located non-residential uses that are compatible with the residential character and amenity of a neighbourhood are possible.</p> <p>Underperforming non-residential uses can be redeveloped for residential purposes without need for rezoning or undertaking an onerous process (i.e. former non-complying application)</p> <p><u>Opportunity to rezone existing (appropriately located) Local Activity Centres to Neighbourhood Zone</u></p>

COMMERCIAL AND
INDUSTRIAL LAND
STUDY

**CENTRE ZONE
OPTIONS**

DISCUSSION

COMMERCIAL AND INDUSTRIAL ZONING REVIEW: **LOCAL AND NEIGHBOURHOOD CENTRES**

PURPOSE

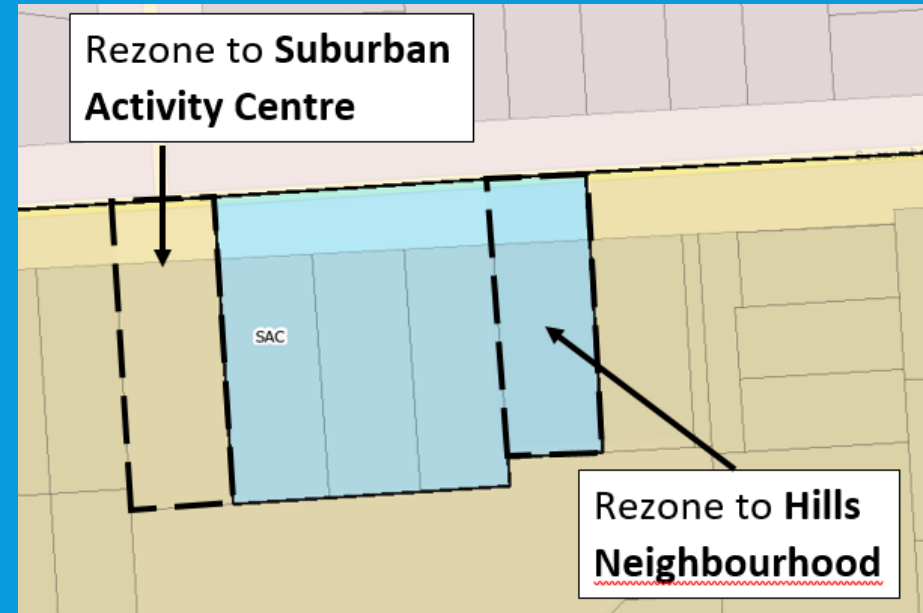
- To gain input from Elected Members about specific existing centre sites that may warrant rezoning or a boundary realignment via a future Code Amendment
- Each centre contains comments provided by staff for consideration by the Planning and Development Committee.

COMMERCIAL AND INDUSTRIAL ZONING REVIEW: LOCAL AND NEIGHBOURHOOD CENTRES

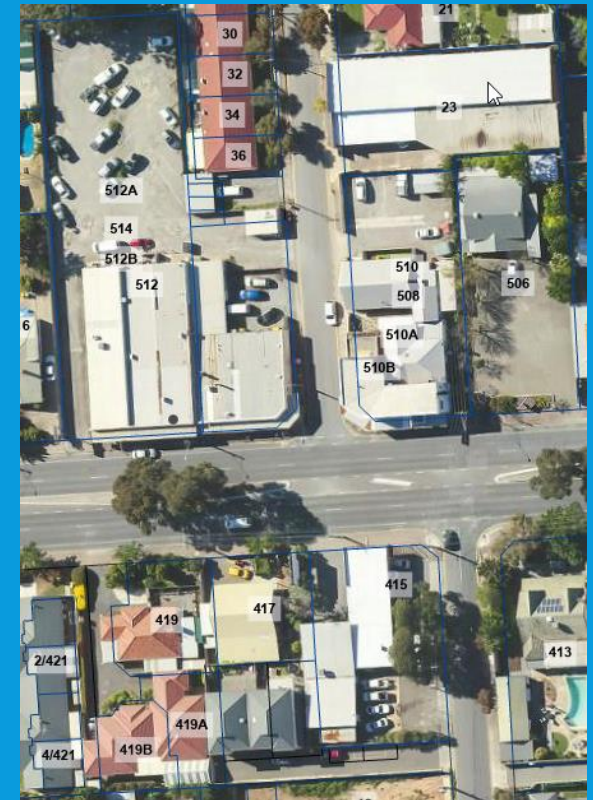
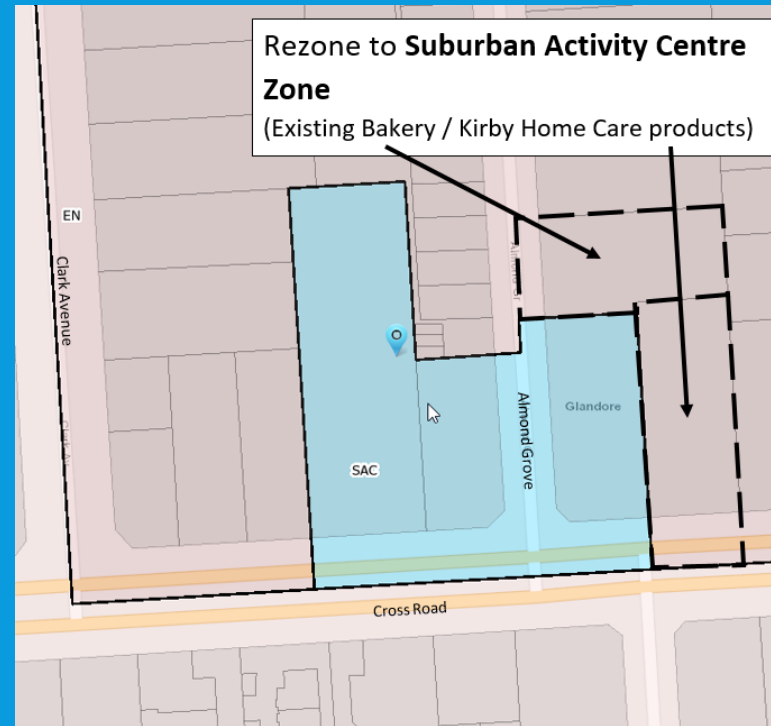
SUMMARY

- 13 centres – desktop reviewed
- Issues considered:
 - Change in land use warranting different zone
 - Boundary realignment to include/remove properties into/from zone
 - Rezone centre zone to Neighbourhood Zone to provide greater land use flexibility

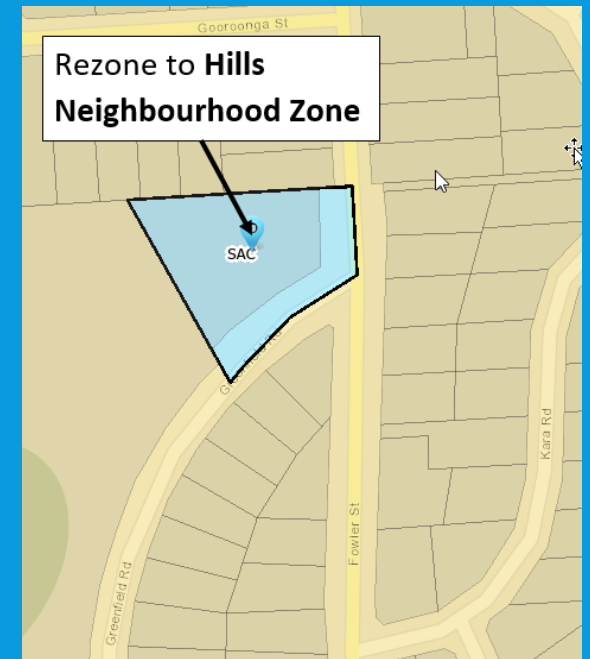
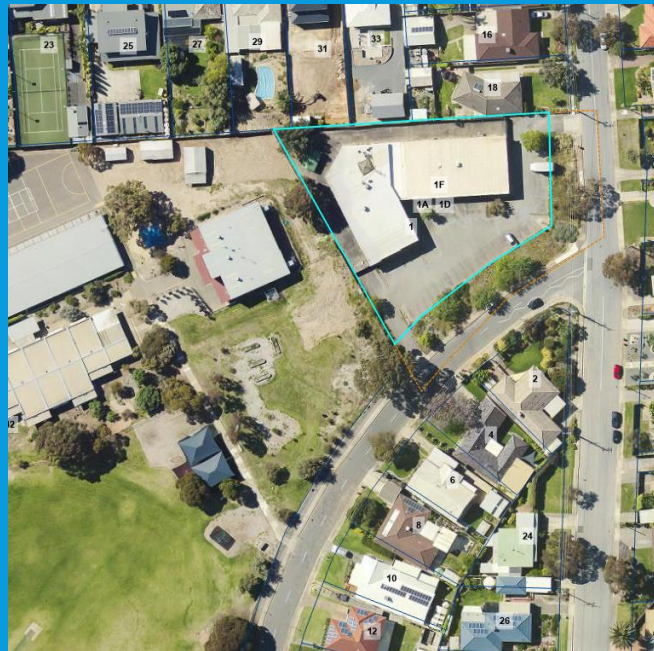
Address:	54 - 62 Seacombe Road Darlington
Previous Zone:	Neighbourhood Centre
P&D Code Zone:	Suburban Activity Centre
Current uses:	Retail including supermarket and retail services
Staff Comment	<ul style="list-style-type: none"> Boundary alignment is incorrect (part of centre in Residential Zone and adjacent house in Centre Zone) Backs onto a reserve Front car parking area/frontage requires upgrading (landscaping and design of car park) Potential conflict between pedestrians on footpath and vehicles using car park Tubular fence erected adjacent road kerb
Potential Options/future scope of works	<ul style="list-style-type: none"> Seek zone boundary realignment – rezoning 54 Seacombe Road to <u>Hills Neighbourhood Zone</u> and 62 Seacombe Road to <u>Suburban Activity Centre Zone</u>



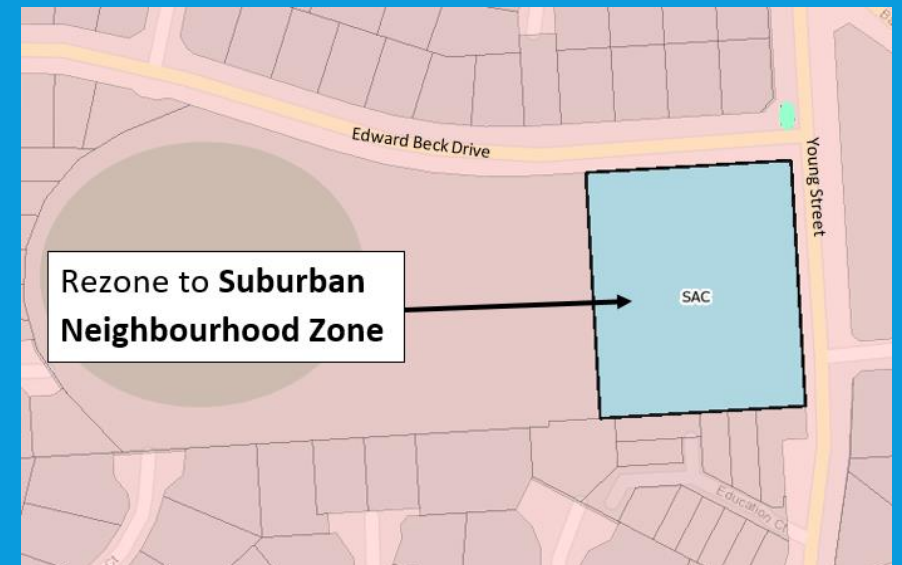
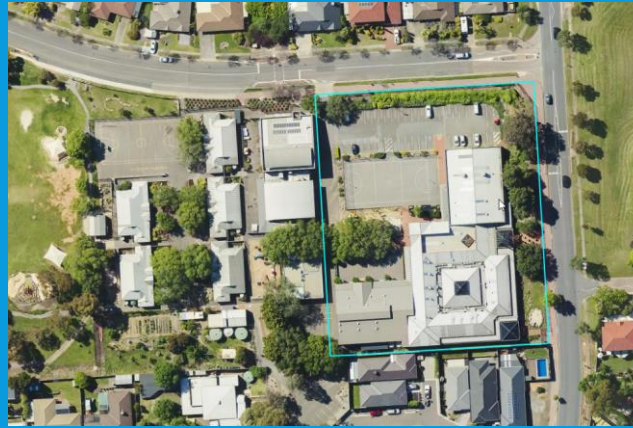
Address:	508 – 514 Cross Road Glandore
Previous Zone:	Neighbourhood Centre
P&D Code Zone:	Suburban Activity Centre
Current uses:	Retail including grocery, take away food, and hairdresser
Staff Comment:	<ul style="list-style-type: none"> • Appears fully tenanted • Appears to be meeting needs of local community • Bakery, home care products – sales/service and Auto Care centre adjacent but not in zone
Potential Options/future scope of works	<ul style="list-style-type: none"> • Seek rezoning 23 Almond Grove (bakery site) to <u>Suburban Activity Centre Zone</u> • Rezone property at 506 Cross Road to <u>Suburban Activity Centre Zone</u> OR leave in <u>Established Neighbourhood Zone</u>? • Retain Auto Care Centre site at 415 Cross Road in General Neighbourhood Zone – allow market forces to decide future uses.



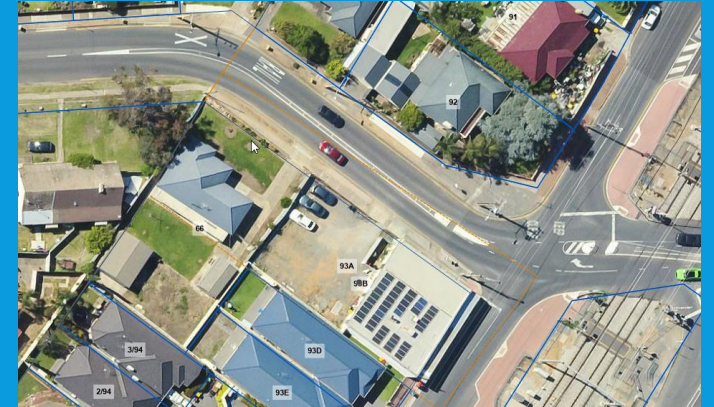
Address:	1A Greenfield Road Seaview Downs
Previous Zone:	Neighbourhood Centre
P&D Code Zone:	Suburban Activity Centre
Current uses:	Former Church Development Approval for approx. 12 two-storey dwellings
Staff Comment	<ul style="list-style-type: none"> Only centre zone for significant distance, however, Hills Neighbourhood Zone (Code) allows for small scale shopping centre if market requires Change zone to that of surrounding residential area (Hills Neighbourhood Zone)
Potential Options/future scope of works	<ul style="list-style-type: none"> Seek rezoning to <u>Hills Neighbourhood Zone</u> via Code Amendment



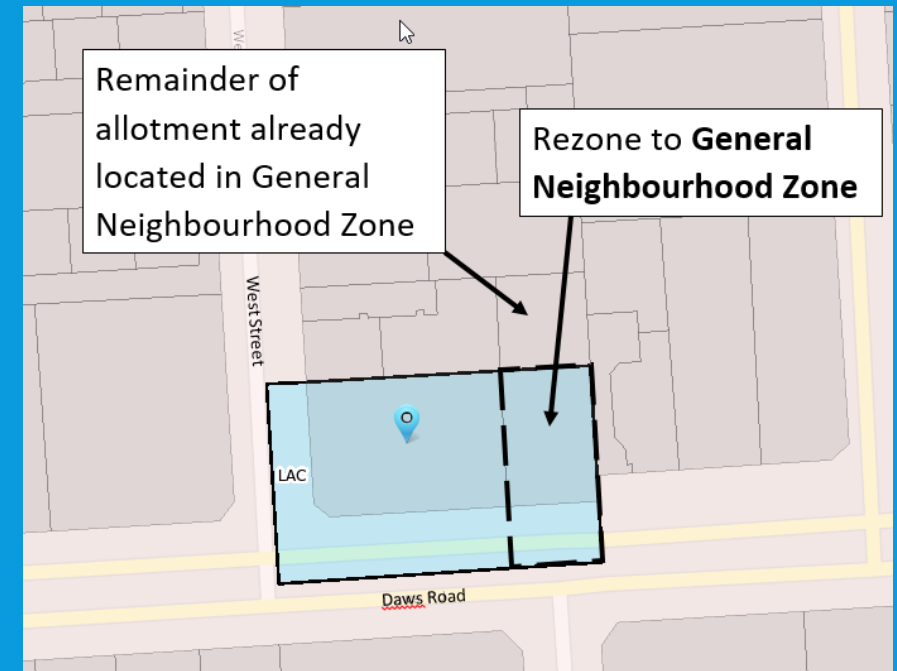
Address:	10-22 Edward Beck Drive Sheidow Park
Previous Zone:	Neighbourhood Centre
P&D Code Zone:	Suburban Activity Centre
Current uses:	Woodend Primary School
Staff Comment	<ul style="list-style-type: none"> • Site transitioned from centre zone to centre zone • Existing school use can be DTS in both Suburban Activity Centre and adjacent Suburban Neighbourhood Zone (SNZ) (residential) • Other parts of school site are within the SNZ
Potential Options/future scope of works	<ul style="list-style-type: none"> • Rezone to Suburban Neighbourhood Zone • OR • No change to zone



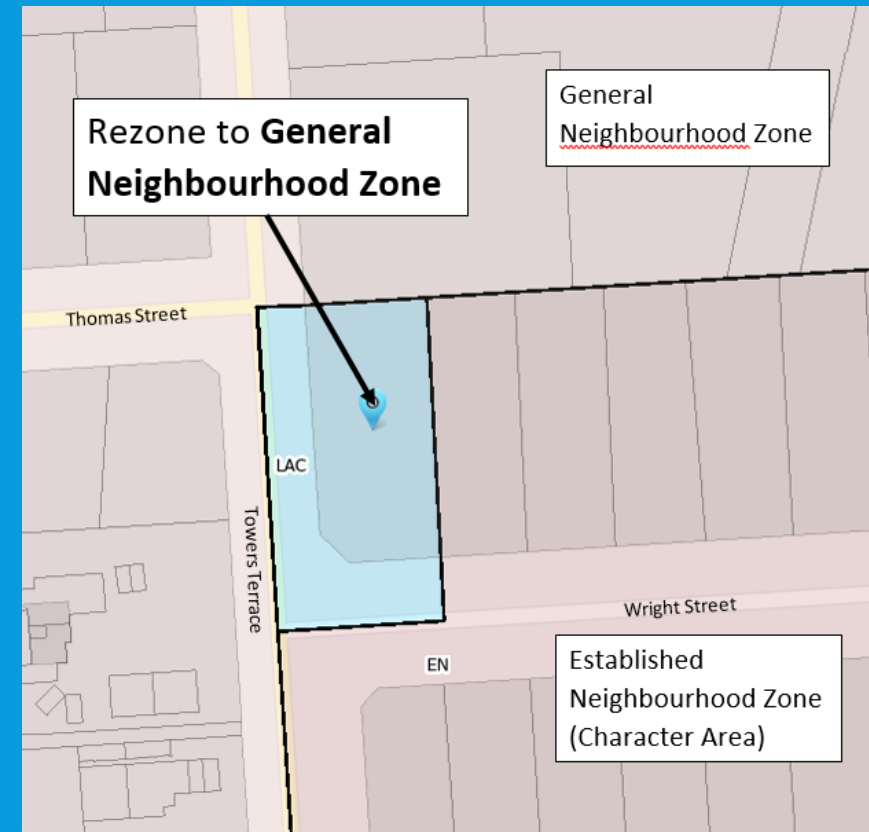
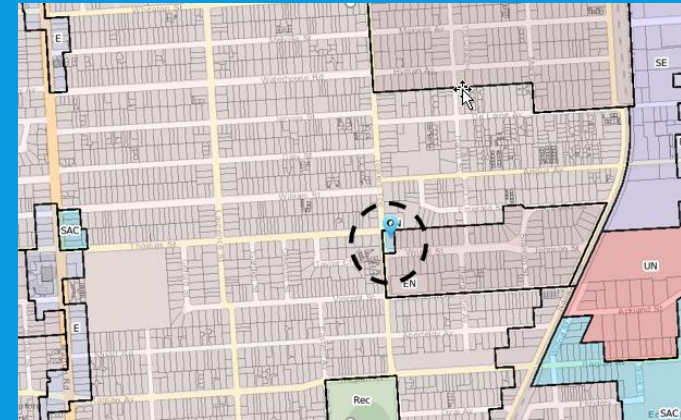
Address:	93 Railway Terrace Ascot Park
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Centre
Current uses:	Café, hairdresser and large rear car park
Staff Comment	<ul style="list-style-type: none"> Only local activity zone in area Situated at key rail crossing route Part of neighbouring residentially used allotment (66 Sixth Avenue) inadvertently located in Local Activity Centre Zone Housing Diversity Neighbourhood Zone allows opportunity for small scale centre type uses
Potential Options/future scope of works	<ul style="list-style-type: none"> Rezone Local Activity Centre and residential property (66 Sixth Avenue) to Housing Diversity Neighbourhood Zone Allow market to decide the site's future land use



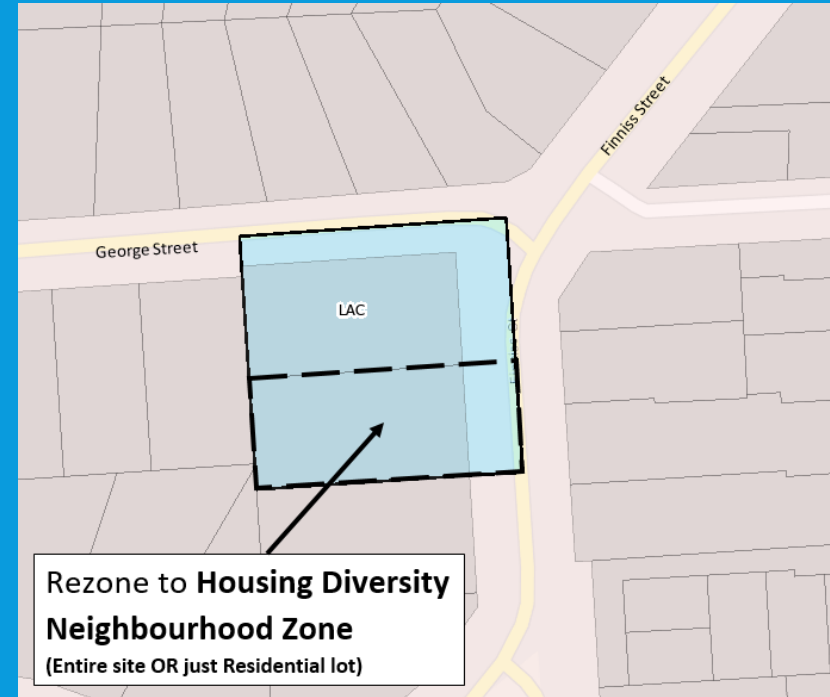
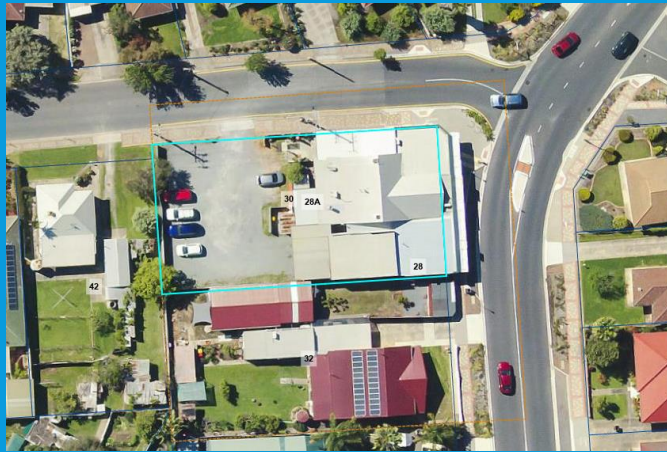
Address:	26 Daws Road Ascot Park
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Centre
Current uses:	Retail and services including hair dressers and dog groomers
Staff Comment	<ul style="list-style-type: none"> Ageing small scale tenancies some vacancies Part of neighbouring residentially used allotment (28 Daws Road) inadvertently located in zone.
Potential Options/future scope of works	<ul style="list-style-type: none"> Rezone residential property (28 Daws Road) to General Neighbourhood Zone



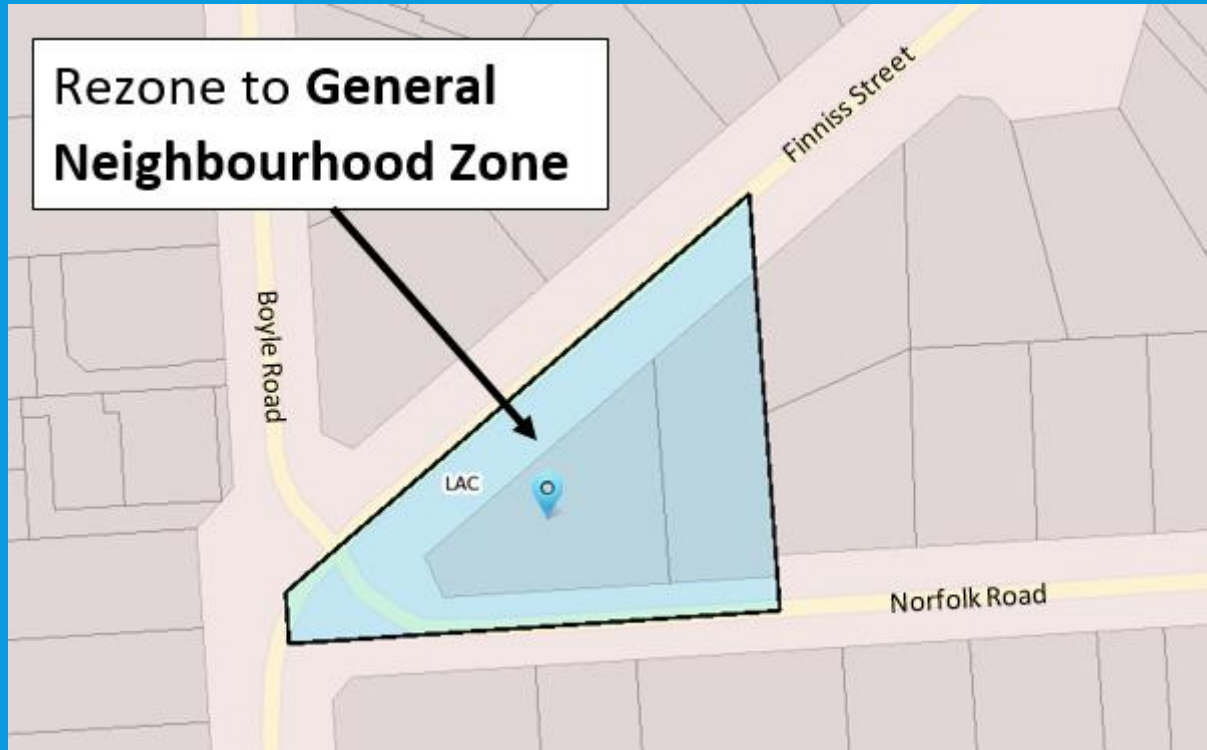
Address:	44 Towers Terrace, Edwardstown
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Zone
Current uses:	Retail, hairdresser
Staff Comment	<ul style="list-style-type: none"> Only activity zone in large area of residential uses Does it meet needs of local community? General Neighbourhood Zone allows opportunity for small scale centre type uses
Potential Options/future scope of works	<ul style="list-style-type: none"> Rezone Local Activity Centre site to General Neighbourhood Zone Allow market to decide the site's future land use



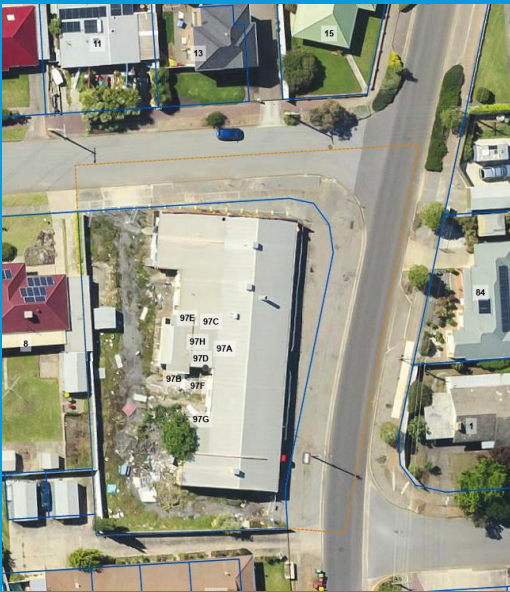
Address:	28 -30, 32 Finniss Street Marion
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Centre
Current uses:	28-30 Finniss – retail and services 32 - Residential
Staff Comment	<ul style="list-style-type: none"> • Small centre • Café/restaurant is well patronised • Frontage and footpath area may benefit from upgrade
Potential Options/future scope of works	<ul style="list-style-type: none"> • Rezone to <u>General Neighbourhood Zone</u> • OR rezone that part of zone comprising residential development to <u>General Neighbourhood Zone</u> • Allow market to decide the site's future land use



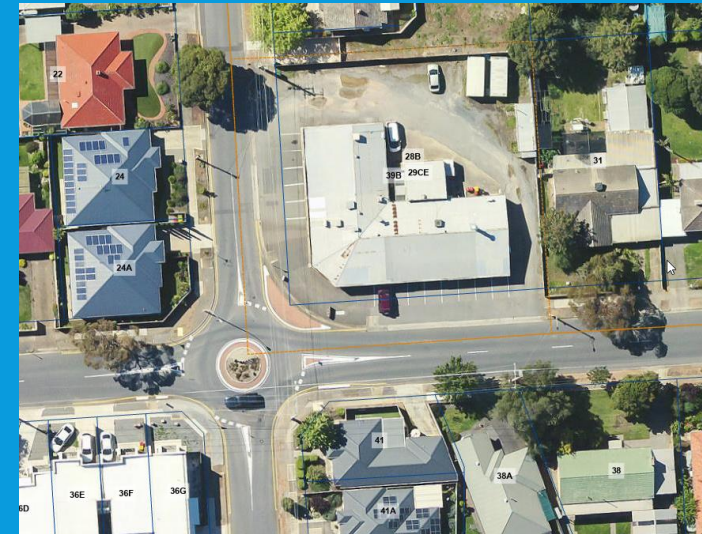
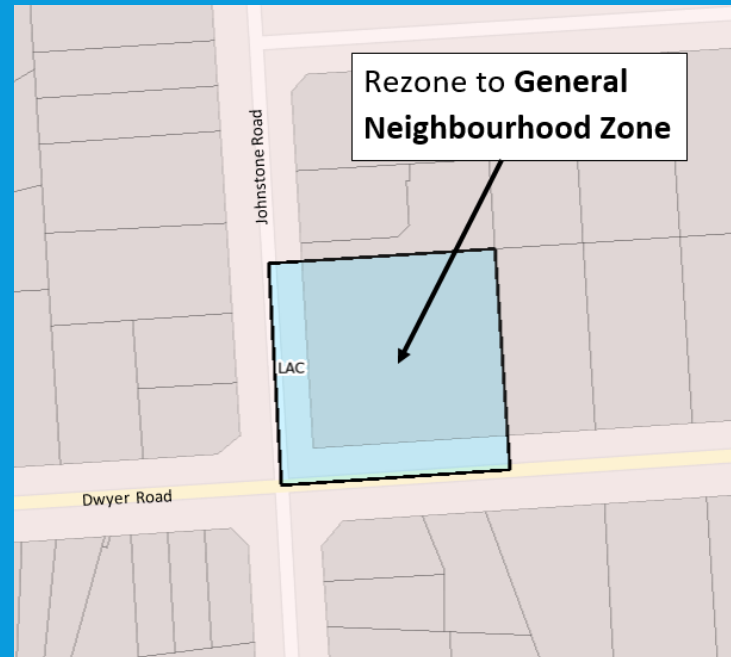
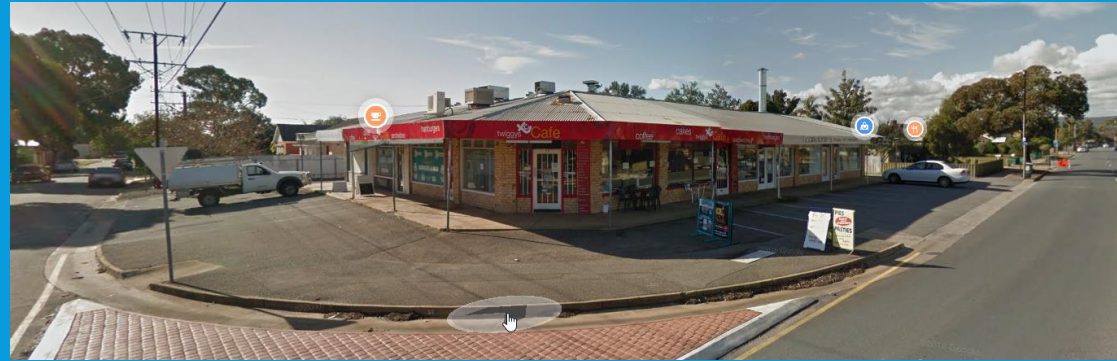
Address:	69 Finniss Street Marion
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Centre
Current uses:	Retail services, office, consulting rooms, residential dwelling?
Staff Comment	<ul style="list-style-type: none"> • Odd layout of site • Appears to be fully tenanted • Back fences facing Norfolk Road
Potential Options/future scope of works	<ul style="list-style-type: none"> • Explore opportunity to rezone to General Neighbourhood Zone • Allow market to decide the site's future land use



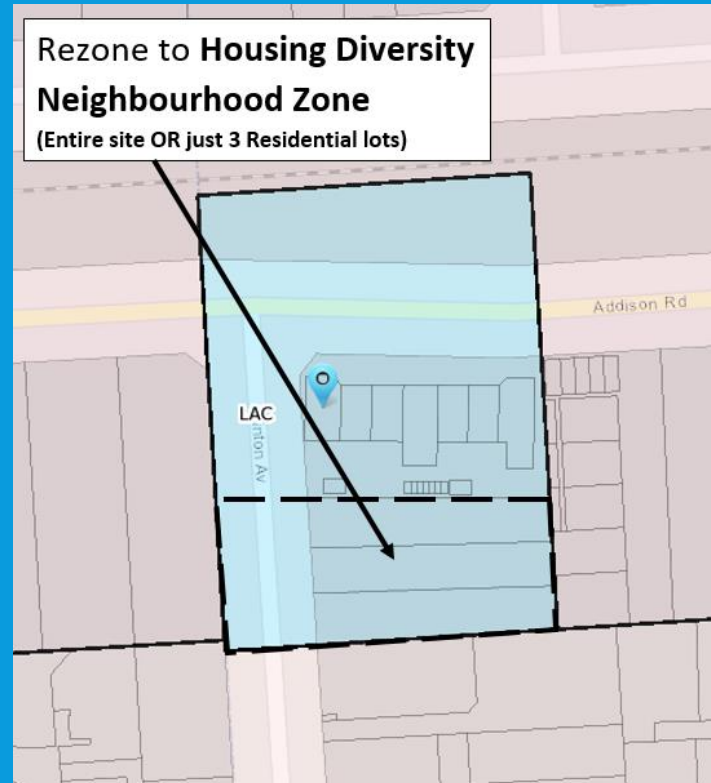
Address:	97 McInerney Ave Mitchell Park
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Centre
Current uses:	Vacant shops
Staff Comment	<ul style="list-style-type: none">Given proximity to Alawoona Ave and Tonsley future need queriedApplication for 5 dwellings has recently been approved.
Potential Options/future scope of works	<ul style="list-style-type: none">To be used for residential purposesSeek rezoning to <u>General Neighbourhood Zone</u>



Address:	Dwyer Road/Johnstone Road Oaklands Park
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Centre
Current uses:	Shops, hairdresser Google photo shows a vacant tenancy
Staff Comment	<ul style="list-style-type: none"> Only activity zone in large area of residential uses In reasonable proximity to Westfield. Does it meet needs of local community? General Neighbourhood Zone allows opportunity for small scale centre type uses
Potential Options/future scope of works	<ul style="list-style-type: none"> Explore opportunity to rezone to General Neighbourhood Zone Allow market to decide the site's future land use



Address:	43 Addison Road 1C,D and E Winton Avenue Warradale
Previous Zone:	Local Centre
P&D Code Zone:	Local Activity Centre
Current uses:	Shops - Addison Residential - Winton Avenue
Staff Comment	<ul style="list-style-type: none"> Some vacant tenancies 90° parking directly off street Little streetscape appeal – lack of landscaping Approx. 50% of zone comprises residential dwellings
Potential Options/future scope of works	<ul style="list-style-type: none"> Seek rezoning to <u>Housing Diversity Neighbourhood Zone</u> OR rezone that part of zone comprising residential development to <u>Housing Diversity Neighbourhood Zone</u> Allow market to decide the site's future land use



**Activity Centre Zone Review
May 2021**

Address	Activity Centre Zone	Comment	Recommendation
54-62 Seacombe Road, Darlington	Suburban Activity Centre	Boundary alignment is incorrect (part of centre in Residential Zone and adjacent house in Centre Zone)	Seek zone boundary realignment – rezoning 54 Seacombe Road to Hills Neighbourhood Zone and 62 Seacombe Road to Suburban Activity Centre Zone
508-514 Cross Road, Glandore	Suburban Activity Centre	Bakery, home care products – sales/service and Auto Care centre adjacent but not in zone	<p>Seek rezoning 23 Almond Grove (bakery site) to Suburban Activity Centre Zone</p> <p>Rezone property at 506 Cross Road to Suburban Activity Centre Zone OR leave in Established Neighbourhood Zone?</p> <p>Retain Auto Care Centre site at 415 Cross Road in General Neighbourhood Zone</p> <p>Allow market forces to decide future uses.</p>
1A Greenfield Road, Seaview Downs	Suburban Activity Centre	Development Approval for approx. 12 two-storey dwellings	Seek rezoning to Hills Neighbourhood Zone
10-22 Edward Beck Drive, Sheidow Park	Suburban Activity Centre	Site/buildings have been repurposed for Woodend Primary School Other parts of school site are within the Suburban Neighbourhood Zone	Rezone to Suburban Neighbourhood Zone OR No change to zone
373 Diagonal Road/Miller Street, Sturt	Suburban Activity Centre	Four houses built on western side of zone	Seek zone boundary realignment – rezoning 4 dwellings at 51 – 57 Harbrow Grove to General Neighbourhood Zone

**Activity Centre Zone Review
May 2021**

Address	Activity Centre Zone	Comment	Recommendation
93 Railway Terrace, Ascot Park	Local Activity Centre	Part of neighbouring residentially used allotment (66 Sixth Avenue) inadvertently located in Local Activity Centre Zone	Rezone Local Activity Centre and residential property (66 Sixth Avenue) to Housing Diversity Neighbourhood Zone Allow market forces to decide the site's future land use
26 Daws Road, Ascot Park	Local Activity Centre	Part of neighbouring residentially used allotment (28 Daws Road) inadvertently located in zone.	Rezone residential property (28 Daws Road) to General Neighbourhood Zone
44 Towers Terrace, Edwardstown	Local Activity Centre		Rezone Local Activity Centre site to General Neighbourhood Zone Allow market to decide the site's future land use
28-30, 32 Finniss Street, Marion	Local Activity Centre		Rezone to General Neighbourhood Zone OR rezone that part of zone comprising residential development to General Neighbourhood Zone Allow market to decide the site's future land use
69 Finniss Street, Marion	Local Activity Centre	Odd layout of site Appears to be fully tenanted Back fences facing Norfolk Road	Explore opportunity to rezone to General Neighbourhood Zone Allow market to decide the site's future land use

Activity Centre Zone Review
May 2021

Address	Activity Centre Zone	Comment	Recommendation
97 McInerney Avenue, Mitchell Park	Local Activity Centre	Application for 5 dwellings has recently been approved.	To be used for residential purposes Seek rezoning to General Neighbourhood Zone
Corner - Dwyer Road/Johnstone Road, Oaklands Park	Local Activity Centre	Only activity zone in large area of residential uses In reasonable proximity to Westfield	Explore opportunity to rezone to General Neighbourhood Zone Allow market to decide the site's future land use
43 Addison Road, 1C, D and E Winton Avenue, Warradale	Local Activity Centre	Approx. 50% of zone comprises residential dwellings	Seek rezoning to Housing Diversity Neighbourhood Zone OR rezone that part of zone comprising residential development to Housing Diversity Neighbourhood Zone Allow market to decide the site's future land use

URBAN ACTIVATION

1. What is urban activation?
2. What does a successful site look like?
3. Where are the possibilities?
4. What is the budget / resourcing requirements?

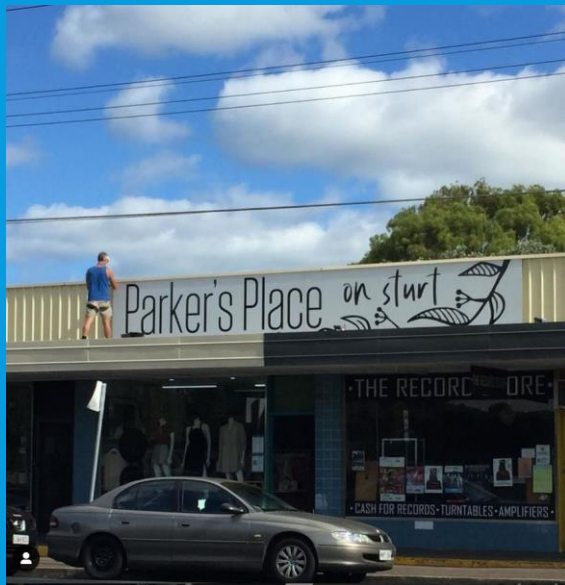
WHAT IS URBAN ACTIVATION?

1. Enhance amenity
 2. Improve access
 3. Support business growth and investment
- Enhances collaboration and partnerships for ongoing sustainable business growth
 - Creates destinations for visitors and local residents
 - Helps small businesses to thrive
 - Stimulates the visitor economy
 - Encourages evening and night time economy
 - Improves physical conditions and safety of place
 - Increase quality of life and employment opportunities
 - Builds community capacity to activate the public realm and create an inclusive sense of place
 - Provides the opportunity for community art or commissioned public artworks
 - Supports the health of local residents who can walk and cycle to locally accessible cafes, shops and services
 - Improves the environment
 - Delivers Smart City solutions

WHAT DOES A SUCCESSFUL SITE LOOK LIKE?

Sturt Road Shops Urban Activation Upgrade

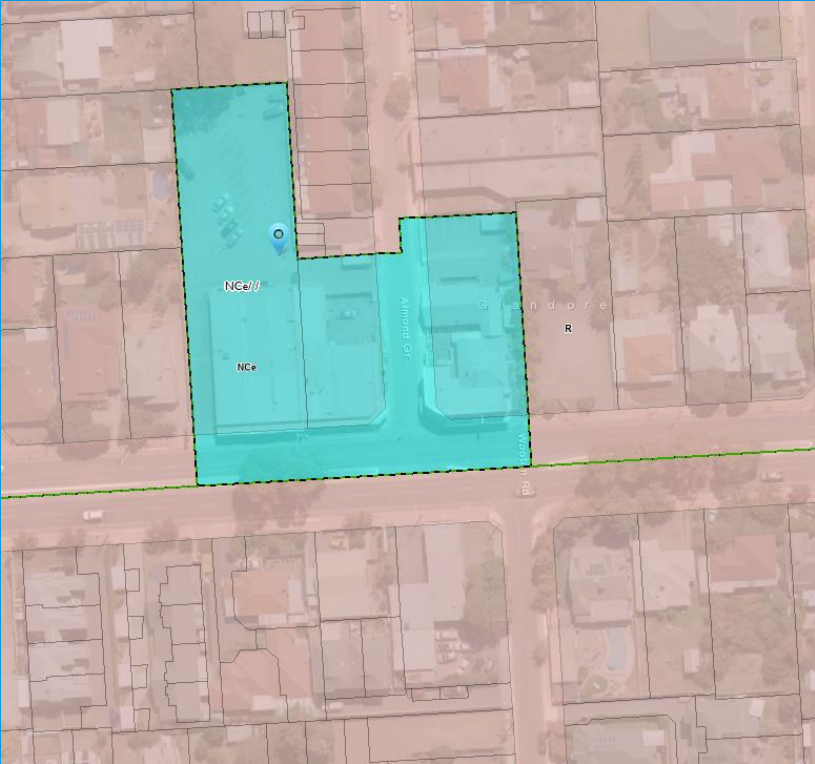
- Designed in-house
- Constructed external, managed by Engineering Team
- Incorporated greening, public art, seating, street furniture
- \$108,000 (Federal Grant)



PROPOSED SITES FOR FUTURE URBAN ACTIVATION

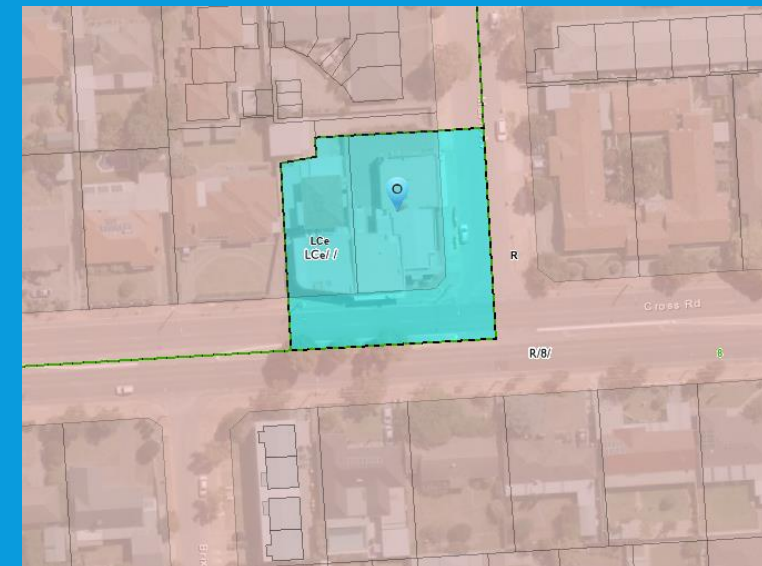
512 CROSS ROAD, GLANDORE

Criteria:	Comments
Access:	Good linkages
Amenity:	Low amenity
Economic Activation:	Retail including grocery, take away food, and hairdresser
Potential upgrade	<ul style="list-style-type: none">• Planter boxes/ Street trees• Seating• Coordinated signage to replace A-frames• Footpath (need to check condition)• Public art



596 CROSS ROAD, SOUTH PLYMPTON

Criteria:	Comments
Access:	Good linkages
Amenity:	Low amenity
Economic Activation:	Retail, consulting rooms, hairdresser
Potential upgrade	<ul style="list-style-type: none"> Planter boxes/ Street trees Seating Coordinated signage to replace A-frames Footpath (need to check condition) Public art



44 TOWERS TERRACE, EDWARDSTOWN

Criteria:	Comments
Access:	Good linkages
Amenity:	Low amenity
Economic Activation:	Retail, hairdresser, café
Potential upgrade	<ul style="list-style-type: none"> Planter boxes/ Street trees Seating Coordinated signage to replace A-frames Footpath Additional shade/canopy Public art



93A, 93B RAILWAY TERRACE ASCOT PARK

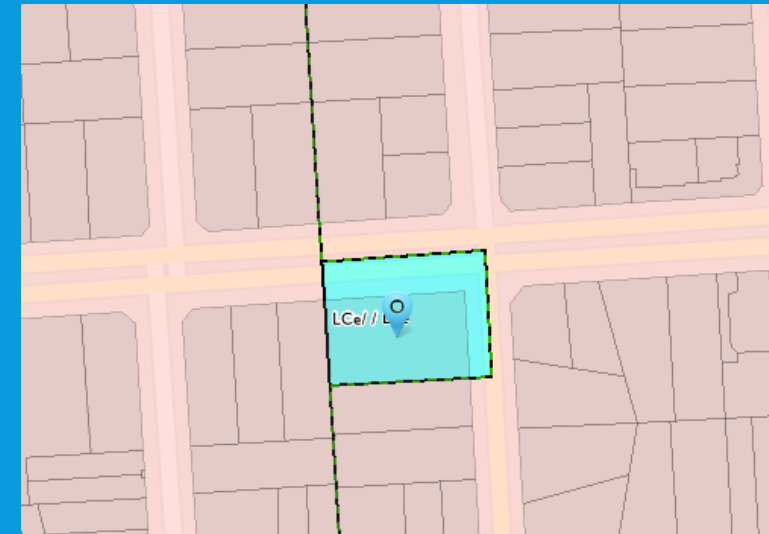
Criteria:	Comments
Access:	Good linkages
Amenity:	Low amenity
Economic Activation:	Café, hairdresser and large rear car park
Potential upgrade	<ul style="list-style-type: none"> • Planter boxes/ Street trees • Seating • Coordinated signage to replace A-frames • Public art



83 STURT ROAD DOVER GARDENS

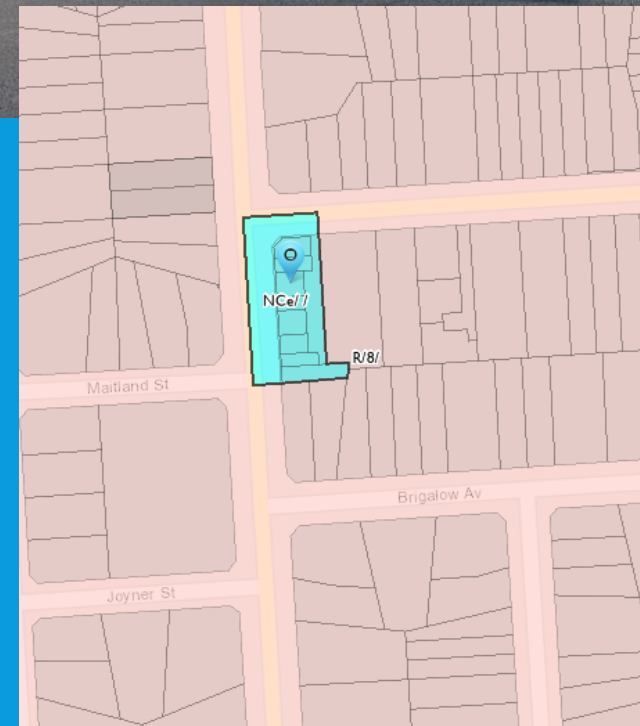
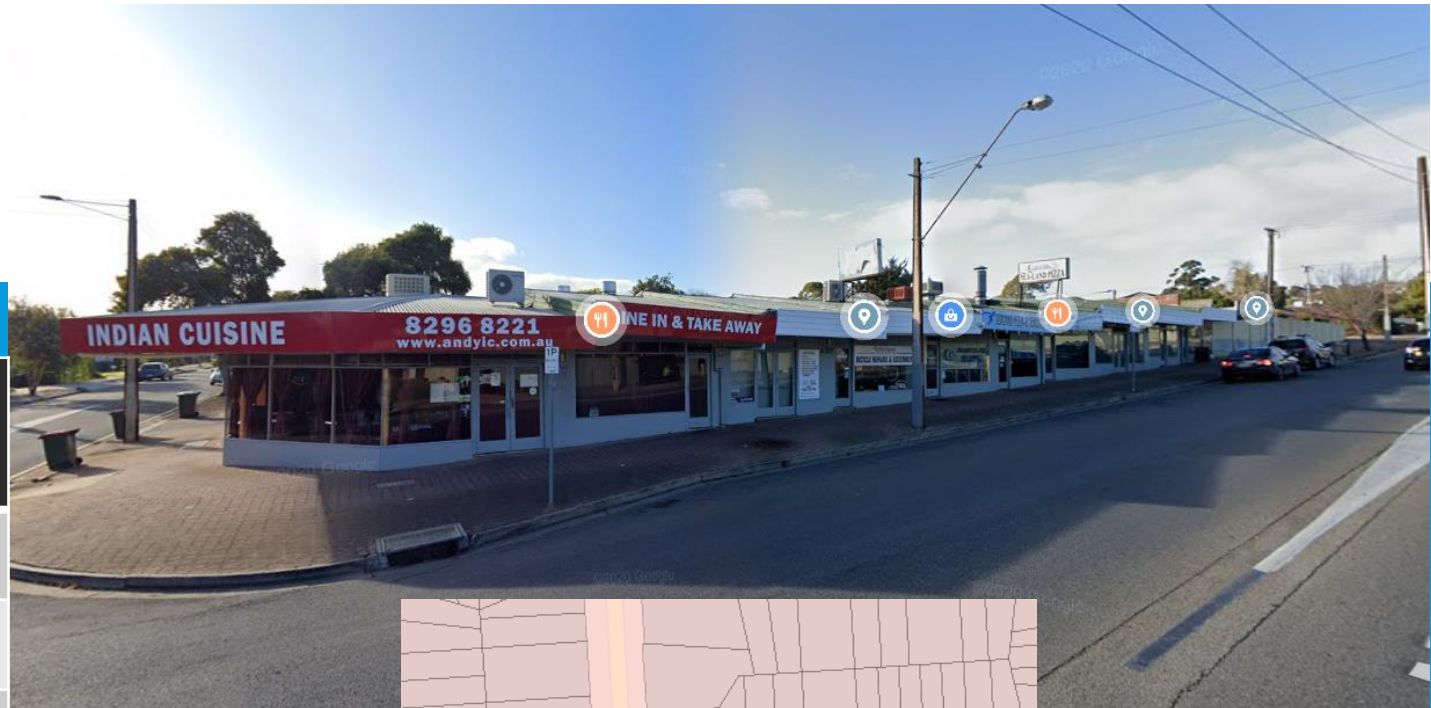


Criteria:	Comments
Access:	Good linkages
Amenity:	Low amenity
Economic Activation:	Restaurant, retail services, offices, personal services
Potential upgrade	<ul style="list-style-type: none"> Planter boxes/ Street trees Seating Coordinated signage to replace A-frames Footpath (need to check condition) Public art



577 Morphett Road Seacombe Gardens

Criteria:	Comments
Access:	Good linkages
Amenity:	Low amenity
Economic Activation:	Retail, restaurant/take-aways Vacant tenancy?
Potential upgrade	<ul style="list-style-type: none"> Planter boxes/ Street trees Seating Coordinated signage to replace A-frames Public art



DWYER ROAD SHOPS, CORNER JOHNSTON ROAD, OAKLANDS PARK

Criteria:	Comments
Access:	Good linkages
Amenity:	Low amenity
Economic Activation:	Café, Hair dresser, art services
Potential upgrade	<ul style="list-style-type: none"> • Planter boxes/ Street trees • Seating • Coordinated signage to replace A-frames • Footpath • Additional shade/canopy • Public art



PROPOSED BUDGET / RESOURCING REQUIREMENTS

- Up to \$150,000 (dependent on scope) per site for three years with annual reviews
- One site per year
- Within existing FTE resources

Hamilton Estate - Character Area

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	Acting General Manager City Development - Greg Salmon
Report Reference	PDC210504R05

Confidential ☐

REPORT OBJECTIVE

To seek the Committee's consideration on whether a rezoning of Hamilton Estate should be undertaken.

EXECUTIVE SUMMARY

Council tried to limit undesirable in-fill development within the City of Marion, firstly through the Housing Diversity DPA process and then through submissions on the draft Planning and Design Code. The State Government did not agree with Council's requests and has placed the majority of residential areas of metropolitan Adelaide into the 'General Neighbourhood Zone'.

A resident has sought for a section of Warradale (Hamilton Park Estate) to be rezoned to a Character Area so as to protect the housing stock/character of the area and reduce the opportunity for in-fill development.

The resident has previously made a submission to Council which is detailed below.

Administration are of the opinion that the merits of rezoning Hamilton Park Estate as a Character Area do not stack up, primarily given to the varied age and condition of the housing stock.

The Committee's direction on whether a 'Code Amendment' process should be undertaken, is sought.

RECOMMENDATION

That the Committee:

- 1. Considers the report and provides direction on whether a Code Amendment process to create a Character Area be undertaken for Hamilton Estate in Warradale, and/or other areas within Council that may warrant consideration.**

GENERAL ANALYSIS

Mr Jessup, a resident in Warradale, has previously sought for a section of Warradale (Hamilton Park Estate - a housing estate created in the early 1950's by Feredays Ltd.) to be rezoned as a Character Area so as to protect the housing stock/character of the area and reduce the opportunity for in-fill (further subdivision).

Mr Jessup has undertaken his own community consultation and is of the opinion that there is a high level of support (80%) for the matter to be considered by Council.

Of the 262 properties letter-dropped by Mr Jessup a total of 40 responses were received; 32 in favour of rezoning and 8 against. This equates to 12% of total properties in favour, 3% against and 85% unknown.

It is understood that some of the Elected Members have been contacted by a number of residents who were opposed to the proposal.

Mr Jessup gave a deputation to Council on 28 July 2020 regarding character zoning in Warradale. The matter was further considered at the Urban Planning Committee meeting on 1 September 2020. The Committee recommended to wait until the Planning and Design Code was in place, after which, it would consider whether

there were other areas within the Council area, as a whole, that should also be considered, rather than undertaking a 'spot re-zone' process on an area where the residents desires on the matter were unclear.

The Code commenced on 19 March 2021 and Mr Jessup further contacted Council on 14 April 2021 (refer Attachment 1).

DISCUSSION

Changing the zoning of an area to a residential character area ('Established Neighbourhood Zone' with a 'Character Overlay' - in the Code) requires a 'Code Amendment' process to be undertaken.

Before undertaking such a process it would be advisable to undertake the necessary analysis of the entire council area in order to ascertain whether there are any other areas that may warrant consideration as a 'character area'.

A preliminary site analysis was undertaken for the 'Hamilton Park Estate' area in September 2020. That analysis revealed that the original housing stock in the area was of varied design quality and condition. Where houses have been upgraded/amended, some have maintained the original design and materials, whilst others have altered the original design and materials. There is evidence of infill development, at higher density, in the area also. The original character of the area has been lost to a great extent. Further analysis may be warranted.

Of note, is that Mr Jessup's house does not reflect the original 'Fereday' design, the prevailing design style of the area.

Rather than seeking the creation of character areas, Council may wish to explore the protection of residential areas that have retained a low density character and well maintained housing stock. This can be achieved by rezoning to a Suburban Neighbourhood Zone with technical and numeric variations that require site dimensions that reduce the opportunity for infill development.

If the Committee is of the opinion that further analysis of Hamilton Park Estate and other potential areas of character is warranted (or other low density area studies), the timing of and priority of the process requires consideration against other Code Amendments that Council wishes to undertake (i.e. Marion Road Urban Corridor, Southern Residential Areas of Council, rezoning of residential/horse stabling land at Morphetville).

Attachment

#	Attachment
1	Attachment 1 - Letter from Jessup - 14 April 2021 re Character Zone
2	Attachment 2 - Original Housing - Montage

14 April 2021

Mr Andrew Jessup

WARRADALE SA 5046

Chief Executive Officer
City of Marion
245 Sturt Road,
STURT SA 5047

Dear Sir,

I request Council proceed with a review of zoning in Warradale, with a view to designating Hamilton Park Estate a character zone.

At their meeting on 28 July 2020, Council considered a petition signed by 141 residents of Warradale and heard a verbal presentation by me in relation to the need for a character zone to protect the area from unrestrained urban infill.

Council resolved (unanimously) to distribute a flyer to residents. The flyer informed residents of Council's efforts to limit urban development, and stated that Council had asked for *"A report be brought to the Urban Planning Committee on the matters raised by Mr Jessup at the General Council Meeting (ie a potential character Zone)"*.

The Urban Planning Committee of Council met on 1 September 2020. A motion that Council *"..consider initiating consultation of residents with regard to the potential character policy area"* was narrowly lost (2 for:3 against). Minutes show the likely reason the motion was voted down was timing, given the imminent implementation of the Planning and Design Code. Ultimately the meeting recommended that *"...Council investigates the appropriateness of the given residential zoning and determines whether any future Code Amendments should be pursued."*

A community led consultation of residents conducted in November 2020 showed there is a high level of support (80% of respondents) for the Council to investigate the creation of a character zone for Hamilton Park Estate.

I think it is time for Council to act!

Yours Sincerely

Andrew Jessup

Cc: Councillors Hull, Prior and Mason

Hamilton Estate - Original Housing - Fereday



Varied Design Quality and Condition

Upgrades/Amendments –

- maintain original design and materials
- alter original design and materials
- complement or not

Original Character of area lost to a great extent



Morphettville and Glengowrie Residential/Horse Stabling Area - Rezone

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	Acting General Manager City Development - Greg Salmon
Report Reference	PDC210504R06

Confidential ☐

REPORT OBJECTIVE

To seek the Committee's consideration and direction on the potential rezoning of the residential/horse stabling area in Morphettville and Glengowrie.

EXECUTIVE SUMMARY

A number of stable owners in Morphettville and Glengowrie are seeking the rezoning of their properties to a residential zone that will allow subdivision and redevelopment to occur.

The Committee's direction on whether a 'Code Amendment' process should be undertaken, is sought.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Recommend to Council to commence a Code Amendment process for the residential/horse stabling areas in Morphettville and Glengowrie to an exclusively residential zone, noting that a community consultation process would be undertaken and Ministerial approval eventually required.**
- 2. Note that Administration has commenced an informal process to obtain evidence of the support for rezoning from all property owners (stable owners and exclusively residential) within the subject area by way of a letter drop to all affected land owners, seeking their views on the proposal and to gain a better understanding of their current situation etc.**

GENERAL ANALYSIS

The former Residential Racecourse Zone, on the southern side of Bray Street in Morphettville and western side of Morphett Road in Glengowrie, was created by the 'Residential Zones Plan Amendment Report (PAR) 2003' or the 'Morphettville Racecourse and Environs PAR 1998'. Even though the stabling of horses had existed in Morphettville and Glengowrie for some time, the PAR formalised the opportunity for stabling of horses and residing on the same property. Policy within the zone specifically sought detached dwellings at low densities in association with a range of horse related activities, with minimum allotment sizes of 560m² and 15 metre frontage

In the recently commenced Planning and Design Code, the area has been rezoned to the Suburban Neighbourhood Zone. The policy within this zone no longer references horse related activities, nor a requirement for only detached dwellings, but it does maintain the minimum 560m² and 15 metre allotment sizes.

The SA Jockey Club (SAJC) is soon to construct additional stables within the racecourse property (corner of Bray Street and Morphett Road). It is anticipated that many of the stable owners on the southern side of Bray Street and western side of Morphett Road will relocate into these new stables.

Council has received enquiries from a number of the stable owners in Morphettville and Glengowrie regarding the rezoning of their land to an exclusively residential type zone, allowing residential development at higher densities to be constructed, and the sale of their land and relocation to the new stables, more financially viable.

It is understood that demand for stabling in the suburbs is reducing, making the land difficult to sell and less valuable compared to the surrounding residentially zoned land.

In a meeting on 16 April 2021, with a number of the horse trainers and members of the SAJC, there appeared to be general support for the rezoning from those attending.

DISCUSSION

Apart from the financial incentive to sell existing stabling properties and relocate to the soon to be constructed stables on the racecourse, the removal of stables/horse related activities from the surrounding streets will likely provide other benefits. The current necessity of walking horses through streets, particularly Bray Street, to the racecourse, is a potentially dangerous practice for both horses and motorists. Also, those solely residential properties located adjacent to stables would likely be freed of the issues normally associated with horse related activities.

Furthermore, if the horses were banned from walking from nearby residents, this could see the surrounding streets (and Morphet Road) heavily congested with additional cars and horse floats.

It is understood that even with the proposed additional stables within the racecourse there would not be sufficient numbers to cater for all the horses within the area. Before the SAJC will consider increasing the number of additional stables, it requires some form of commitment from stable owners that they will relocate. The stable owners are reluctant to commit to anything unless the land is rezoned and offers appropriate financial return.

As an initial stage of the rezoning process there is a need to obtain evidence of the support for rezoning from all property owners (stable owners and exclusively residential) within the subject area. This could be done by way of a letter drop to all affected land owners, seeking their views on the proposal and to gain a better understanding of their current situation etc.

Administration has commenced drafting the letter for these residents and will finalise it subject to any feedback from the Committee.

Without a majority support for rezoning to a residential type zone and relocation to the racecourse, any rezoning could result in more residential dwellings located adjacent stable complexes, with the associated issues of noise, smell, conflict with horses on street and horse floats etc.

It appears that the most appropriate option for the subject land would be to rezone it to that of the surrounding General Neighbourhood Zone. This zone would provide opportunity to subdivide and provide a greater diversity of dwelling types.

It is noted that, if rezoned, current stable complexes have 'existing use rights' so can remain operating as such at the location. Also, it is probable that stable complexes will not move across to Morphetville Racecourse at the same time, therefore there is likely to be a mix of land uses for some time.

Attachment

#	Attachment
1	Attachment 1: Morphetville and Glengowrie - areas for rezoning



REPORTS FOR NOTING

North-South Corridor T2D

Originating Officer	City Activation Senior Advisor - Brett Grimm
Corporate Manager	N/A
General Manager	Acting General Manager City Development - Greg Salmon
Report Reference	PDC210405R07

Confidential ☐

REPORT OBJECTIVE

To provide Council with a project update.

EXECUTIVE SUMMARY

The Department for Infrastructure and Transport project team have recently engaged with Council administration to commence the design and planning phases of the project.

This report provides a summary of activities that occurred during March 2021

RECOMMENDATION

That the Planning and Development Committee:

1. Notes the report

GENERAL ANALYSIS

As part of the Torrens to Darlington (T2D) project, Reference Groups have been established to provide an opportunity for residents, community interest groups, businesses and individuals to provide input into various aspects of the project during the planning and design phase.

Following the completion of the expression of interest process, all reference group applicants have now been advised.

The five reference groups for the T2D project are:

1. Technical Design Reference Group
Southern Tunnel
2. Community Reference Group
3. Business Reference Group
Airport Link and Northern Tunnel
4. Community Reference Group
5. Business Reference Group

The two Community Reference Groups will provide valuable insight into the community as the Reference Design progresses.

The group will also help identify potential City Shaping priorities, ideas and strategies to improve the general amenity and functionality of public spaces and identify issues of interest to the community that need to be addressed during the planning and design phase.

The two Business Reference Groups will focus on matters specific to local access, commercial land use and daily operations.

This group will provide valuable insight into local business priorities and help develop strategies for the City Shaping Program.

The overarching goals of the Reference Groups are to:

- Create an opportunity for discussion and exchange of information on the project.
- Assist the project team to identify local issues or concerns, and where possible solutions to these issues and concerns.
- Provide a broad representation of local community interests and views, as opposed to individual interests, that will assist to shape the project.
- Act as a two-way communication link between the project team and the community and disseminate accurate information via existing community networks.

Representatives

- Local residents living close to or along South Road.
- Local community, sporting or not-for-profit group operating within the area.
- Community with an interest in and knowledge of environmental, community development, community services, cultural, urban realm or other relevant area.
- Business owners/operators.
- Commercial landowners.
- Not-for-profit business and traders groups operating in the area.

March 2021 Update

The following is summary of activities that have occurred in March 2021

- Initial meeting Community Reference Group
- Initial meeting Business Reference Group
- Technical design reference group initial meeting
- Council staff wrote to the North South Corridor project team requesting a briefing to Elected Members at a Council Forum. This has been confirmed for June 29th 2021.
- Council staff met with consultant team to discuss the process of City Shaping study and to provide informed discussion on relevant Council policies, guide lines and land use zones.

Project Time lines

The following is a summary of the project schedule that has been presented to date:

- Reference design 2021
- Business case mid 2021

Stage 1

- Approvals end 2023
- Procurement early works 2021-2023
- Construction commence late 2023 (completion to be confirmed)

Stage 2

- Approvals end 2023
- Procurement early works 2021-2023
- Construction commence 2026 (completion estimated 2030)

Code Amendments Update

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	Acting General Manager City Development - Greg Salmon
Report Reference	PDC210504R08

Confidential ☐

REPORT OBJECTIVE

To provide Members an update on recent and active Code Amendments (formerly Development Plan Amendments).

RECOMMENDATION

The Planning and Development Committee:

- 1. Notes the report.**

DISCUSSION

The Planning and Design Code commenced operation on 19 March 2021.

There are currently no active Code Amendments for Council's consideration.

Other reports on this agenda provide detail on potential new Code Amendments for Council to investigate.

A report supporting the Planning and Development Committee's recommendation to Council regarding the Housing Diversity DPA (Marion Road corridor and southern suburbs residential) will be presented to General Council on 11 May 2021.

Planning Reforms Update

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	Acting General Manager City Development - Greg Salmon
Report Reference	PDC210504R09

Confidential ☐

REPORT OBJECTIVE

To update members of the Planning and Development Committee on matters associated with the development assessment process under the new Planning and Design Code.

EXECUTIVE SUMMARY

The Planning and Design Code (the Code) commenced on 19 March 2021 and is now the legislated rule book for processing and assessing development applications.

The City of Marion prepared extensively for the changeover, from both a policy and a business readiness perspective.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes this report.**

DISCUSSION

Planning and Design Code Policy Update

The Planning and Design Code (the Code) commenced on 19 March 2021 and is now the legislated rule book for processing and assessing development applications.

On 18 March 2021, the day before the Code went live, Council received a response from the State Planning Commission regarding Council's latest submission on the draft Code (refer Attachment 1).

The letter confirms Council was not successful in:

- Having residential areas transition to the Suburban Neighbourhood Zone.
- Having Marion Corridor rezoned (as per Part 2 of the Housing Diversity DPA).

However, it does outline Council had some small wins from our submission:

- An increase from 1 to 2 car parking spaces for 2 bedroom dwellings.
- A slight increase to private open space requirements for blocks over 300 square metres to 60 square metres.
- An increase from 200 to 250 square metre minimum site areas for row dwellings in the General Neighbourhood Zone.

Council must now consider changes to the Code through a Code Amendment Process.

ePlanning Portal Operational Update

Since the 'go live' date, 258 applications have been submitted on the Portal.

118 applications have been submitted for 'Verification' (the precursor to a full assessment where Council staff must, within 5 business days, review the proposal, undertake a preliminary assessment, ensure all required information has been provided and raise fees). It should be noted Council does not receive any fee for undertaking this role.

87 applications have been received for Planning Consent, with 22 receiving Planning Consent.

It has been noted by staff that the majority of applications submitted have required additional information be provided which reflects the new mandatory information requirements outlined within the Planning, Development and Infrastructure (General) 2017 Regulations. The new Act requires a much greater level of information be provided before assessment can commence.

Operationally staff, particularly Planning staff, have experienced increase workloads due to the operation of dual systems and the new verification task which is essentially a de facto assessment required to be undertaken within 5 business days.

Additionally, the Development Services Administration staff are required to undertake a 'Consistency Check' for every application at the Development Approval stage. This task requires an administration officer to manually review and compare the Planning Consent and Building Consent to ensure the plans are entirely consistent. If not, correspondence is sent to the applicant to review the inconsistencies and resolve the identified issues.

Administration has engaged temporary labour assistance within existing budgets to assist the Development Services Unit.

Process/Policy Issues

Staff, in addition to the local government industry in general, have identified policy issues associated with the Planning and Design Code and issues with the usability and functionality of the online Development Application Portal (DAP - the online Portal).

Staff have kept an 'issues register' for formal requests sent to the PlanSA help desk, with a total of 14 issues logged. Clarification on additional issues or policy gaps/interpretation have been informally raised with relevant PlanSA staff via email.

Given the new system has only been in operation for 6 weeks, staff will provide a more detail summary of Code/DAP issues (and whether these have been fixed) at the next Planning and Development Committee meeting (3 August 2021).

Attachment

#	Attachment
1	210318_Phase Three Planning & Design Code Submission_Marion

#16770743



Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7466
saplanningcommission@sa.gov.au

18 March 2021

Mayor Kris Hanna
C/- CEO Adrian Skull
City of Marion
245 Sturt Road
STURT SA 5047

Via email: kris.hanna@marion.sa.gov.au / adrian.skull@marion.sa.gov.au

Dear Mayor Hanna,

PHASE THREE PLANNING AND DESIGN CODE SUBMISSION

Thank you for your recent submission on the *Phase Three (Urban Areas) Planning and Design Code Amendment* (the Phase Three Code).

The State Planning Commission (the Commission) recognises the valuable contribution of the City of Marion in providing your consideration and expertise on how the Phase Three Code can be improved.

We appreciate the time you have taken to provide a submission during the statutory consultation period in Nov/Dec 2020. We note you have placed the most significant emphasis on the following areas for our consideration:

- Feedback on Residential Infill policy.
- Request that Marion Plains Policy Area 8 of the Residential Zone be transitioned to the Suburban Neighbourhood Zone.
- Request that land adjacent Marion Road be transitioned to Urban Corridor zoning.
- Request that the Mixed Use Zone at Edwardstown transition to a combination of the Urban Activity Centre Zone and Urban Neighbourhood Zone.
- Non-residential development in the Urban Neighbourhood Zone at Laffer's Triangle.

The Commission has considered your submission, and after having sought to work in close collaboration with your administration, is pleased to advise that the Phase Three Code has been amended to address your concerns in the following ways:

- **Feedback on Residential Infill policy**

The Commission has made the following changes to infill policy in response to feedback from Council:

- The parking rate for 2 bedroom detached dwellings, semi-detached dwellings and row dwellings (where vehicle access is from the primary street) has been increased to 2 car parking spaces.
- The policy requiring a 7 metre opening for garage door width has been improved via the introduction of 50% maximum cap on site frontage width.
- Private open space has been increased for sites exceeding 300m² back to 60m².

- Soft landscaping requirements are now linked to ancillary development to ensure that these requirements are not eroded by deemed-to-satisfy development.

- **Transition Residential Policy Area 8 to the Suburban Neighbourhood Zone**

The General Neighbourhood Zone has been retained over existing Marion Plains Policy Area 8. It should be noted that the Commission has made additional amendments to the General Neighbourhood Zone which should address some of Councils concerns about density in these locations (e.g. increasing the minimum site area for row dwellings from 200m² to 250m²).

- **Marion Road Corridor**

Urban Corridor zoning has not been applied to land adjacent Marion Road as part of the Phase Three Code amendment, however, I wrote to you under separate cover on 11 February 2021 confirming that the Commission supports Council undertaking a Code Amendment process for this corridor and that the Commission would be happy to assist in progressing this policy work as a matter of priority.

- **Mixed Use Zone at Edwardstown**

The Mixed Use Zone at Edwardstown has been transitioned to a combination of Suburban Activity Centre Zone (over existing Precinct 12 – Castle Plaza) and Urban Neighbourhood Zone (over existing Precinct 13).

The Suburban Activity Centre Zone is still considered by the Commission to be the closest zone fit for the Castle Plaza Shopping Centre area and is consistent with the spatial application of this zone to other similar centres around metropolitan Adelaide.

- **Urban Neighbourhood Zone at Laffer's Triangle**

The Urban Neighbourhood Retail Subzone has been spatially applied to that area of Lot 707 Marion Road at Laffer's Triangle that is currently identified as 'Core Area' in the existing Suburban Activity Node Zone. This should address Councils concerns regarding floor area size and location of commercial land uses at this particular location.

Further information on how the Commission has responded to the key policy matters raised during the consultation period is detailed in the Engagement Report prepared under Section 73 of the *Planning, Development and Infrastructure Act 2016*. The report includes an overview of the spatial changes made in response to submissions regarding your council area. The Commission's Engagement Report will be made available on the PlanSA portal (<https://plan.sa.gov.au>) when Phase Three of the Code goes live on Friday 19 March 2021.

One of the challenges for the Commission in considering submissions on the Phase Three Code was the need to balance a wide range of interests in a policy document that can impact on the lives of all South Australians. As such the Commission has sought to achieve the right balance between these views, as well as the degree to which existing development plans are transitioned to the Code, versus genuine policy reform.

Through the process of finalising the Phase Three Code, the Commission has focussed on a limited range of significant areas of reform including:

- lifting the bar on the quality of infill development
- strengthening our character and heritage
- protecting native vegetation
- promoting 'value adding' in rural areas.

At the same time, we have attempted to lay the groundwork on complex longer term policy issues including:

- climate change adaption and mitigation, and
- economic restructuring, investment clusters and agglomeration.

The Commission respects that for some, the policy in the Phase Three Code on these matters may not go far enough, while for others it may go too far. However, the Commission intends to continue to explore the research and evidence around these important issues and will also ensure that future areas of reform are included in its forward work program.

There are important features of the Planning and Design Code (the Code) and the broader planning system, which require careful monitoring and evaluation to ensure that the Code is responsive and operates as expected. These features include:

1. The role and scope of the State Planning Policies, which provide the overarching guidance and strategy for the Code including their application in a non-spatial sense. In many cases these are tentative expressions which require further work.
2. The take up of deemed-to-satisfy development assessment pathways in the Code (as against performance-based pathways). The intention and direction is clear but the actual delivery of a more objective and less discretionary approach to assessment will take time.
3. The benefit and utility of the process for referral of development applications to specialist agencies or bodies. There is an assumption of trust and competence that agencies will respond in the desired way.
4. The impact of arrangements for public notification of development applications. This is a matter requiring careful balance. The intention is to emphasise participation in policy making.
5. The impact of removal of desired future character statements, which were a standard feature of Development Plans. For some these are core expressions of intent. In many cases they are confusing and unnecessarily complex.

Expectations around planning systems often tend to be much greater than they legally are or can be. The gap between what planning may seek to achieve and the reality of economic and social conditions within cities and regions requires us to apply care and discipline.

The new ePlanning system allows us to report on how our system is working and the Commission intends to do just that. As part of its Annual Report, the Commission will be reporting on key indicators around the planning system, and these indicators will continue to grow as the new system evolves.

The introduction of a digital Code in an open and transparent ePlanning system is yet another significant milestone in a series of innovations in which South Australia has led the way in how land is owned, developed, conserved and managed.

I thank you for your input into the development of South Australia's new planning system. The implementation on 19 March 2021 is a major achievement and one which we can all be proud of.

Yours sincerely



Michael Lennon
Chair

WORKSHOP / PRESENTATION ITEMS**OTHER BUSINESS****MEETING CLOSURE**