

His Worship the Mayor  
Councillors  
City of Marion

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

Virtual Meeting Room - Zoom

**Tuesday, 3 May 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. Due to COVID-19, interested members of this community are welcome to attend by electronic means. Access to the meeting is via the link published on the City of Marion website (<https://www.marion.sa.gov.au/about-council/council-meetings/council-meeting-livestream>) on the day of the meeting.



Tony Harrison  
Chief Executive Officer

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**1 Open Meeting****2 Kurna Acknowledgement**

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

**3 Elected Member Declaration of Interest (if any)****4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 1 March 2022**

<b>Report Reference</b>	PDC220503R4.1
<b>Originating Officer</b>	Business Support Officer – Government and Council Support – Cassidy Ryles
<b>Corporate Manager</b>	Manager Office of the Chief Executive – Kate McKenzie
<b>General Manager</b>	Chief Executive Officer – Tony Harrison

**RECOMMENDATION**

That the minutes of the Planning and Development Committee Meeting held on 1 March 2022 be taken as read and confirmed.

**ATTACHMENTS**

1. PD C 220301 - Minutes Final [4.1.1 - 6 pages]



**Minutes of the Planning and Development Committee  
held on Tuesday, 1 March 2022 at 6.30 pm via Zoom.**





**PRESENT**

His Worship the Mayor Kris Hanna  
Councillor Kendra Clancy  
Councillor Luke Hutchinson  
Councillor Jason Veliskou  
Councillor Joseph Masika  
Councillor Raelene Telfer

**In Attendance**

Chief Executive Officer – Tony Harrison  
Acting General Manager City Development - Tony Lines  
Manager Development & Regulatory Services – Warwick Deller-Coombs  
City Activation Senior Advisor – Brett Grimm  
Senior Policy Planner – David Melhuish  
Development Officer Planning – Kai Wardle  
Executive Officer to the General Manager City Development – Louise Herdegen

**1 Open Meeting**

The Chair opened the meeting at 6.31pm.

**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**

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 7 December 2021**

Report Reference PDC220301R4.1

**Moved Councillor Veliskou****Seconded Councillor Hutchison**

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

**Carried**



## 5 Business Arising

### 5.1 Business Arising Statement - Action Items

Report Reference PDC220301R5.1

**Moved Councillor Telfer**

**Seconded Councillor Hutchison**

That the Planning and Development Committee:

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

**Carried**

## 6 Confidential Items – Nil

## 7 Reports for Discussion

### 7.1 Morphettville/Glengowrie Horse Related Activities Code Amendment

Report Reference PDC220301R7.1

The Manager Development and Regulatory Services and the Senior Policy Planner provided an overview on the progress of the Code Amendment including the benefits of a Suburban Neighbourhood Zone over a General Neighbourhood Zone.

The following discussion points were noted:

- The existing Suburban Neighbourhood Zone allows for varied allotment sizes with greater flexibility, more so than a General Neighbourhood Zone where these values are set.
- The Suburban Neighbourhood Zone will allow for an increase in the development opportunities for residents if they choose. Consideration into over development to be taken into account during investigations. Acknowledging not every site eligible will be developed.
- While the focus remains on the properties with existing stables, this option will provide greater incentives and more flexibility for a greater number of property owners in the immediate area .
- There is the potential to expand the changes into neighbouring streets to ensure a more cohesive development pattern for the area.
- Community consultation would be part of the formal Code Amendment process.
- Future racecourse development and impact on the area to be taken into consideration.

**Moved Councillor Telfer**

**Seconded Councillor Masika**

That the Planning and Development Committee:

1. Recommends that Council seeks the Ministers approval for an amendment to the Proposal to Initiate to retain the Suburban Neighbourhood Zone with the following minimum site dimensions (Technical Numerical Variations):

Detached dwelling 300m<sup>2</sup> (exclusive of any battle-axe allotment handle) / 9m  
Semi-detached 300m<sup>2</sup> / 8m  
Row dwelling 250m<sup>2</sup> / 7m

PDC220301 - Planning and Development Committee - 1 March 2022



4

Group dwelling 300m<sup>2</sup> (average, including common areas) / 18m  
 Residential flat bldg. 300m<sup>2</sup> (average, including common areas) / 18m

2. Recommends that Council seeks the Ministers approval for the Code Amendment to include the area bounded by Morphett Road, Don Terrace, Bray Street and Austral Terrace.

**Carried Unanimously**

## 7.2 Code Amendments Update

**Report Reference** PDC220301R7.2

The Manager Development and Regulatory Services and the Senior Policy Planner provided a brief update on recent and active Code Amendments.

The following discussion points were noted:

- Centre Zones – matrix for each site with issues/process to be available for the next meeting.
- Marion Road – on hold for further analysis of key sites and the appropriate zone that will provide the flexibility and density required.

**Moved Councillor Masika**

**Seconded Councillor Veliskou**

That the Planning and Development Committee:

1. Notes the report.

**Carried**

## 8 Reports for Noting

### 8.1 North South Corridor Update

**Report Reference** PDC220301R8.1

The City Activation Senior Advisor joined the meeting with the report taken as read and the following discussion points were noted:

- Funding for the city shaping initiative has been announced. Discussions between the DIT project team and the City of Marion will be initiated.
- The property acquisition process is a 12-18 timeframe. Discussions to assist displaced community groups may be initiated through the Land & Property team.

**Moved Councillor Masika**

**Seconded Councillor Mayor Hanna**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**



## 8.2 Bedford Park Code Amendment

**Report Reference** PDC220301R8.2

The Manager Development and Regulatory Services gave a brief update to advise the Minister has approved the Proposal to Initiate the Bedford Park Code Amendment to rezone part of Lot 707 Marion Road, Bedford Park, to allow a bulky goods development.

The following discussion points were noted:

- Site analysis work is progressing between the site owners and proposed development on the northern end of the site.
- Troon Group is to undertake the community consultation process and expect residents on the western side of Marion Road (facing the development) will be consulted.
- Large format bulky goods can be quite big ie general size of Bunnings building on Marion Road used as an example.

**Moved Councillor Hutchison**

**Seconded Councillor Veliskou**

That the Planning and Development Committee:

1. Notes the report

**Carried Unanimously**

## 8.3 Land Development Projects Update

**Report Reference** PDC220301R8.3

The Manager Development and Regulatory Services briefly outlined the gap identified in providing a status update on major land development projects.

The following discussion points were noted:

- Oaklands Green project
  - City of Marion staff and Ward Councillors along with the Oaklands Green developer and the SA Housing Authority (SAHA), attended a presentation on the project designs.
  - The tenants of the existing 250 properties will transition into equivalent accommodation by agreement managed by Junction Housing and SAHA.
  - Development to include larger garage size than minimum Australian Standards.
  - Thoughtful planning for carparking at rear of properties leaving roads relatively free and meeting all minimum widths. Plans showing carparking viewed on screen.
  - Support for a discussion between the aged care facility and the developer to be facilitated.
- Consideration to include Hills Industries land north of Castle Plaza in the next report as there is an approved Council DPA for the site and Vicinity, the owners, have just placed this substantial piece of land on the market.

**Moved Councillor Maskia**

**Seconded Mayor Hanna**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

**8.4 Development System: Local Design Review****Report Reference** PDC220301R8.4

The Manager Development and Regulatory Services gave an overview of the Local Design Review scheme and provided background information.

Minimal support to progress discussions however Administration to monitor response from other Councils and distribute ODASA guidelines when available.

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

That the Planning and Development Committee:

1. Notes the report.

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

The meeting was declared closed at 8.24pm.

CONFIRMED THIS 3RD DAY OF MAY 2022

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CHAIRPERSON

**5 Business Arising - Nil**

**6 Workshop / Presentation Items**

**6.2 SAJC Proposed Code Amendment - West of Morphett Road**

Report Reference PDC220503R6.2

<b>Originating Officer</b>	Senior Policy Planner – David Melhuish
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Tony Lines

**REPORT OBJECTIVE**

Michael Osborn (Future Urban) and Neil Anderson (SAJC) to present the purpose and intent of the Code Amendment related to the land known as 88-90 Morphett Road, Glengowrie and the process of engagement to be undertaken.

**RECOMMENDATION**

**That the Planning and Development Committee:**

- 1. Notes the presentation.**

**DISCUSSION**

The proposal seeks to rezone the land from Recreation Zone to Urban Neighbourhood Zone with the overall intent of the amendment to facilitate mixed use development outcomes as contemplated in the Urban Neighbourhood Zone located on the eastern side of Morphett Road.

The presentation will cover the following:

- Site and zone overview
- Previous DPA
- SAJC infill vision
- Morphett Road vision and outcome sought
- Code amendment process and engagement
- Next steps

There will be an opportunity for a question-and-answer session at the conclusion of the presentation.

**SPEAKERS**

Future Urban – Michael Osborn (external)

SAJC – Neil Anderson (external)

**ATTACHMENTS**

1. SAJC Glengowrie Presentation [6.2.1 - 10 pages]



LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE  
DEPUTATION TO CITY OF MARION

19TH APRIL 2022

# INTRODUCTION AND PURPOSE

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Michael Osborn, *Director, Future Urban*

Neil Anderson, *Development Manager, SAJC*

- The Site and Zone
- History – Previous DPA
- SAJC Infill Vision
- Morphet Road Vision and Outcome Sought
- Code Amendment Outcome
- Code Amendment Process and Engagement
- Next Steps

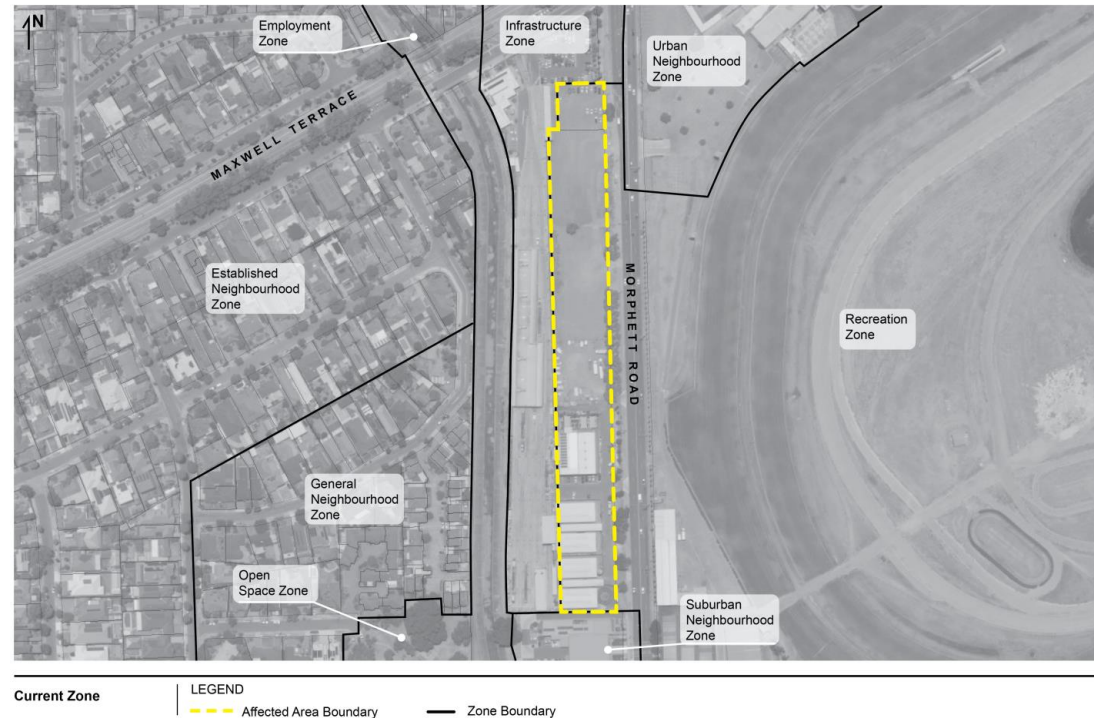
LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE





## THE SITE & ZONE

- Two lots
- 1.7ha
- Largely vacant
- Temporary parking in north
- Commercial uses in south
- Recreation Zone



LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE

**FUTURE  
URBAN**

## HISTORY – PREVIOUS DPA

- Morphetville Racecourse DPA – Commenced 2016 - authorised May 2020
- Established an Urban Core Zone in Anzac Highway precinct
- Subject land was excluded from rezoning post consultation – traffic issues to be investigated
- Urban Core Zone converted to Urban Neighbourhood Zone via the Planning and Design Code



**FUTURE  
URBAN**

LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE

## SAJC INFILL VISION

- 1 elite AFL Oval with lighting
- 1 multi-sport Oval with lighting
- Changerooms and parking
- Vehicle and pedestrian tunnel



**FUTURE  
URBAN**

LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE



## MORPHETT ROAD VISION

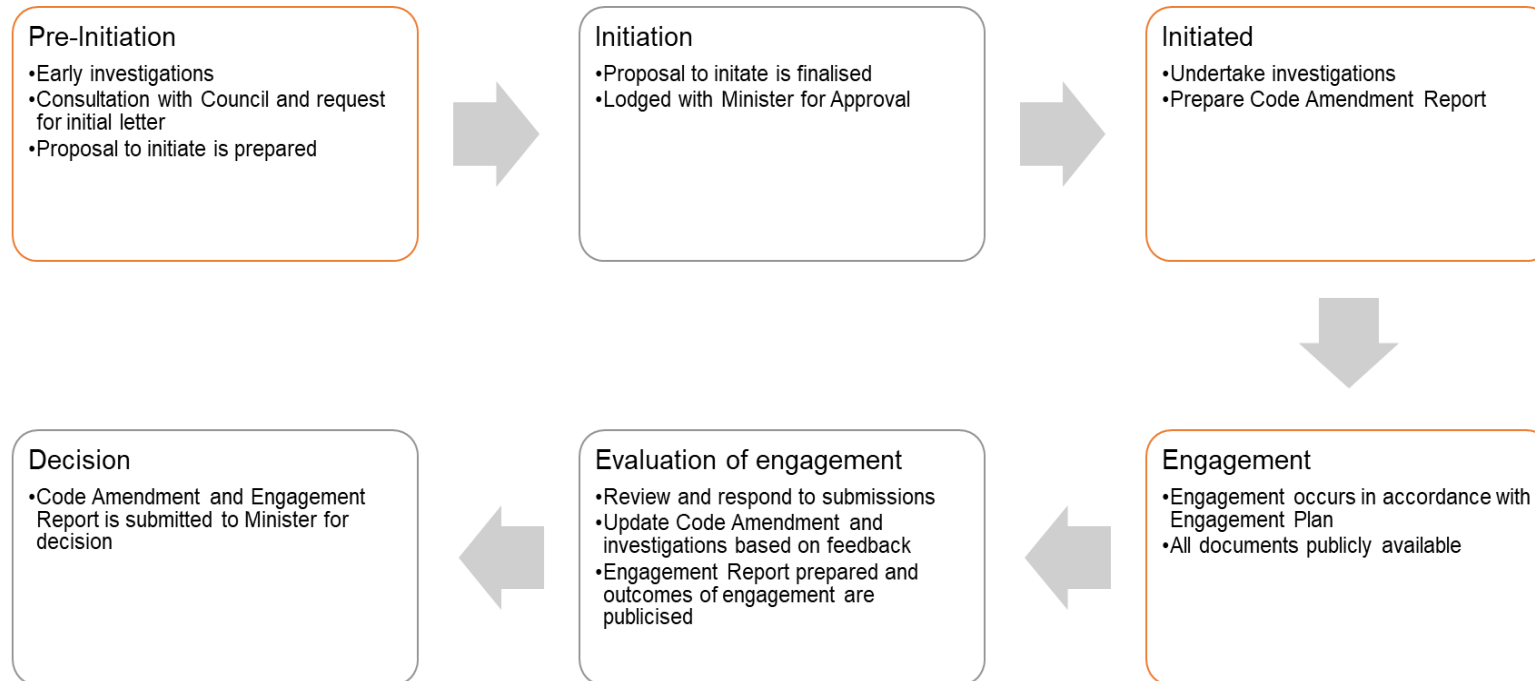
- Sell the land for a residential focused mixed use development
- Sale to assist fund the infill vision
- Seek an Urban Neighbourhood Zone to support medium density/medium scale residential and small scale commercial
- Limited and co-ordinated access to Morphett Road – engage with DIT



LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE



# CODE AMENDMENT PROCESS

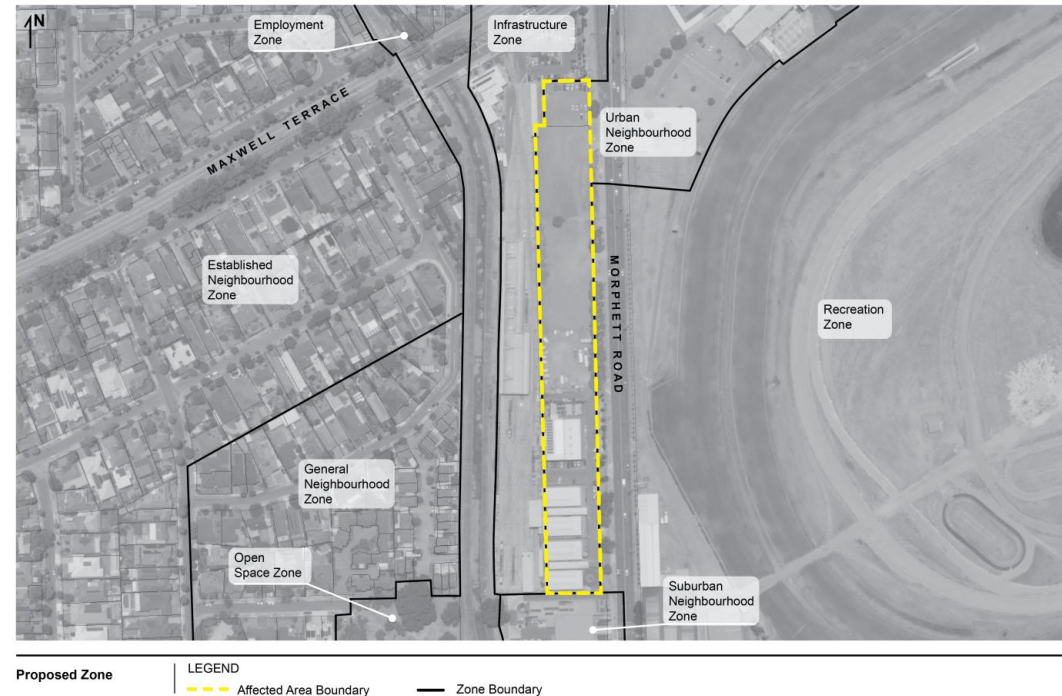


LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE



## PROPOSED ZONE

- Urban Neighbourhood Zone
- Consistent with Anzac Highway precinct



FUTURE  
URBAN

LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE

## NEXT STEPS

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- Submit Code Amendment *Proposal to Initiate*
- Await approval from Minister
- Undertake investigations and commence formal engagement process

LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE



# QUESTIONS?

LOTS 51 AND 52 MORPHETT ROAD, GLENGOWRIE





## 7 Reports for Discussion

### 7.1 Development Services Update including 12 month review of PDI

<b>Report Reference</b>	PDC220503R7.1
<b>Originating Officer</b>	Manager Development and Regulatory Services – Warwick Deller-Coombs
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	General Manager City Development - Tony Lines

#### REPORT OBJECTIVE

To provide the Planning and Development Committee with an overview of the status of the planning system from a performance, planning, building and compliance perspective.

#### EXECUTIVE SUMMARY

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

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

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

The report provides a 12-month 'snapshot' of how the system is operating and is intended to become a standing report of the Committee to monitor development system performance.

#### RECOMMENDATION

**That the Planning and Development Committee:**

- 1. Notes the report.**

#### DISCUSSION

##### BAU updates

##### System Enhancements

Planning and Land Use Services (PLUS) continues to make updates and enhancements to the ePlanning Portal to improve workflow efficiencies, user interface, and resolve ongoing system errors.

Staff recently participated in a PLUS Workshop on reporting improvements. A new Workload Management report is being implemented and is designed to bring together information and data currently available in a variety of reports, into one place.

##### Amendments to P&D Code

Minor changes were made to the Public Notification table of each zone in early March. These changes were procedural in nature and clarified inconsistencies in the Code.

PLUS is in the process of undertaking a miscellaneous Code Amendment and is currently seeking technical feedback from the planning industry on the content of Public Notification tables, new assessment pathways and related policy and potential policy refinement and new/updated planning definitions.

### Current State

In the first twelve months since 'go live', 2,201 applications have been submitted on the portal for CoM. Of these applications 1,883 have been proceeded through the 'verification' process (i.e. all required information provided and fees paid) and formally lodged for an assessment.

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

### 'Live' Snapshot

The following table (1) provides a 'live' snapshot of the current system as of 20 April 2022. The live snapshot illustrates a total of twenty applications currently in the process of Planning or Building Verification (i.e. quasi assessment prior to formal payment being received), with a further one hundred and forty-seven awaiting the provision of mandatory information.

**Table 1: Snapshot of applications**

<b>Status</b>	<b>Number</b>
Verification Check	20
Overdue Verification Check	2
Awaiting Mandatory Verification Documentation	147
Awaiting Fee Payment	26
Total Active Assessments	122
Overdue Assessments	7 – Active – Council awaiting further information from the applicant 22 – Paused – Application on Hold
Formal Request for Further Information	25
Active Referrals	7
Active Public Notification	0

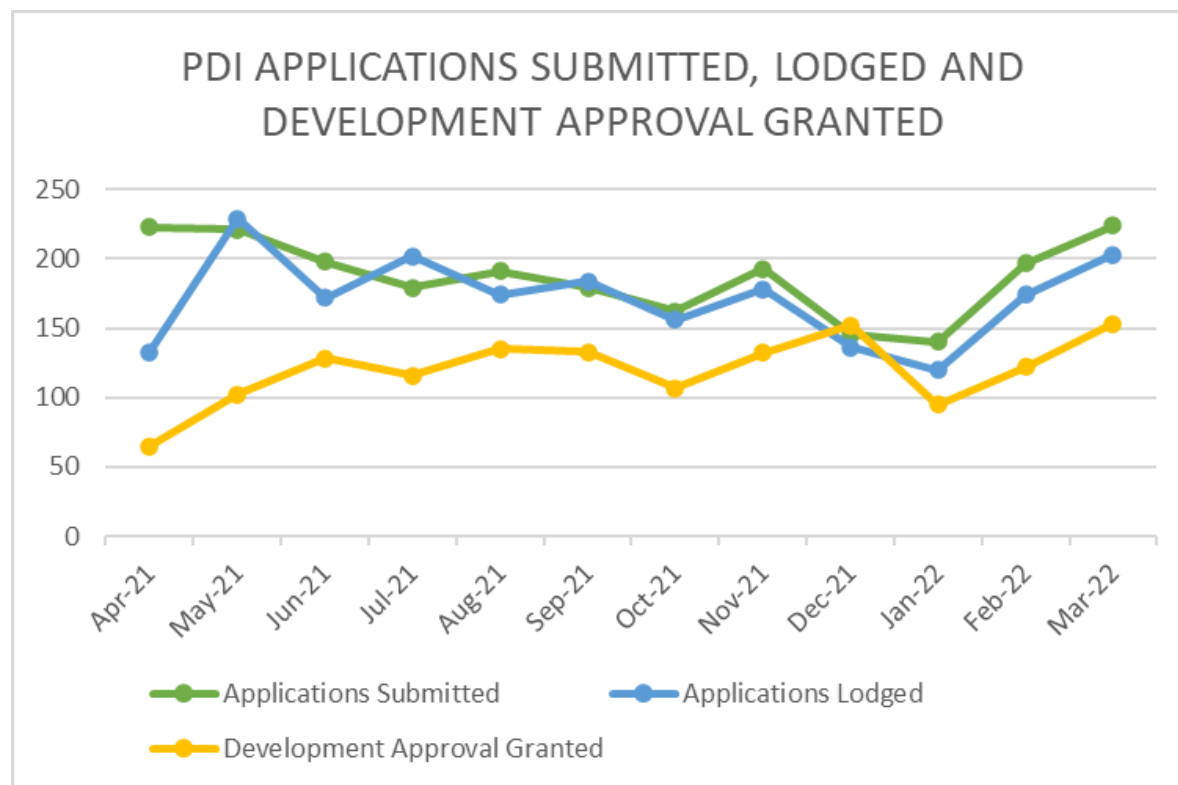
The following information (Table 2) has been sourced from the State Government E-Planning Portal and outlines the type and volume of consents/applications considered by staff using the portal over a 12-month period.

**Table 2: 12-month overview of applications**

<b>Applications Submitted</b>	
Submitted for Planning Consent	1367
Submitted for Planning and Land Division Consent	222
Submitted for Land Division Consent	19
Submitted for Building Consent by Council	462
<b>Applications Granted by Assessment Manager</b>	
Planning Consent	747
Planning and Land Division Consent	144
Land Division Consent	8
Building Consents Granted by Council	307
<b>Applications approved by an Accredited Professional</b>	
Planning Consent	121

*\*PLUS has advised there are issues with Portal data reliability and this information should be used as a guide only\**

### **Development Assessment Development Applications**



**Submitted:** When a user clicks on Submit for a new application, the application becomes submitted and receives a submitted date.

**Lodged:** The lodgement date of an application is recorded on the day that fees have been paid, for the fees raised during verification of the first consent.

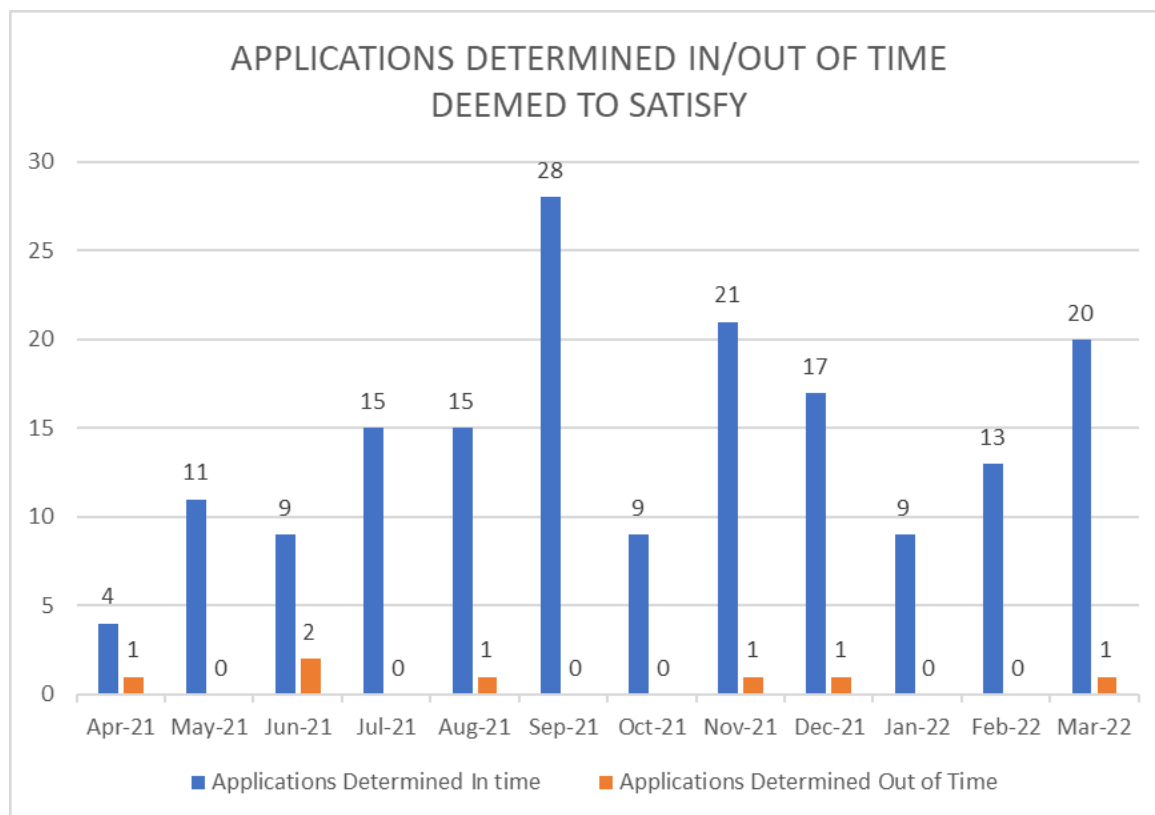
**Development Approval:** Permission to undertake a development, granted by the relevant authority.

#### **Comment:**

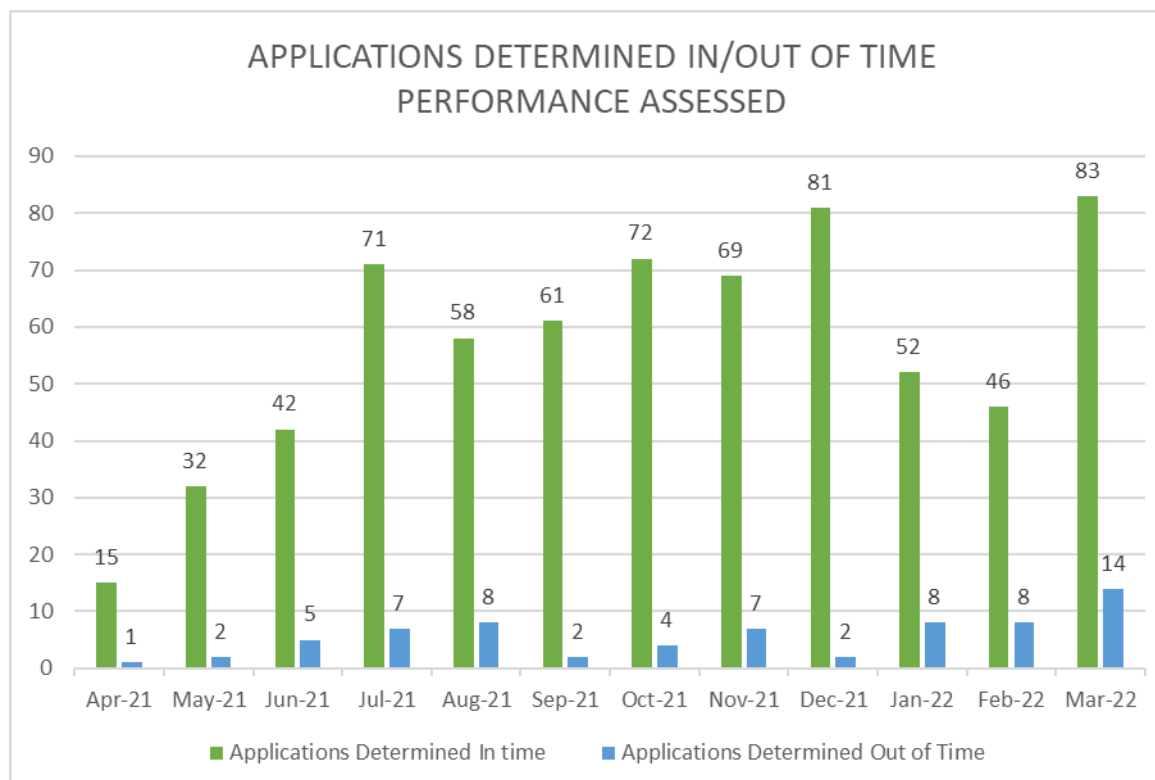
The number of application's submitted and lodged (following verification) exceeds the total number of applications receiving Development Approval and reflects trends set under the Development Act. As expected, there was a dip in applications submissions prior to Christmas and January due to the standard construction industry break (omicron outbreak also may have had an impact). The number of applications submitted in February and March increased significantly – noting the number of applications submitted in March were the highest since April 2021 (first full month of new system).

## **PDI - Planning Consents**

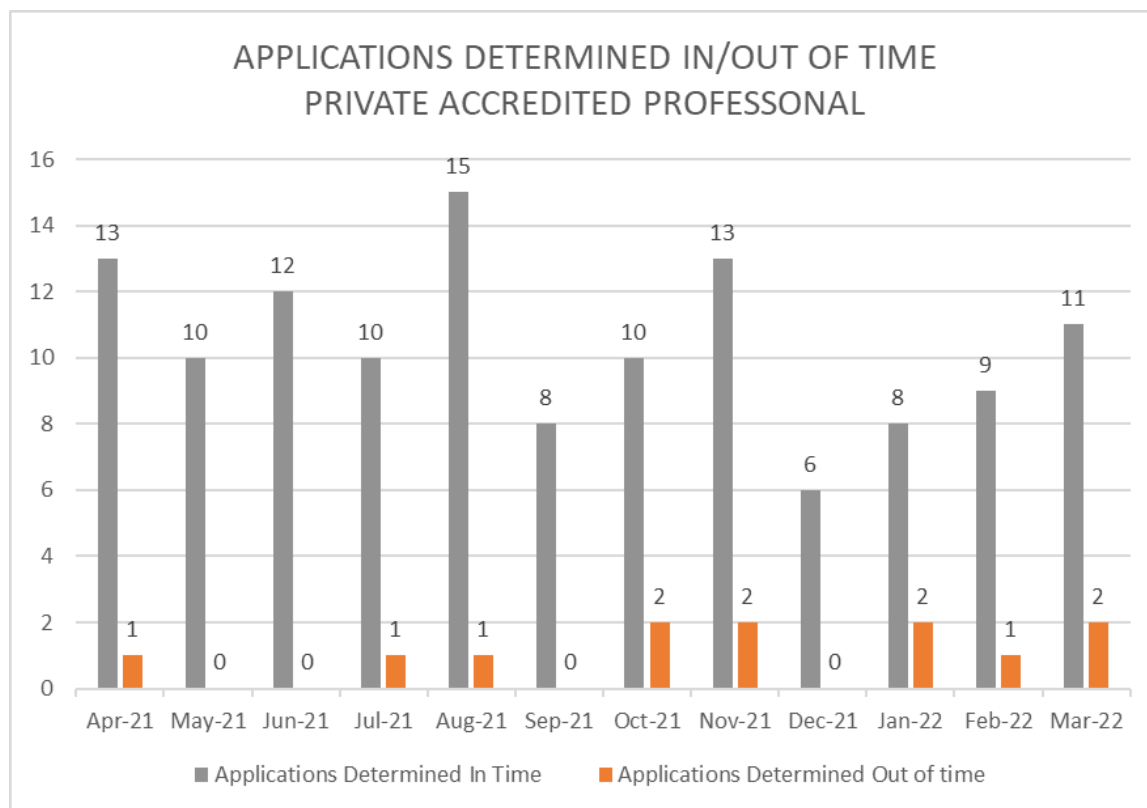
### **Planning and Land Division Consents by Relevant Authority**



**Deemed to Satisfy:** Five business day are provided for the 'Tick & flick' planning assessment.



**Performance Assessed:** Twenty business days are provided for the assessment against the Code's Desired and Performance Outcomes (additional time is provided for applications requiring Public Notification or proposing land division).



#### Percentage of Decisions made within Timeframes – April 2021-March 2022

Assessment Manager - Deemed to Satisfy (DTS): 95.91%

Assessment Manager Performance Assessed: 89.98%

Private Accredited Professional: 89.59%

*Note: Known error in the Portal – if requested information has not been supplied by the applicant within the designated timeframe, the application automatically goes back to assessment, this is having an impact on timeframes.*

#### Comment:

It is noted the number of 'Performance Assessed' applications compared to 'Deemed to Satisfy' applications are significantly higher than envisioned prior to 'go live' of the Code. Whilst Deemed to Satisfy applications have a relatively short assessment, it has been realised that a Performance Assessed assessment is considerably time consuming, with many requiring a 'all code' assessment.

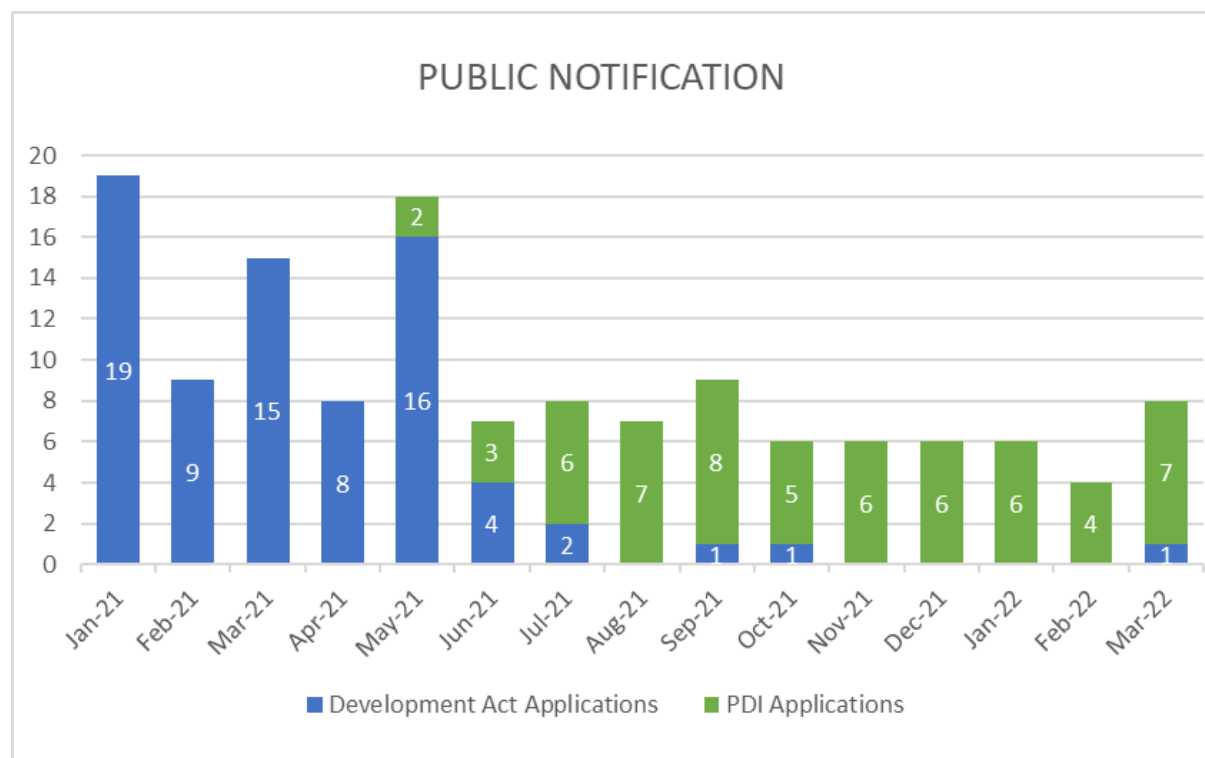
The number of applications assessed by private 'Accredited Professionals' (formally known as private certifiers) are considerably less than under the Development Act.

This may be a result of the Deemed to Satisfy assessment provisions being enhanced to require more design features, inclusion of particular overlays which exclude DTS assessments (such as within flood overlays or development within certain distances from main roads) and the building industry in general being slow to adapt plans/designs to the new assessment provisions.

The majority of applications considered by CoM staff which have been determined 'out of time' are within 1-2 days of the due date and have required internal review by another officer (such as the Senior Planner or Team Leader) prior to a decision being issued. Efficiencies are being explored to reduce the number of out of time decisions.

## **Public Notification**

The number of Public Notifications required has been reduced under the new legislation with the number having reduced by more than fifty per cent since mid 2021.



*15 business days for public notification and 15 business days for applicant response.*

### **Comment:**

The Public Notification process under the PDI provides 15 business days (up from 10) to provide comment, in addition to a notice being placed on the land and a copy of the plans uploaded to the state based public notification register.

As anticipated the number of applications on Public Notification has decreased significantly compared to the Development Act. This is a result of the change in application types which require notification, with the Code excluding many forms of development previously notified. The number of applications proposing residential uses (i.e. dwellings or ancillary structures) has decreased as a result of the Code's more flexible notification parameters (for example the Code allows walls on boundaries to have greater height and length before requiring notification).

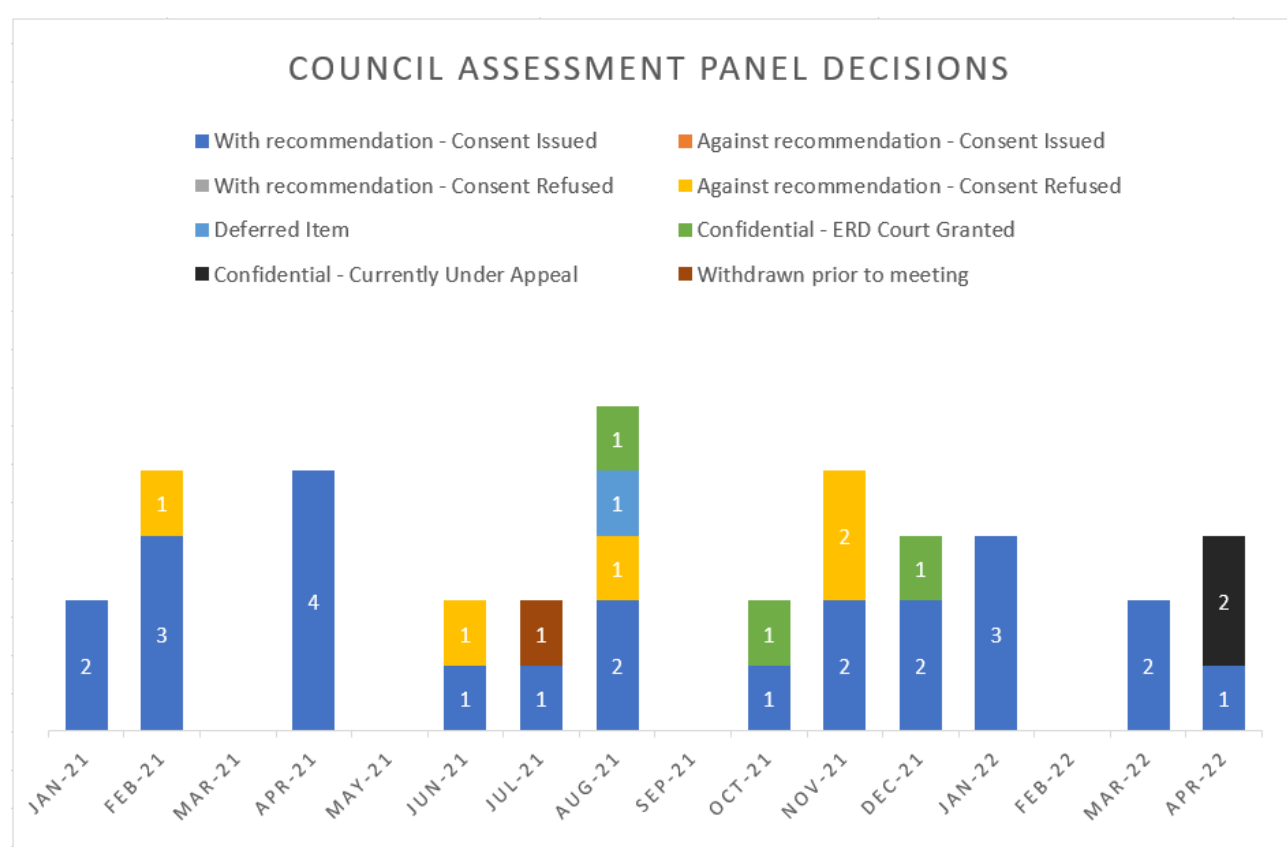
Applications most likely to require Public Notification under the PDI system include non-residential development in neighbourhood type zones, buildings which exceed the specific height limits and applications in the Hills Neighbourhood Zone which proposed earthworks exceeding 9 cubic metres.

## Council Assessment Panel (CAP)

### Meetings and Decisions

The next CAP meeting is due to be held, Wednesday, 4 May 2022.

	Meetings	PDI Items	Dev Act Items	Applicants Heard	Representors Heard
<b>2021</b>	11	7	21	17	19
<b>2022 Jan-Apr</b>	3	6	2	6	2



In 2021 the three confidential items heard were for two ERD Court appeals. In both cases, a compromise was reached, and Planning Consent granted. The two confidential items heard at the April 2022 CAP meeting are still before the ERD Court for determination. An update on the two ongoing appeals is below.

### Comment:

Only applications which required Public Notification can be considered by the Panel, with the Marion CAP delegating the decision on an application which does not receive representations against and wished to be heard to the Council Assessment Manager. As such, the only PDI applications which will be considered by the Panel are those which have received representations against and wish to be heard. The number of PDI applications considered by the Panel is generally expected, as is the type of application which have been more commercial/non-residential in nature.

## **ERD Court Appeals**

### **Appeals Against Panel Decisions**

*New Appeals*

Nil

*On-going Appeals*

<b>DA No.</b>	<b>Address</b>	<b>Appeal Lodged</b>	<b>Staff Recommendation</b>	<b>CAP Decision</b>	<b>Current Status</b>
21012625	10 & 12 Renown Avenue, Clovelly Park	10/11/21	Approve	Refuse	Full Hearing set for 14 June 2022
21012619	1 & 3 Freya Avenue, Hallett Cove	10/11/21	Approve	Refuse	Full Hearing set for 9 June 2022

### **Appeals Against Delegated Applications**

*New Appeals and On-going Appeals*

Nil

## **Review of Assessment Manager Decisions**

Council has not received any formal applications to review a decision by the Assessment Manager.

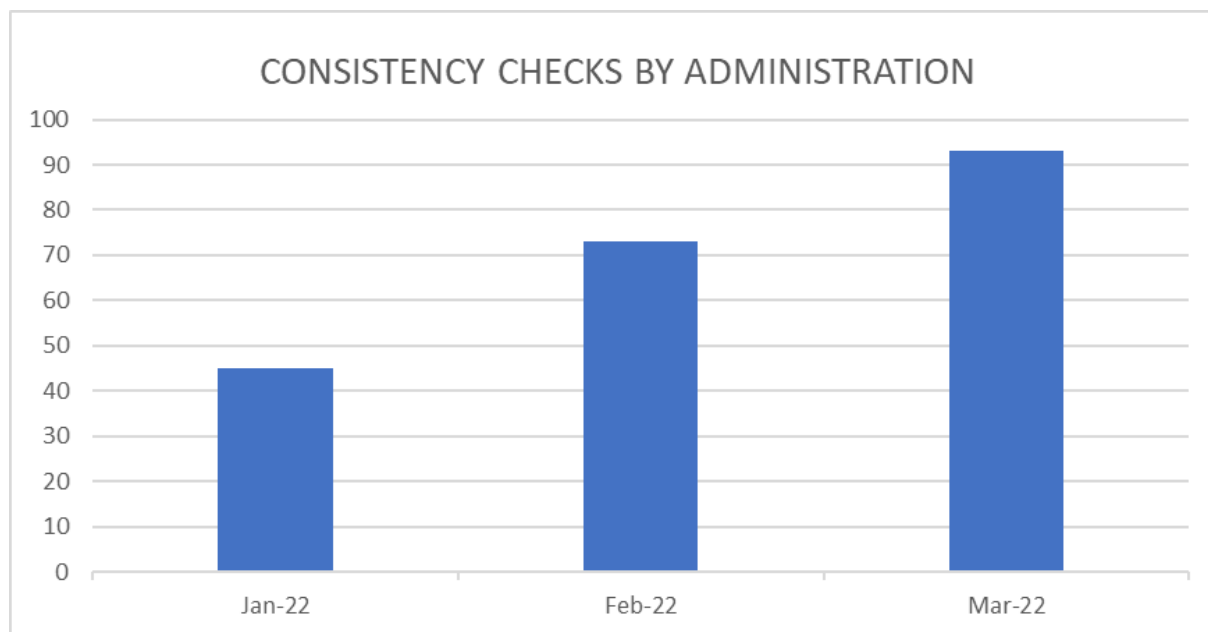
Two applications to review a decision of the CAP were received, however these were invalid as this process is only valid for decision by the Assessment Manager.

*Note: For planning consent applications where the Assessment Manager is the relevant authority, the PDI Act introduces a new means of appeal for applicants as an alternative to appealing to the ERD Court. Applicants may seek a review of a prescribed decision of the Assessment Manager by the Council Assessment Panel. The CAP has adopted a [Review of Decision of Assessment Manager Policy](#) to guide this process.*



### **Consistency Checks**

Consistency checks are undertaken when building rules consent is received from the Private Certifier. The plans approved by the Private Certifier are checked against the Planning Consent to ensure that the plans are consistent. The graph below illustrates the number of checks undertaken where full development approval has then been issued.



### **Previous Development Act Applications**

#### **Planning**

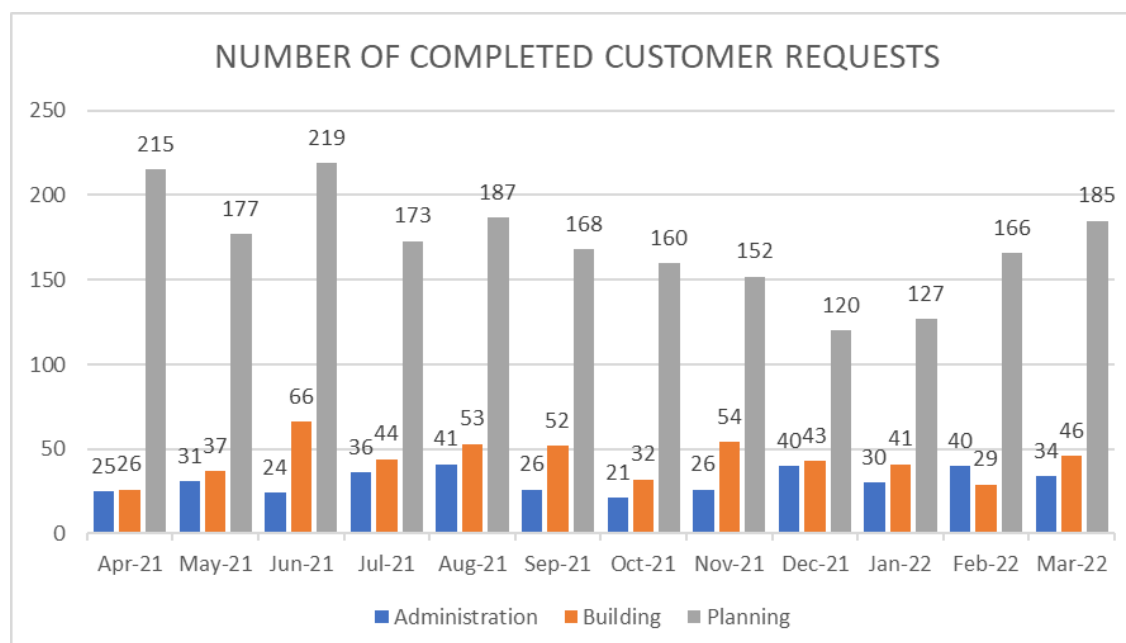
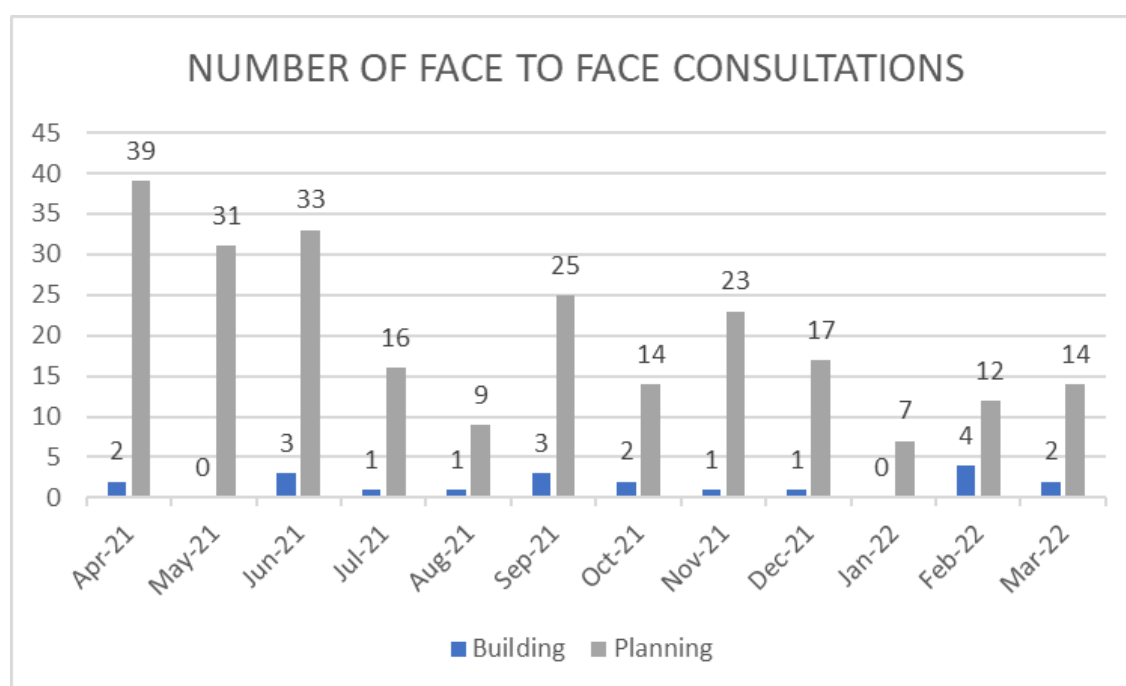
A total of forty-two Development Applications are yet to be determined under the Development Act 1993. Applicants have been contacted regarding outstanding information or been advised of our intention to lapse these applications. Currently of these, four are under assessment, with the remaining applications on hold pending further information.

#### **Building**

There are twenty-four applications currently awaiting further information under the previous Act.

## **Customer Interactions**

Development advice is provided to customers via phone, email and in person at the Administration Centre. Rostered Duty Planner and Duty Building Officers are available to answer preliminary and general enquiries during Administration Centre opening hours. The Development Administration team are also available to answer general questions, lodgements, and copies of plans enquiries.



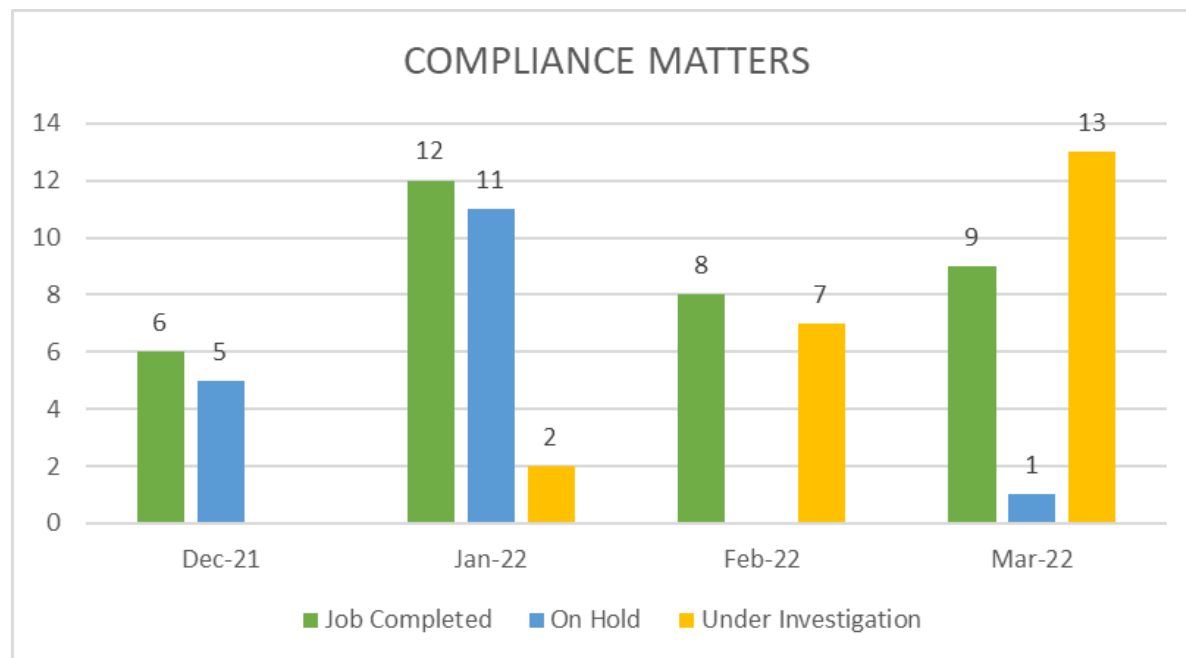
*Note: This data does not include ad-hoc enquiries, calls answered at the time of first contact or queries answered by the Customer Service Centre Team.*

### **Comment:**

The number of customer interactions remains high, with the typical downturn over the Christmas period. It should be noted, whilst a number events would be simple and require the provision of

limited information, others may require considerable time resources and provisions of detailed and comprehensive information.

### **Development compliance**



#### **Comment:**

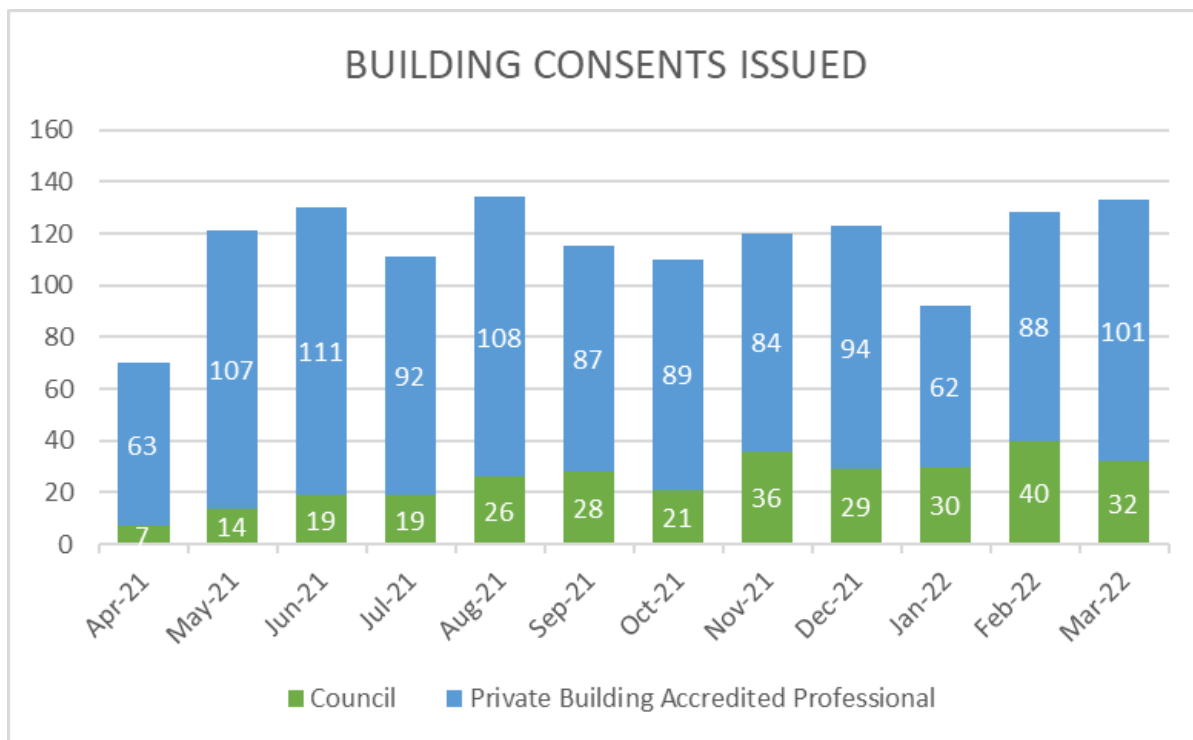
Development Compliance is broadly separated into three separate categories:

1. Unapproved development (structural or land use)
2. Development occurring in breach of approval (i.e. not adhering to conditions etc)
3. Matters brought to Council's attention which require investigation (these may not be acts/activities which Council can influence and/or may be dealt with under different legislation such as the Local Nuisance and Litter Control Act)

Each event requires investigation by Council's Development Compliance Officer. Whilst a majority of compliance events are finalised within 6-8 weeks of being identified, it is not uncommon for investigations to be on-going. It is noted the majority of requests are reactive based.

Staff are investigating opportunities for Council to increase the operational capacity of compliance resources to undertake more proactive compliance, particularly focused on the increased conditions stemming from the PDI Act including the inclusion of tree planting and rainwater tanks.

## PDI - Building Consent Decisions



*Note: Building Rules Consents are assessed by Council or private assessors known as Private Certifiers, these privately certified assessments still need to be registered, checked and Development Approval issued by Council.*

## Building Inspections

The following data is taken directly from the Plan SA portal.

### Current Snapshot



**Notes:** The red line indicates the number of required inspections as directed by legislation and the 'needle' indicates how many inspections have been undertaken.

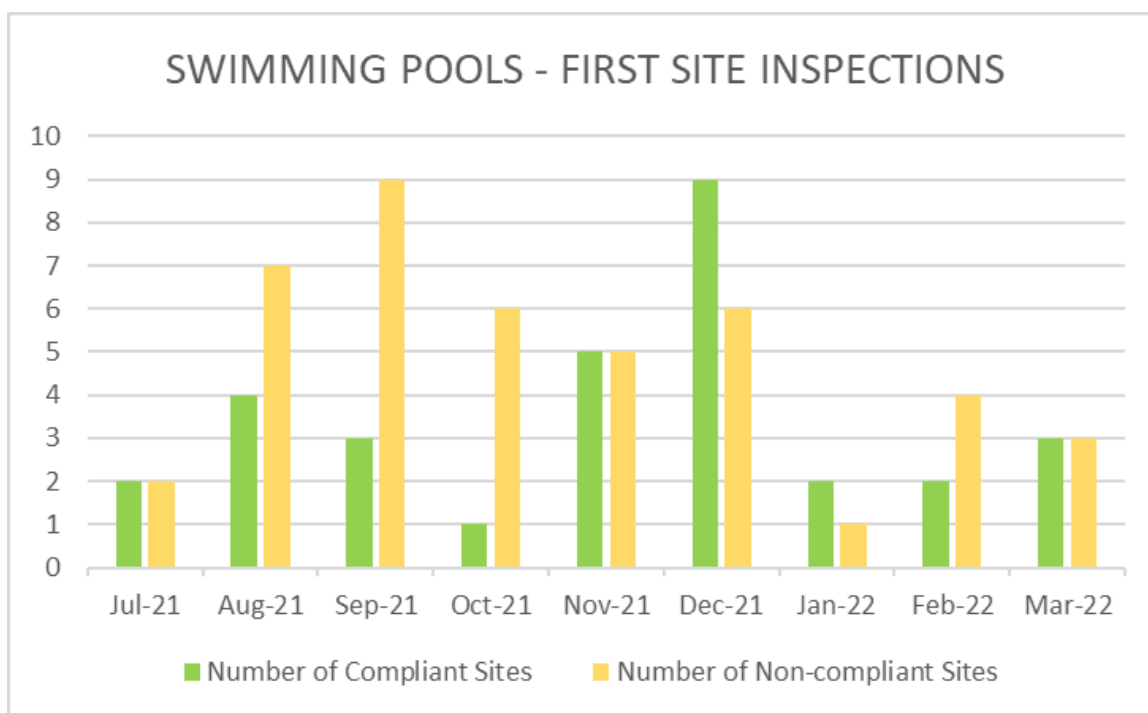
Swimming pools are below the required inspection rate as the image indicates the number of commencement notifications received and we inspect at completion (to ensure safety fencing meets the requirements).

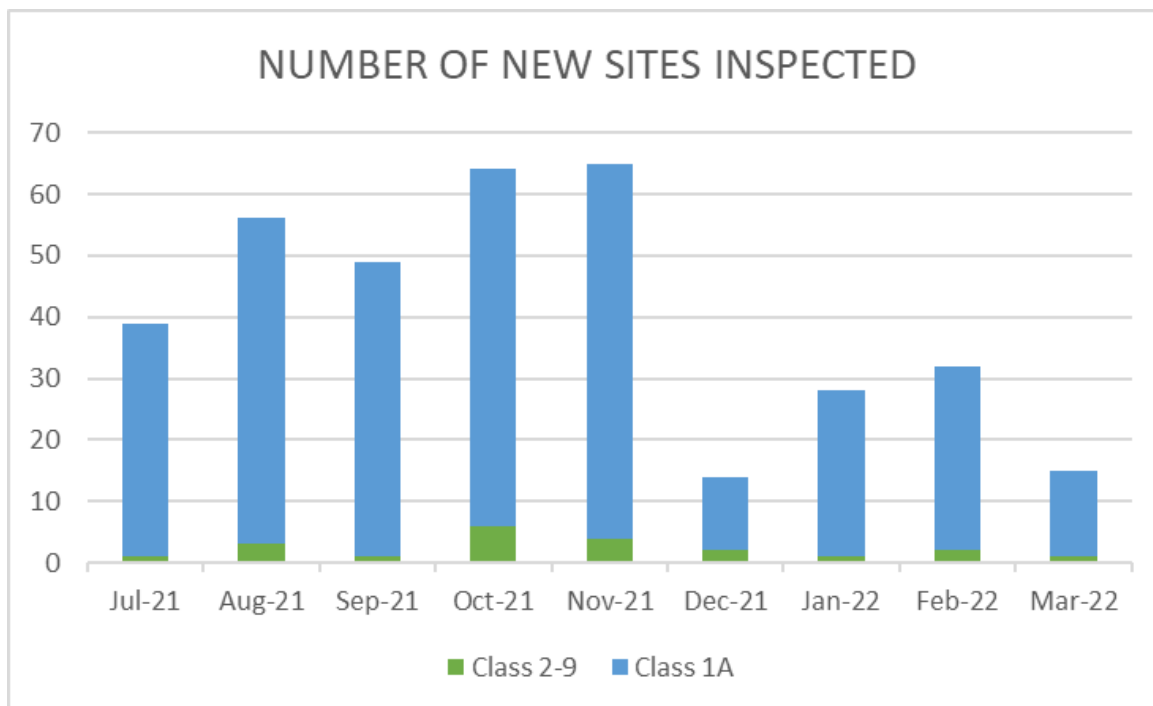
**Comment:**

Council is required to inspect:

- Minimum 66% building class 1, at least once (currently 100% inspected)
- Minimum 90% building classes 2-9, at least once (currently 100% inspected)
- 100% swimming pools and pool fences, at completion (currently 100% of those completed have been inspected).

Council does not have any farm buildings to inspect, this is a fixed screen that demonstrates the limitations of the reporting and data presentation available through the Plan SA Portal.





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

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

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

**Comment:**

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

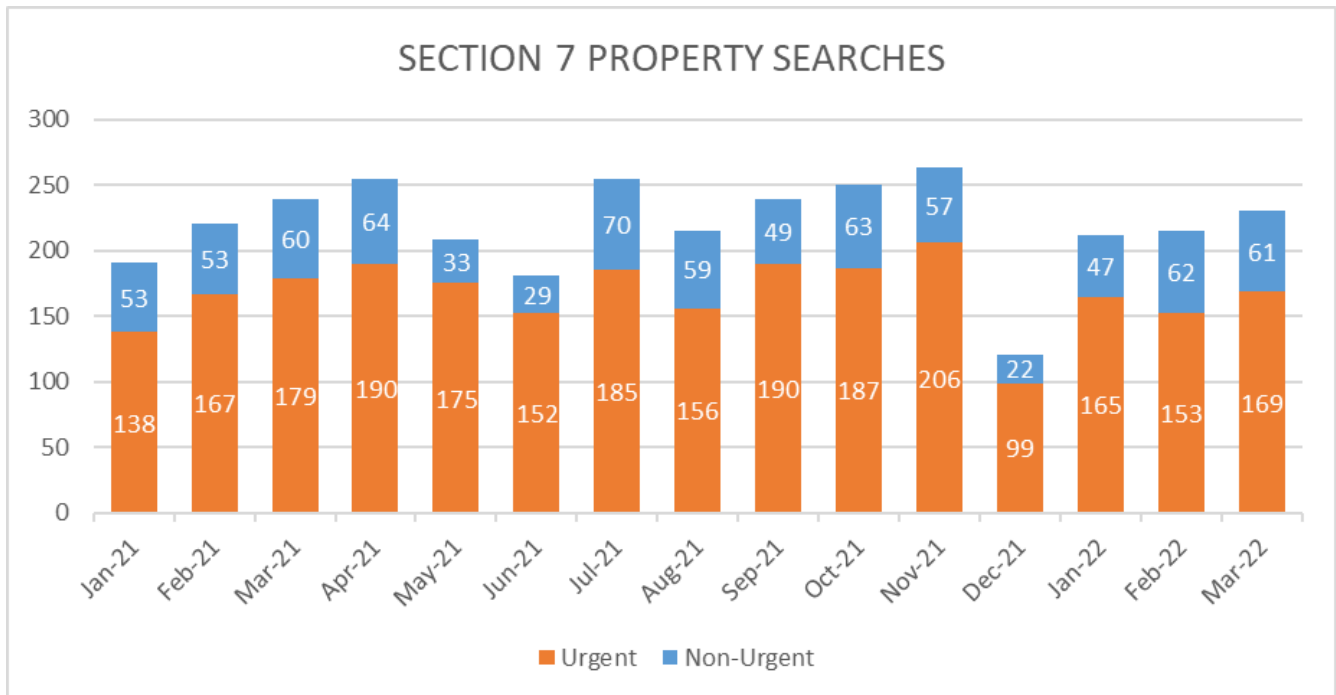
- Builders not building to the approved plan
- Minor structural deficiencies
- Fire wall deficiencies
- Storm water connection
- Inadequate documentation.

**Property and land information requests**

When a property is purchased, the purchasers are provided with a Form 1. Council contributes to the Form 1 providing a certificate to the potential purchaser with all relevant known history for the property. A search is done on previous applications to check for continuing conditions, a copy of the indemnity insurance (if available) is attached, and any Land Management Agreements or current notices issued for that particular property are supplied with the certificate.

Information related to applications approved on the portal are provided on a data extract which is attached to the certificate supplied to conveyancers. We have raised concerns that new properties are not displaying all relevant information on the data extract (e.g. continuing conditions and insurance details). The cause of the data not displaying is that new Certificates of Title have been issued and the application has been approved on the now historical title e.g. where it was one

property and is now two. The approval does not link to the new titles and that data is missing for these newly created addresses. PLUS have advised that they are working on a resolution for this.



**Urgent:** Given priority and generally completed within 24 hours of payment.

**Non-urgent:** Council has 8 working days from the day payment is received to complete the search. This data does not include Rates Certificate only requests.

## ATTACHMENTS

Nil

## 7.2 Development Guidelines

<b>Report Reference</b>	PDC220503R7.2
<b>Originating Officer</b>	Manager Development and Regulatory Services – Warwick Deller-Coombs
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	General Manager City Development - Tony Lines

### REPORT OBJECTIVE

To provide the Committee with an update on the review of our publicly available development guidelines, brochures and resources.

### EXECUTIVE SUMMARY

Council previously had a comprehensive set of development brochures available online and at the front counter of the Administration Centre. These brochures covered a range of topics and were to provide customers with a set of recommendations to reference when undertaking development.

A large amount of these brochures became superseded by the introduction of the Planning and Design Code and were removed from the website and front counter.

Council also developed a set of residential design guidelines as part of our submission on the P&D Code (attached).

Administration will update the guidelines and publish them on the CoM website and determine what further development brochures should be added.

### RECOMMENDATION

**That the Planning and Development Committee:**

1. **Notes the report.**

### DISCUSSION

A considerable amount of customer brochures created by staff were removed from the website when the P&D Code was implemented, as the information they contained was rendered irrelevant.

In their place, links to the Plan SA resources were added which is now the primary source of information for planning applicants. The Plan SA portal now provides customised policy advice relevant to their specific property and / or development proposal. This information cannot be replicated in 'static' brochures, however, providing more general advice on how to achieve better development outcomes is appropriate.

A review of information available to customers along with feedback from Elected Members highlighted there is value in creating further design guidelines and development brochures to offer customers the chance to enhance their development proposals and achieve better development outcomes.

The attached residential design guidelines (different to development brochures) were developed as part of Council's submission to the State Government, prior to the implementation of the P&D Code.



The document requires updating along with adjustment of the images prior to publication on the CoM website.

The guidelines will be reviewed, updated and brought back to the Committee for noting.

Administration will also continue to seek feedback from CoM work areas (e.g. Administration, Planning, Building and Compliance, Trees etc) to determine what further brochures should be created (e.g. Heritage, Demolitions and Regulated and Significant Trees).

Administration continues to make improvements to the information available to customers for better development outcomes, for example by creating a webpage for land divisions, where Council's standards and engineering information has been made more accessible (refer <https://www.marion.sa.gov.au/services-we-offer/planning-and-building/land-division>).

It should also be noted that CoM is part of a working group together with PLUS, Greening Adelaide and other councils, to create comprehensive guidelines for achieving better green/landscaping outcomes under the P&D Code which will also be circulated to the Committee.

## **ATTACHMENTS**

1. Design Guidelines - Booklet - 2019 [7.2.1 - 12 pages]



## Contents

- |                          |                                     |
|--------------------------|-------------------------------------|
| 1. Street presentation   | 7. Retaining walls                  |
| 2. Minimising bulk/scale | 8. Energy efficiency                |
| 3. Garaging              | 9. Privacy                          |
| 4. Building materials    | 10. Driveways                       |
| 5. Landscaping           | 11. Hammerhead/Battle-axe allotment |
| 6. Front fences          |                                     |



## 1. STREET PRESENTATION



Balconies balustrades should incorporate a degree of transparency to maximise presentation and surveillance to the street.

Balconies, porticos and verandahs facing the street should protrude closer to the front boundary than the main face of the dwelling create variation in the front façade and maximise street presentation.

Dwellings should be designed and oriented to address the street by presenting a front entrance door, porch/portico/veranda and habitable room windows toward the primary street frontage. Windows should be substantial and attractively-proportioned.



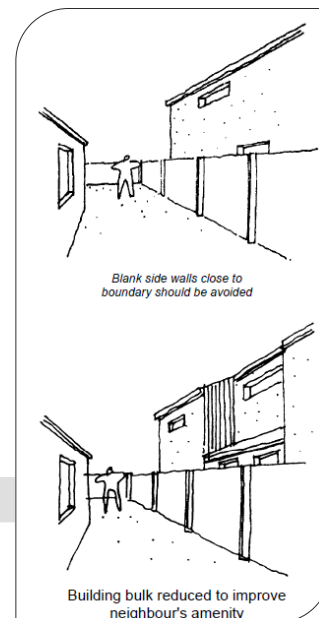
Dwellings should incorporate articulated roof forms, such as gable, skillion, Dutch-gable and hips. Projecting front verandas/porticos/porticos and eaves overhang can create visual interest, while also assisting in energy efficiency.



## 2. MINIMISING BULK/SCALE



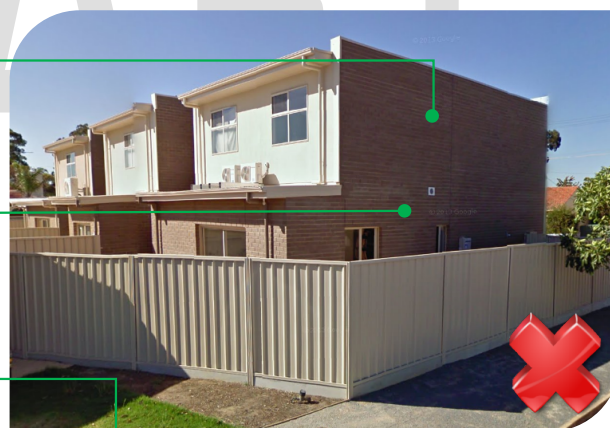
Buildings greater than 1 storey should be designed to minimise their height and bulk by setting back upper storeys a greater distance from side and rear boundaries than the lower storey.



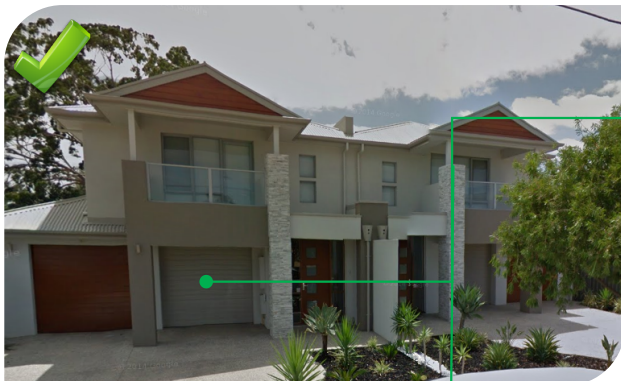
Dwelling facades should be articulated by variation in the façade. Methods to enhance visual interest include incorporating different colours/materials (render, exposed brick, stack-stone, timber, stone veneer, etc.), windows (fenestration), articulated roof forms and variation in wall setbacks.

Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.

Dwellings on corner sites should present an articulated façade to the secondary street frontage.



### 3. GARAGING



Garages should be set back behind the main face of the associated dwelling to minimise their visual dominance.

In two storey dwellings, garages should be recessed behind the upper floor. The upper storey should incorporate a cantilevered overhang or a substantial portico/balcony element which extends over the inner garage door.



Pitched or hipped roofs over garages assist in reducing overall bulk

Garages should have a roof form and pitch, building materials and detailing that complements the associated dwelling. Attractive panel-lift doors, with clear in-fills, timber panelling, window-panel design or similar improve streetscape.



#### 4. BUILDING MATERIALS



Building elements should incorporate a variety of different but complementary colours/materials/finishes, such as render, brick, stonework and timber to create visual interest and articulation.

The use of natural materials/finishes (timber, stone) creates a visual link to the natural environment, softening the appearance of buildings.



Avoid the use of render on all building components. A variety of colours and materials should be introduced to create visual interest.

Colour palette should complement the natural landscape. Avoid very bright colours except where emphasising minor building components.



## 5. LANDSCAPING

Development should incorporate open space and landscaping in order to:

- complement built form and reduce the visual impact of larger buildings (e.g. taller and broader plantings against taller and bulkier building components)
- enhance the appearance of road frontages
- screen service yards, loading areas and outdoor storage areas
- minimise maintenance and watering requirements
- enhance and define outdoor spaces, including car parking areas
- provide shade and shelter
- assist in climate control within buildings
  - maintain privacy
- maximise stormwater re-use
- complement existing native vegetation
- contribute to the viability of ecosystems and species promote water and biodiversity conservation



Landscaping should include the planting of locally indigenous species where appropriate. Please refer to the brochure "Adelaide Gardens: A Planting Guide" or "Coastal Gardens: A Planting Guide" from <http://www.naturalresources.sa.gov.au/adelaidemtloftyranges/plants-and-animals/native-plants-animals-and-biodiversity/urban-biodiversity> for recommended native species and landscaping ideas.





## 6. FRONT FENCES



Fences and walls should:

- be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
- enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
- incorporate articulation or other detailing where there is a large expanse of wall facing the street
- assist in highlighting building entrances
- be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites





## 7. RETAINING WALLS



Retaining walls should:

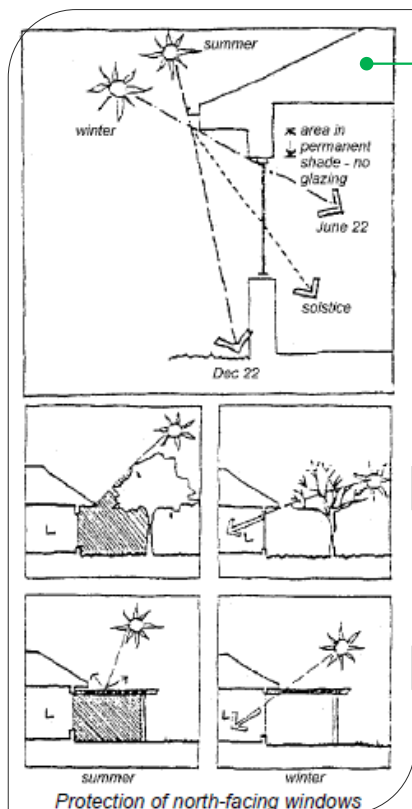
- not exceed 1.5 metres in height
- be stepped in a series of low walls if more than 1.5 metres is to be retained in total
- be constructed to a high standard from high amenity materials
- be landscaped to enhance their appearance



Concrete sleeper retaining walls should be avoided where exposed to public view.



## 8. ENERGY EFFICIENCY



Areas of major daytime activity (i.e. the main living areas) should face north to get the benefit of winter sunlight and also have the potential for shading from the intense summer sun. This orientation also enables shielding from inclement weather coming from the south and south-west. The ideal orientation for living areas is within the range 15°W–20°E of true north. It allows standard eaves overhangs to admit winter sun to heat the building and exclude summer sun.

Preferred Activity Area Location in Relation to the Dwelling

	North	North-East	East	South-East	South	South-West	West	North-West
Internal Living								
External Living								
Bedroom								
Garage/Utility								

Alfrescos and areas of private open space should be located on the northern side of house. The southern side should be avoided as it tends to be shaded by the main house from the desirable winter sun and at the same time is exposed to the prevailing inclement weather. The western side should also be avoided as it is difficult to provide shade from the intense summer sun to which it is fully exposed in the late afternoon.

Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by designing roof orientation and pitches to maximise exposure to direct sunlight. A roof should incorporate an area of at least 10m<sup>2</sup> which faces between 30° and 20° east and west of north, respectively, and has a pitch of greater than 18°.



Because of the high exposure of west facing windows to mid-late afternoon summer sun, the number and size of glass doors and windows facing west should be kept to a minimum, and preferably none at all. If required, external shading should be provided to west-facing windows to limit heat entry during summer.



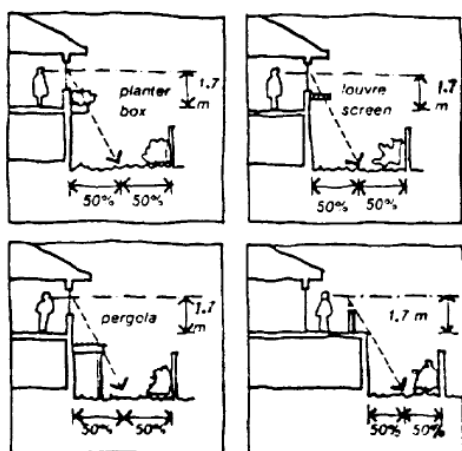
## 9. PRIVACY



Screening devices can be used to minimise direct overlooking from upper level windows, balconies and elevated decks. Types of screening include fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters.

Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

Screens should be integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.



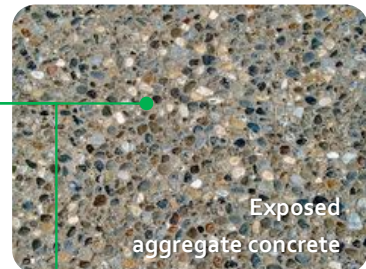
Overlooking from upper level windows and balconies in residential flats to flats below



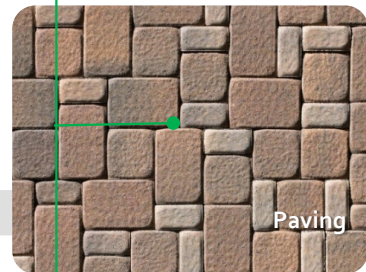
## 10. DRIVEWAYS

Driveways accessing a double garage should be tapered to a smaller width at the front property boundary to minimise the extent of hard surfacing forward of the dwelling.

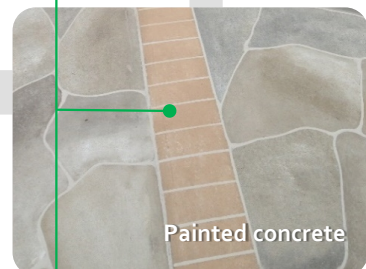
Driveways should be constructed of high amenity materials. Stark concrete should be avoided, particularly for double-width or long driveways.



Exposed aggregate concrete



Paving



Painted concrete



Grasscrete



## 11. HAMMERHEAD/BATTLE-AXE ALLOTMENTS

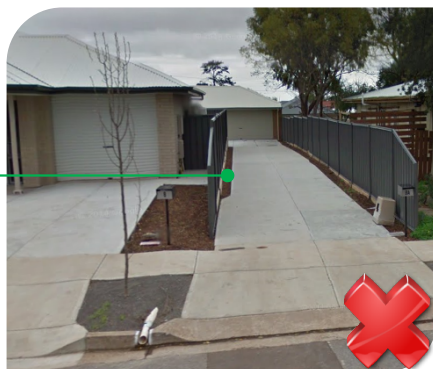
Fencing forward of the front dwelling's façade should be limited to the external boundaries of the site and not adjoining the hammerhead driveway.

Dwellings should be set back a sufficient distance from the hammerhead driveway to provide for appropriate landscaping and separation/shielding to minimise the impacts of vehicle noise and headlight glare.



The dwelling facing the street should incorporate a driveway/garage that is separated from the hammerhead driveway to minimise the expanse of driveway/hard surfacing visible from the street. Alternatively, its garage should be sited behind the main face of the dwelling (with access from the common driveway).

Landscaping strips should be provided along both sides of the hammerhead driveway, which are of sufficient width to accommodate medium height landscape plantings.



### 7.3 Centre Zone Options

<b>Report Reference</b>	PDC220503R7.3
<b>Originating Officer</b>	Senior Policy Planner – David Melhuish
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Tony Lines

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
PDC210504R04	Centre zoning review and Urban Activation Opportunities.
GC210511R11	Proposed Code Amendments: Morphettville/Glengowrie stables, southern residential areas, centre zones, Marion Road corridor.

### REPORT OBJECTIVE

To seek the Planning and Development Committee's consideration and endorsement on a 'Proposal to Initiate' for identified sites to commence a 'Centres Zone Adjustment Code Amendment'.

### EXECUTIVE SUMMARY

The Committee has previously considered this matter in a workshop designed to highlight key issues with several local centre zones. Administration has contacted owners of sites in a pre-engagement exercise to ascertain levels of support for any zone changes.

A Code Amendment is proposed to address a variety of outstanding matters / irregularities associated with a few small-scale shopping centre sites where the spatial location and / or policy does not effectively support the land use or where there is potential to improve future site viability.

### RECOMMENDATION

**That the Planning and Development Committee:**

- 1. Recommends that Council endorses the 'Centres Zone Adjustment Proposal to Initiate' (attached to this report) and that it be forwarded to the Minister for consideration/approval.**

### DISCUSSION

In the Planning and Development Committee meeting on 4 May 2021, the Committee identified 12 sites within or adjacent to a Local Activity Centre Zone or Suburban Activity Centre Zone where it is apparent that rezoning and/or realignment of zone boundaries needs to occur to address a variety of outstanding matters/ irregularities e.g.:

- The site has been redeveloped with other types of land use that would be better supported by another zone
- There has been a misalignment of zone boundary that does not spatially reflect the location of

the land use

- A reduction or increase in zone boundary is required to better reflect the land uses in or immediately adjacent the zone.

The rezoning of an existing-and-operating centre to a Neighbourhood Zone, to provide opportunity for a greater diversity of appropriate forms of development to occur (mixed use) if required in the future, was also considered appropriate.

Administration sent letters to the owners and occupiers of the 12 affected properties, seeking their comments/opinion on the potential zoning change to ensure that an appropriate outcome is achieved.

Comments were received for 7 out of the 12 sites and following an analysis of the feedback and contextual considerations for each site, it was determined that re-zoning was appropriate for 10 out of the 12 sites. A summary of the comments received, and recommended actions can be found in **Attachment 1**.

The 10 sites being considered for re-zoning and the scope of the proposed amendments, which details the current and the proposed zoning and associated policy, can be viewed in the 'Proposal to Initiate' document (**Attachment 2**) and the summary document (**Attachment 1**).

#### Objective of rezoning

- To seek a better alignment between the existing land uses and zoning where that land use is likely to remain for the foreseeable future, to enable/support more efficient and effective future planning outcomes.
- To address the misalignment of several zone boundaries.
- To provide the existing Local Activity Centre at Dwyer Road the opportunity to adapt better with changing future economic conditions should the viability of the shops diminish and renew the site with appropriate forms of development to occur (mixed use) residential land uses but also allowing for small scale complementary non-residential land uses within Neighbourhood Zone if they do not compromise residential amenity.

## **CONCLUSION**

The proposed Code Amendment will be an opportunity to change the zoning for those sites where the policy does not effectively represent/support the land use.

Further, it is a chance to rezone an existing and operating centre to a Neighbourhood Zone to provide opportunity for a greater diversity of appropriate forms of development to occur (mixed use), if required in future.

The 'Proposal to Initiate' is the first step in the Code Amendment process. If considered appropriate by the Committee, Council's review and endorsement will be sought prior to forwarding the document to PLUS seeking the Minister's formal approval to undertake a Code Amendment.

## **ATTACHMENTS**

1. Attachment 1: Post consultation summary and recommendations [7.3.1 - 3 pages]
2. Attachment 2: Proposal to Initiate a Code Amendment [7.3.2 - 31 pages]

### Activity Centre Zone – Code Amendment – Response from initial consultation and recommendations to proceed

Address	Comments Received	Comments/observations	Recommendation
10-22 Edward Beck Drive Sheidow Park	Yes	<ul style="list-style-type: none"> <li>- Proposal is entirely logical and supported by the Department of Education</li> <li>- Property projections suggest stable student enrolments at school for foreseeable future</li> <li>- No indication of a change of use to site</li> <li>- In terms of outcomes, school is more consistent with Suburban Neighbourhood Zone</li> </ul>	Proceed with re-zoning from SACZ to SNZ.
1A Greenfield Road Seaview Downs	Yes	<ul style="list-style-type: none"> <li>- Considers that change to zoning would reduce value of site.</li> <li>- Change to zone to Hills Neighbourhood would not allow medium density housing due to allotment size minimums of 700m<sup>2</sup></li> <li>- Does not consider that the rezoning would in fact provide “opportunity for greater flexibility” as outlined in letter.</li> <li>- Site is in close proximity to a number of services, facilities and public transport and is a high demand location.</li> <li>- Hills Policy Zone with current policy settings is not considered appropriate for site</li> <li>- Would consider policy settings under proposed Southern Hills Neighbourhood Zone amendment process.</li> <li>- Could consider potential re-zoning to Housing Diversity Zone</li> <li>- Strong opinion that site remains in Suburban Activity Centre Zone</li> </ul> <p>An application has since been lodged that incorporates a childcare centre and four town-houses</p>	<p>Do not proceed with re-zone to HNZ.</p> <p>Wait on outcome of application.</p> <p>Upon determining application consider if site retains SACZ or include within Southern Suburbs Code Amendment.</p>



62 – 54 Seacombe Road Darlington	Yes	<ul style="list-style-type: none"> <li>- Concerns that a re-zoning to Hills Neighbourhood Zone would restrict subdivision due to minimum site areas of 700m<sup>2</sup>.</li> <li>- Would consider further if included in review for southern suburbs code amendment where smaller allotment sizes would be sought.</li> </ul>	<p>Do not proceed with re-zone to HNZ</p> <p>Consider inclusion in Southern Suburbs Code Amendment.</p>
	No	<p>(62 Seacombe Road – part of shopping centre – currently in Hills Neighbourhood Zone)</p> <p>Planning Staff comments - Rezoning of land containing commercial activities to Suburban Activity Centre Zone considered appropriate.</p>	Proceed with re-zoning from HNZ to SACZ
97 McInerney Avenue Mitchell Park	Yes	<ul style="list-style-type: none"> <li>- Supportive of re-zoning based on approval granted for 5 dwellings on the land.</li> </ul>	Proceed with re-zoning from LACZ to GNZ
28-30 and 32 Finniss Street Marion	Yes	<ul style="list-style-type: none"> <li>- Agrees zoning of 32 Finniss Street should be changed to residential or “general neighbourhood zone”.</li> </ul>	Proceed with re-zoning of 32 Finniss Street from LACZ to GNZ.
67A-69 Finniss Street Marion and 1 Norfolk Road	Yes	<p>Follow up phone conversation with owner of 69 and 69A Finniss Street</p> <ul style="list-style-type: none"> <li>- Did not want to see any changes that may affect the commercial viability of the shops either as it currently stands or the potential to knock down and re-build commercial or mixed use residential and commercial.</li> <li>- Current shops are viable and fully tenanted.</li> <li>- Shops are an investment for owners and not really looking to undertake residential development in short term future.</li> </ul> <p>Follow up phone conversation with owner of 67A Finniss and 1 Norfolk Road</p> <ul style="list-style-type: none"> <li>- Did not object to either a change in the zone or for zone to remain as it currently stands.</li> <li>- Shop is no longer in use, dwelling is currently being used to store documents and goods and chattels.</li> <li>- No longer seeks to reactivate the shop or site or redevelop.</li> </ul> <p>Planning staff comments - Site at 69 Finniss may have limited viability as a residential site with detached or row dwelling sites due to triangular shape of</p>	Do not proceed with re-zoning to GNZ.

		<p>allotment and location at the end of a T-Junction. Inclined to retain Local Activity Centre Zoning.</p> <p>Planning staff comments - In order to keep options open for redevelopment of the site, particularly for opportunity to link/expand/amalgamate with 69 Finnis which has site limitations (i.e. size and shape), it is considered appropriate to maintain the zone as it currently stands.</p>	
Dwyer Road, Oaklands Park	Yes	<ul style="list-style-type: none"> <li>- Owners questioned how the rezoning may affect how the site currently operates.</li> <li>- Planning staff explained that the re-zoning would not change the way the site currently operations nor would it result in any change to existing conditions.</li> <li>- Owners said that they would call if any further concerns.</li> </ul>	Proceed with re-zoning from LACZ to GNZ
26 to 28 Daws Road Ascot Park	No	Planning staff comments - Rezoning front portion of land of 26A and 26B Daws Road considered appropriate	Proceed with re-zoning from LACZ to GNZ
43 Addison Road and 1c, D and E Winton Street Warradale	No	Planning staff comments - Rezoning of residential portion of zone at 1 C, D and E Winton Street considered appropriate	Proceed with re-zoning from LACZ to HDNZ
508-514 Cross Road Glandore	No	Planning Staff comments - Rezoning of land containing commercial activities at 23 Almond Grove and 506 Cross Road considered appropriate	Proceed with re-zoning from ENZ to SACZ
51-57 Harbrow Grove Sturt	No	Planning staff comments – Rezoning of residential properties at 51, 53, 55 and 57 Harbrow Grove considered appropriate	Proceed with re-zoning from SACZ to GNZ
93 Railway Terrace and 66 Sixth Avenue Ascot Park	No	Planning staff comments – Rezoning or residential portion of zone at 66 Sixth Avenue considered appropriate.	Proceed with re-zoning from LACZ to HDNZ

Total number to proceed to Code Amendment = 10

Total number to retain status quo/reconsider in Southern Suburbs Code Amendment = 3

**PROPOSAL TO INITIATE AN AMENDMENT TO THE  
PLANNING & DESIGN CODE**

**Centre Zone Adjustment Code Amendment**

**By Marion Council**

\_\_\_\_\_ (Signature Required)

**Marion Council (*the Proponent*)**

**Date: XX May 2022**

**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*.**

**MINISTER FOR PLANNING AND LOCAL GOVERNMENT**

**Date:**

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## 1. INTRODUCTION

Marion Council is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at various locations within the Council area (the Affected Area).

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).

The Proponent is the Council for the whole of the Affected Area.

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 Council 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 will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
  - a) David Melhuish, Senior Policy Planner
  - b) [david.melhuish@marion.sa.gov.au](mailto:david.melhuish@marion.sa.gov.au)
  - c) 08 83756721

and/or

  - a) Joanne Reid, Development Officer Planning
  - b) [joanne.reid@marion.sa.gov.au](mailto:joanne.reid@marion.sa.gov.au)
  - c) 08 83756667

and/or

  - a) Warwick Deller-Coombs, Manager Development & Regulatory Services
  - b) [Warwick.deller-coombs@marion.sa.gov.au](mailto:Warwick.deller-coombs@marion.sa.gov.au)
  - c) 08 8375 6665

1.1.4. The Council intends to undertake the Code Amendment by:

Utilising professional expertise of employees of the Council including:

Planning Practitioners

- David Melhuish, Senior Policy Planner – MPIA
- Joanne Reid, Development Officer Planning
- Warwick Deller-Coombs, Manager Development and Regulatory Services – MPIA

Community Engagement

- Communications Department
- Community Engagement Coordinator

## **1.2. Rationale for the Code Amendment**

Council recently undertook a review of its Commercial and Industrial zoned properties and sought feedback about whether the current zoning of that land suited the needs of property owners now and into the future.

Through further analysis of properties within the Local Activity Centre Zone and Suburban Activity Centre Zone it is apparent that rezoning and/or realignment of zone boundaries needs to occur in certain locations to address a variety of outstanding matters/irregularities e.g.:

- The site has been redeveloped with other types of land use that would be better supported by another zone,
- There has been a misalignment of zone boundary that does not spatially reflect the location of the land use,
- A reduction or increase in zone boundary is required to better reflect the land uses in or immediately adjacent the zone.

There were 12 sites identified through this process which displayed some inconsistencies or potential to consider a more flexible rezoning to allow other uses to occur with the Centre.

Council has notified the owners of the affected properties, seeking their comments/opinion on the potential zoning change, to ensure that an appropriate outcome is achieved.

Council has decided to proceed with a Code Amendment for 10 of the 12 sites identified.

Two of the original 12 sites are to be considered as part of a separate 'Southern Suburbs Residential Policy – Code Amendment'.

## 2. SCOPE OF THE CODE AMENDMENT

### 2.1. Affected Areas

The proposal seeks to amend the Code for the Affected Areas, being the following parcels of land in various locations within the Marion Council, as shown in the map in **Attachment A**.

- 10 - 22 Edward Beck Drive, Sheidow Park
- 62 Seacombe Road Darlington
- 97A, B, C, D, E McInerney Avenue, Mitchell Park
- 32 Finnis Street, Marion
- 28B and 39B Johnstone Road and 29C and E Dwyer Road
- 26-28 Daws Road, Ascot Park
- 1C, D and E Winton Street, Warradale
- 506 Cross Road 23 Almond Grove Glandore
- 51-57 Harbrow Grove, Sturt
- 66 Sixth Avenue, Ascot Park

## 2.2. Scope of Proposed Code Amendment

Site Locality	Current Policy	Amendment Outline	Intended Policy
<b>Site 1</b>  <b>10-22 Edward Beck Drive, Sheidow Park</b>	<b>Suburban Activity Centre Zone - SACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 30 metres</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area.</li> <li>Regulated and Significant Tree</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)</li> </ul>	<p>The former shopping centre on the site ceased operating many years ago and was subsequently given development approval as an extension to the adjacent Woodend Primary school.</p> <p>It is proposed to integrate the zoning so that the entire school is located within the Suburban Neighbourhood Zone.</p>	<b>Suburban Neighbourhood Zone - SNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 30 metres</li> <li>Affordable Housing</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m)</li> <li>Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>
<b>Site 2</b>  <b>62 Seacombe Road, Darlington</b>	<b>Hills Neighbourhood Zone - HNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 30 metres)</li> </ul>	<p>There is currently a boundary misalignment where a section of the shopping centre is located within a</p>	<b>Suburban Activity Centre Zone – SACZ</b>  <u>Overlays</u> <p>Airport Building Heights (Regulated) (All structures over 30 metres)</p> <p>Hazards (Bushfire - Urban Interface)</p>



Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Hazards (Bushfire – Urban Interface)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Transport Routes</li> <li>Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m)</li> <li>Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m)</li> <li>Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)</li> <li>Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)</li> </ul>	<p>residential type zone (HNZ).</p> <p>It is proposed to realign the boundary so that the allotment is located within the same zone as other parts of the shopping centre (Suburban Activity Centre Zone)</p>	<p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Traffic Generating Development</p> <p>Urban Transport Routes</p> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)</li> </ul>
<p><b>Site 3</b></p> <p><b>97A to 97E McInerney Avenue, Mitchell Park</b></p>	<p><b>Local Activity Centre Zone- LACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated)</li> </ul>	<p>The former shopping centre has been demolished and the site has been approved for</p>	<p><b>General Neighbourhood Zone- GNZ</b></p> <p><u>Overlays</u></p>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>	<p>residential dwellings. Construction is currently underway.</p> <p>The site is proposed to be rezoned to the GNZ to align with the zoning of the surrounding locality.</p>	<ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Affordable Housing</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul>
<b>Site 4</b>  <b>32 Finniss Street, Marion</b>	<p><b>Local Activity Centre Zone - LACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Heritage Adjacency</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>	<p>Although within a centre zone the property has been used for residential purposes for over 70 years.</p> <p>It is proposed to align the zoning with existing adjacent residential land uses (GNZ).</p> <p>The GNZ provides opportunity for mixed use development.</p>	<p><b>General Neighbourhood Zone - GNZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Affordable Housing</li> <li>Heritage Adjacency</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul>
<b>Site 5</b>  <b>28B and 39B Johnstone Road and 29C and E Dwyer Road</b>	<p><b>Local Activity Centre Zone - LACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> </ul>	<p>Although currently the shopping centre appears to be trading efficiently, a change in zone to GNZ would allow greater flexibility for future redevelopment potential, whilst allowing the centre to continue operating.</p>	<p><b>General Neighbourhood Zone - GNZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 45 metres</li> <li>Affordable Housing</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Urban Tree Canopy</li> </ul>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>		
<b>Site 6</b>  <b>28A and B Daws Road</b> <b>Ascot Park</b>	<b>Local Activity Centre Zone - LACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 45 metres)</li> <li>Advertising Near Signalised Intersections</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Transport Routes</li> <li>Urban Tree Canopy</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>	<p>The site contains a pair of semi-detached dwellings. Currently the site (and dwellings) straddles both the LACZ and the GNZ.</p> <p>It is proposed to rezone the entire site to GNZ (same as adjacent residential properties) to better reflect the residential nature of the land.</p>	<b>General Neighbourhood Zone - GNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 45 metres)</li> <li>Advertising Near Signalised Intersections</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Transport Routes</li> <li>Urban Tree Canopy</li> </ul>
<b>Site 7</b>  <b>1C, 1D and 1E Winton</b> <b>Avenue Warradale</b>	<b>Local Activity Centre Zone - LACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 110 metres)</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 12m)</li> </ul>	<p>The three dwellings at 1C, 1D, 1E Winton Avenue were built at the rear of an existing shopping centre around 2005.</p> <p>It is proposed to rezone the 3 properties to HDNZ (same as adjacent residential properties in near proximity to Addison Road) to better</p>	<b>Housing Diversity Neighbourhood Zone - HDNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) (All structures over 110 metres)</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> </ul>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Maximum Building Height (Levels) (Maximum building height is 3 levels)</li> </ul>	reflect the residential nature of the land.	<ul style="list-style-type: none"> <li>Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m)</li> <li>Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm)</li> <li>Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>
<b>Site 8</b>  <b>506 Cross Road &amp; 23 Almond Grove Glandore</b>	<p><b>Established Neighbourhood Zone - ENZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 15 metres</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Character Area - MarC1</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Major Urban Transport Routes (506 Cross Road only)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p>	<p>Both properties are currently used for commercial type uses (bakery and home care products) but located in a residential type zone (ENZ). Both are located directly adjacent existing centre type uses.</p> <p>It is proposed to rezone the 2 properties to SACZ (same as adjacent centre type uses) to better reflect the commercial nature of the land and provide greater correlation with the adjoining centre uses</p>	<p><b>Suburban Activity Centre Zone - SACZ</b></p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 15 metres</li> <li>Building Near Airfields</li> <li>Hazards (Flooding - Evidence Required)</li> <li>Major Urban Transport Routes</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Traffic Generating Development</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on</li> </ul>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m)</li> <li>Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm)</li> <li>Maximum Building Height (Levels) (Maximum building height is 1 level)</li> <li>Site Coverage (Maximum site coverage is 40 per cent)</li> </ul>		orientation, measured 3m above natural ground at the boundary of an allotment)
<b>Site 9</b>  <b>51 to 57 Harbrow Grove Sturt</b>	<b>Suburban Activity Centre Zone – SACZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Traffic Generating Development</li> </ul> <u>TNVs</u> <ul style="list-style-type: none"> <li>Minimum Building Height (Levels) (Minimum building height is 2 levels)</li> <li>Maximum Building Height (Levels) (Maximum building height is 4 levels)</li> <li>Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)</li> </ul>	Part of the shopping centre was demolished approximately 20 years ago and 4 dwellings were constructed on the land.  It is proposed to rezone the 4 properties to GNZ (same as adjacent residential properties in the surrounding area) to better reflect the residential nature of the land.	<b>General Neighbourhood Zone - GNZ</b>  <u>Overlays</u> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated) - All structures over 110 metres</li> <li>Affordable Housing</li> <li>Hazards (Flooding - General)</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Tree Canopy</li> </ul>
<b>Site 10</b>  <b>66 Sixth Avenue Ascot Park</b>	<b>Local Activity Centre Zone - LACZ</b>  <u>Overlays</u>	The site is approximately 800m <sup>2</sup> in area and contains a detached dwelling.	<b>Housing Diversity Neighbourhood Zone - HDNZ</b>  <u>Overlays</u>

Site Locality	Current Policy	Amendment Outline	Intended Policy
	<ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) (All structures over 15 metres)</li> <li>• Building Near Airfields</li> <li>• Hazards (Flooding – Evidence Required)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres) (Maximum building height is 12m)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 3 levels)</li> </ul>	<p>Currently the site straddles both the LACZ and the HDNZ.</p> <p>It is proposed to rezone the entire site to HDNZ (same as adjacent residential properties within close proximity to Railway terrace/train line) to better reflect the residential nature of the land and provide greater future redevelopment opportunity.</p>	<ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) (All structures over 15 metres)</li> <li>• Affordable Housing</li> <li>• Building Near Airfields</li> <li>• Hazards (Flooding – Evidence Required)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul> <p><u>TNVs</u></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres) (Maximum building height is 12m)</li> <li>• Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 3 levels)</li> </ul>

### 3. STRATEGIC PLANNING OUTCOMES

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

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

#### 3.1. Summary of Strategic Planning Outcomes

The key strategic planning considerations are summarised as follows:

- To seek a better alignment between the existing land uses and zoning where that land use is likely to remain for the foreseeable future to enable/support more efficient and effective future planning outcomes.
- To address the misalignment of a number of zone boundaries.
- To provide the existing Local Activity Centre at Dwyer Road the opportunity to adapt with changing economic conditions should the viability of the shops diminish and provide opportunity for a greater diversity of appropriate forms of development to occur (medium density housing/mixed use) if required in the future.

#### 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
<b><i>Principles of Good Planning</i></b> <i>Integrated delivery principles</i> <ul style="list-style-type: none"> <li>• <i>Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes.</i></li> </ul>	<p>The proposed Code Amendment seeks to align the most appropriate zone and policy to each affected site and existing land use (where that land use is unlikely to change for the foreseeable future) to enable/support more efficient and effective future planning outcomes.</p>
<b><i>Integrated Planning</i></b> <i>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in</i>	<p>There are examples within the Council area where centres were no longer viable and have been replaced by residential housing. These sites are proposed to be rezoned to</p>

<i>appropriate locations supported by infrastructure, services and facilities.</i>	Neighbourhood Zones as part of this Code Amendment.
<b>Housing Supply and Diversity</b> <i>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support livable and walkable neighbourhoods.</i>	The proposed Code Amendment also seeks to rezone an existing and operating centre to a Neighbourhood Zone to provide opportunity for a greater diversity of appropriate forms of development to occur (mixed use) if required in the future.

### 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 Great Adelaide (2017 Update) volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
No relevant priorities, policies or targets further to those mentioned in the State Planning Policies above.	

### 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 the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Nil	



## 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 Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Desktop study and workshop	Council staff investigated industrial land and centre zones in the council area and conducted a workshop with staff and Elected Members.	Sites identified for further investigation and pre-engagement.
Seeking level of support for proposed changes	Letter sent to all property owners and tenancies of affected sites and some adjoining landowners seeking level of support for possible rezoning.	Responses taken into consideration when deciding whether to include properties in the Code Amendment.

### 4.2. Further Investigations Proposed

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
To determine wider community sentiment in proposed rezoning	Communication to a wider radius of property owners and occupants will assist in determining whether nearby owners and occupants have opinions regarding the proposed re-zoning of affected sites.

### 4.3. Engagement Already Undertaken

The following engagement has occurred on the proposed Code Amendment:

- Commercial and Industrial Zoning Review undertaken including survey.
- Letter sent to all property owners, some adjoining property owners and tenancies within the affected areas seeking level of support for the rezoning proposal.
- Further follow up phone calls to some property owners within the affected areas that did not provide a response to the initial letter.

A summary of outcomes or matters raised through engagement already undertaken is as follows:

- Responses taken into consideration when deciding whether to include properties in the Code Amendment.

#### 4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement 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
<p>To potentially include:</p> <ul style="list-style-type: none"> <li>• 8-week consultation process on the Draft Code Amendment.</li> <li>• A copy of the Code Amendment in the Plan SA Portal.</li> <li>• A notice in the Advertiser Newspaper.</li> <li>• Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs and information on how to make comments.</li> <li>• A written notice to all property owners within the affected area and property owners immediately surrounding the affected area (as considered appropriate) inviting them to review and comment on the draft policy.</li> <li>• Notification of the draft Code Amendment to relevant State Government departments/agencies, Members of Parliament, adjacent Councils, infrastructure providers and other interested parties.</li> <li>• Copies of draft Code Amendment to be made available at Council offices and libraries.</li> <li>• The scheduling of a Public Meeting (if required) at the conclusion of the consultation process, at which any interested person may appear before Council's Planning and Development Committee to make representations on the proposed amendment.</li> </ul>	<p>The broad intent of the engagement process will be to:</p> <ul style="list-style-type: none"> <li>• Alert attention to the draft Code Amendment, its scope and intent.</li> <li>• Highlight any specific issues identified during the drafting process.</li> <li>• Provide details on the Code Amendment process and opportunities for input/comment.</li> <li>• Provide information on how to seek further information.</li> </ul>

## 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 will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include 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.

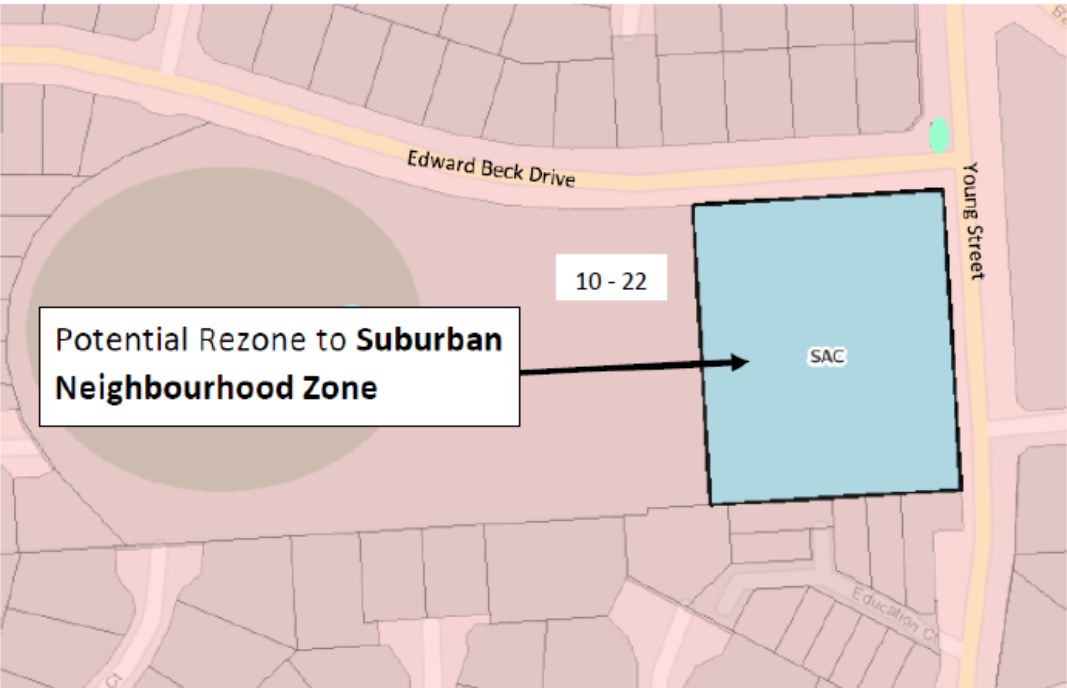
### 5.3. Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined in **Attachment B**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to

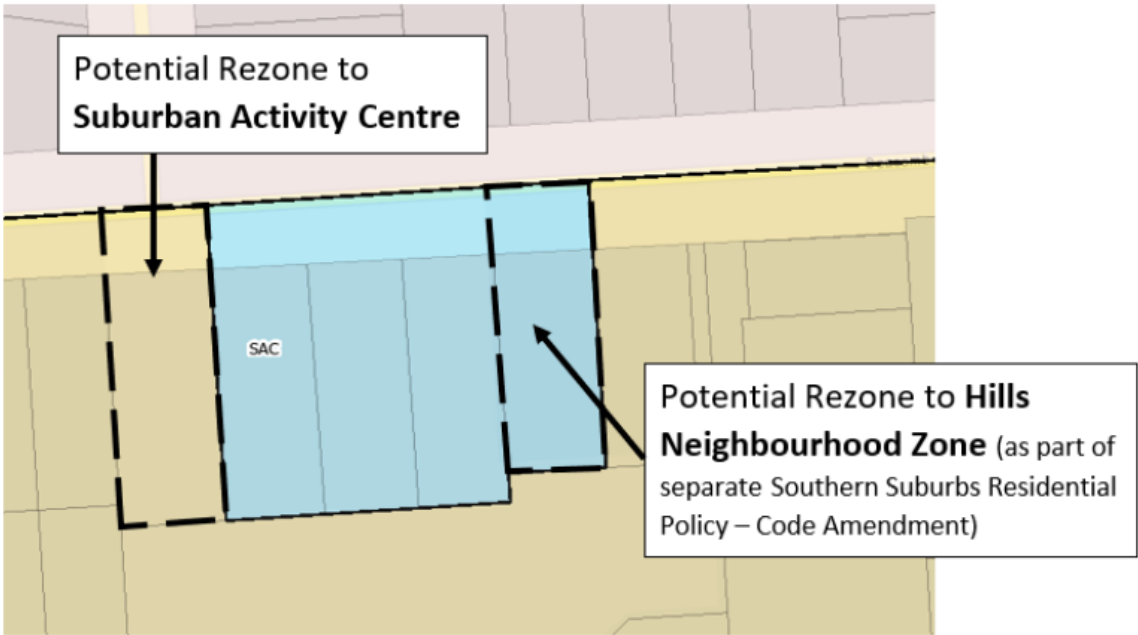
provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

**ATTACHMENT A**  
**Maps of Affected Area**

**Site 1** Woodend Primary School, 10-22 Edward Beck Drive Sheidow Park

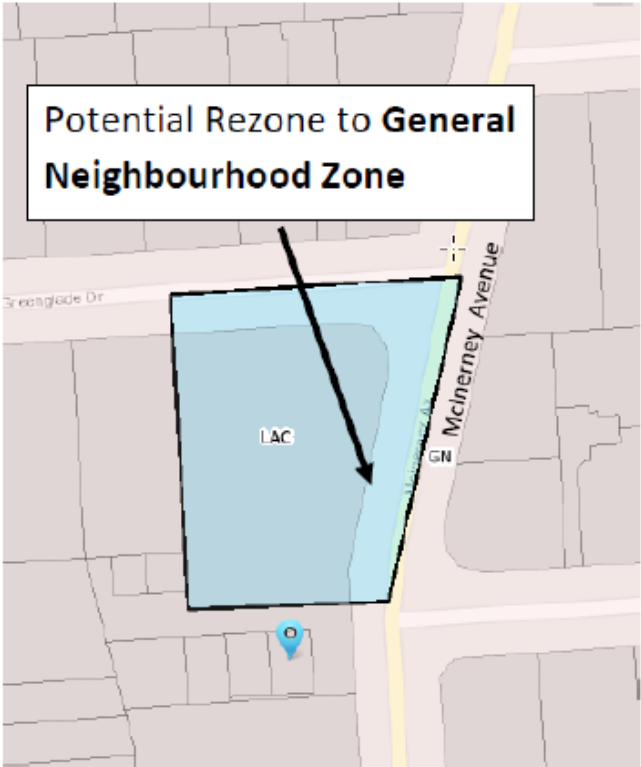
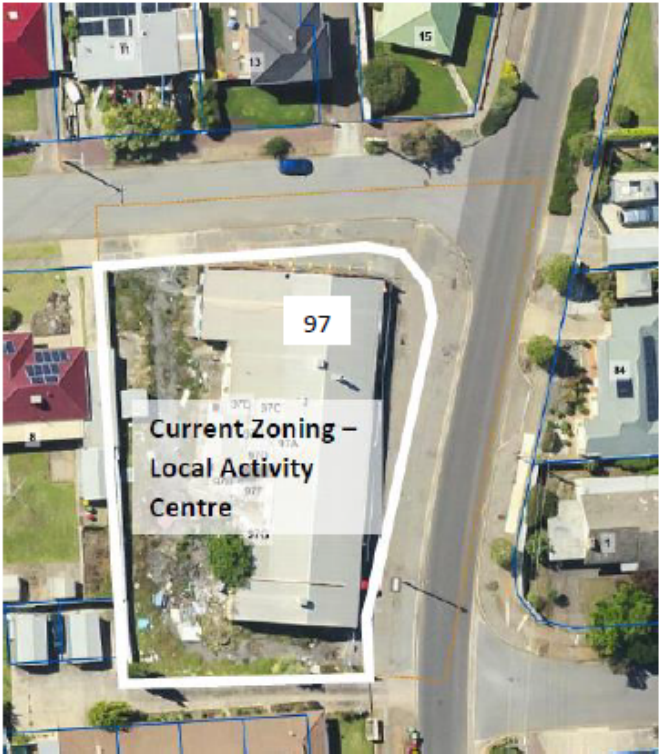


**Site 2** 54 – 62 Seacombe Road Darlington



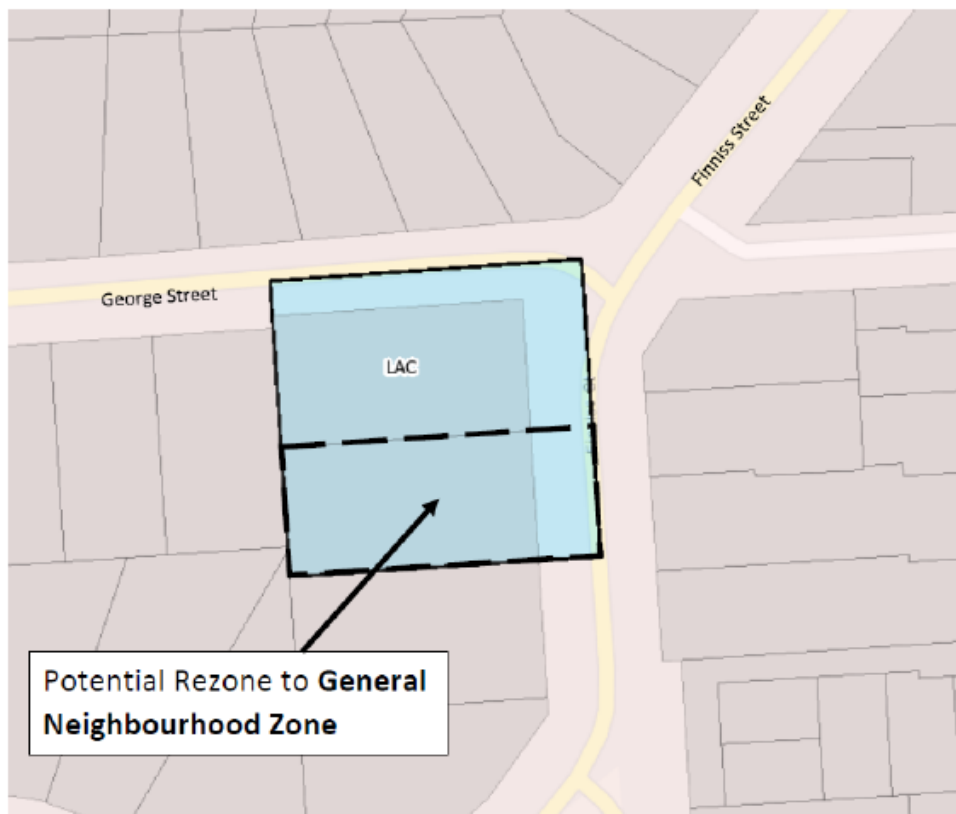


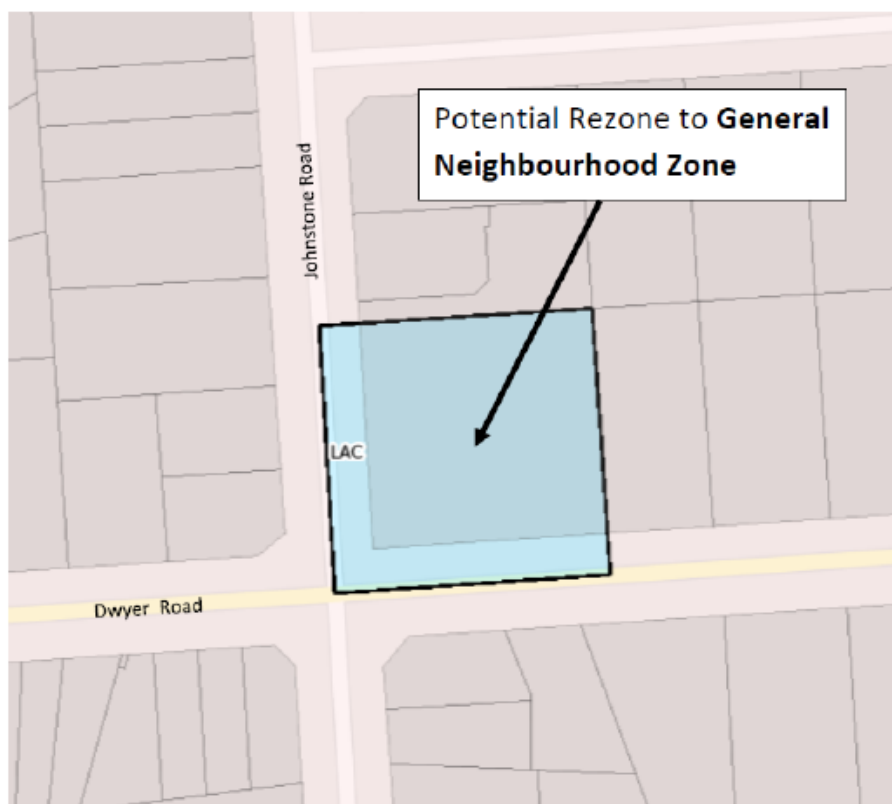
**Site 3** 97 McInerney Avenue Mitchell Park (former shopping centre)



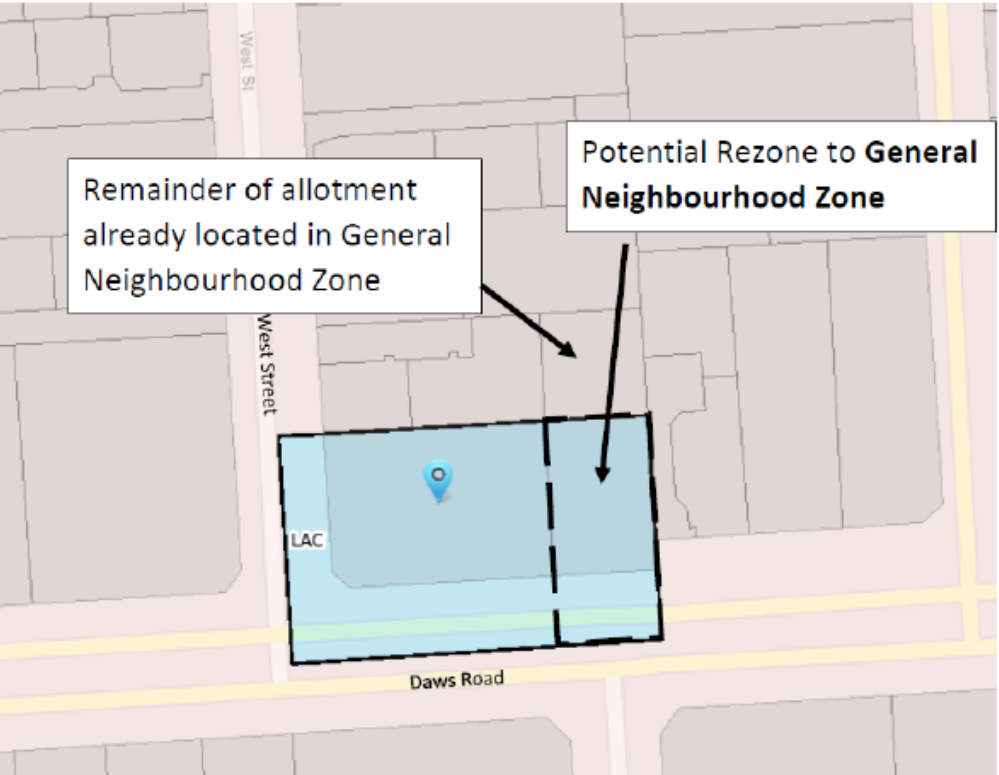
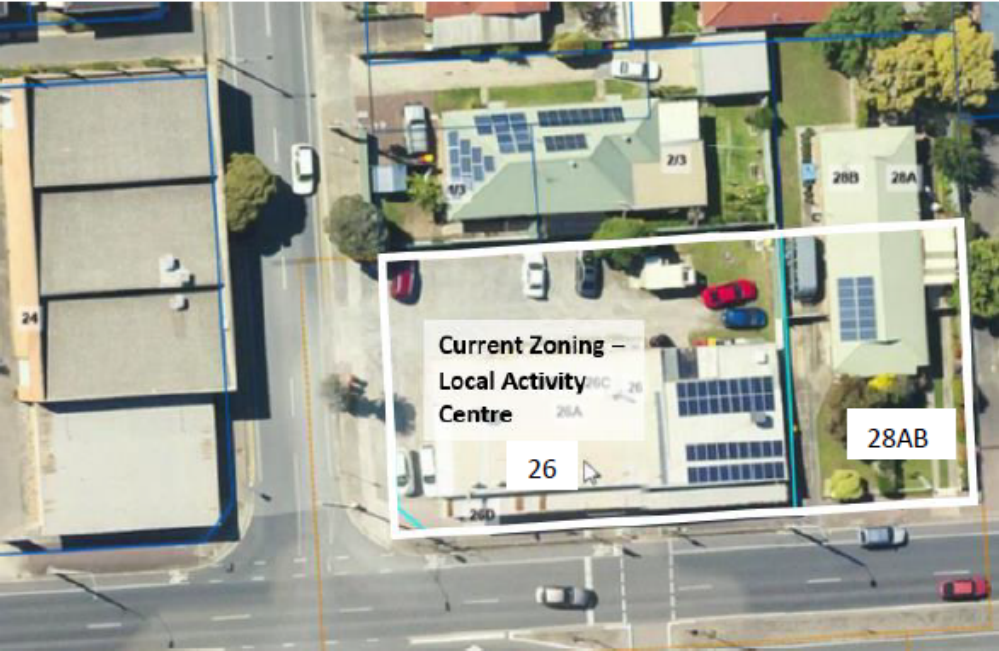


## Site 4 28 – 32 Finnis Street, Marion

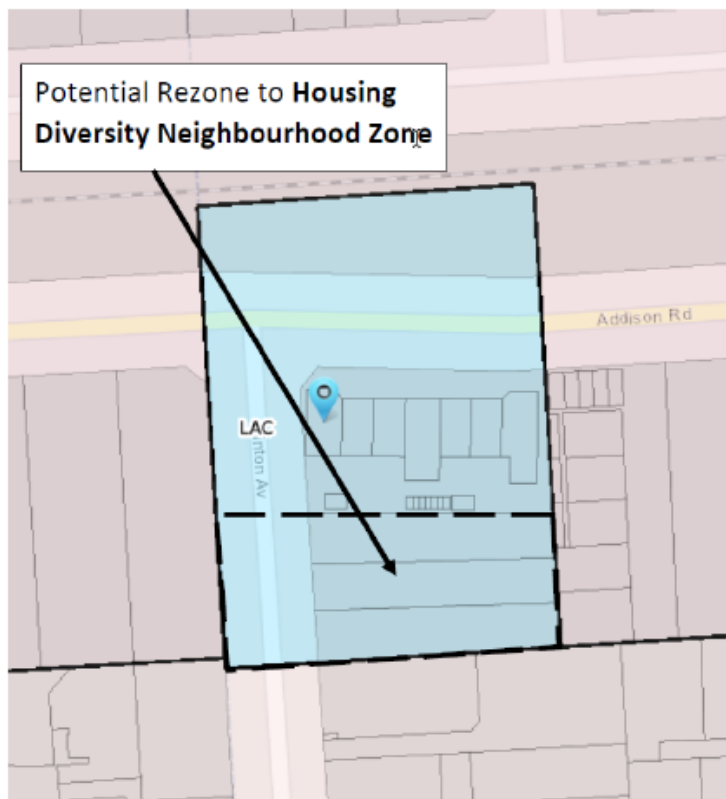


**Site 5** 28B, 29CE, Dwyer Road, 39B Johnstone Road, Oaklands Park

**Site 6** 26, 28 A & B Daws Road, Ascot Park

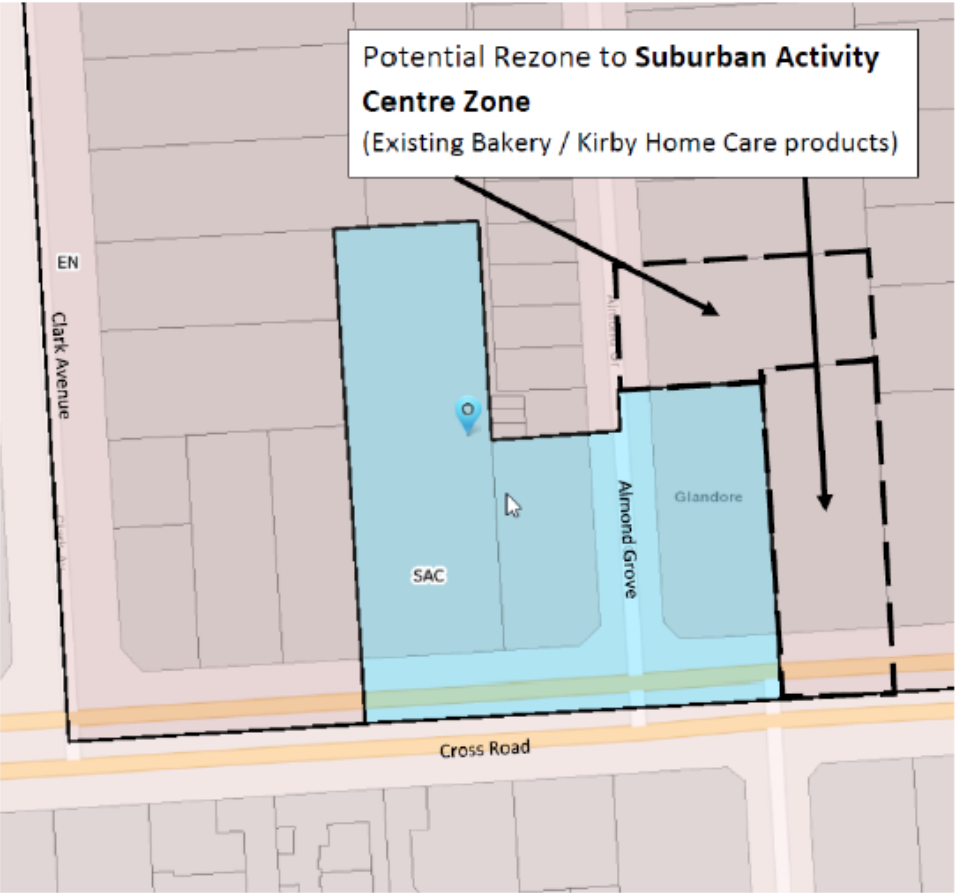


## Site 7 43 Addison Road and 1C, D, E Winton Avenue, Warradale

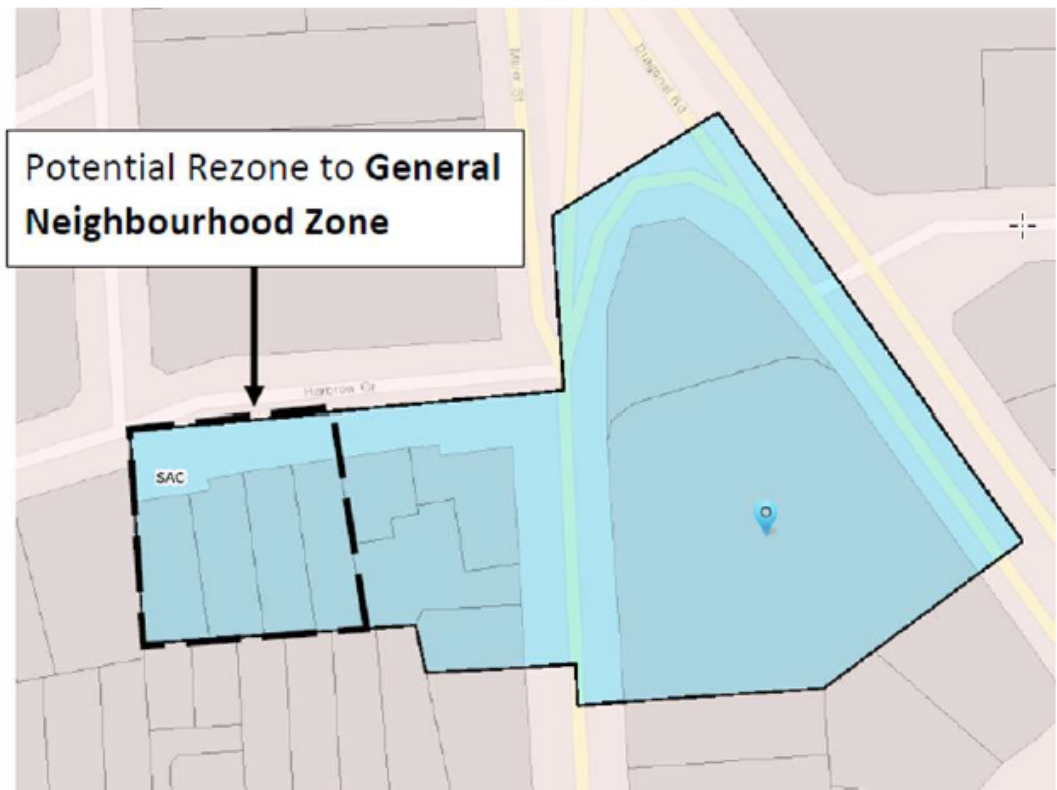




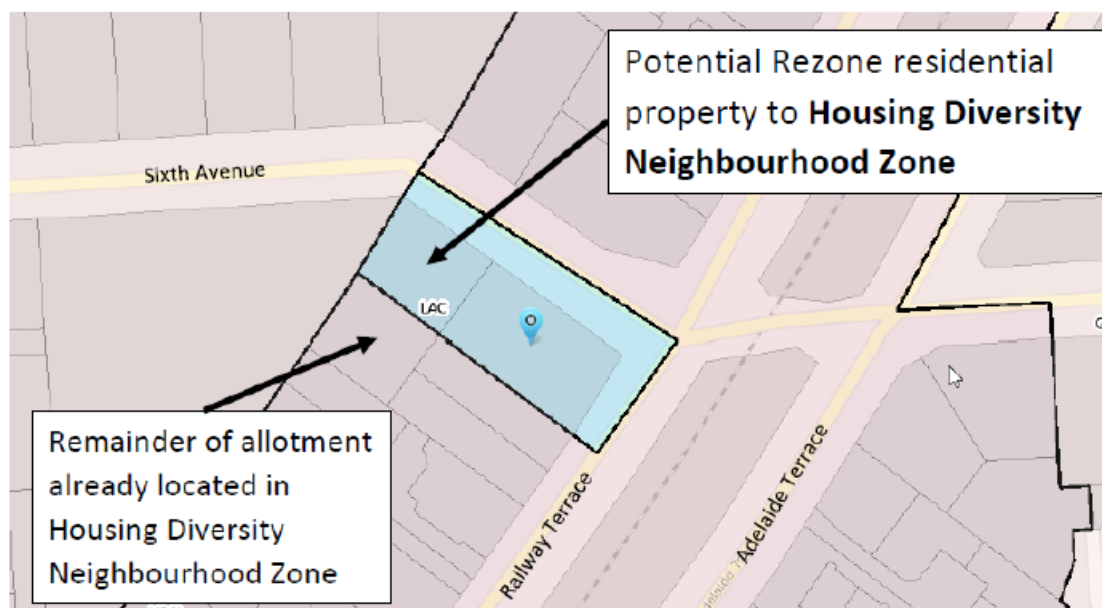
**Site 8** 506 Cross Road, 23 Almond Grove, Glandore



**Site 9** 51 – 57 Harbrow Grove, Seacombe Gardens



## Site 10 66 Sixth Avenue, 93 Railway Terrace, Ascot Park





## ATTACHMENT B

### Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe (approx.)
<b>Approval of the Proposal to Initiate</b>		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
<b>Proposal to Initiate</b> agreed to by the Minister	Minister	2 weeks
<b>Preparation of the Code Amendment</b>		
Engagement Plan Prepared.  Investigations conducted; <b>Code Amendment Report</b> prepared  The Drafting instructions and draft mapping provided to AGD	Council	12 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Council	6 weeks
<b>Engagement on the Code Amendment</b>		
<b>Code Amendment Report</b> released for public consultation in accordance with the Community Engagement Charter and the prepared <b>Community Engagement Plan</b>	Council	12 weeks
<b>Consideration of Engagement and Finalisation of Amendments</b>		
Submissions summarised; Amended drafting instructions provided, <b>Engagement Report</b> prepared and lodged with AGD	Council	8 weeks
Assess the amendment and engagement.  Prepare report to the Commission or delegate  <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks



Step	Responsibility	Timeframe (approx.)
<b>Decision Process</b>		
Minister considers the <a href="#">Code Amendment Report</a> and the <a href="#">Engagement Report</a> and makes decision	Minister	3 weeks
<b>Implementing the Amendment (operation of the Code Amendment)</b>		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved <a href="#">Code Amendment</a> to ERDC	AGD	8 weeks

## 7.4 Code Amendments Update

<b>Report Reference</b>	PDC220503R7.4
<b>Originating Officer</b>	Senior Policy Planner – David Melhuish
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	General Manager City Development - Tony Lines

## REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
PDC211207R7.2	Code Amendments Update
PDC220301R7.2	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.

## CURRENT STATUS

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

- An amended version of the Proposal to Initiate was drafted and forwarded to the Minister for approval on 5 April 2022.

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

- Proposal to Initiate has been placed 'On Hold' whilst council undertakes further analysis on zoning that will allow appropriate forms and densities of residential/mixed use development along Marion Road.

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

- Administration met with Planning and Land Use Services to discuss potential policy parameters for the Code Amendment.
- Administration will continue work on the formal documentation and engagement plan.

### ***Centre Zones***

- Proposal to Initiate a Code Amendment, for the Committee's consideration is included in a separate report in the agenda.

A summary on each Code Amendment has been provided for the Committee's consideration in the 'Discussion' section of 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.
- A report recommending the retention of the Suburban Neighbourhood Zone, with amended site dimensions (technical and numeric variations) and an expansion to the area to be rezoned, was supported by the Committee on 1 March 2022.
- Council approved the above amendments on 22 March 2022
- An amended version of the Proposal to Initiate was drafted and forwarded to the Minister for approval on 5 April 2022.

### 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.
- Zones that will allow appropriate forms and densities of residential/mixed use development are being considered by administration.

### 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 met with Planning and Land Use Services (via Teams) on 30 March 2022 to discuss potential policy parameters for 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).
- 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 has prepared a 'Proposal to Initiate' a Code Amendment, for the Committee's and Council's consideration.
- A separate report detailing the matter is included on the agenda.

### **ATTACHMENTS**

Nil

## 8 Reports for Noting

### 8.1 Land Development Projects Update

<b>Report Reference</b>	PDC220503R8.1
<b>Originating Officer</b>	Manager Development and Regulatory Services – Warwick Deller-Coombs
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	General Manager City Development - 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)

<b>Project value (if known)</b>	\$500 million
<b>Land size (approximately)</b>	10 hectares
<b>Description</b>	New housing and commercial developments at the racecourse site.
<b>Comments</b>	CoM component includes approximately 400 low-rise dwellings and potential infield open space activation. The remainder is in City of West Torrens.
<b>Project Update</b>	SAJC will present their plans for a code amendment to the land West of Morphett Road at a separate item in this agenda.

##### Oaklands Green (Oaklands Park)

<b>Project value (if known)</b>	\$135 million
<b>Land size (approximately)</b>	16.5 hectares
<b>Description</b>	New housing, social housing and upgraded open space.
<b>Comments</b>	740 homes including the replacement of 250 social housing properties. Note increase from 650 due to reconfigurations of allotment

	layouts.
<b>Project Update</b>	Developer in the process of updating traffic report. Land division for Stage 1A and 1B imminent.

Seacliff Village (Seacliff Park)

<b>Project value (if known)</b>	\$200+ million
<b>Land size (approximately)</b>	12 hectares
<b>Description</b>	New housing, open space, retail and medical centre.
<b>Comments</b>	110 terraced housing units, 630 residential apartments, shopping centre and medical centre.
<b>Project Update</b>	The Surveyor General has asked for comments on a proposal to rename the development site be known as "Seacliff" replacing those parts of the site currently known as "Seacliff Park" and "Marino". CoM to provide comment by 13 May. Development team have commenced product design. Development team to relodge land division application to SCAP with minor amendments to reduce impacts of small 'pocket' of Hills Face Zoning.

Cove Point (Hallett Cove)

<b>Project value (if known)</b>	TBC
<b>Land size (approximately)</b>	12 hectares
<b>Description</b>	New suburban residential development
<b>Comments</b>	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).
<b>Project Update</b>	CoM has provided high level infrastructure advice eg for stormwater, civil engineering, open space, water systems and biodiversity. Developer is considering this advice.

Hills Industries (Edwardstown)



<b>Project value (if known)</b>	TBC
<b>Land size (approximately)</b>	8 hectares
<b>Description</b>	Former home of Hills Industries, the site was previously earmarked for expansion of the Castle Plaza shopping centre. Council previously facilitated a developer-funded development plan amendment for the site to allow the expansion and mixed-use development.
<b>Comments</b>	Vicinity Centres have placed the site for sale.
<b>Project Update</b>	TBC

## ATTACHMENTS

Nil

## 8.2 North South Corridor Update

<b>Report Reference</b>	PDC220503R8.2
<b>Originating Officer</b>	City Activation Senior Advisor – Brett Grimm
<b>Corporate Manager</b>	Manager City Activation - Charmaine Hughes
<b>General Manager</b>	General Manager City Development - Tony Lines

### REPORT HISTORY

Report Reference	Report Title
PDC220301R8.1	North South Corridor
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

Due to recent change in State Government, the DIT project team have been preparing and presenting briefings to the new Minister for Infrastructure and Transport. Consequently, progress on project communications and the City Shaping program development has been paused.

The Department for Infrastructure and Transport's Torrens to Darlington (T2D) project team continues to engage with Council staff. This report provides a summary of activities and updates that occurred in March/ April 2022.

### RECOMMENDATION

**That the Planning and Development Committee:**

1. **Notes the report.**

### DISCUSSION

The project scope as previously presented is outlined below;

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

Approximately 6 km of motorway including over 4 km of tunnel. Works will address this extremely congested section of South Road. The scope of works has been estimated to cost \$5.4 billion. The proposed Stage 1 works are within the 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. The 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 market driving the design outcomes during the tendered process that considers cost, methodology and value.

The procurement process is currently being planned and administered with various packages being released for expression of interest.

## GENERAL UPDATE

### 1. Previous PDC Actions

PDC Action	Meeting	Status - Response
Potential health issues for tunnel workers such as silicosis	7/12/21	<b>In progress</b> 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 identified to be released for review early to mid-2022.
Seek dilapidation (condition audit reports) for key Council assets- Cosgrove Hall, Clovelly Park Hall.	5/10/21	<b>In progress</b> CoM have provided DIT with a list of Council building assets to be reviewed for proximity to works and condition audits prior to any works commencing. CoM staff will look to incorporate confirmation of dilapidation report requirements in a memorandum of understanding.
Clarify existing contamination clusters and impacts on known contamination plumes	5/10/21	<b>In progress</b> 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 mid/late 2022.
Seek clarification on impacts on adjacent residents and treatments to retain amenity both during and post construction	5/10/21	<b>In progress</b> 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 mid/late 2022.

### 2. Land and Property

No further land acquisitions have been reported since the last Planning Development Report PDC220301R8.1.

### 3. Community and Business Reference Group Summary

The community and business groups have not met since December 2021. Due to the State Government election caretaker period and subsequent new Minister for Infrastructure and Transport onboarding, the community and business engagement approach is being re-evaluated and

confirmed. It is City Activation's understanding from the DIT project team that they intend to reconvene in a different format in the coming months with a likely format as follows:

- 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)

The groups will evolve based on geographical project locations to enable more local conversations with the surrounding community.

Council staff are meeting with DIT staff in the coming month to discuss business support programs for displaced business and initiatives that can develop investment attraction within the region.

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

Works on the study commenced late January 2022 with background literature and data collation. Briefings with the new Minister are taking place on the project scope and program. Consequently, community consultation is being rescheduled to commence June 2022.

#### **5. Selgar Link Road**

Design of the road is complete, comprising of a two-way solution. The DIT project team are currently coordinating the design of an SA Water main as part of the North South Corridor early works. The procurement process for the road will commence shortly on the identified scope.

Service relocation works will commence middle 2022, ahead of road construction activities programmed for late 2022.

Demolition of the Mitsubishi Plant- LCC (adjacent to the proposed Selgar Link Road) is well underway. The removal of the warehouse will provide space to assemble two tunnel boring machines and host facilities to support their operations, such as electrical supply sub-station, workshops, storage and tunnel access.

#### **6. City Shaping Initiatives**

The DIT project team are currently building capacity and resources to deliver the City Shaping program which is to be delivered external to the motorway project.

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.

Details on the \$125 million City Shaping program initiative are still be resolved by the project team. Preliminary discussions have provided identification of the following programs and projects for scoping, alignment of timing and funding application.

- Messines Avenue Streetscape (Construction to commence May/ June 2022)- potential for funding contribution providing savings to Council.
- Supporting active travel. Walking and cycling (Flinders Greenway)
- Greening our streets- street tree planting
- Open space grant fund
- Edwardstown - Create a safe and direct linkage between Edward Street and Raglan Avenue to reduce congestion and unlock development opportunities

Further details on the above, in addition to other program initiatives, will be refined and scoped to support Council engagement to deliver a program of works that aligns to the Federal and State Government funding requirements.

## **7. Elected Member Engagement**

An Elected Member Forum project update and broader discussion on the City Shaping initiatives is being scheduled for July 2022. The project team continue to brief the new Minister and DIT Chief Executive on related program and project scope, hence delays in previously proposed May 2022 forum.

## **8. Project Timelines**

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

### Stage 1 Tonsley to Anzac

- Project Assessment Report – middle/late of 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**

Nil

**9 Confidential 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.