

His Worship the Mayor
Councillors
City of Marion

Notice of Planning and Development Committee

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 1 March 2022 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 and interested members of this community are welcome to attend. Access to the Council Chamber is via the main entrance to the Administration Centre on Sturt Road, Sturt.



Tony Harrison
Chief Executive Officer

| | | |
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1 Open Meeting**2 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 7 December 2021**

| | |
|----------------------------|---|
| Report Reference | PDC220301R4.1 |
| Originating Officer | Governance Administration Officer – Cassidy Ryles |
| Corporate Manager | Manager Office of the Chief Executive – Kate McKenzie |
| General Manager | Chief Executive Officer – Tony Harrison |

RECOMMENDATION

That the minutes of the Planning and Development Committee Meeting held on 7 December 2021 be taken as read and confirmed.

ATTACHMENTS

1. PD C 211207 - Final Minutes [4.1.1 - 6 pages]



**Minutes of the Planning and Development Committee
held on Tuesday, 7 December 2021 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



**PRESENT**

His Worship the Mayor Kris Hanna (from 7:07 pm)
Councillor Kendra Clancy
Councillor Raelene Telfer
Councillor Jason Veliskou
Councillor Sasha Mason

In Attendance

General Manager City Development - Iliia Houridis
Manager Development & Regulatory Services – Warwick Deller-Coombs
Manager City Activation – Charmaine Hughes
City Activation Senior Advisor – Brett Grimm
Senior Development Officer – Planning – Nicholas Timotheou
Senior Policy Planner – David Melhuish
Executive Officer to the General Manager City Development – Louise Herdegen

1 Open Meeting

The Chair opened the meeting at 6:34pm.

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 5 October 2021**

Report Reference PDC211207R4.1

Moved Councillor Mason

Seconded Councillor Veliskou

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

Carried Unanimously



Moved Councillor Mason

Seconded Councillor Telfer

That the following items be moved en bloc:

- 5.1 Business Arising Statement – Action items
- 6.1 Confidential Business Arising Statement – Action Items

Carried Unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference PDC211207R5.1

The Manager Development Regulatory Services gave a presentation on underutilised, vacant and unsightly sites. The following discussion points were noted:

- Underutilised
 - Previous urban activation fund had some success in promoting response from private investment.
 - Future report to be brought to Council to consider an urban activation fund in 2022.
- Vacant sites
 - Summary provided of identified sites of interest.
 - Further updates will be presented to the Committee and Council as needed.
- Unsightly
 - Legislative requirements and options for dealing with sites.
 - The predominate issue is overgrown grass on private property/vacant land.
 - Example discussed of significant issue of where the Local Nuisance and Litter Control Act was enforced.
 - Offer a range of community services where known and negotiate extensions and work with individual circumstances as much as possible.
 - Updates continue to be provided through Ward Briefings.
 - Decluttering services offered through aged care services.

Moved Councillor Mason

Seconded Councillor Telfer

That the Planning and Development Committee:

1. Notes the business arising statement.

Carried Unanimously



6 Confidential Items

6.1 Cover Report - Confidential Business Arising Statement - Action Items

Report Reference PDC211207F6.1

Moved Councillor Mason

Seconded Councillor Telfer

That the Planning and Development Committee:

1. Notes the confidential business arising statement.

Carried Unanimously

Moved Councillor Mason

Seconded Councillor Telfer

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that any appendices from this report, *Confidential Business Arising Statement – Action Items*, 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 2022.

Carried Unanimously

7 Reports for Discussion

7.1 Forward Agenda 2022

Report Reference PDC211207R7.1

Members provided the following suggestions for inclusion in the 2022 program:

- Ongoing interest in impacts and learnings from the Planning & Design Code and regular updates would assist in developing further understanding.
- Review of the past 12 months under the new code. Opportunity to look at what Councils have done with potential to advocate for further changes.
- Proactive approach to desirable development and encourage preferred practice ie size of garages as an example.
- Improvements/changes to urban infill planning/design.

Moved Councillor Veliskou

Seconded Councillor Mason

That the Planning and Development Committee:

1. Notes the meeting schedule and committed agenda items.
2. Notes suggestions for inclusion in the forward agenda for the 2022 program.

Carried Unanimously



7.2 Code Amendments Update

Report Reference PDC211207R7.2

7:07 pm Mayor Hanna entered the meeting.

The Manager Development and Regulatory Services gave a presentation regarding the Marion Road Urban Corridor Code Amendment. The following discussion points were noted:

- The initial purpose was to increase the density on Marion Road, however demand from developers does not appear to be present at this time across the whole road.
- Types of urban corridor zones and examples such as Prospect Road, Churchill Road were provided and included discussion of Anzac Highway and Main North Road. Focus for Marion Road was more on residential / business zone rather than business specific.
- A desktop study was undertaken for the potential for service roads however a significant amalgamation of sites would be required and not considered viable.
- Consideration to placing the Marion Road Code Amendment on hold to undertake a more strategic site analysis before progressing.

Moved Councillor Veliskou

Seconded Councillor Telfer

That the Planning and Development Committee:

1. Recommends to Council to request the Minister for Planning hold the Marion Road Urban Corridor Code Amendment and ask Administration to undertake further analysis of specific sites along the proposed corridor.

Carried Unanimously

8 Reports for Noting

8.1 North South Corridor Update

Report Reference PDC211207R8.1

The City Activation Senior Advisor gave a brief overview and summary of the key points outlined in the report. The following discussion points were noted:

- Projected traffic volumes between Darlington and Anzac Highway.
- One member raised potential health issues for tunnel workers such as silicosis. Administration to follow up with Department for Infrastructure and Transport.

Moved Councillor Mason

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

**8.2 Planning Reforms Update****Report Reference** PDC211207R8.2

The Manager Development and Regulatory Services advised some recent system improvements and upgrades have assisted in processing applications however a significant amount of time is still required to complete the process.

The following discussion points were noted:

- Continue with aspirational vision to maintain high quality developments throughout the City of Marion.
- ERD court items to be included as part of the planning system update standing report.
- Requirements for demolition under the new Code.

Moved Councillor Mason**Seconded Councillor Veliskou**

That the Planning and Development Committee:

1. Notes the report.

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

The meeting was declared closed at 8:00pm.

CONFIRMED THIS 1ST DAY OF MARCH 2022

CHAIRPERSON

5 Business Arising

5.1 Business Arising Statement - Action Items

| | |
|----------------------------|---|
| Report Reference | PDC220301R5.1 |
| Originating Officer | Executive Officer to the General Manager City Development – Louise Herdegen |
| Corporate Manager | Manager Office of the Chief Executive – Kate McKenzie |
| General Manager | 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, the meeting schedule and upcoming items.

RECOMMENDATION

That the Planning and Development Committee:

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

ATTACHMENTS

1. PDC220301 Business arising statement Action Items [5.1.1 - 1 page]
2. PDC220301 Forward Agenda March 2022 [5.1.2 - 3 pages]

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

ATTACHMENT 1
AS AT 22 FEBRUARY 2022



| Date of Meeting | Item | Response by | Due Date | Status/Response | Completed / Revised Due Date |
|-----------------|---|---------------------|-----------------|--|------------------------------|
| 4 May 2021 | Centre zoning review and Urban Activation opportunities (Report Reference: PDC210504R04) | | | | |
| | <ul style="list-style-type: none"> Dwyer/Johnstone, Oaklands Park – leave as is however follow up with the Ward Councillors and the property owner. Addison Road, Warradale – rezone the residential property. Follow up with the Ward Councillors. | D Melhuish | 3 May 2022 | FEB 22 - A summary of feedback from property owners and options will be presented to PDC on 3 May 2022 to progress. | 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 | 3 May 2022 | FEB 22 - A summary of feedback from property owners and options will be presented to PDC on 3 May 2022 to progress. | 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 | February 2022 - Additional site investigations being conducted. Will integrate program with the 4 year business planning in 2022/23 for Council consideration. A report presented to the Executive Budget Committee meeting on 15 November. | Complete |
| 5 October 2021 | Confidential Item - Lot 707 Marion Road, Bedford Park (Report Reference: PDC211005F9.1) | W Deller-Coombs | 7 December 2021 | No further update since PDC meeting on 7 December 2021. | 31 March 2022 |

* Completed items to be removed are shaded

Planning & 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 & Development Committee

Meeting Schedule 2022



| 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 | |
| Morphettville/Glengowrie Horse Related Activities Code Amendment | R | Standing report | | W Deller-Coombs | |
| Code Amendments Update | R | Standing report | | D Melhuish | |
| Bedford Park Code Amendment | R | | | D Melhuish | |
| Land Development Projects Update | R | | | W Deller-Coombs | |

| 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 | |
| Development System Update | R | Standing report | | A Wright W Deller-Coombs | |
| Code Amendments Update | R | Standing report | | D Melhuish | |
| Morphettville/Glengowrie Horse Related Activities Code Amendment | | | | K Wardle | |
| Review of the past 12 months under the new code | | | | D Melhuish W Deller-Coombs | |
| Development Guidelines | | | | W Deller-Coombs | |
| Centre Zone Options | | | | D Melhuish / J Reid | |

| 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 | |
| Development System Update | R | Standing report | | W Deller-Coombs | |
| Code Amendments Update | R | Standing report | | D Melhuish | |

Planning & Development Committee

Meeting Schedule 2022



| | | | | |
|---|--|--|--|-------------------------------|
| Proactive approach to desirable development to encourage preferred practice | | | | D Melhuish W Deller-Coombs |
|---|--|--|--|-------------------------------|

| 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 | |
| Development System Update | R | Standing report | | W Deller-Coombs | |
| Code Amendments Update | R | Standing report | | D Melhuish | |
| Improvements/changes to urban infill planning/design | | | | D Melhuish W Deller-Coombs | |

| 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 | |
| Development System Update | R | Standing report | | W Deller-Coombs | |
| Code Amendments Update | R | Standing report | | D Melhuish | |
| | | | | | |

6 Confidential Items - Nil

7 Reports for Discussion

7.1 Morphettsville/Glengowrie Horse Related Activities Code Amendment

| | |
|----------------------------|---|
| Report Reference | PDC220301R7.1 |
| Originating Officer | Senior Policy Planner – David Melhuish |
| Corporate Manager | Manager Development and Regulatory Services - Warwick Deller-Coombs |
| General Manager | Acting General Manager City Development - Tony Lines |

REPORT HISTORY

| Report Reference | Report Title |
|-------------------------|--|
| GC210824R11.1 | Morphettville/Glengowrie Horse Related Activities Code Amendment |

REPORT OBJECTIVE

To provide the Committee with an update on the progress of the Code Amendment and seek the Committee's advice on the direction of the Code Amendment prior to undertaking the creation of formal documentation and the community engagement process.

EXECUTIVE SUMMARY

At the 24 August 2021 General Council Meeting Council endorsed the 'Proposal to Initiate' documentation for the Code Amendment and subsequently forwarded it to the Minister for Planning for consideration. On 25 October 2021 the Minister approved the Proposal to Initiate.

Following further analysis of the proposed Code Amendment, staff are of the opinion that there are two possible zones and associated policy that may be appropriate for the area. Staff are also putting forward the possible inclusion of additional properties within the subject area.

Staff are seeking the consideration of the Planning and Development Committee on the direction of the Code Amendment prior to undertaking the creation of formal documentation and the community engagement process.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Recommends that Council approves the proposed amendments to the Code Amendment and seek the Minister's approval for an amendment to the 'Proposal to Initiate'.**

BACKGROUND

The area proposed for rezoning is located on the southern side of Bray Street in Morphettsville and the western side of Morphetts Road in Glengowrie. The area was formerly covered by the Residential Racecourse Zone, which formalised the opportunity for the stabling of horses and residential use on the same property. 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 frontages.

Under the Planning and Design Code, the area has been rezoned to the Suburban Neighbourhood Zone. The policy within this zone no longer refers to horse related activities, nor is there a requirement for only detached dwellings, but it does maintain the minimum 560m² site area and 15 metre frontage.

The South Australian Jockey Club (SAJC) will soon construct additional stables within the adjacent racecourse property (corner of Bray Street and Morphett Road). It is understood that a number of stable owners in the subject area are considering relocating into these new stables (while some may wish to remain). These stable owners have requested that Council consider rezoning their land to provide the opportunity for residential development at higher densities to be constructed, to make the sale of their land more financially viable.

The Code Amendment proposes policy amendments (particularly site dimensions) that provide opportunities for a greater diversity of appropriate residential development to occur within the subject area. This in turn will provide an incentive for existing horse related activities to move into the facilities within the Morphettville Racecourse.

DISCUSSION

Objective of rezoning

- Allow incentive/opportunities for owners of properties where horse activities take place to relocate to Morphettville Racecourse
- Increase the financial viability of selling land for the above.

Appropriate Zone

Three residential type zones were taken into consideration by staff, with two zones that may provide the outcome sought for the subject area:

General Neighbourhood Zone (GNZ)

This is the same zone that covers all surrounding residential properties within close proximity to the areas to be rezoned (*refer to **Attachment 1** – Notated Plan of Area*)

There is no opportunity to amend allotment dimensions in this zone (there are no Technical Numeric Variations (TNVs)).

Minimum site dimensions (*site area/frontage*) within the zone are as follows:

| | |
|------------------------|---|
| Detached dwelling | 300m ² (<i>exclusive of any battle-axe allotment handle</i>) / 9m (<i>where not on a battle-axe site, 5m where on a battle-axe site</i>) |
| Semi-detached | 300m ² / 9m |
| Row dwelling | 250m ² / 7m |
| Group dwelling | 300m ² (<i>average, including common areas</i>) / 15m |
| Residential flat bldg. | 300m ² (<i>average, including common areas</i>) / 15m |

It is noted that 34 of the 65 (52%) properties within the subject area, whilst having site areas greater than 600m², have frontages less than 18m (in many cases between 16m -17m and some between 15m – 16m). Whilst allotments greater than 17m in frontage may have reasonable chance of approval for detached or semi-detached, if the design is appropriate, the development potential for properties with smaller frontages is severely limited.

Of concern is that most properties will meet the 15m minimum frontage for group dwellings and residential flat buildings. Prior to the commencement of the Planning and Design Code (Code), most residential zones/policy areas required a minimum frontage of 18m for these dwelling types.

Lesser frontages have been considered appropriate if the overall development was well designed regarding other required criteria. A frontage of 15m is considered generally undesirable as it can create issues with access, private open space, setbacks, streetscape design etc.

While the General Neighbourhood Zone provides a suitable Desired Outcome and Performance Outcomes, it does not provide any flexibility to adjust minimum frontage widths to provide opportunity for more properties to be developed for street fronting dwellings. This has led to the suitability of alternative zoning options being considered below.

Housing Diversity Neighbourhood Zone (HDNZ)

Nearby areas in Plympton Park and Park Holme, previously located within the 'Regeneration Policy Area' under the Development Plan, are covered by this zone.

There is opportunity to amend allotment dimensions in this zone (via TNVs), however the minimum site dimensions used in the above suburbs are as follows:

| | |
|------------------------|-------------------------|
| Detached dwelling | 250m ² / 9m |
| Semi-detached | 220m ² / 8m |
| Row dwelling | 170m ² / 7m |
| Group dwelling | 200m ² / 18m |
| Residential flat bldg. | 150m ² / 18m |

An 8m frontage for semi-detached dwellings will provide greater opportunity for sub-division /redevelopment for a greater number of the properties within the area.

Unlike the 15m minimum frontage required in the General Neighbourhood Zone for group dwellings and residential flat buildings, 18m frontages are the minimum in this zone and this is considered to create a better opportunity for achieving a good development outcome. This is due to access requirements and dwelling designs being better accommodated on an allotment with an existing 18m frontage. This also means smaller frontage sites will be encouraged to develop street facing dwellings.

However, the Zone's desired outcome for medium density and the smaller site areas allowed may perhaps lead to overdevelopment of the area which could create a substantial change to the character and amenity, including traffic, parking etc. and increased potential for conflict if some of the horse related activities were to remain.

The TNVs could be altered to suit (within specific parameters) but the use of differing TNVs would create a discrepancy with the other nearby areas covered by the HDNZ.

This zone is probably not an appropriate option for the subject area

Suburban Neighbourhood Zone (SNZ) – (Recommended Zone)

The SNZ enables the use of TNVs which will provide flexibility in the choice of allotment areas and frontages and heights, whereas the GNZ does not.

There are currently two areas within the Council covered by the SNZ; part of Morphettville /Glengowrie (the subject site) and the suburbs of Trott Park and Sheidow Park. These two areas have varying character and are covered by very different TNVs relating to site dimensions.

Minimum site dimensions (*site area/frontage*) for all forms of development relating to Morphettville /Glengowrie are 560m²/15m.

Minimum site dimensions (*site area/frontage*) within Trott Park and Sheidow Park are as follows:

| | |
|------------------------|-------------------------|
| Detached dwelling | 420m ² / 14m |
| Semi-detached | 350m ² / 12m |
| Row dwelling | 280m ² / 8m |
| Group dwelling | 300m ² / 20m |
| Residential flat bldg. | 250m ² / 20m |

Neither of the two sets of site dimensions currently in use within the SNZ are considered appropriate for the subject area.

It appears that a blend of the GNZ site areas with HDNZ frontage widths would provide opportunities for redevelopment in the subject area and would also have greater control over the forms of development (group dwellings/residential flat buildings) that can potentially have greatest impacts on an area.

The following minimum site dimensions (*site area/frontage*) TNVs could achieve the above outcomes:

| | |
|------------------------|--|
| Detached dwelling | 300m ² (<i>exclusive of any battle-axe allotment handle</i>) / 9m |
| Semi-detached | 300m ² / 8m |
| Row dwelling | 250m ² / 7m |
| Group dwelling | 300m ² (<i>average, including common areas</i>) / 18m |
| Residential flat bldg. | 300m ² (<i>average, including common areas</i>) / 18m |

These minimum site dimensions are the same as the General Neighbourhood Zone, with the exception of decreasing the minimum frontage criteria for semi-detached dwellings from 9 metres to 8 metres and increasing the minimum frontage criteria for group dwellings and residential flat buildings from 15 metres to 18 metres.

Because around 52% of the properties within the subject area have frontages of below 18 metres, allowing an 8m frontage for semi-detached dwellings will provide greater opportunities for conventional street-facing development to occur within the subject area. Meanwhile, increasing the minimum frontage width for group dwellings and residential flat buildings will discourage battleaxe type developments on those properties.

Conventional street-facing development is generally preferred over battleaxe type development for several reasons. Presenting a greater number of dwellings to the street provides greater streetscape activation, provides more passive surveillance opportunities, and makes more efficient use of land. Battleaxe developments commonly require a large proportion of land to be dedicated to the driveway 'handle' and manoeuvring area, which can provide limited amenity to the streetscape and/or the occupants.

A range of design outcomes can be achieved with semi-detached dwellings at 8 metre frontages: a minimum which already applies within nearby parts of Morphettville and Plympton Park located within the HDNZ. Several examples of existing semi-detached dwellings with frontages around 8 metres within the Council area are analysed in **Attachment 2**.

It is noted that rezoning would provide greater opportunity for redevelopment in the area, however without amalgamation, allotments less than 16m in frontage would have minimal chance of approval.

It is also noted that there are also some subtle differences in policy language between the GNZ and SNZ. The SNZ places greater emphasis on development being 'compatible with the existing local context and development pattern' and specifies a maximum site coverage of only 50% compared to the 60% permitted in the GNZ. These differences may provide Council with greater discretion during an assessment when compared to the GNZ, however are not expected to cause drastically different outcomes.

Attachment 3 - Table showing comparisons in site dimensions/dwelling form between GNZ/HDNZ/SNZ zones

Attachment 4 - Table showing comparisons in site dimensions/dwelling form within the Suburban Neighbourhood Zone

Attachment 5 – Mapping and data comparing conventional redevelopment opportunity by property between GNZ and SNZ

Expansion of Subject area

The previous 'Residential Racecourse Policy Area' generally overlayed the location of the horse related activities in the area. This has resulted in two distinct and separate locations for the policy area. Several of the policy area/zone boundaries are located back of block, directly abutting residential properties, rather than a road boundary, therefore providing little transition between the uses.

As it is intended to amend the zoning and/or policy to provide opportunity for a greater diversity of dwelling types in the subject area, it may be beneficial to include properties fronting Agars Avenue, Ambrose Avenue, and the western side of Don Terrace to allow potential for similar and a more consistent and integrated built form and streetscape within the adjoining area and particularly along the western end of Bray Street. The possible additional properties to be included in the Subject area are shown in **Attachment 1** – 'Notated Plan of Area'.

Planning and Land Use Services (PLUS) staff have advised (informally) that an expansion to the Subject area goes beyond the agreed scope of the initiated Code Amendment and would therefore require amendments to the Proposal to Initiate, and subsequent approval by the Minister.

In relation to the upcoming State Election, PLUS advise that during the State Government caretaker period the Minister is prevented from making decisions on matters such as Code Amendments. However, as the Election is to be held on 19 March 2022 little impact on timing is anticipated.

Commercial Uses

An ambulance station and a veterinary clinic are located on the western side of Morphett Road within the current SNZ. These commercial/community type uses are highly unlikely to be changed to residential uses in the foreseeable future. There are two possible zoning options for these properties.

As they are currently within the SNZ (predominantly residential zone but allowing some forms of non-residential uses) and would retain existing use rights, they could remain in a modified SNZ or GNZ. Extensions to the current uses or changes to another form of non-residential may require assessment on merit.

Another option is to change these two properties to a commercial type zone, which would support the current uses as well as support other forms of commercial uses. One option is the 'Employment Zone' which allows a relatively broad range of non-residential uses. It is understood that the South Australian Jockey Club (SAJC) is considering a Code Amendment seeking rezoning the SAJC land on the western side of Morphett Road from Recreation Zone to a commercial type of zone. Although the choice of zone is unknown at this time, it may be appropriate to use the same zone to provide consistency along Morphett Road.

Other Matters

Some other matters that may require further consideration when drafting the Code Amendment include:

- Restricting number of additional driveways accessing directly onto Morphett Road (via policy/different TNV)
- Impacts/conflicts between new residential development and horse related activities that remain in the area
- There are a few large sites within the area that would provide opportunity for better higher density outcomes (design, access, transition etc.), including a key site on the corner of Morphett Road and Bray Street
- Changes in traffic flows on Bray Street and surrounding local streets.

Drafting of Code Amendment/Community Engagement – Next Stages

- Planning and Development Committee to provide direction on Code Amendment
- Council to approve any changes to be made to Code Amendment (policy and spatial location)
- Amended version of 'Proposal to Initiate' forwarded to the Minister for approval
- Code Amendment drafted
- Community Engagement undertaken

State Election Implications

- The PDI Act does not prevent Code Amendment Community Engagement during the State Elections period.
- If Council decides to postpone engagement until after elections have taken place, this may result in a change to the relevant MPs that will be notified.
- The Minister is prevented from making decisions on Code Amendments during caretaker so any changes to the proposal would likely occur following the State Election (March/April) - and therefore engagement following this.

CONCLUSION

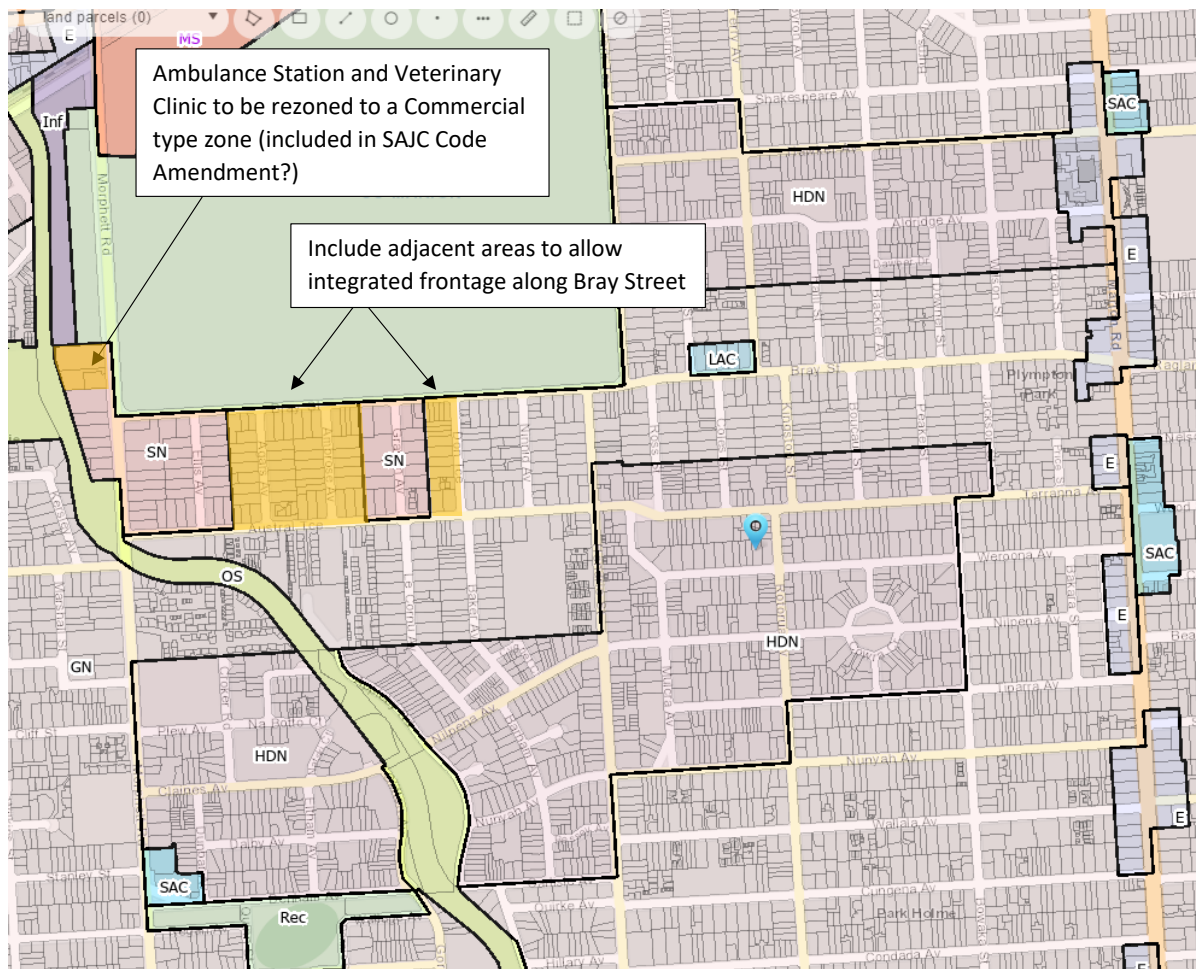
Administration is of the opinion that the most appropriate zoning option for the subject area is a modified version of the Suburban Neighbourhood Zone with a blend of the GNZ site areas and HDNZ frontage widths, as it would provide opportunities for appropriate redevelopment in the subject area and would also have greater control over the development of group dwellings and residential flat buildings.

It may be beneficial to increase the area to be rezoned to include properties fronting Agars Avenue, Ambrose Avenue, and the western side of Don Terrace to allow potential for a more consistent and contiguous/integrated built form and streetscape within the adjoining area and particularly along the western end of Bray Street.

Increasing the subject area will require the Minister's approval of an amended version of the 'Proposal to initiate'. This will take additional time but may provide a better outcome for the area.

ATTACHMENTS

1. Attachment 1: Notated Plan of Area [**7.1.1** - 1 page]
2. Attachment 2 - 8 m frontage width examples [**7.1.2** - 9 pages]
3. Attachment 3: GNZ vs HDNZ vs SNZ [**7.1.3** - 2 pages]
4. Attachment 4: Suburban Neighbourhood Zone Comparisons [**7.1.4** - 1 page]
5. Attachment 5: Mapping and data comparing conventional redevelopment opportunity by property between [**7.1.5** - 2 pages]



Attachment 7.1.2

Plympton Park

Pair of semi-detached dwellings

Site areas: **383sqm**

Frontages: **8.37m**

- ✓ On-street parking: **0 to direct frontage**, relies upon part of neighbouring frontage
- ✓ Front doors visible from the street: accessed via driveway.
- ✗ Narrow front windows, extent of blank walling, limited material variety, limited front landscaping and high extent of paved parking areas forward of dwelling.
- ✗ Narrow allotments emphasised by central fencing and separate roof forms.



Attachment 7.1.2

24

Glengowrie

Pair of two storey semi-detached dwellings

Site areas: **348 and 356sqm**

Frontages: **8.09 and 8.29m**

- ✗ On-street parking: **1 (per 2 dwellings)** if driveways tapered
- ✓ Front doors visible from the street with portico
- ✗ Limited articulation causes somewhat 'flat' appearance. Narrow front landscaping. Positives include balcony and the material variety provided by the portico.
- ✗ One of the dwellings is boundary-to-boundary which is not preferred by the Planning & Design Code



Attachment 7.1.2

25

Plympton Park

3 detached dwellings

Site areas: **378sqm**

Frontages: **8.12m**

- ✓ On-street parking: **1 (per 3 dwellings)**
- ✗ Front doors not visible from the street: accessed via driveway.
- ✗ Mixed design outcome: 16 and 20 incorporate interesting window shape and feature material; 18 has comparatively basic appearance. Good landscaping throughout.
- ✗ Narrow allotments emphasised by central fencing and separate roof forms.







Attachment 7.1.2

Glengowrie

Pair of two storey semi-detached dwellings

Site areas: **347sqm**

Frontages: **8.08m**

-  On-street parking: **0 to direct frontage** (only due to street road conditions - would achieve 1 otherwise)
-  Front doors visible from the street with portico
-  Angled driveways provide reasonable landscaping area, single garage, relief provided by upper floor including windows, material variety.
-  Only 0.6m side setbacks to garages however the desired minimum of 0.9m would have been achievable.



Attachment 7.1.2

Glengowrie

Pair of semi-detached dwellings

Site areas: **363sqm**

Frontages: **8.08m**

- ✗ On-street parking: **0 to direct frontage**, relies upon part of neighbouring frontage
- ✓ Front doors visible from the street: accessed via driveway.
- ✓ Articulation, good landscaping and porticos.
- ✗ Narrow allotments emphasised by central fencing and separate roof forms.



Attachment 7.1.2

Plympton Park

2 x pairs of semi-detached dwellings

Site areas: **352sqm**

Frontages: **7.98m**

- ✓ On-street parking: **1 (per 4 dwellings)**, would be capable of 2 if 40-42 were flipped with garages on outer edges
- ✗ Front doors not visible from the street: accessed via side path.
- ✓ Attractive design outcomes achieved by large front windows, shared roof form, quality materials, good landscaping and open frontages.



Attachment 7.1.2

Warradale

Pair of two storey semi-detached dwellings

Site areas: **354 and 367sqm**

Frontages: **7.63 and 7.91m**

- ✓ On-street parking: **1 (per 2 dwellings)**
- ✓ Front doors visible from the street
- ✓ Tapered driveways provide reasonable front landscaping area, stepped double garage with windowed door material, relief provided by upper floor including windows, material variety.
- ✗ One of the dwellings is boundary-to-boundary which is not preferred by the Planning & Design Code



Attachment 7.1.2

Plympton Park

Pair of semi-detached dwellings

Site areas: **355sqm**

Frontages: **7.77m**

- ✗ On-street parking: **0 to direct frontage**, relies upon part of neighbouring frontage
- ✓ Front doors visible from the street: accessed directly and includes portico.
- ✓ Portico, mixture of materials, good landscaping area, shared roof form.
- ✗ Narrow allotments emphasised by narrow windows; somewhat 'squashed' and flat appearance.



Attachment 7.1.2

Plympton Park

Pair of semi-detached dwellings

Site areas: **341sqm**

Frontages: **7.3m**

- ✓ On-street parking: **1 (per 2 dwellings)**
- ✗ Front doors not visible from the street:
accessed via driveway.
- ✓ Staggered appearance provides articulation,
mixture of materials, interesting window
shape, good front landscaping area.
- ✗ Narrow allotments emphasised by separate
roof forms.
- ✗ Boundary-to-boundary.



General Neighbourhood Zone vs Housing Diversity Neighbourhood Zone vs Suburban Neighbourhood Zone (various)

| Dwelling Type | Minimum site/allotment area per dwelling | | | Minimum site/allotment frontage | | | Building Heights | | |
|--|--|---|---------------------------------------|--|---------------|----------------------|------------------|----------------|----------------------|
| | GNZ | HDNZ (Marion) | SNZ (other Councils) | GNZ | HDNZ (Marion) | SNZ (other Councils) | GNZ | HDNZ (Marion) | SNZ (other Councils) |
| Detached dwelling (not in a terrace arrangement) | 300m ² (exclusive of any battle-axe allotment 'handle') | 250m ² | 300m ² - 750m ² | 9m where not on a battle-axe site 5m where on a battle-axe site | 9m | 9m – 18m | 2 levels (9m) | 3 levels (12m) | 3 levels (12m) |
| Semi-detached dwelling | 300m ² | 220m ² | 300m ² - 750m ² | 9m | 8m | 7.5m – 18m | | | |
| Row dwelling (or detached dwelling in a terrace arrangement) | 250m ² | 170m ² | 200m ² - 750m ² | 7m (averaged) | 7m | 7m – 18m | | | |
| Group dwelling | 300m ² (average, including common areas) | 200m ² (average, including common areas) | 300m ² - 750m ² | 15m (total) | 18m (total) | 10m – 25m | | | |
| Dwelling within a residential flat building | 300m ² (average, including common areas) | 150m ² (average, including common areas) | 200m ² - 750m ² | 15m (total) | 18m (total) | 10m – 25m | | | |

Suburban Neighbourhood Zone (within Marion and compared to other Councils)

| Dwelling Type | Minimum site/allotment area per dwelling | | | Minimum site/allotment frontage | | | Building Heights | | Anticipated Uses |
|--|--|-------------------|---------------------------------------|--|--------------|-------------------|------------------|----------------------------|---|
| | Glengowrie (subject area) Previous Residential Racecourse Zone only envisaged detached dwellings) | Sheidow Park | Other Councils | Glengowrie (subject area) Previous Residential Racecourse Zone only envisaged detached dwellings) | Sheidow Park | Other Councils | Marion | Other Councils | (no difference between areas/councils) |
| Detached dwelling (not in a terrace arrangement) | 560m ² | 420m ² | 300m ² - 750m ² | 15m | 14m | 9m – 18m | 2 levels (9m) | 1 – 3 levels (6m – 12m) | <ul style="list-style-type: none"> – Ancillary accommodation – Community facility – Consulting room – Dwelling – Educational establishment – Office – Place of Worship – Pre-school – Recreation area – Residential flat building – Retirement facility – Shop – Supported accommodation |
| Semi-detached dwelling | 560m ² | 350m ² | 300m ² - 750m ² | 15m | 12m | 7.5m – 18m | | | |
| Row dwelling (or detached dwelling in a terrace arrangement) | 560m ² | 280m ² | 200m ² - 750m ² | 15m | 8m | 7m – 18m | | | |
| Group dwelling | 560m ² | 300m ² | 300m ² - 750m ² | 15m | 20m | 10m – 25m | | | |
| Dwelling within a residential flat building | 560m ² | 250m ² | 200m ² - 750m ² | 15m | 20m | 10m – 25m | | | |

SUBDIVISION POTENTIAL
Conventional residential allotments in **General Neighbourhood Zone**
(i.e. minimum 300sqm, 9m frontage width)



| LEGEND | |
|------------------|-----------------|
| Site areas | Frontage widths |
| ▲ 600sqm+ | — 18m+ |
| ▼ 540 to 599sqm | — 17 to 17.9m |
| ▼ 539sqm or less | — 16.9m or less |

| Note: Excludes red areas | Eligible for conventional subdivision? | | | |
|--------------------------|--|---------|----------|-----|
| | Yes | Maybe | No | N/A |
| Morphett Road | 8 (50%) | 2 (13%) | 6 (38%) | 3 |
| Ellis Avenue | 1 (7%) | 6 (43%) | 7 (50%) | 0 |
| Grafton Street | 8 (100%) | 0 (0%) | 0 (0%) | 0 |
| Bray Street | 5 (100%) | 0 (0%) | 0 (0%) | 2 |
| Austral Terrace | 4 (36%) | 0 (0%) | 7 (64%) | 3 |
| TOTAL | 26 (46%) | 8 (14%) | 20 (36%) | 8 |

| Note: Red areas only | Eligible for conventional subdivision? | | | |
|----------------------|--|---------|----------|-----|
| | Yes | Maybe | No | N/A |
| Bray Street | 3 (50%) | 0 (0%) | 3 (50%) | 9 |
| Agars Avenue | 1 (8%) | 5 (38%) | 7 (54%) | 0 |
| Ambrose Avenue | 4 (40%) | 0 (0%) | 6 (60%) | 2 |
| Don Terrace | 1 (25%) | 1 (25%) | 2 (50%) | 6 |
| Austral Terrace | 4 (36%) | 1 (9%) | 6 (55%) | 4 |
| TOTAL | 13 (30%) | 7 (16%) | 24 (55%) | 21 |

SUBDIVISION POTENTIAL
Conventional residential allotments in **Suburban Neighbourhood Zone**
(i.e. with TNV allowing minimum 300sqm, 8m frontage width for semi-detached dwellings)



LEGEND

Site areas

Frontage widths

▲ 600sqm+

▼ 540 to 599sqm

▼ 539sqm or less

— 16m+

— 15 to 15.9m

— 14.9m or less

| Note: Excludes red areas | Eligible for conventional subdivision? | | | |
|--------------------------|--|---------|---------|-----|
| | Yes | Maybe | No | N/A |
| Morphett Road | 14 (88%) | 2 (12%) | 0 (0%) | 3 |
| Ellis Avenue | 14 (100%) | 0 (0%) | 0 (0%) | 0 |
| Grafton Street | 8 (100%) | 0 (0%) | 0 (0%) | 0 |
| Bray Street | 5 (100%) | 0 (0%) | 0 (0%) | 2 |
| Austral Terrace | 7 (64%) | 2 (18%) | 2 (18%) | 3 |
| TOTAL | 48 (89%) | 4 (7%) | 2 (4%) | 8 |

| Note: Red areas only | Eligible for conventional subdivision? | | | |
|----------------------|--|----------|---------|-----|
| | Yes | Maybe | No | N/A |
| Bray Street | 4 (67%) | 0 (0%) | 2 (33%) | 9 |
| Agars Avenue | 8 (62%) | 5 (38%) | 0 (0%) | 0 |
| Ambrose Avenue | 4 (40%) | 4 (40%) | 2 (20%) | 2 |
| Don Terrace | 3 (75%) | 1 (25%) | 0 (0%) | 6 |
| Austral Terrace | 6 (55%) | 3 (27%) | 2 (18%) | 4 |
| TOTAL | 25 (57%) | 13 (29%) | 6 (14%) | 21 |

7.2 Code Amendments Update

| | |
|----------------------------|---|
| Report Reference | PDC220301R7.2 |
| Originating Officer | Senior Policy Planner – David Melhuish |
| Corporate Manager | Manager Development and Regulatory Services - Warwick Deller-Coombs |
| General Manager | Acting General Manager City Development - Tony Lines |

REPORT HISTORY

List any relevant report references - optional field, remove table and heading if not required

| Report Reference | Report Title |
|-------------------------|------------------------|
| PDC211207R7.2 | Code Amendments Update |

REPORT OBJECTIVE

To provide Members with an update on recent and active Code Amendments.

EXECUTIVE SUMMARY

At the 11 May 2021 General Council meeting, Council approved the initiation of four Code Amendments. This is a standing report to update Council on the status of each, which is 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 progressed.
- Committee to discuss zoning opportunities in a separate item at the meeting.

Urban Corridor – Marion Road

- Council has sought and obtained Ministerial approval to put the 'Proposal to Initiate' On Hold whilst council undertakes further analysis on the most appropriate zoning along Marion Road.
- Work has included:
 - Discussions with CoM 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.

Southern Suburbs Residential Policy

- Received Ministerial approval to proceed with the Code Amendment on 11 February 2022
- Work has included:
 - A review of allotment sizes for properties within the Hills Neighbourhood Zone in other Council areas
 - Initial analysis of appropriate lot sizes for specific gradients of land.

Centre Zones

- Comments from the owners of the affected sites were received in late November 2021 (as part of investigation engagement).
- Following consideration of comments received, council to ascertain whether there is sufficient work to warrant undertaking a Code Amendment.
- 23 December 2021 – Administration sought advice from Planning and Land Use Services (PLUS) whether 8 of the sites (boundary/land use discrepancies) could be undertaken under section 76 of the PDI Act. (Minor or operational amendments).
- 9 February 2022 - PLUS advised that the matter does not meet the requirements of section 76 of the PDI Act. Given the relatively minor changes sought, such a Code Amendment may be able to be completed reasonably quickly.

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

RECOMMENDATION

That the Planning and Development Committee:

1. **Notes the report.**

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.
- Administration has been analyzing several zones to determine which one will provide the most appropriate outcomes for the area.
- An expansion to the area to be rezoned is being considered.
- More details are included in the separate report to this Committee.

Urban Corridor – Marion Road

- A 'Proposal to initiate' document was forwarded to and received by Planning and Land Use Services (PLUS) via the planning portal on 16 September 2021.
- At a meeting with DIT on 19 November 2021 DIT raised some concerns with the proposed Urban Corridor zoning noting existing high levels of traffic on Marion Road and potential for consideration of different zoning strategies.
- Staff have compared the circumstances of Marion Road with those of other roads which have been subject to similar Corridor-type Zones, including Churchill Road and Prospect Road, which has identified some differences in existing character, traffic volumes and development outcomes.
- Further staff analysis has also concluded that many of the 'strategic sites' along Marion Road which were considered as catalysts for the Urban Corridor Zone during the Housing Diversity DPA have now been developed.
- The PDC considered a report from staff, at the 7 December 2021 meeting which detailed the above matters, noting some issues with a blanket approach to the proposed corridor zoning and resolving the following: "The Committee recommends to Council to request the Minister for Planning hold the Marion Road Urban Corridor Code Amendment and ask Administration to undertake further analysis of specific sites along the proposed corridor."

- Council at the meeting of 14 December 2021 agreed to this action.
- On 20 December 2021 PLUS acknowledged Council's request and has placed the Proposal to Initiate on hold until further advised by Council.

Southern Suburbs Residential Policy

- Initial investigations regarding slope related information have been undertaken.
- A 'Proposal to initiate' document was forwarded to 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 analysis of suitable lot sizes for specific gradients of land has commenced to ensure that appropriate planning outcomes can be achieved.
- The 'Proposal to initiate' (a Code Amendment) document was approved by the Minister on 11 February 2022; therefore, Council can proceed with the Code Amendment.
- Administration will continue work on the formal documentation and engagement plan and present the draft Code Amendment to Council.

Centre Zones

- Rezoning and/or realignment of centre 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.).
- Informal comments from the owners of the affected sites were received in late November 2021 (pre-engagement).
- Following consideration of comments received, the Committee may wish to discuss whether there is sufficient merit to warrant undertaking a Code Amendment process.
- On 23 December 2021, Administration sought advice from PLUS whether 8 of the sites (boundary/land use discrepancies) could be undertaken under section 76 of the PDI Act. (Minor or operational amendments).
- 9 Feb 2022 - PLUS advised that notwithstanding the discrepancies between land use and zoning boundaries, the transition to the Code followed the correct process so does not meet the requirements of section 76.
- PLUS further advised that given the relatively minor changes sought, such a Code Amendment may be able to be completed reasonably quickly.
- Administration to create a matrix outlining the issue associated with each site and the potential process required to address the situation to assist Council in making a decision whether to proceed with a Code Amendment for these sites.

ATTACHMENTS

Nil

8 Reports for Noting

8.1 North South Corridor Update

| | |
|----------------------------|--|
| Report Reference | PDC220301R8.1 |
| Originating Officer | City Activation Senior Advisor – Brett Grimm |
| Corporate Manager | Manager City Activation – Charmaine Hughes |
| General Manager | Acting General Manager City Development – Tony Lines |

REPORT HISTORY

| Report Reference | Report Title |
|------------------|---------------------------------|
| PDC210302R05 | North South Corridor Update |
| PDC210405R07 | North-South Corridor |
| PDC210803R9.1 | North-South Corridor T2D Update |
| PDC211005R7.1 | North-South Corridor T2D Update |
| PDC211207R8.1 | North-South Corridor Update |

REPORT OBJECTIVE

To provide Council with a project update.

EXECUTIVE SUMMARY

The Department for Infrastructure and Transport's Torrens to Darlington (T2D) project team continues to engage with Business, Community and Council staff reference groups.

The T2D project team is finalising the reference design and project assessment report. Details on the reference design have been consulted with the community in late 2021. The project assessment report is anticipated to be released for community/ stakeholder review mid 2022.

This report provides a summary of activities and updates that occurred in January and February 2022.

RECOMMENDATION

That the Planning and Development Committee:

1. **Notes the report.**

DISCUSSION

The Torrens to Darlington (T2D) project comprises of 10.5 km of motorway which will be the state's biggest infrastructure project to date, costing an estimated \$9.9 billion. 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.

The Commonwealth Government recently announced a \$2.26 billion funding commitment for stage 2 which will complete the Torrens to Darlington Project. The project is being funded 50/50 by the Federal and State Government. The project has been defined by the following stages:

Stage 1 Southern Tunnel- Anzac Highway to Darlington

- Approximately 6 km of motorway including over 4 km of tunnel. Works will address this very congested section of South Road. This scope of works has been estimated to cost \$5.4 billion. Proposed stage 1 works are within City of Marion.

Stage 2 River Torrens to Anzac Highway

- Approximately 4.5km of motorway combination of tunnel and grade separated motorway. This scope is estimated to cost \$4.5 billion. Stage 2 works are north of the City of Marion.

The DIT project team has developed an interactive GIS online portal which provides illustrations of the reference design, which can be viewed via the following link.

<https://storymaps.arcgis.com/collections/e0c94d6f449742af949ca6c04a33625f>

The reference design provides a functional diagram (proof of concept) to enable the T2D project team to develop the project assessment report, opinion of cost and related procurement packages. It is noted that the final design may not look the same as the reference design due to the procurement of D&C contracts and design development in 2022/23.

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"> Tunnel portals commence south of tramline. Land acquired from Glengarry Avenue, Glandore to the tramline. Land acquired further north of the tram line is within City of West Torrens. <p><u>Southern Portal</u></p> <ul style="list-style-type: none"> Land acquired from Tonsley Boulevard, Tonsley to Princess Parade, Clovelly Park. Crystal Avenue to extend across the South Rd corridor to provide east-west connectivity and connections to St Bernadette's School. Tunnel portals proposed to be located adjacent Cosgrove Hall with ventilation shaft to be located within proximity. |
| Tunnel ventilation shafts | <ul style="list-style-type: none"> 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. |
| Length of Tunnels | <ul style="list-style-type: none"> Approximate length of 4km with 1km of open cutting motorway at each end. |
| Program Timing | <ul style="list-style-type: none"> Local Area Traffic Management Study (LATM) for commencement early 2022. Study to be led by DIT in collaboration with Councils <p><u>Stage 1- Tonsley to Anzac Highway</u></p> <ul style="list-style-type: none"> Public consultation on Reference design end of 2021 Release of final Reference Design – mid 2022 Project Assessment Report- 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 |

| | |
|---|--|
| | <p>confirmed – approximately 5 years)</p> <ul style="list-style-type: none"> • Accessible to traffic 2029 (anticipated date) |
| Property acquisition numbers within City of Marion (approximate to be confirmed by the T2D project team- note information on exact land acquisitions is maintained in confidence until settlements) | <p>Northern Portal</p> <ul style="list-style-type: none"> • Approximately 51 properties between Glengarry Avenue and tramline <p>Southern Portal</p> <ul style="list-style-type: none"> • Approximately 64 properties between Princes Parade and Selgar Avenue at Clovelly Park |
| Projected rate revenue reduction | <p>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.</p> |

GENERAL UPDATE

1. Previous PDC Actions

| PDC Action | Meeting | Status - Response |
|--|---------|--|
| Potential health issues for tunnel workers such as silicosis | 7/12/21 | <p>In progress</p> <p>CoM staff referred to DIT project team for comment. It has been noted that this information will be incorporated in the project assessment report which will provide a full report on the projects impacts. This is likely to be released for review early to mid-2022.</p> |
| Seek dilapidation (condition audit reports) for key Council assets- Cosgrove Hall, Clovelly Park Hall. | 5/10/21 | <p>In progress- timing of condition audits TBC</p> <p>CoM requesting sites to be listed on a register for condition audits prior to any works commencing.</p> |
| Clarify existing contamination clusters and impacts on known contamination plumes | 5/10/21 | <p>Monitor- In progress</p> <p>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 early to mid 2021.</p> |
| Seek clarification on impacts on adjacent residents and treatments to retain amenity both during and post construction | 5/10/21 | <p>Monitor - In progress</p> <p>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.</p> |
| Clarify if Tunnel will incorporate tolls | 5/10/21 | <p>In progress- seeking a response</p> <p>CoM have requested clarification from DIT. To date we have not received a response.</p> |

2. Land and Property

No further land acquisitions have been reported since the last Planning Development Report PDC211207R8.1.

3. Community and Business Reference Group Summary

The following provides reference to key discussion points raised at the December meeting

- Reference design including the southern tunnel portal entry and construction process for cut and cover. Discussion on the tunnel compound facilities
- Functionality of traffic movements with on and off access ramps with particular reference to:
 - Anzac Highway elevated ramp
 - Provision of new pedestrian motorist link across South Road connecting Crystal Avenue to support east-west connectivity to the St Bernadette's Primary School.
- Community concerns
 - Glandore residents trying to access the motorway or the elevated Anzac Highway ramp. Access from Pleasant Avenue is illustrated in the reference design
 - Reference Design released to the public in December 2021, illustrates the right turns from Anzac Highway onto South Road (heading south from Glenelg or heading north from the City) are proposed to be removed to accommodate the projected volumes of traffic using both South Road and Anzac Highway. Removing these right turn movements would provide more 'green time' for east-west traffic movements and keep east-west traffic flowing more freely. Reinstating right turns into the upgraded intersection would require major alterations to the existing intersection footprint, including significant additional land acquisition.
 - How will people access the Tennyson Centre from Anzac Highway? This will put pressure on local streets. People go here for important treatments; you can't remove the direct access.
 - Glandore parents taking kids to school. If you can't turn right onto Anzac Highway heading east, this is exacerbating the problem. In addition, you won't be able to turn right into Forest Avenue. Removing two main access points is disconnecting the community that this road is going through.
 - What does DIT do to support businesses impacted by land acquisition? Acquisition Case Managers will meet with businesses providing support throughout the process. The acquiring authority will provide a real estate advocate at no cost to assist in locating a replacement premises for businesses.

CoM staff have requested clarification on the terms of reference and commitment to continue engagement with the community and business reference group during 2022. Recent advice from the T2D project team undertaking consultation with the various groups, is to continue these meetings through the first half of 2022 via three combined Community and Business Groups. The groups will evolve based on geographical project locations to enable more local conversations with the surrounding community. The proposed new Reference Groups will roughly cover the following areas:

- A. **South** – From Tonsley to Cross Road (covering the Southern Laydown Area, Southern Tunnel Southern Portal and Castle Plaza)
- B. **Central** – between Cross Road and Richmond Road (covering Anzac Highway intersection, Glandore, train and tram line crossing at Southern Tunnel Northern Portal, and Tennyson Centre at Northern Tunnel Southern Portal)
- C. **North** – between Richmond Road and Grange Road (covering James Congdon Drive intersection at Northern Tunnel Southern Portal/Tunnel Connector, Brickworks and River Torrens crossing at Northern Tunnel Northern Portal/Torrens Connector)

Planning is underway for sessions to reconvene late February early March.

4. Local Area Traffic Management (LATM)

DIT has recently engaged a traffic consultancy to undertake the LATM studies. Works on the study commenced late January 2022 with expected completion by end of May 2022.

The LATM will be 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 Torrens to Darlington project. The LATM study does not intend to fix existing rat runs but evaluate and attend to those that have or are likely to be created by the North South Corridor project. Council staff will provide historic context and baseline traffic count data of the local road network.

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 a signalised intersection at Celtic Avenue and South Road to support north and south bound travel movements. This will be discussed and considered with consultants.

The LATM community engagement will be led by DIT with support from City of Marion by coordinating provision of a facility to host session(s) as well as support in distributing communications to notify and seek community participation. A preliminary program indicates community consultation will be facilitated late March.

5. Selgar Link Road

The DIT project team is finalising the design of the two-way arrangement by middle of February 2022. The land acquisition process for the additional land requirements is being negotiated. In addition DIT is developing and negotiating a Memorandum of Administrative Arrangement (MoAA) between DIT and Urban Renewal Authority (Renewal SA) for the parcel of land impacted by the link road alignment within the Tonsley Development.

Construction works are anticipated to commence middle of 2022, with preliminary service relocation works occurring ahead of road construction activities. Construction time frame remains subject to the resolution of land access and procurement activities.

We have also recently been advised that the Mitsubishi plant north of Tonsley Boulevard will be demolished in the coming six months to support early works on the southern site compound and infrastructure requirements to support the project.

6. City of Marion Working Group

The Council Working Group recently met to review the project. 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.

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

- City of Marion Property Asset Strategy (CoMPAS) and relevant opportunities.
- 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 planning and renewal programs. Compilation of this data will support the spatial mapping of renewal project prioritisation, partnership and grant funding opportunities together with 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.
- An Issues Register is being reviewed and updated by staff.

7. City Shaping Initiatives

The State Government recently announced a \$125 million City Shaping program initiative. The program highlights several key objectives:

- Connecting people and place- making new and improved connections for people
- Creating opportunities- enabling and facilitating economic, social, and environmental development
- Creating Great Journeys- Creating memorable, easy, and enjoyable journeys for all
- Creating Greener, Resilient Places- Greening the T2D corridor and create resilient places
- Celebrating Cultural and Place- Acknowledging the past, and design for the future.

More recent announcements have included the following programs of works to which consultation with Councils to define programs/ projects and delivery models will be facilitated in the coming calendar year:

- Creation of a new Thebarton community hub on the eastern side of South Road.
- \$20m for developing vacant land within the corridor for new and displaced businesses
- \$2m for a safe and direct linkage between Edward St, Edwardstown, and Raglan Ave to reduce congestion
- \$4m for sporting infrastructure, including a revamp of Glandore Oval
- \$4m for better local traffic management
- \$3m improving public transport infrastructure to support a lift in patronage
- \$6m to improving landscapes and amenity of sections of South Rd

8. Elected Member Engagement

Council staff have sought clarification from the T2D team on timing for an Elected Member Forum project update and broader discussion on the City Shaping initiatives. This is tentatively being proposed for April/ May 2022, subject to the project team's program methodology.

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 end of 2021
- Project Assessment Report - middle of 2022
- Release of final Reference Design - middle 2022
- Commence demolition and prepare southern portal site compound - middle/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 commences 2026 (completion estimated 2030)

ATTACHMENTS

1. Reference Design Images [8.1.1 - 2 pages]

Reference Design Images - Artist Impressions

https://dit.sa.gov.au/nsc/torrens_to_darlington/project_documents/photo_gallery



Anzac Highway intersection



Anzac Highway intersection

Note all images are based on reference design conceptual typologies of infrastructure with no clarity on location or detail.

Reference Design Images - Artist Impressions

https://dit.sa.gov.au/nsc/torrens_to_darlington/project_documents/photo_gallery



Motorway- cutting and tunnel



Urban design treatments

Note all images are based on reference design conceptual typologies of infrastructure with no clarity on location or detail.

8.2 Bedford Park Code Amendment

| | |
|----------------------------|---|
| Report Reference | PDC220301R8.2 |
| Originating Officer | Senior Policy Planner – David Melhuish |
| Corporate Manager | Manager Development and Regulatory Services - Warwick Deller-Coombs |
| General Manager | Acting General Manager City Development - Tony Lines |

REPORT HISTORY

| Report Reference | Report Title |
|-------------------------|--|
| PDC210803R4.2 | Presentation from Future Urban re Lot 707 Marion Road, Bedford Park (Confidential) |
| GC210824F18.3 | Lot 707 Marion Road, Bedford Park (Confidential) |
| PDC211005R9.1 | Lot 707 Marion Road, Bedford Park (Confidential) |

REPORT OBJECTIVE

To advise the Planning and Development Committee that the Minister has approved the Proposal to Initiate the Bedford Park Code Amendment relating to a proposal by the Troon Group Pty. Ltd. to rezone part of Lot 707 Marion Road, Bedford Park, to allow a bulky goods development.

EXECUTIVE SUMMARY

The Troon Group Pty. Ltd. proposes to rezone the southern section of Lot 707 (3.5 ha) to 'Employment Zone', providing opportunity for the development of bulky goods type facilities whilst retaining the northern portion within the Urban Neighbourhood Zone.

The first stage of the Code Amendment process; a Proposal to Initiate, was approved by the Minister on 10 January 2022.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the report**

DISCUSSION

In February 2018 Lot 707 was rezoned to Suburban Activity Node Zone as part of the consolidation of the Southern Innovation Area DPA (Ministerial) into Council's Development Plan. This zone sought Lot 707 being developed as:

“a predominantly medium to high density residential area with land uses adjacent to the Warriparinga Wetlands designed and sited to maximise the outlook over the wetlands and open spaces. Land uses in this locality will include aged care accommodation.”

‘Non-residential land uses are encouraged along the Marion Road frontage and will be

designed to integrate with residential development within the area.'

As part of the transition to the Planning and Design Code, Lot 707 was rezoned to 'Urban Neighbourhood Zone', with an Urban Neighbourhood Retail Subzone. This zoning seeks similar uses to the former Suburban Activity Node Zone.

The proposal put forward by the Troon Group Pty. Ltd. is to rezone the southern section of Lot 707 (3.5 ha) to 'Employment Zone' whilst retaining the northern portion within the Urban Neighbourhood Zone.

The Troon Group Pty Ltd and the ILSC have a collective vision to develop the land, which generally comprises:

- Large format bulky goods/service trade premises in the southern portion of the Affected Area;
- Small scale retail in the northern portion of the Affected Area, adjacent to the Marion Road frontage; and
- Medium density housing (Aboriginal Elders Village) in the north-eastern portion of the Affected Area.

The Troon Group lodged a Proposal to Initiate a Code Amendment with Plan SA. The Minister approved the 'Proposal' on 10 January 2022.

A copy of the Minister's letter and the approved Proposal to Initiate are included as **Attachment 1** and **Attachment 2** respectively.

The next stage of the process involves the creation of the Code Amendment document (by the Troon Group), which will detail reasons for the amendment, investigations undertaken, and the changes proposed. Council will have an opportunity to provide comment on the Code Amendment during the future Community Engagement process.

Other matters relating to the public cycle path/walkway adjacent the Sturt River will be worked through separately to the Code Amendment process.

Given Council has active Confidential resolutions relating to this matter, if the Committee wishes to discuss the proposal, it may consider moving into confidence for the discussion using the following draft resolution:

If the Committee wishes to discuss in confidence, it is recommended that the Committee resolve to move into confidence with the following resolution:

'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 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.'

ATTACHMENTS

1. Attachment 1: Ministerial Letter - HARRISON Tony [**8.2.1** - 2 pages]
2. Attachment 2: Signed Proposal to Initiate [**8.2.2** - 19 pages]

The Hon Josh Teague MP

21MPL2272

Mr Tony Harrison
Chief Executive Officer
City of Marion

By email: tony.harrison@marion.sa.gov.au

Attention: Mr David Melhuish



**Government
of South Australia**

**Minister for Planning
and Local Government**

GPO Exchange
10 Franklin Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 08 8207 1723
Fax 08 8207 1736

Dear Mr Harrison

I write to advise that I have considered the advice of the State Planning Commission (the Commission) and have approved the Proposal to Initiate the Bedford Park Code Amendment (the Code Amendment), pursuant to section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The initiation approval is on the basis that, under section 73(4)(a) of the Act, Troon Group Pty Ltd will be the Designated Entity responsible for undertaking the Code Amendment process.

Pursuant to section 73(5) of the Act, the approval is also subject to the following conditions:

- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code, on the date the Amendment is released for consultation.
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- Prior to approval of the Code Amendment, the Designated Entity must demonstrate to my satisfaction, as Minister for Planning and Local Government, that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment, to the satisfaction of all relevant infrastructure providers.

In addition, the Commission has specified, under section 73(6)(e) of the Act, that the Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport
- Department of the Premier and Cabinet, Aboriginal Affairs and Reconciliation
- Green Adelaide Landscape Board

- Utility providers, including SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Further, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations or information requirements in addition to that outlined in the Proposal to Initiate:

- Investigate the potential impacts of future development and management measures to ensure protection of the Warriparinga Wetlands and Sturt River.
- Investigate the relevance of existing Overlays to the proposed Employment Zone.

In addition, it should be noted that further investigations may be required in response to feedback or advice received through the engagement process.

In accordance with sections 44(6) & 73(6)(d) of the Act, consultation in writing must be undertaken with:

- The City of Marion
- Owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.


Further, engagement must meet the Community Engagement Charter as guided by the Community Engagement Charter toolkit at:

https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Ms Nadia Gencarelli, A/Team Leader, Code Amendments, within the Attorney-General's Department on (08) 7109 7036 or via email Nadia.Gencarelli@sa.gov.au.

Yours sincerely



Hon Josh Teague MP

Minister for Planning and Local Government

10 / 1 / 2022

Enc Proposal to Initiate the Bedford Park Code Amendment

Cc Mr David Melhuish - David.Melhuish@marion.sa.gov.au



**PROPOSAL TO INITIATE AN AMENDMENT TO
THE PLANNING AND DESIGN CODE
BEDFORD PARK CODE AMENDMENT**

BY TROON GROUP PTY LTD

A handwritten signature in blue ink, appearing to be 'N. a.', is written above the name of the company.

Troon Group Pty Ltd

Date: 30 September 2021

This proposal to initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the Planning, Development and Infrastructure Act 2016.

A large, stylized handwritten signature in blue ink is written over the title of the Minister.

MINISTER FOR PLANNING AND LOCAL GOVERNMENT

DATE: ~~December 2021~~

10 January 2022



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Proprietary Information Statement

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Document Control

| Revision | Description | Author | Date |
|----------|-------------------------|--------|------------|
| V1 | Draft | MO | 21.07.2021 |
| V2 | Final | MO | 15.09.2021 |
| V3 | Amended (Area Affected) | MO | 23.09.2021 |
| | | | |
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1. INTRODUCTION

The Proponent, Troon Group Pty Ltd is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Lot 707 Marion Road, Bedford Park (the Affected Area), which is presently vacant and owned by the Indigenous Land and Sea Corporation (ILSC).

The purpose of this Proposal to initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Troon Group Pty Ltd has executed a contract with the registered owners of the land (ILSC), to purchase the southern portion of the land (3.76ha) subject to certain pre-conditions being met.

Troon Group Pty Ltd and the ILSC have a collective vision to develop the land, which generally comprises:

- Large format bulky goods/service trade premises in the southern portion of the Affected Area;
- Small scale retail in the northern portion of the Affected Area, adjacent to the Marion Road frontage; and
- Medium density indigenous housing (Elders Village) in the north-eastern portion of the Affected Area.

The rezoning and subsequent development of the southern portion of the Area Affected for commercial purposes will provide essential funding to enable the development of the northern portion of the land for the Elders Village.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent (Troon Pty Ltd) will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- The Proponent declares that it has or intends to enter into an agreement with DIT for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act.

The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Michael Osborn (Director – Future Urban)
michael@futureurban.com.au
 0408 808 143

The Proponent intends to undertake the Code Amendment by utilising professional expertise of employees of Future Urban including:





- Michael Osborn who has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations. In addition, this person has experience in engagement and the preparation of engagement plans and will ensure engagement accords with the Community Engagement Charter.
- Kayla Gaskin from the Future Urban team who has IAP2 accreditation.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2 Rationale for the Code Amendment

In considering the rationale to rezone the southern portion of the Affected Area from Urban Neighbourhood to Employment, there are several key influencing factors, including:

- The Employment Zone broadens the range of uses which could be accommodated on the Affected Area;
- Investigations have identified that there is demand for bulky goods retailing within the locality, with the area, configuration and arterial road frontage/access representing an orderly opportunity to accommodate the demand;
- The Urban Neighbourhood Zone anticipates a limited area and scale of retail use. Bulky goods are recognised as a unique form of large format retailing which is an envisaged use within the Employment Zone;
- The retention of the Urban Neighbourhood Zone in the northern portion of the Affected Area will enable the housing and small-scale retail outcomes envisaged by the ILSC to be delivered;
- The establishment of the Employment Zone in the southern portion of the Affected Area will enable the demonstrated bulky goods demands to be delivered, enhancing the employment generating activities in the locality; and
- A review of available land in the existing employment type zones has identified that they are already full developed or do not have direct access to a primary arterial road, which suggests there is limited opportunity to capture additional large format employment generating uses within the Council area.



2. SCOPE OF CODE AMENDMENT

2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area which comprises portion of Allotment 707, Deposited plan 51254, Hundred of Noarlunga, which is contained on Certificate of Title Volume 5658 Folio 449. The Affected Area is located within the suburb of Bedford Park, which is within the City of Marion. The Certificate of Title is included as **Appendix 1**.

The Affected Area has frontage to Marion Road of approximately 224 metres and a frontage to the Southern Expressway of approximately 220 metres. Marion Road and the Southern Expressway are State Maintained Roads. The Affected Area has no direct access to the Southern Expressway.

The Affected Area comprises approximately 3.76 hectares. The current Certificate of Title is presently vacant, however does contain scattered vegetation throughout, including seven significant trees and 15 regulated trees. An electricity easement is located adjacent and parallel to the Marion Road frontage. Easements are also located adjacent and parallel to the eastern boundary of the site.

The land adjoins the Warriparinga Wetlands to the north and east. Residential development is located on the western side of Marion Road.

Refer to **Appendix 2** for a location map, which includes the current zoning identified by the Planning and Design Code (V2021.12, 26 August).

The Affected Area is located within the Urban Neighbourhood Zone. In addition, in approximate terms, the western half of the land is also located within the Urban Neighbourhood Retail Subzone.

2.2 Scope of Proposed Amendments

| | |
|----------------|--|
| Current Policy | Urban Neighbourhood Zone Urban Neighbourhood Retail Subzone Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 45 metres) • Advertising Near Signalised Intersections • Affordable Housing • Hazards (Bushfire - Urban Interface) • Heritage Adjacency • Hazards (Flooding General) • Major Urban Transport Routes • Noise and Air Emissions • Non-stop Corridor • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Water Resources |
|----------------|--|



| | |
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| Amendment Outline | <p>The overall intent of the amendment is to enable the further development of large format employment generating uses such as bulky goods outlets and service trades premises.</p> <p>This will necessitate the Area Affected being rezoned from the Urban Neighbourhood Zone to an alternate zone, with the Employment Zone considered the most appropriate, noting this zone does not anticipate retail uses which may compete with established centres.</p> <p>The proponent has confirmed with Council that is has no intention to establish a retail fuel outlet within the Affected Area. The proponent seeks to formalise such a commitment via a separate agreement with Council.</p> |
| Intended Policy | <ul style="list-style-type: none"> • Rezone the area Affected to Employment Zone, as shown on plan included as Appendix 3. • No change to existing overlays is likely. |



3. STRATEGIC PLANNING DOCUMENTS

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- Strategic Planning Policies (SPPs);
- Regional Plans; and
- Other relevant strategic documents.

3.1 Summary of Strategic Planning Outcomes

The key strategic planning considerations and relevant investigations undertaken to support the Proposal to Initiate, include (but not limited to):

- Integrated planning;
- Design quality;
- Biodiversity;
- Employment lands;
- Strategic transport and infrastructure; and
- Emissions and hazardous activities.

3.2 Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

| State Planning Policy (SPP) | Code Amendment Alignment with SPPs |
|--|--|
| State Planning Policy 1 – Integrated Planning <i>(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period</i> <i>(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands</i> | <p>The zoning of the Affected Area has been amended in recent years, arising from the broad Southern Innovation Areas DPA in 2018 and the introduction of the Planning and Design Code in 2021.</p> <p>The various zones which have applied have arisen from broader investigations/translations and have not been tailored to support a defined development outcome for the Affected Area. The Troon Group proposal provides for employment growth, which is presently anticipated within the Urban Neighbourhood Zone. However, the detailed policies of the Urban Neighbourhood Zone relating to the nature, form and scale of employment uses do not reflect market demands within the catchment area.</p> |



| | |
|---|---|
| | <p>Whilst in theory the current zone supports housing and employment growth, the proposed Code Amendment will more definitely support a market responsive outcome and therefore achieve Policy 1.1.</p> <p>The Affected Area is well suited to accommodating employment generating uses given frontage and proximity to arterial roads which provides exposure and accessibility.</p> <p>The Affected Area has direct access to Marion Road and is conveniently located relative to Sturt Road and the Southern Expressway. The establishment of employment generating uses in this location is therefore logical and supports the previous investment in major road infrastructure, in accordance with Policy 1.2.</p> |
| <p>State Planning Policy 2 – Design Quality</p> <p><i>(2.1) Promote best practice in the design of buildings, places and the public realm by applying the Principles of Good Design</i></p> <p><i>(2.3) The development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions</i></p> <p><i>(2.10) Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces</i></p> | <p>Since the preparation of the State Planning Policies, Phase 3 of the Planning and Design Code has been introduced. Such contains both General Development and Zone policies which promote design quality through the development application process.</p> <p>On the basis that the Employment Zone be applied to the Affected Area, policies relating to design will be incorporated which provide a particular focus on building form, materiality and landscaping.</p> |
| <p>State Planning Policy 4 – Biodiversity</p> <p><i>(4.1) Minimise impacts of development on areas with recognized natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.</i></p> | <p>The land contained within the current Certificate of Title comprises some native vegetation including seven significant and 15 regulated trees. The Preliminary Tree Assessment prepared by Arborman Tree Solutions (Appendix 4) has identified that 12 of the trees have moderate retention value, which such able to be considered in further detail as part of any future development application. Vegetation is located further to the east and north of the Affected Area within the adjoining Warriparinga Wetlands</p> <p>Extensive landscaping is likely to be required given the policies within the Planning and Design Code which seek 10% of a commercial development site to be landscaped.</p> |



| | |
|--|--|
| <p>State Planning Policy 9 – Employment Lands</p> <p><i>(9.2) Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</i></p> <p><i>(9.4) Adaptable policies that allow commercial and industrial-focussed employment lands to support local economies and evolve in response to changing business and community needs.</i></p> <p><i>(9.8) Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</i></p> <p><i>(9.12) Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</i></p> | <p>The Affected Area is presently vacant and generating no economic value.</p> <p>The present Urban Neighbourhood Zone does not support the establishment of large format employment generating uses. Such represents a lost opportunity.</p> <p>The Code Amendment seeks to rezone the Affected Area to the Employment Zone, with such best suited to accommodate bulky goods and service trade premises, a commercial form of employment land activity which supports the local economy.</p> <p>Whilst State Planning Policy 9.8 allows for competition within the retail sector, the Employment Zone only provides for limited general retail, and hence won't compete with the Urban Neighbourhood Zone which is to be retained on the adjacent land.</p> <p>A retail floor space analysis has been undertaken by Deep End Services (Appendix 5). Such identified that the population catchment for the Affected Area could support up to 34,595 square metres of hardware floor space, with a current undersupply of 13,500 square metres. An undersupply of 47,500 sqm of other large format retailing was also identified in the catchment area.</p> <p>Given the locational attributes of the Affected Area, the rezoning presents a significant and supportable opportunity to rezone the land to Employment and enable the provision of large format retailing.</p> |
| <p>State Planning Policy 11 – Strategic Transport and Infrastructure</p> <p><i>(11.2) Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</i></p> <p><i>(11.4) Minimise negative transport-related impacts on communities and the environment.</i></p> | <p>Marion Road is an arterial and State Maintained Road which is designed to accommodate significant volumes of traffic.</p> <p>Preliminary investigations undertaken by traffic engineers MFY have identified appropriate access locations for the Affected Area. Appendix 6 includes a summary of the investigations undertaken by MFY and the engagement with DIT to date.</p> |
| <p>State Planning Policy 16 – Emissions and Hazardous Activities</p> | <p>Desired Outcome 1 of the proposed Employment Zone states:</p> |



| | |
|---|---|
| <p>(16.1) Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:</p> <ul style="list-style-type: none"> a) supporting a compatible land use mix through appropriate zoning controls b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses c) controlling or minimising emissions or impacts are unavoidable, at the receiver. | <p>A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.</p> <p>Such provides an effective and appropriate transition to the Urban Neighbourhood Zone, particularly having regard to the <i>Interface Between Land Use</i> General Development Policies within the Code.</p> |
|---|---|

3.3 Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30 Year Plan for Greater Adelaide – 2017 is relevant for this Code Amendment.

| Regional Plan identified priorities or targets | Code Amendment Alignment with Regional Plan |
|---|--|
| <p>Transit corridors, growth areas and activity centres</p> <p><i>P8. Provide retail and other services outside designated activity centres where they will contribute to the principles of accessibility, a transit-focused and connected city, high quality urban design, and economic growth and competitiveness.</i></p> | <p>Analysis has indicated that there is a significant undersupply of large format retail within the catchment area. Given the established nature of the catchment areas, the utilisation of vacant and underutilised land, which has direct access to the arterial road network, provides an optimum opportunity to respond to the undersupply.</p> <p>The Affected Area has direct access to Marion Road and will complement the nature and form of other large format retailing locations within the catchment area. The extent of undersupply is such that the proposal will not be of detriment to the primacy and viability of established centres.</p> |
| <p>The economy and jobs</p> <p><i>P56. Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</i></p> <p><i>P73. Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.</i></p> | <p>The proposed Code Amendment will increase the supply of employment land, as sought by P56.</p> <p>The Affected Area is well suited to accommodate employment land that is intended to accommodate bulky goods/service trade premises, given its direct access to Marion Road and proximity to the Southern Expressway.</p> <p>The Affected Area is of a sufficient area to ensure impacts on sensitive receivers are managed.</p> |



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| | <p>Both bulky goods outlets and service trade premises are inherently low impact uses as they are in essence large format retail outlets. Hours of operation and deliveries provide means to control potential impacts.</p> <p>Existing and future public roads will provide separation between existing and future sensitive users, optimising the ability to manage potential interface issues.</p> <p>Further investigations are proposed to confirm measures which can ensure an appropriate interface is achieved between the proposed future commercial and residential areas.</p> |
| <p>Climate Change</p> <p><i>P116. Incorporate water sensitive urban design in new development to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</i></p> | <p>Investigations will be undertaken to ensure policy settings are in place which ensure that future development adopts principles of water sensitive urban design.</p> |

3.4 Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to this proposed Code Amendment:

| Other Relevant Documents | Code Amendment Alignment with Other Relevant Documents |
|--|--|
| City of Marion – Community Vision>Towards 2040 | <p><i>Prosperous</i></p> <p><i>'By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development'.</i></p> |
| City of Marion Strategic Plan 2019 - 2029 | <p><i>Prosperous</i></p> <p><i>10 Year Strategies</i></p> <p><i>P1 We will ensure that our development regulation and interaction with business allows for a thriving economy, increased visitation, and vibrant atmosphere.</i></p> <p><i>P2 We will work with universities, business peak groups, Regional, State and Federal Governments to facilitate local economic growth.</i></p> |



| | |
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| | <p><i>P4 We will seek to activate our city through quality streetscapes and place making initiatives to deliver vibrant and prosperous business precincts.</i></p> <p><i>Key Outcomes</i></p> <ul style="list-style-type: none"> <i>• An exciting urban environment that attracts business investment and economic activity</i> <i>• A city that promotes and supports business growth and offers increased local employment and skills development opportunity</i> <p><i>Key Challenges and Opportunities</i></p> <ul style="list-style-type: none"> <i>• The number of GST registered business in Marion is falling while the number of jobs remains static and our population is increasing.</i> |
|--|--|



4. INVESTIGATIONS AND ENGAGEMENT

4.1 Investigations already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

| Investigation/s Undertaken | Summary of Scope of Investigations | Summary of Outcome of Recommendations |
|---|---|--|
| <i>Retail floorspace capacity analysis (Deep End Services)</i> | Determine the sustainable amount of bulky goods and large format retail floorspace that can be accommodated. The Retail floorspace capacity analysis is included as Appendix 5 . | <p>Development of the land would serve a catchment of over 170,000 persons</p> <p>There is an undersupply of hardware floorspace of 13,533 sqm in 2021</p> <p>There is an undersupply of other large format retail floorspace of 47,500sqm.</p> <p>There is sufficient demand to support either a large hardware store (15,000sqm) or a showroom development with 13,000 sqm of LFR.</p> <p>Assessed scenarios would not result in other centres or precincts experiencing unreasonable reductions in sales levels.</p> <p>The proposed development would generate positive economic benefits associated with employment generation during construction and operation.</p> |
| <i>Proposed Code Amendment – Marion Road Bedford Park (MFY)</i> | The preliminary traffic advice is included as Appendix 6 . | <p>The preliminary investigations have identified that the primary issue relates to the provision of safe and convenient access without compromising the functionality of the adjacent road network.</p> <p>The investigations therefore considered potential access options for the Area Affected, which is intended to be included in the Employment Zone.</p> <p>The investigations determined that there would be a preference for a signalised intersection to service the Area Affected.</p> |



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| | | <p>SIDRA modelling has been prepared to verify potential implications of a signalised access, with such modelling being reviewed by DIT.</p> <p>The investigations have also considered implications for access in respect to the land to the immediate north of the Area Affected.</p> <p>Investigations will continue to progress to inform the Code Amendment.</p> |
| <i>Limited Soil Assessment (Fyfe)</i> | <p>One of the key objectives of the report was to identify any potential contamination matters that may affect the future commercial development of the land. The Assessment is included as Appendix 7.</p> | <p>The assessment identified that soils across the site do not represent a risk to human health when considering the proposed future commercial land use.</p> |
| <i>Cultural Heritage Management Plan (Independent Heritage Consultants)</i> | <p>IHC were engaged by the Kaurna Nations Cultural Heritage Association to prepare a Cultural Heritage Management Plan.</p> <p>The aim was to provide a management plan for mitigating the potential impacts of future development to tangible heritage sites, objects and remains as well as intangible cultural heritage sites.</p> | <p>There is a single heritage site listed on the Department of Premier and Cabinet Register of Aboriginal sites and objects.</p> <p>This site is located adjacent to the Sturt River and extends partially across the south-eastern portion of the Area Affected.</p> <p>A high risk of encountering cultural materials within area has been identified through previous studies.</p> <p>More broadly, Warriparinga forms part of an important cultural landscape for the Kaurna people and hence a management approach, considering the significance of the wider landscape has been strongly advocated.</p> <p>The Management Plan recommends several risk mitigations actions which primarily relate to future construction activity. Actions include training, heritage supervision and response measures arising from specific events (ie site discovery).</p> |



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| | | The appointment of a Kaurua Heritage Coordinator also forms part of the Management Plan response, to act as the principal point of contact with the future site contractor. |
| <i>Preliminary Infrastructure and Servicing Report</i> | The purpose of this report was to undertake a preliminary assessment of the infrastructure services and stormwater requirements for the Affected Area. The draft Preliminary Infrastructure and Servicing Report is included as Appendix 8 . | The current report remains in progress and further work is required in respect to stormwater management and some servicing elements. |

4.2 Further Investigations Proposed

The Proponent has already undertaken the key investigations to support the Code Amendment.

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

| Further Investigations Proposed | Explanation of how the further investigations propose to address an identified issue or question |
|--|--|
| <i>Final Infrastructure and Servicing Report</i> | Identify any stormwater capacity constraints appurtenant to the Area Affected and options to manage stormwater in terms of both quantity and quality. Identify any infrastructure capacity issues having regard to the development potential arising from the Code Amendment. Identify any need for augmentation and associated responsibilities. |
| <i>Environmental Noise Assessment</i> | Consider future interface between residential and non-residential uses. |
| <i>Final Traffic Advice</i> | Continue engagement with DIT to verify access solutions. |

There is low probability that infrastructure agreement(s) will be required to be entered in connection with the Code Amendment process.

The main infrastructure required will be traffic lights which would be the responsibility of the future developer to support a future development application process. Such presents no change to the current circumstance where a new intersection would be necessary to service the full development of the Affected Area under the current zone.

4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the City of Marion has been consulted on this proposal. Early engagement has occurred at various levels. The consultation included an initial briefing with Council staff on 27 July 2021. In addition, a briefing was undertaken with the Strategic Planning Committee of Council on 3 August 2021.



The minutes arising from the briefing stated the following:

"Mr Michael Osborn, Director, Future Urban gave a presentation on the proposed privately funded Code Amendment for Lot 707, Marion Road, Bedford Park. The presentation provided an explanation of the land, location, current zoning and a high level vision for the proposal. It was advised by Mr Osborn that the Minister for Aboriginal Affairs has written a letter for the proposed development noting there are no issues from an Aboriginal Cultural Heritage Perspective.

Discussion points noted below:

- Proponents would like to continue the discussion and work with Council to advance investigations as needed, with the intention of progressing the privately funded code amendment, having a level of support from Council as part of the process.*
- Members concerned that the development is not sympathetic to the natural environment, respectful of the cultural significance of the site and how a development of this nature would impact/integrate with the potential Kurna Elders Village.*
- A number of attempts to use the Council owned land adjacent to the proposed site have been declined in the past due to impacts of a cultural area. Given the current proposal, Council may have an opportunity to investigate options with the Minister to unlock the land."*

Following the above, the City of Marion formally responded to the proponent in respect to its notification of intent to formally seek the approval of the Minister to initiate a Code Amendment. Council resolved the following in respect to the Code Amendment, as outlined in the letter included as **Appendix 9**.

Advises the Troon Group that Council acknowledges their intention to lodge a 'Proposal to Initiate' a Code Amendment with the Minister, seeking to rezone the southern section of Lot 707 (3.5 ha) to 'Employment Zone', providing opportunity for the development of bulky goods type facilities whilst retaining the northern portion within the Urban Neighbourhood Zone.

This acknowledgement relates to the lodgement of a 'Proposal to Initiate' only, with Council reserving the right to provide more definitive comment on the proposed rezoning once full details are made available as part of the Code Amendment process, and subject to:

- The Troon Group entering into a Land Management Agreement or other legal agreement to exclude the use of the land for a retail fuel outlet.*
- The Troon Group granting a Council easement on the land to allow the formalisation of a shared use pedestrian and cycle path on the Western side of the river.*

In addition, the following engagement has also occurred on this proposal:

- Liaison with DIT in respect to access to Marion Road (refer traffic advice contained in **Appendix 6**).

4.4 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, and Engagement Plan has been prepared and is enclosed (**Appendix 10**). The table below provides a summary of the additional engagement which will be undertaken to support the Code Amendment.

| Further Engagement Proposed | Explanation of how the further engagement propose to address an identified issue or question |
|-----------------------------|--|
| Meeting with DIT | Resolve access considerations. |



| | |
|---|--|
| Meetings with Council | Identify and resolve matters relating to stormwater, planning policy and formalisation of rights of access to land adjacent the eastern boundary of the Area Affected. |
| Direct communication with other agencies, local government bodies and specific interest groups. | To ascertain interest in the Code Amendment and involve in process to ensure any issues are understood. |
| Direct communication with adjacent landowners | Identify the potential impact of the proposed Code Amendment on the neighbouring land. |
| Public notice | Inform the public to provide awareness and enable participation in process. |



5. CODE AMENDMENT PROCESS

5.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity has prepared an Engagement Plan (**Appendix 10**) which includes the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- The Local Government Association must be notified in writing of the proposed Code Amendment;
- If the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017, to:
 - » the owners or occupiers of the land; and
 - » owners or occupiers of each piece of adjacent land;
- Consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished to the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined below. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment. The timetable is attached in **Appendix 11**.

8.3 Land Development Projects Update

| | |
|----------------------------|---|
| Report Reference | PDC220301R8.3 |
| Originating Officer | Manager Development and Regulatory Services – Warwick Deller-Coombs |
| Corporate Manager | - N/A |
| General Manager | Acting General Manager City Development - Tony Lines |

REPORT OBJECTIVE

To provide the Planning and Development Committee with a status update on major land development projects.

RECOMMENDATION

That the Planning and Development Committee:

1. Notes the report.

DISCUSSION

Within the City of Marion, there are several major land development projects ongoing. This report will be a standing report to keep the Committee informed on the progress of each.

Morphettville Racecourse (Morphettville)

| | |
|----------------------------------|--|
| Project value (if known) | \$500 million |
| Land size (approximately) | 10 hectares |
| Description | New housing and commercial developments at the racecourse site. |
| Comments | CoM component includes approximately 400 low-rise dwellings and potential infield open space activation. The remainder is in City of West Torrens. |
| Project Update | SAJC is seeking a development partner for the project and seeking government funds for infield components. |

Oaklands Green (Oaklands Park)

| | |
|----------------------------------|--|
| Project value (if known) | \$135 million |
| Land size (approximately) | 16.5 hectares |
| Description | New housing, social housing and upgraded open space. |
| Comments | 740 homes including the replacement of 250 social housing properties. Note increase from 650 due to reconfigurations of allotment layouts. To note supporting investigations |

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| | (such as traffic study) will be updated accordingly. |
| Project Update | CoM currently negotiating infrastructure agreements and the developer is market testing design options. |

Seacliff Village (Seacliff Park)

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|----------------------------------|--|
| Project value (if known) | \$200+ million |
| Land size (approximately) | 12 hectares |
| Description | New housing, open space, retail and medical centre. |
| Comments | 110 terraced housing units, 630 residential apartments, shopping centre and medical centre. |
| Project Update | CoM is currently reviewing applications lodged with the State Commission Assessment Panel for the division of land to divide the site into residential and retail components as well as a further division of the residential allotments. CoM has provided feedback on high level open space plans, developer to respond to these comments. |

Cove Point (Hallett Cove)

| | |
|----------------------------------|---|
| Project value (if known) | TBC |
| Land size (approximately) | 12 hectares |
| Description | New suburban residential development |
| Comments | 180 low-density allotments are envisaged. The area was rezoned in 2019/20 and the site officially transferred to the Marion Council from Onkaparinga Council, through a boundary realignment process (approved in 2021). |
| Project Update | The developer is seeking pre-lodgement advice from CoM, prior to the lodgement of a land division. CoM has provided high level infrastructure advice eg for stormwater, civil engineering, open space, water systems and biodiversity. |

ATTACHMENTS

Nil

8.4 Development System: Local Design Review

| | |
|----------------------------|---|
| Report Reference | PDC220301R8.4 |
| Originating Officer | Manager Development and Regulatory Services – Warwick Deller-Coombs |
| Corporate Manager | - N/A |
| General Manager | Acting General Manager City Development - Tony Lines |

REPORT OBJECTIVE

To provide context on the Local Design Review scheme to inform a discussion by the Planning and Development Committee.

RECOMMENDATION

That the Planning and Development Committee:

1. **Notes the report.**

DISCUSSION

- The Chair of the State Planning Commission has written to the CEO and Mayor of Marion confirming the commencement of the Local Design Review Scheme (Attachment 1).
- Design Review is an independent evaluation process, where built environment experts consider the merits of a development proposal and identify opportunities to encourage high quality design.
- State Design Review has operated since 2011 for projects over \$10 million in the City of Adelaide as well as other strategic locations.
- Local Design Review has been established under the Planning, Development and Infrastructure Act 2016, has been able to effectively operate since 17 February 2022 through an amendment to the Planning and Design Code.
- The Office for Design and Architecture is the lead State agency administering the Local Design Review scheme.
- Council previously considered this matter through the planning reforms process and discussed holding off on entering the scheme until there was an opportunity to review the operation of an existing scheme.
- To date, Administration has not been provided any further information about the operation of any scheme. The LGA and ODASA have been contacted for comment.
- The City of Marion currently offers free pre-lodgement advice and this is often taken up, especially for larger development projects.
- The types of advice given includes design, engineering, stormwater, traffic, trees, biodiversity, open space, building rules, fire safety, accessibility, environmental etc.
- Further information on the system can be found on the Stage Government's webpage here: https://plan.sa.gov.au/development_applications/case_management_services/design_review

ATTACHMENTS

1. 31. Mayor Kris Hanna - City of Marion - Local Design Review Scheme now o... [8.4.1 - 2 pages]

18354187

18 February 2022

Mayor Kris Hanna
City of Marion

By email: kris.hanna@marion.sa.gov.au



Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7466
saplanningcommission@sa.gov.au

Dear Mayor Hanna

Local Design Review Scheme now operational

I am pleased to advise that the [Local Design Review Scheme](#) (the Scheme) is now operational across South Australia.

On 17 February 2022, the [Local Design Review Code Amendment](#) was consolidated into the online [Planning and Design Code](#). This means that South Australian councils can now register under the Scheme, specify eligible classes of development, recruit their own design panels and provide Design Review for local development proposals.

During Design Review, an independent panel of built environment experts (such as architects, landscape architects and urban designers) review the design quality of a development proposal and identify opportunities to encourage high-quality design.

Offering Design Review sends a strong public message that design quality is an important consideration in your community and will help to:

- support high-quality design
- improve access to independent and expert advice early in the planning and design process
- support consistent and informed planning decisions
- facilitate collaboration between allied professionals.

The Scheme is voluntary for councils and is based on the nationally recognised State Design Review program led by the [Office for Design and Architecture SA](#) (ODASA). The Scheme was prepared by ODASA in collaboration with council staff from across the State, peak industry bodies, interstate government agencies with experience in Local Design Review, and the State Planning Commission to ensure that it is fit for purpose.

saplanningcommission.sa.gov.au



Government of South Australia
Attorney-General's Department

The ODASA team is available to help interested councils establish their own Local Design Review service and has developed tools, templates and training to make delivery of the Scheme easy, consistent and meet best-practice standards.

I encourage interested councils to visit the [Local Design Review](#) page on the PlanSA portal or contact ODASA to learn more about Local Design Review and how it might be established in your area:

- **email:** LocalDesignReview@sa.gov.au
- **phone:** 08 8402 1884 (during business hours).

Yours sincerely



Craig Holden
Chair

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

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