

His Worship the Mayor  
Councillors  
City of Marion

## **Notice of Planning and Development Committee**

Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt

**Tuesday, 7 December 2021 at 6.30 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 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. Due to COVID-19, interested members of the community are welcome to attend by electronic means. Access to the meeting is via the link published on the City of Marion website (<https://www.marion.sa.gov.au/about-council/council-meetings/council-meeting-livestream>) on the day of the meeting.



Tony Harrison  
Chief Executive Officer

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**1 Open Meeting****2 Kaurna Acknowledgement**

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

**3 Elected Member Declaration of Interest (if any)****4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 5 October 2021**

<b>Report Reference</b>	PDC211207R4.1
<b>Originating Officer</b>	Governance Officer – Angela Porter
<b>Corporate Manager</b>	Manager Office of the Chief Executive – Kate McKenzie
<b>General Manager</b>	Chief Executive Officer – Tony Harrison

**RECOMMENDATION**

That the minutes of the Planning and Development Committee Meeting held on 5 October 2021 be taken as read and confirmed.

**ATTACHMENTS**

1. PDC211005 - Final Minutes [4.1.1 - 6 pages]



**Minutes of the Planning and Development Committee  
held on Tuesday, 5 October 2021 at 6.30 pm  
Council Chamber, Council Administration Centre  
245 Sturt Road, Sturt**



**PRESENT**

His Worship the Mayor Kris Hanna  
Councillor Sasha Mason  
Councillor Luke Hutchinson  
Councillor Raelene Telfer  
Councillor Jason Veliskou  
Councillor Kendra Clancy

**In Attendance**

Chief Executive Officer - Tony Harrison  
General Manager City Development - Ilia Houridis  
Manager Development & Regulatory Services – Warwick Deller-Coombs  
Acting Team Leader Planning – Nicholas Timotheou  
Executive Officer to the General Manager City Development – Louise Herdegen

**1 Open Meeting**

The Chair opened the meeting at 6:33 pm.

**2 Kurna Acknowledgement**

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

**3 Elected Member Declaration of Interest**

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

- Nil interests were disclosed.

**4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 3 August 2021**

Report Reference PDC211005R4.1

**Moved – Councillor Telfer**

**Seconded – Councillor Hutchinson**

That the minutes of the Planning and Development Committee Meeting held on 3 August 2021 be taken as read and confirmed.

**Carried Unanimously**



## 5 Business Arising

### 5.1 Business Arising Statement - Action Items

Report Reference PDC211005R5.1

**Moved – Councillor Veliskou**

**Seconded – Councillor Telfer**

That the Planning and Development Committee:

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

**Carried Unanimously**

## 6 Reports for Discussion - Nil

## 7 Workshop / Presentation Items

### 7.1 North-South Corridor T2D Update

Report Reference PDC211005R7.1

The General Manager City Development facilitated a workshop to seek input on key questions to inform ongoing work and engagement with the State Government.

The following discussion points were noted:

- A letterbox drop took place over the weekend to properties in Glandore affected by the compulsory acquisition. While the project is between the residents and State Government, Council is providing support, compassion and guidance for residents where possible.
- Suggest a similar letter for the impacted residents at the southern end.
- Concern on impact of residents on the other side of the road from the construction. While not impacted by the property acquisition, may be impacted in other ways.
- Preliminary designs of the southern tunnel have been confidentially shared in a meeting between DIT, City of Marion and City of Mitcham.
- The Cross Road/South Road intersection is not part of the tunnel project however accessibility for trucks to turn right at Cross Road/South Road has been raised with DIT.
- Confirmation required on how long residents have to vacate their properties that have been identified as part of the compulsory acquisition.
- Cross Road and Daws Road are busy intersections and it would be useful for consideration to tunnel access at these points.
- Whilst it is not expected there will be a toll placed on the tunnel given the balance of cost/volume, this can be confirmed with DIT.
- Ability to make a u-turn along the existing road.
- Designs requested from DIT so that Council can share local knowledge of traffic behaviour.
- Phone tower would need to be relocated. May or may not impact residents.
- Traffic barrier on the north side of Celtic may be in Council's control to remove if considered appropriate.
- Access to Black Forest Primary School, consideration of a footbridge or the crossing to be moved.
- Cosgrove Hall is being used extensively for variety of activities. Suggest structural assessment at a number of points in time to assess any damage of tunnel works.



- Follow up to determine the number of students that attend St Bernadettes Primary School that come from Marion side of the road and how this will be affected during construction.
- Recirculate traffic analysis from previous report. Expectation is that South Road will continue to be as busy as Goodwood and Marion Roads once the tunnel works have been complete.
- Pedestrian care and opportunities for cycling as part of the City Shaping project at grade on South Road.
- Tunnel works does not incorporate any works at grade on South Road. This will be captured under a separate project called City Shaping or potential future State Government works. Waiting on feedback from DIT when this will start ie wait until tunnel completed or in conjunction with tunnel construction to be confirmed from DIT.
- DIT will continue to do testing regarding vibrations from the tunnel construction on the entry/exit points. The tunnel itself will be well below the surface.
- Properties with access to underground bores or other underground infrastructure may have an acquisition approach from DIT to purchase rights under their property.
- Discussions continuing with DIT re the contamination clusters along the corridor and the potential impacts of the construction. Preliminary view from DIT is the work will be much deeper than where the contamination currently sits. This has also been raised with the EPA.

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

**That the following items be moved en bloc:**

- 8.1 Code Amendments Update
- 8.2 Planning Reforms Update

**Carried Unanimously**

## **8 Reports for Noting**

### **8.1 Code Amendments Update**

Report Reference	PDC211005R8.1
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Discussion points noted:

- Administration developing a community engagement strategy for the four Code Amendments. For Marion Road and Hills, an explanation will be included to advise where the previous Housing Diversity DPA process got to, so the process can consider the previous work.
- As these are entirely exclusive packages of work, clear communication to residents will be provided.

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PDC211005 - Planning and Development Committee - 5 October 2021



- Previous Council-specific infill development targets in the State Government's 30-Year Plan for Greater Adelaide have previously been removed. The 2017 update to the 30-Year Plan includes a generic target of 85% of new housing in metropolitan Adelaide by 2045.

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## 8.2 Planning Reforms Update

Report Reference PDC211005R8.2

**Moved – Mayor Hanna**

**Seconded – Councillor Hutchinson**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## 9 Confidential Items

### 9.1 Cover Report - Lot 707 Marion Road, Bedford Park

Report Reference PDC211005F9.1

**Moved – Councillor Hutchinson**

**Seconded – Councillor Clancy**

Pursuant to Section 90(2) and (3) (g)(h) and (m) 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, Manager Development and Regulatory Services, Team Leader Planning and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Lot 707, Marion Road, Bedford Park, 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 a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.

**Carried Unanimously**

The meeting went into confidence at 7:32 pm.



**Moved – Mayor Hanna****Seconded – Councillor Veliskou**

In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Lot 707 Marion Road, Bedford Park, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3) (g)(h) and (m) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2021.

**Carried Unanimously**

The meeting came out of confidence at 8:01 pm

**10 Other Business - Nil****11 Meeting Closure**

The meeting was declared closed at 8:01 pm.

CONFIRMED THIS 7TH DAY OF DECEMBER 2021

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CHAIRPERSON

## **5 Business Arising**

### **5.1 Business Arising Statement - Action Items**

<b>Report Reference</b>	PDC211207R5.1
<b>Originating Officer</b>	Executive Officer to the General Manager City Development – Louise Herdegen
<b>Corporate Manager</b>	Manager Office of the CEO – Kate McKenzie
<b>General Manager</b>	General Manager City Development – Ilia Houridis

### **REPORT OBJECTIVE**

The purpose of this report is to review the business arising from previous meetings of the Planning and Development Committee meetings.

### **RECOMMENDATION**

**That the Planning and Development Committee:**

- 1. Notes the business arising statement.**

### **ATTACHMENTS**

1. PDC211207 Business arising statement Action Items **[5.1.1 - 1 page]**

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

ATTACHMENT 1  
AS AT 26 NOVEMBER 2021



Date of Meeting	Item	Response by	Due Date	Status/Response	Completed / Revised Due Date
4 May 2021	<b>Centre zoning review and Urban Activation opportunities</b> (Report Reference: PDC210504R04) <ul style="list-style-type: none"> <li>Dwyer/Johnstone, Oaklands Park – leave as is however follow up with the Ward Councillors and the property owner.</li> <li>Addison Road, Warradale – rezone the residential property. Follow up with the Ward Councillors.</li> </ul>	D Melhuish		Administration is following up with the property owners.  The other 3 Code Amendments have been submitted to PLUS and this matter will now be progressed.	In progress
	1. Recommends to Council that a Code Amendment process for Local and Suburban Activity Centre Zones commence to realign historical errors in the spatial application of the zones and engage with identified owners and communities about the future of their centre zoning. Noting that community consultation will be undertaken as part of the process and Ministerial approval is required for any amendment to the Planning and Design Code.	D Melhuish	Late 2021	The other 3 Code Amendments have been submitted to PLUS and this matter will now be progressed.  Administration is following up with all affected property owners via letter.  Once comments are received Council will undertake further analysis and a 'Proposal to Initiate' a Code Amendment.	In progress
	2. Request Administration prepare a report for Council highlighting potential urban activation locations across the City of Marion and seeks proposed budget resourcing requirements up to \$150,000, depending on the scope per site, with annual reviews and acknowledge the use of existing staff resources for design and project management.	B Grimm / M Taintey	Oct 2021	A report was presented to the Executive Budget Committee on 15 November 2021 and will be considered as part of the 4 year Business Plan discussions.	In progress

\* Completed items to be removed are shaded

## 6 Confidential Items

### 6.1 Cover Report - Confidential Business Arising Statement - Action Items

Report Reference	PDC211207F6.1
Originating Officer	Executive Officer to the General Manager City Development – Louise Herdegen
Corporate Manager	N/A
General Manager	General Manager City Development - Ilia Houridis

### REASON FOR CONFIDENTIALITY

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

(g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty

(h) legal advice

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

### RECOMMENDATION

Pursuant to Section 90(2) and (3) (g)(h) and (m) 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 Office of the CEO, 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 *Confidential Business Arising Statement – Action Items*, 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 a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.

## 7 Reports for Discussion

### 7.1 Forward Agenda 2022

<b>Report Reference</b>	PDC211207R7.1
<b>Originating Officer</b>	Manager Development and Regulatory Services – Warwick Deller-Coombs
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	General Manager City Development - Ilia Houridis

### REPORT OBJECTIVE

To provide the Planning and Development Committee (PDC) with proposed forward agenda items and potential topics for the Committee's 2022 program.

### EXECUTIVE SUMMARY

The intent of this session is to generate conversation and document the ideas of the Committee for the content that the Committee would like to see developed for 2022.

### RECOMMENDATION

**That the Planning and Development Committee:**

- 1. Notes the meeting schedule and committed agenda items.**
- 2. Provide suggestions for the proposed forward agenda for the 2022 program.**

### DISCUSSION

The Planning & Development Committee (PDC) [Terms of Reference](#) (ToR) establish the following purposes for the PDC:

#### **2. OBJECTIVES**

*The Committee is established for the purpose of:*

- 2.1 Advising Council on matters relating to the development and monitoring of the following areas:*
  - Urban planning, development and renewal*
  - City growth, economic development and sustainability*
  - New project concepts and innovative solutions*
- 2.2 Monitoring and review of new / emerging issues and trends through tools such as environmental scans.*
- 2.3 Developing, reviewing and recommending to Council any policy relating to areas identified in 2.1.*

The PDC ToR outline further functions under section 5:

#### **5. FUNCTIONS**

- 5.1 Within the parameters of the Act, and having regard to the powers, functions and responsibilities of the Chief Executive Officer, the Committee is charged with providing advice and recommendations to Council regarding:*
  - 5.1.1 Strategic plans and development policy issues that arise during the preparation of a Strategic Directions Report, Development Plan Amendment or Code Amendment proposal.*

- 5.1.2 *Strategic opportunities to improve the quality of the Council area that drive city development, economic growth and sustainable outcomes that improve the overall quality of life for the community.*
- 5.1.3 *The opportunities to further pursue Council's strategic objectives using innovative solutions.*
- 5.1.4 *Environmental scans of new and emerging trends, risks and opportunities.*
- 5.1.5 *Any proposal for boundary realignment.*
- 5.1.6 *Facilitate partnerships and collaborative funding models to support economic development initiatives and across the arts, cultural and events sector.*
- 5.1.7 *The development, review and implementation of Council's policies relating to this Committee's Terms of Reference.*
- 5.1.8 *Reviewing strategies or plans (not included within any other Committees' Terms of Reference) prior to Council consideration and adoption*

The breadth of the TOR provides an opportunity for the Committee to consider a broad range of topics through its annual program. Suggested topics for discussion for the forward agenda are outlined below:

- Planning & Development
  - Edwardstown Precinct Update
  - Branding
  - North South Corridor (South Road Tunnel)
  - Edwardstown Project
- City Activation
  - Economic Development
  - Identifying programs from projects, such as the upgrades to key sites such as the Sturt Road shopping strip
- Planning and Development
  - Code Amendments under the new Planning and Design Code
  - Proactive strategies to improve development
  - Checklists
  - Interconnected across teams
- Development
  - Pipeline of Council Projects
  - Future grant opportunities
- Investment Attraction
  - Forums for Developers and Investors
- Environmental Scans and External Speakers
  - Invite speakers who have experienced projects and processes we are seeking to develop and implement within Marion - examples of success
- Planning and Development
  - Structure or Precinct Planning

## ATTACHMENTS

1. PDC211207 Forward Agenda December 2021 [7.1.1 - 3 pages]

Planning &amp; Development Committee

# Meeting Schedule 2022



7 December	6.30 – 9.30
1 March 2022	6.30 – 9.30
3 May 2022	6.30 – 9.30
5 July 2022	6.30 – 9.30
6 September 2022	6.30 – 9.30
1 November 2022	6.30 – 9.30

**2022 Committee Membership**

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

**Presiding Member** – Kendra Clancy**Members**

- Sasha Mason
- Raelene Telfer
- Joseph Masika
- Jason Veliskou
- Luke Hutchinson

Planning &amp; Development Committee

# Meeting Schedule 2022



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	
Forward Agenda 2022	R			W Deller-Coombs	

Planning and Development Committee		Date: Tuesday, 1 March	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 Amendments Update	R	Standing report		D Melhuish	

Planning and Development Committee		Date: Tuesday, 3 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 Amendments Update	R	Standing report		D Melhuish	



## Planning &amp; Development Committee

## Meeting Schedule 2022



Planning and Development Committee		Date: Tuesday, 5 July	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 Amendments Update	R	Standing report		D Melhuish	

Planning and Development Committee		Date: Tuesday, 6 September	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 Amendments Update	R	Standing report		D Melhuish	

Planning and Development Committee		Date: Tuesday, 1 November	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 Amendments Update	R	Standing report		D Melhuish	

## 7.2 Code Amendments Update

<b>Report Reference</b>	PDC211207R7.2
<b>Originating Officer</b>	Senior Policy Planner – David Melhuish
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Ilia Houridis

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
PDC210504R08	Code Amendments Update

### REPORT OBJECTIVE

To provide Members with an update on recent and active Code Amendments, including facilitating a discussion at the Meeting regarding Marion Road zoning.

### EXECUTIVE SUMMARY

At the 11 May 2021 General Council meeting, Council approved the initiation of four (4) Code Amendments. The list and status are outlined below:

#### ***Morphettville and Glengowrie Horse Related Activities***

- Received Ministerial approval to proceed with the Code Amendment on 25 October 2021.
- Work on the Amendment and associated Community Engagement Plan has commenced.

#### ***Urban Corridor – Marion Road***

- Currently awaiting Ministerial approval to proceed with the Code Amendment.
- Current work includes:
  - Discussions with council's traffic staff and a meeting with staff at the Department of Infrastructure and Transport.
  - An analysis of the zoning along main roads in other metropolitan areas.
  - Investigation of 'urban corridor' zoning as it was previously indicated versus new zones available under the Planning and Design Code.
- Committee to discuss Marion Road zoning opportunities.

#### ***Southern Suburbs Residential Policy***

- Currently awaiting Ministerial approval to proceed with the Code Amendment.
- Current work includes:
  - A review of allotment sizes for properties within the Hills Neighbourhood Zone in other Council areas
  - Initial analysis of appropriate lot sizes for particular gradients of land

#### ***Centre Zones***

- Letters seeking comments from the owners of the affected sites were sent out on 9 November 2021 (pre-engagement). Responses are required by 26 November 2021.
- Following consideration of any comments received, a draft 'Proposal to Initiate' will be created for the consideration of the Committee/Council.

A further update on each Code Amendment has been provided for the Committee's consideration in the report.

**General Update**

A letter received from the Executive Director of Planning and Land Use Services (PLUS), outlines a new process for charging applicants for a Code Amendment process where commercial gain can be expected (attached).

**RECOMMENDATION**

**That the Planning and Development Committee:**

- 1. Notes the report.**
- 2. Discusses options and opportunities in regards to Marion Road zoning, and considers whether any further recommendations should be made to Council.**

**DISCUSSION**Morphettville and Glengowrie Horse Related Activities

- The 'Proposal to initiate' (a Code Amendment) document was approved by the Minister on 25 October 2021.
- Work on the Amendment and associated Community Engagement Plan has progressed.
- As a number of affected properties have small frontages, appropriate property dimensions will require consideration.

Urban Corridor – Marion Road (to be discussed at meeting)

- A draft 'Proposal to initiate' document was approved by Council on 14 September 2021.
- Council amended the study area to include Marion Road south to Sturt Road.
- The 'Proposal to initiate' document was forwarded to and received by Planning and Land Use Services (PLUS) via the planning portal on 16 September 2021.
- The availability of any existing traffic study information for Marion Road has been sought from the Department of Infrastructure and Transport (DIT) as it may be of use for Council in the undertaking of any further investigations into the impacts of an increase in densities and traffic generation on Marion Road.
- On 19 November 2021, Administration met with representatives from DIT to discuss the potential impacts of rezoning Marion Road.
- DIT raised some concerns with the proposed Urban Corridor zoning including existing high levels of traffic on Marion Road and potential for different zoning strategies.
- An initial analysis of the types of zoning along main roads (with similar characteristics to Marion Road) in other metropolitan areas, has been undertaken to help establish the most appropriate zone/s for Marion Road.
- Administration will facilitate a discussion about Marion Road zoning at the meeting.

Southern Suburbs Residential Policy

- Initial investigations regarding slope related information have been undertaken.
- A draft 'Proposal to initiate' document was approved by Council on 14 September 2021.
- The document was forwarded to and received by PLUS via the planning portal on 16 September 2021.

- An initial review of allotment sizes for properties within the Hills Neighbourhood Zone in other Council areas has been undertaken to help determine whether there is a common approach to the development of sloping land.
- An initial analysis of suitable lot sizes for particular gradients of land has commenced to ensure that appropriate planning outcomes can be achieved.

### Centre Zones

- Following analysis undertaken as part of the Commercial/Industrial Zone Review, it was determined that there is an opportunity for Council to consider changing the zoning outcomes for some sites.
- 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.).
- Prior to developing the Proposal to Initiate document a letter seeking comments from the owners of the affected sites has been sent out with responses requested by 26 November 2021.
- Following consideration of any comments received by Council, a draft 'Proposal to Initiate' will be created for the consideration of the Committee/Council.

### General Update Comments

- It is unclear from the attached letter received from PLUS whether this new fee charging schedule affects any current Council-initiated Code Amendments.
- Administration is in the process of seeking more information and will communicate back to the Committee (or Council) with any relevant results.

## **ATTACHMENTS**

1. Planning Code Amendments - City of Marion [7.2.1 - 2 pages]



Government of South Australia  
Attorney-General's Department

2021/13564/01

19 November 2021

Mr Adrian Skull  
Chief Executive Officer  
City of Marion  
PO Box 21  
OAKLANDS PARK SA 5046

Planning & Land Use  
Services

Level 5  
50 Flinders Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA

ABN 15 088 976 178

Tel 1800 752664

agd.sa.gov.au

Via email: [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Dear Mr Skull

As you would be aware, developers and other private bodies can now initiate Planning and Design Code Amendments to support private development.

In the past, this work would be done by local government or a delegate of the Minister for Planning and Local Government on a cost recovery basis.

To ensure these Amendments can be progressed in a timely manner, and recognising the significant level of resources required by Planning and Land Use Services of the Attorney-General's Department to oversee them, a new fee structure will be implemented from 25 November 2021. This is being done on a purely cost-recovery basis and will only apply to commercial Amendments initiated by private developers, councils or government agencies where there is expected to be a commercial gain.

For your information, the new fees to be charged are as follows:

**Lodgement Fee (\$5,500):** a flat fee charged to all proponent-initiated Code Amendments, to be charged at the point of submission of the proposal to initiate.

**Consultation Fee (\$8,700):** to cover preparation of mapping on the SA planning portal (Portal), establishment of the online consultation form and publication of the consultation on the Portal page. It also includes a compliance check if conditions were placed on initiation that related to consultation (or required prior to consultation).

**Determination Fee (\$8,400):** to recover administrative costs associated with the final evaluation of the proposal.

**Implementation Fee (\$9,800):** if the Amendment is approved, this fee would cover administrative functions required to implement the Code Amendment and bring the changes into effect, including deployment into the online Code, the SA Property and Planning Atlas and the Portal.

In total, the full fee to be charged over the course of a successful Amendment would be \$32,400 – which is comparable to the fee that had previously been charged by some councils, as well as the fees attracted by similar work in other jurisdictions.

The Chief Executive of the Attorney-General's Department has the authority to waive or discount fees where appropriate, and a copy of the Fees Policy will be published online.

Where a Code Amendment is already in train, the fee structure will come into effect from the next milestone (in other words, a developer with an amendment out to consultation will not be charged a consultation fee, but will be charged a determination fee and implementation fee if applicable).

Planning and Land Use Services will also be producing new service standards that support a faster, more transparent process for the assessment of these Code Amendments.

If you require more information, please go to the Portal at [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sally Smith', written over a circular stamp or seal.

**SALLY SMITH**  
EXECUTIVE DIRECTOR  
PLANNING AND LAND USE SERVICES

## 8 Reports for Noting

### 8.1 North South Corridor Update

<b>Report Reference</b>	PDC211207R8.1
<b>Originating Officer</b>	Acting City Activation Senior Advisor – Alex Wright
<b>Corporate Manager</b>	Acting Manager City Activation - Brett Grimm
<b>General Manager</b>	General Manager City Development - Ilia Houridis

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
PDC210302R05	North South Corridor Update
PDC210405R07	North-South Corridor
PDC210803R9.1	North-South Corridor T2D Update
PDC211005R7.1	North-South Corridor T2D Update

### REPORT OBJECTIVE

To provide Council with a project update.

### EXECUTIVE SUMMARY

The Department for Infrastructure and Transport (T2D) project team continue to engage with Business, Community and Council staff reference groups.

The T2D project team are progressing the reference design and project assessment report. Details on the reference design and project assessment report are scheduled for completion and community/ stakeholder engagement towards the end of 2021.

This report provides a summary of activities and updates that occurred September through November.

### RECOMMENDATION

**That the Planning and Development Committee:**

1. **Notes the report.**

### DISCUSSION

The Torrens to Darlington (T2D) comprises of 10.5 km of motorway which will be the state's biggest infrastructure project to date. The South Australian Government has announced that a hybrid+ option is the preferred way to deliver the T2D Project, which will see a combination of tunnels, lowered and ground-level motorways, as well as overpasses / underpasses at key intersections to successfully complete the free-flowing transport route.

#### **Stage 1 Southern Tunnel- Anzac Highway to Darlington**

- Approximately 6 km of motorway including over 4 km of tunnel to address this very congested section of South Road.

#### **Stage 2 River Torrens to Anzac Highway**

- Approximately 4.5km of motorway combination of tunnel and grade separated motorway.

## PROJECT SUMMARY – STAGE 1: SOUTHERN TUNNEL- TONSLEY TO ANZAC HIGHWAY

Tunnel entry and exit points	<p><u>Northern Portal</u></p> <ul style="list-style-type: none"> <li>Land acquired from Glengarry Avenue to tramline (land acquired further north in City of West Torrens).</li> <li>Tunnel portals commence south of tramline.</li> </ul> <p><u>Southern Portal</u></p> <ul style="list-style-type: none"> <li>Land acquired from Tonsley Boulevard, Tonsley to Princess Parade, Clovelly Park.</li> <li>Crystal Avenue extend across the corridor</li> <li>Tunnel portals proposed to be located adjacent Cosgrove Hall</li> </ul>
Length of Tunnels	<ul style="list-style-type: none"> <li>Approximate length of 4km</li> </ul>
Program Timing	<ul style="list-style-type: none"> <li>Awarding of Local Area Traffic Management Study (LATM) for commencement late 2021 early 2022. Study to be led by DIT in collaboration with Councils</li> </ul> <p><u>Stage 1- Tonsley to Anzac Highway</u></p> <ul style="list-style-type: none"> <li>Public consultation on Reference design and Project Assessment Report end of 2021</li> <li>Release of final Reference Design – Mid 2022</li> <li>Commence demolition and prepare southern portal site compound mid-late 2022</li> <li>Procurement and detailed design – third quarter 2022</li> <li>Construction commences late 2023 (completion to be confirmed – approximately 5 years)</li> <li>Accessible to traffic 2029 (anticipated date)</li> </ul>
Tunnel ventilation shafts	1 ventilation shaft, per tunnel (each end), located close to outbound exit. Due to airport height restrictions the shaft would be limited to 15 metres high. Air quality control via sensors and EPA regulations
Property acquisition numbers within City of Marion (approximate to be confirmed by the T2D project team)	<p><u>Northern Portal</u></p> <ul style="list-style-type: none"> <li>Approximately 51 properties between Glengarry Avenue and tramline</li> </ul> <p><u>Southern Portal</u></p> <ul style="list-style-type: none"> <li>Approximately 64 properties between Princes Parade and Selgar Avenue at Clovelly Park</li> </ul>
Projected rate revenue reduction	DIT has not provided Council with specific reference to properties to be acquired and as such Council's finance team is unable to determine an exact projected rate revenue reduction. However, based on the concept illustrations that have been presented the current rates levied for the properties proposed to be demolished are approximately \$370,000 per annum.



## GENERAL UPDATE

### 1. Previous PDC Actions

PDC Action	Meeting	Status - Response
Seek dilapidations (condition audit reports) for key Council assets – Cosgrove Hall, Clovelly Park Hall	5/10/21	CoM requesting sites to be listed on a register for condition audits prior to any works commencing.
Clarify number of students attending St Bernadette's	5/10/21	119 students
Clarify existing contamination clusters and impacts on known contamination plumes	5/10/21	Details to be provided in the Project Assessment Report (PAR). Subject to content in the report further information to be requested. Project Assessment Report to be released for community consultation late 2021
Seek clarification on impacts on adjacent residents and treatments to retain amenity both during and post construction	5/10/21	Details to be provided in the Project Assessment Report (PAR) and Reference Design. Subject to content in the report further information to be requested. Project Assessment Report and Reference Design to be released for community consultation late 2021
Clarify if Tunnel will incorporate tolls	5/10/21	CoM have requested clarification from DIT. To date we have not received a response.
Provide traffic modelling to Members illustrating impacts on South Road and broader road network impacts	5/10/21	Attachment 1 to this report provides additional information on traffic modelling across the network. Summary for volumes 2041 between Darlington and Anzac <u>Marion Road</u> Without the T2D project- 45,500 With- 40,000 <u>Goodwood Road</u> Without the T2D project- 44,000 With- 34,000 <u>South Road</u> Without the T2D project- 69,000 With- 38,000

### 2. Land and Property

Approximately 64 properties will be acquired and demolished on the western side of South Rd between Princes Parade, Clovelly Park and Tonsley Boulevard, Tonsley. The area will be used as the assembly point for two tunnel-boring machines, construction of the southern tunnel portal and construction compound. Demolition and site mobilisation work is set to start in this locality in 2022 and take 12-18 months.

Approximately 51 properties between Glengarry Avenue, Glandore and the Adelaide-Glenelg Tramline will be acquired and demolished. A link road connecting Nottingham Crescent with Maude Street and Garland Street is proposed to be constructed. The area will be used to disassemble the two tunnel-boring machines, whilst land on Glengarry Avenue immediately adjacent the existing Telstra exchange building is proposed to house a permanent Tunnels facilities compound. Whilst only at the indicative stage, the compound is proposed to incorporate ventilation structure, tunnel maintenance facilities, water tanks and electrical-substation. An Urban Design Framework is proposed to provide key directions on treatments to the locality.

### 3. Community and Business Reference Group Summary

The following is a summary of the talking points raised by members of the reference groups.

#### Air Quality and Ventilation Structures

- One ventilation shaft, per tunnel, would be located close to outbound exit. Due to airport height restrictions the shaft height would be limited to 15 metres.
- Similar road projects throughout Australia have provided an architectural solution to ventilation structure.
- Continuous use of ventilation system is extremely energy intensive. DIT is exploring innovative opportunities to utilise smart technology solutions to reduce energy consumption.
- Ventilation system does not include filtration. It was noted similar structures in Sydney and Melbourne identify negligible impacts on overall air quality.

#### Southern Tunnel Northern Portal

- Anzac Highway north bound connection via motorway overpass. No acquisitions required on Anzac Highway.
- Western access to existing South Road tram station will require alterations. Project team currently reviewing access requirements and design resolution.
- South Road surface road geometry effected.
- Provision of tunnel compound adjacent existing Telstra exchange building between Glengarry Avenue and Pleasant Avenue.
- Provision of slip lane along eastern side to provide access to Forrest Avenue and Black Forest Primary School.
- Pedestrian and cycle crossing to provide access from Pleasant Avenue (western side) to Black Forrest Primary School (eastern side). Potential kiss and drop provided adjacent pleasant Avenue.
- Request for clarification on where the proposed cyclist connections are being considered and integrated.
- Discussion on new neighbours to the project with residential blocks now facing onto the motorway project site who previously were offset approximately 50-100m from South Road. Likely change in resident amenity.
- Noise walls to be integrated as part of the urban design treatments to the western side of the corridor. No specific details presented to date.
- Concerns regarding local traffic management during construction and post construction – several existing roads to be closed off and/or only provided left in-left out entry/exit.
- Concerns regarding soil excavation and status (i.e. contaminated, clean etc), further question raised regarding eventual disposal site and how will this be managed.
- Question around access to/from ANZAC highway and local road connections will be further considered during detailed design phase.
- Clarifications on local traffic movements to be described with greater level of clarity on design directions.
- Communications plan to be clearly articulated with ongoing information to support community
- Reference design material to be presented in a format that is legible for community. 3D renders and simulations to be provided

### 4. Local Area Traffic Management (LATM) discussions

The LATM proposes an Independent review of local accessibility, for traffic vehicles, cycling, walking and public transport, affected by the Torrens to Darlington project. The assessment is to include impacts during the construction phases of the project, in addition to impacts upon project completion (i.e. temporary changes in access and permanent changes in access).

DIT has indicated the LATM will encompass roads which are directly and indirectly impacted by the North South Corridor Torrens to Darlington project. Councils impacted by the project have provided a response to a 'Statement of Work' which will be used to inform the scope of the LATM.

City of Marion staff have reinforced the scope to be in accordance with Austroads Guide to Traffic Management Part 8 (including community consultation).

The Director Land & Planning for the North-South Corridor Program Delivery Office has advised a consultant professional service tender will close Friday 5<sup>th</sup> November. Recent advice from DIT project team is that timing of commencement of the study is currently under review subject to reference design confirmation and contract award design development. It was further advised that it is anticipated the scope will evolve over time once DIT reviews all information provided by impacted Councils.

Council staff have raised the opportunity to investigate connecting York Avenue to Selgar Avenue as part of the LATM study as well as reinforcing the retention of Celtic Avenue connectivity to South Road for north and south bound travel.

## **5. Selgar Link Road**

Detailed designs for the Selgar Link Road are progressing with Council providing updated comments to the T2D project team in late October.

Comment from staff to DIT include;

- Request review of retaining wall with all structural components located within private property and no verge protrusions.
- Confirmation of risk/mitigation recommendations for previously identified movement conflicts at MAB Circuit identified in the Road Safety Audit.
- Continued advocacy of substantive tree planting within the road reserve as part of the proposed scope and not future works.
- State Commission Assessment Panel (SCAP) are the approving authority for the road application; hence comments have been communicated to both parties.

Works are anticipated to commence onsite early 2022 to support site establishment of the southern compound.

## **6. City of Marion Working Group**

The Council Working Group recently met and discussed the following;

- DIT unable to provide formal NSC Corridor governance structure, but have advised administration of key positions and lead officers.
- Council staff have requested greater clarity on the communication framework and methodology, especially regarding community consultation and messaging. This will ensure messaging from Council and project team is consistent and relevant.
- Local Area Traffic Management (LATM) requirements. Timeframes unclear regarding T2D project team's intention to undertake LATM, particularly unclear regarding who will be responsible for community consultation and subsequent design and implementation. Working Group agreed DIT, not Council, should be responsible for post implementation requirements.
- A Memorandum of Understanding between Council and DIT should be agreed outlining roles and responsibilities, particularly regarding review of post construction impacts and asset management responsibilities. Subject to timing of DIT engagement on this item, it is

suggested Council draft a MoU for DIT to amend and subsequently present to Council for consideration.

Staff are undertaking several additional internal projects which will assist in the overall project scoping and delivery. These include;

- Progressing discussions with neighbouring Council collaborations to investigate cohesive at grade strategic directions as part of the City Shaping initiative.
- Continuing the collation of asset management spatial data to help support project planning and long-term financial plan and renewal programs. Compilation of this data will support the spatial mapping renewal project prioritisation, partnership and grant funding opportunities and capital works programs within a defined corridor abutting the T2D works. The collation of this information is a collaborative effort between the City Activation, Engineering, Land and Property, Asset Solutions and Open Space and Recreation Planning Teams.
- A detailed Issues Register is being reviewed and updated by staff.

## **7. City of Marion Executive Activity Report**

### Infrastructure SA Business Case Assurance Gateway Interview- 5th October

Council's CEO and General Manager – City Development recently participated in an Infrastructure SA Business Case Assurance Gateway interview. The process is conducted as a State Government Investment Assurance Process, gaining insight from key stakeholders that will inform a submission to cabinet. The interview is held in confidence with reporting not attributable to any parties.

### Meeting with Executive Director Susana Fueyo - 12<sup>th</sup> November

Council's General Manager – City Development met with Executive Director North South Corridor Susana Fueyo to enhance Council's engagement with the project team and seek clarity on the project programs and timelines.

### Council CEO Meeting- 23<sup>rd</sup> November

A Council CEO meeting between Unley, Mitcham, West Torrens and Marion was recently held to discuss the current status of the project and identify opportunities for Council collaboration.

## **8. Elected Member Forum 16<sup>th</sup> November**

A short presentation was provided by Malcolm Short – Director Engineering, Matthew Morrissey – Director Land & Planning (City Shaping & Land Impacts) and Stephanie Hensgen - Stakeholder Engagement, with a short question and answer session provided thereafter.

The presentation provided updated information on;

- Southern Tunnel Boring Machine (TBM) launch and laydown area
- Southern Tunnels- Southern Portal and South Road geometry (Clovelly Park and Tonsley)
- Southern Tunnels- Northern Portal and South Road connections (Glandore)
- Community engagement summary and next steps
- City Shaping framework key directions

The following talking points were provided by DIT in relation to the Tunnel portals and southern laydown area;

### Southern TBM launch and laydown area

- Haulage and spoil management – strategy to take it south using the arterial road network
- Intention to keep south road running during construction

- Discussions with Council required to adequately manage local road network during construction
- Management of the interface along York Avenue critical to the management of construction
- Long term interface with York Avenue will be important to address during detailed design as well in consultation with the local community

#### Southern Tunnels Southern Portal (Clovelly Park and Tonsley)

- Community engagement identified concerns relating to east-west access, business access and local traffic:
- The cut and cover section of the tunnels shifted closer to Crystal Avenue to address east-west access
- Provision of Crystal Avenue link to the school and between St Marys and Clovelly Park
- Crystal Avenue link also provides u-turn access for businesses in St Marys (for users travelling and their customers coming from the south) and business using Selgar Ave Link Road due to impacts associated with the loss of right turns at Selgar Avenue
- Potential inclusion of a north-south pedestrian and cycle link along this section (this was raised as an important priority for the community).

#### Southern Tunnels Northern Portal and Tunnel Connector (Glandore)

- Free-flow access to Anzac Highway is a must otherwise the motorway will not work given city-bound traffic volumes
- Key changes that have been influenced by community engagement and feedback including:
  - Pedestrian and cycle link to school
  - Tunnel portal pushed as far north as possible to reduce impact on property including Glandore Oval and housing further south, and to avoid having a 'trench' outside the school
  - Southbound surface road carriageway pushed west to provide more space between the school and the road
  - New school access and drop off location
  - Opportunity to landscape 'cut and cover' section after construction is complete
  - Tunnels will travel under Glandore Oval

A copy of the full presentation is provided (attachment 2).

## **9. Project Timelines**

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

#### Stage 1 Tonsley to Anzac

- Public consultation on Reference design and Project Assessment Report end of 2021
- Release of final Reference Design – Mid 2022
- Commence demolition and prepare southern portal site compound mid-late 2022
- Procurement and detailed design – third quarter 2022
- Construction commences late 2023 (completion to be confirmed – approximately 5 years)
- Accessible to traffic 2029 (anticipated date)

#### Stage 2 Anzac to Torrens

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

## **ATTACHMENTS**

1. Attachment 1 Traffic modelling across network [8.1.1 - 6 pages]
2. Attachment 2 City of Marion Council Briefing 16 November [8.1.2 - 14 pages]

# Traffic modelling update

## Stage 1 – Darlington to Anzac Highway

**T2D** TORRENS TO  
DARLINGTON

Stage 1 Darlington to Anzac Highway	Projected daily traffic volumes		
	2026	2041 (without the T2D project)	2041 (with the T2D project)
<b>North-South Corridor (the motorway)</b>			
Northbound	-	-	51,000
Southbound	-	-	52,400
<b>South Road (surface roads)</b>			
Northbound	33,800	34,200	17,000
Southbound	33,600	34,800	21,100

- Without the project it is projected that South Road (between Darlington and Anzac Highway) would experience extended delays, carrying a daily traffic volume of around 69,000 by 2041
- Whilst South Road will continue to be an important north-south arterial road, it is projected that daily volumes on South Road (between Darlington and Anzac Highway) would reduce to around 38,000 by 2041 **once the project is complete**

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# Traffic modelling update

## Stage 2 – Anzac Highway to Torrens River

**T2D** TORRENS TO  
DARLINGTON

Stage 2 Anzac Highway to Port Road	Projected daily traffic volumes		
	2026	2041 (without the T2D project)	2041 (with the T2D project)
<b>North-South Corridor (the motorway)</b>			
Northbound	-	-	65,100
Southbound	-	-	66,200
<b>South Road (surface roads)</b>			
Northbound	27,100	28,200	11,900
Southbound	27,600	27,900	11,400

- Without the project it is projected that South Road (between Anzac Highway and Port Road) would experience extended delays, carrying a daily traffic volume of around 56,000 by 2041
- Whilst South Road will continue to be an important north-south arterial road, it is projected that daily volumes on South Road (between Anzac Highway and Port Road) would reduce to around 23,000 by 2041 once the project is complete

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# Traffic modelling update

## Cross Road (SE Freeway to South Road)

**T2D** TORRENS TO  
DARLINGTON

Cross Road SE Freeway to South Road	Projected daily traffic volumes		
	2026	2041 (without the T2D project)	2041 (with the T2D project)
Eastbound	13,700	16,400	17,900
Westbound	12,200	17,200	18,500
% heavy vehicles	5%	6%	7%

- **Without the project** it is projected that Cross Road (between the South Eastern Freeway and South Road) would carry a daily traffic volume of around 33,500 by 2041
- **Once the project is complete**, it is projected that Cross Road (between the South Eastern Freeway and South Road) would carry a daily traffic volume of around 36,500 by 2041
- Heavy vehicles are projected to comprise approximately 7% of the total vehicles using Cross Road **once the project is complete** – a marginal increase from 6% without the project
- A planning study is currently being undertaken by the Department separate to the T2D Project

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# Traffic modelling update

## Goodwood Road (Fiveash Drive to Greenhill Road)

**T2D** TORRENS TO  
DARLINGTON

Goodwood Road Fiveash Drive to Greenhill Road	Projected daily traffic volumes		
	2026	2041 (without the T2D project)	2041 (with the T2D project)
Northbound	19,200	22,300	18,000
Southbound	18,100	21,800	16,200

- Without the project it is projected that Goodwood Road (between Fiveash Drive and Greenhill Road) would be heavily congested, carrying a daily traffic volume of around 44,000 by 2041
- Once the project is complete, it is projected that Goodwood Road (between Fiveash Drive and Greenhill Road) would carry a daily traffic volume of around 34,000 by 2041

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# Traffic modelling update Marion Road

**T2D** TORRENS TO  
DARLINGTON

Marion Road	Projected daily traffic volumes		
	2026	2041 (without the T2D project)	2041 (with the T2D project)
<b>Marion Road (South Road to Anzac Highway)</b>			
Northbound	19,800	23,400	21,000
Southbound	19,100	22,300	19,300
<b>Marion Road (Anzac Highway to Henley Beach Road)</b>			
Northbound	19,200	24,000	18,500
Southbound	17,600	22,800	19,200

- Without the project it is projected that by 2041 Marion Road would be heavily congested:
  - Marion Road (South Road to Anzac Highway) would carry a daily traffic volume of around 45,500
  - Marion Road (Anzac Highway to Henley Beach Road) would carry a daily traffic volume of around 47,000
- Once the project is complete, it is projected that:
  - Marion Road (South Road to Anzac Highway) would carry a daily traffic volume of around 40,000
  - Marion Road (Anzac Highway to Henley Beach Road) would carry a daily traffic volume of around 37,500

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# Summary of traffic modelling

**T2D** TORRENS TO  
DARLINGTON

The T2D project is expected to:

- Increase travel time certainty
- Significantly decrease congestion on adjoining north-south arterial roads such as Goodwood and Marion roads
- Not result in a significant increase in the volume of heavy vehicles on Cross Road
- Significantly increase safety for motorists, pedestrians and cyclists

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**T2D** TORRENS TO  
DARLINGTON

# City of Marion Elected Member Briefing 16 November 2021



# Agenda

- Design update:
  - Southern Tunnels Southern Portal (Clovelly Park and Tonsley)
  - Southern Tunnels Northern Portal and Tunnel Connector (Glandore)
- Southern TBM launch and laydown area
- Community engagement to date and upcoming
- City Shaping update

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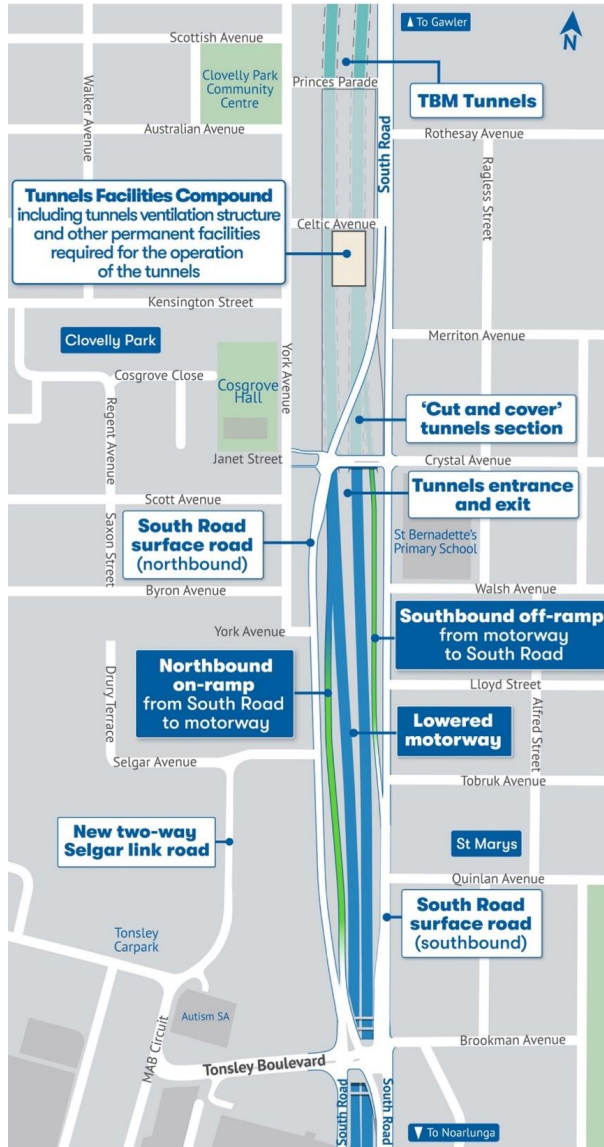
Construction and laydown area supports tunneling operations including:

- Assembly, commissioning and launch of the Tunnel Boring Machines (TBMs)
- Housing of machinery, equipment and sheds to support the construction of the tunnels and new motorway
- Storage of construction materials such as precast lining segments
- Removal of spoil excavated by the TBMs
- Water treatment plants and workers' facilities

The laydown area will become:

- the construction area where the new motorway is built, connecting Darlington to the tunnel; and
- after covered, the tunnel operations centre

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**T2D**

## Southern Tunnels Southern Portal

- Lowered motorway connecting the Darlington Upgrade at Tonsley Boulevard to the Tunnel Portal
- Tunnel Portal - located at Janet Street/Crystal Avenue
- New motorist and pedestrian link at Crystal Avenue to provide east-west and school connectivity
- Cut and cover tunnel construction - between the Tunnel Portal and Princes Parade

Cut and cover tunnel construction is used at each end of the tunnels where it is too shallow to use the Tunnel Boring Machines. Cut and Cover sections are used to house permanent facilities, eg tunnel operations facilities or can be landscaped after construction is complete

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# T2D



## Southern Tunnel Southern Portal Facility Compound

Located on the 'cut and cover' tunnel section south of Celtic Avenue and includes:

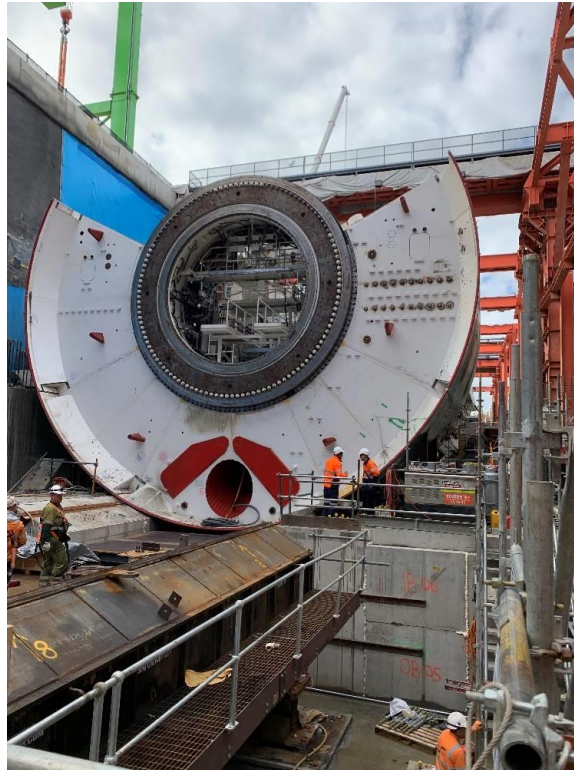
- Ventilation structure (approximately 15m high – the height of Thebby Theatre's clock)
- Water tanks
- Electrical Substation
- Maintenance building
- Landscaping

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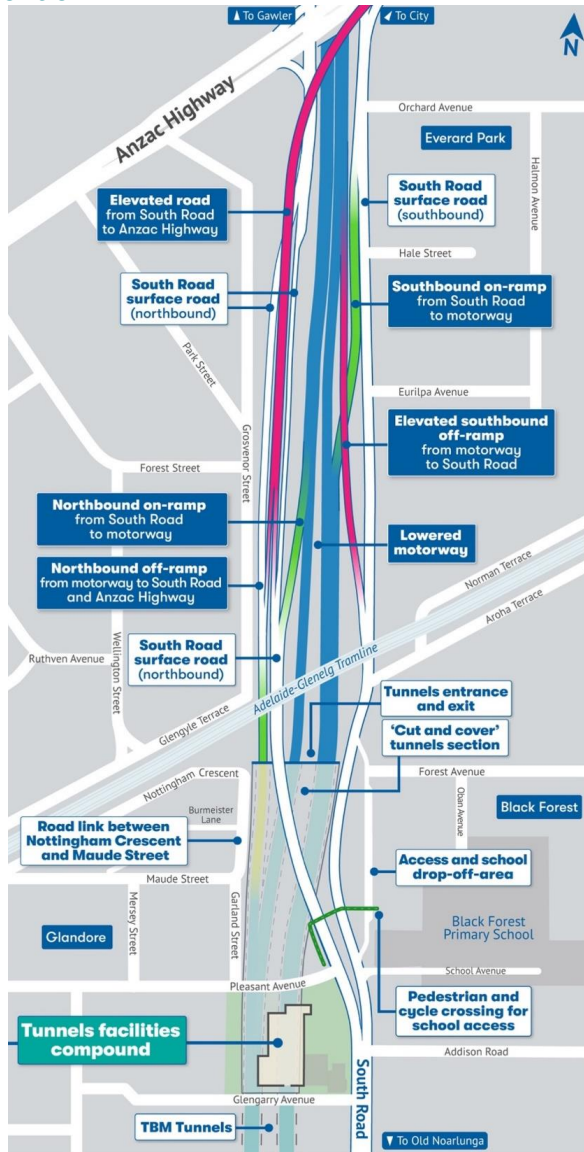


## Typical TBM construction and launch



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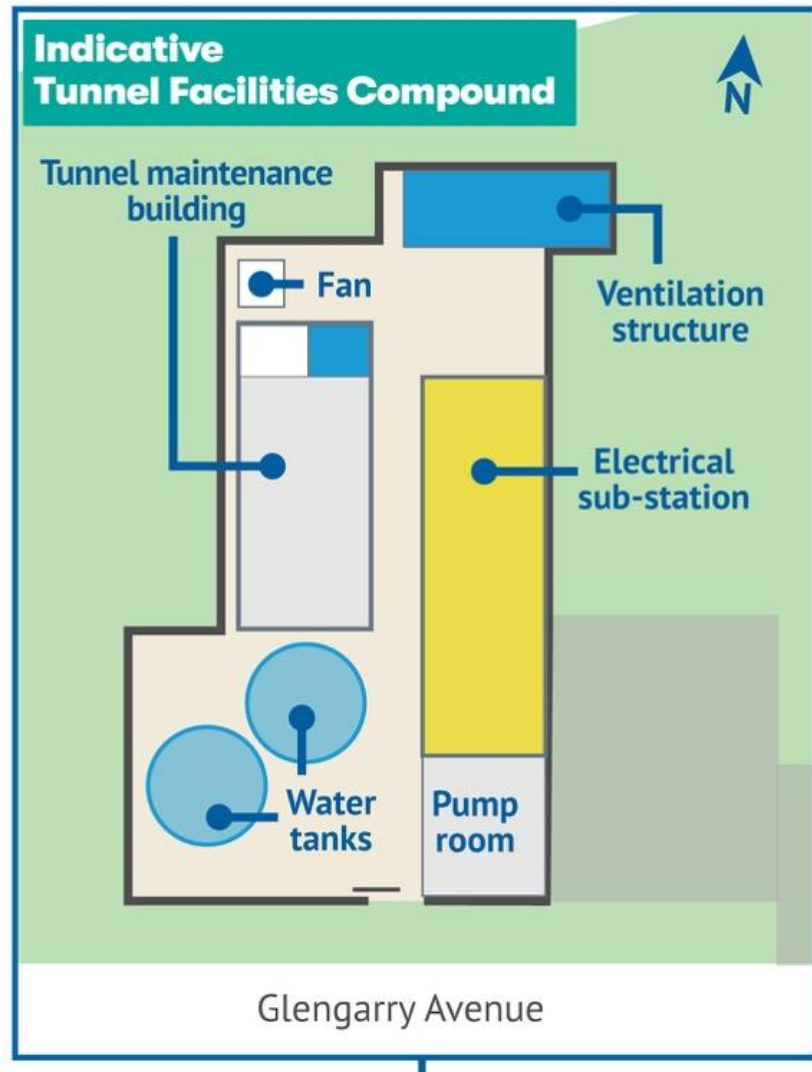
T2D



## Southern Tunnel Northern Portal

- Tunnel portal - located as far north as possible whilst complying with safe road design
- Free-flow access to Anzac Hwy essential to address congestion problem and meet project objectives
- Pedestrian and cycle bridge and school drop off
- Elevated southbound off-ramp to access Cross Road
- Cut and cover tunnel construction - between Nottingham Crescent and Glengarry Avenue

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**T2D**

## Southern Tunnel Northern Portal Facility Compound

Located next to the Telstra Exchange and includes:

- Ventilation structure (approximately 15m high – the height of Bunnings Edwardstown)
- Electrical sub-station
- Water tanks
- Maintenance building
- Landscaping

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# Engagement to date

## November 2020

### Hybrid+ concept released

- Info sessions held

## June 2021

### High-level functionality released

- Survey (3,600 respondents)
- Roadshows (1,300+ discussions)
- Pop up sessions (126 discussions)

## August-October 2021

### Corridor land requirements released

- Discussions with owners and tenants of 390 properties (500+ discussions)
- 'New neighbour' discussions

Community Reference Groups (14 meetings)

Business Reference Groups (14 meetings)

Council Working Group (8 meetings)

Key stakeholder and EM Briefings (150+ briefings)

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# Upcoming milestones

- Public consultation on the Reference Design – starts late 2021
- Reference Design refinement post consultation – 2nd Quarter 2022
- Release of final Reference Design – Mid 2022
- Procurement and detailed design – Q3 2022
- Main construction – starts late 2023

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**T2D**

# City Shaping key directions

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**T2D**

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Website [dit.sa.gov.au/torrenstodarlington](http://dit.sa.gov.au/torrenstodarlington)



Email on [northsouthcorridor@sa.gov.au](mailto:northsouthcorridor@sa.gov.au)



Phone on 1300 951 145



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## 8.2 Planning Reforms Update

<b>Report Reference</b>	PDC211207R8.2
<b>Originating Officer</b>	Senior Development Officer - Planning – Nicholas Timotheou
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Ilia Houridis

### REPORT OBJECTIVE

To update members of the Planning and Development Committee on matters associated with the State Planning Reforms.

### 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.

Since commencement of the Code, staff have primarily operated under the new system and therefore have had the opportunity to better understand the Code policy content and its impacts on the organisation and community.

### RECOMMENDATION

**That the Planning and Development Committee:**

- 1. Notes the report.**

### DISCUSSION

#### Planning and Design Code Policy Update

Following an initial review of the Code, Council has endorsed pursuing changes through 4 Code Amendment Processes:

- Morphetville and Glengowrie Horse Related Activities
- Urban Corridor – Marion Road
- Centre Zones
- Southern Suburbs Residential Policy

*Refer to 'Code Amendments Update' agenda item for detail on the status of each amendment.*

#### E-Planning Portal Operational Update

Since the 'go live' date until 18 November 2021, 1,532 applications have been submitted on the portal. Of these applications 1,282 have been proceeded through the 'verification' process (i.e. all required information provided, fees paid) and formally lodged for an assessment.

The following information has been sourced from the State Government E-Planning portal and outlines the type and volume of consents/applications considered by staff using the portal.

<b>Applications Submitted</b>	
<i>Submitted for Planning Consent</i>	876
<i>Submitted for Planning and Land Division Consent</i>	143
<i>Submitted for Land Division Consent</i>	9
Submitted for Building	228
<b>Applications Granted</b>	
<i>Planning Consent</i>	720
<i>Planning and Land Division Consent</i>	84
<i>Land Division Consent</i>	3
Building Consent	156
<b>Applications approved by an Accredited Professional</b>	
Planning Consent	115
Building Consent	357
<b>Administration Approvals</b>	
Consistency Checks undertaken by staff	557
Development Approvals Issued (i.e. both consents)	872

## DAP Enhancements

The PlanSA ePlanning system continues to be improved from customer feedback and stakeholder input. The technical team is currently progressing 15 system enhancements for completion by the end of this year, with a further 12 system enhancements scheduled for completion by mid-2022.

Some of these projects include:

- improvements and review of the Inspections and Notifications process
- fast track the application process for accepted development applications
- the ability to edit building stages
- updates to the Building Consent fee calculation function.

These system enhancements are in addition to our key priorities of maintaining system stability, ensuring cyber security and implementing regulatory compliance measures.

Planning and Administration Staff have kept an 'issues register' of formal requests sent to the PlanSA help desk. Several tickets have been raised with the PlanSA support desk, including enhancements requests.

## State Planning Commission Update

The State Planning Commission is an independent body providing advice and leadership on all aspects of planning and development in South Australia.

The Commission is also the State's principal development assessment and planning advisory body.

Four new members have been appointed to the State Planning Commission (Commission) for the period 1 November 2021 to 31 October 2024.

Craig Holden, who has served as a Commission member since 2018 has been appointed as the new Chair. The three new Commission members include Noelle Hurley, Stuart Moseley and Elinor Walker.

## **ATTACHMENTS**

Nil

**9 Workshop / Presentation Items - Nil****10 Other Business****11 Meeting Closure**

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