

MINUTES OF THE PDC210302 - PLANNING AND DEVELOPMENT COMMITTEE MEETING

Tuesday, 02 March 2021 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt



PRESENT

His Worship the Mayor Kris Hanna

Councillor - Sasha Mason

Councillor - Luke Hutchinson

Councillor - Joseph Masika

Councillor - Kendra Clancy

Councillor - Raelene Telfer (from 6:34 pm)

Councillor - Jason Veliskou (from 6:49 pm)

In Attendance

Councillor - Ian Crossland

Councillor - Tim Gard

Councillor - Maggie Duncan

Councillor - Matthew Shilling

Councillor - Bruce Hull

Councillor - Nathan Prior

Acting Chief Executive Officer - Sorana Dinmore

General Manager City Development - Ilia Houridis

General Manager City Services - Tony Lines

Manager Development & Regulatory Services - Warwick Deller-Coombs

Team Leader – Planning - Alex Wright

Senior Policy Planner - David Melhuish

Project Director Urban Renewal - Sascha Frost

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

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

OPEN MEETING

Councillor Mason opened the meeting at 06:32 PM

KAURNA ACKNOWLEDGEMENT

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

ELECTED MEMBERS DECLARATION (if any)

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

Nil interests were disclosed.

CONFIRMATION OF MINUTES - Nil

CONFIDENTIAL ITEMS

Cover Report - Confidential - Seacliff Group Presentation

Report Reference: PDC210302F01

Moved Councillor - Hutchinson

Seconded Councillor - Masika

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager Development and Regulatory Services, Team Leader Planning, Senior Policy Planner and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Seacliff Group Presentation, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial in confidence information provided by a third party regarding future development of the site.

Carried unanimously

6:34 pm the meeting went into confidence

6:34 pm Councillor Telfer entered the meeting

6:49 pm Councillor Veliskou entered the meeting

Confidential - Seacliff Group Presentation

Report Reference: PDC210302F01

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

The following discussion points were noted:

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

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

Moved Councillor - Hutchison

Seconded Councillor - Masika

That the Planning and Development Committee:

1. Note the presentation from the Seaclyff Group.

Carried

7:33 pm the meeting came out of confidence

REPORTS FOR DISCUSSION

Commercial and Industrial Zoning Workshop Discussion

Report Reference: PDC210302R01

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

Discussion points noted below:

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

Moved Councillor - Masika

Seconded Councillor - Hutchison

That the Planning and Development Committee:

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

Carried Unanimously

Planning Reforms Update

Report Reference: PDC210302R02

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

Moved Councillor - Masika

Seconded Councillor - Veliskou

That the Planning and Development Committee:

1. Notes this report.

Carried unanimously

Forward Agenda

Report Reference: PDC210302R03

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

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

Moved Councillor - Clancy

Seconded Councillor - Veliskou

That the Planning & Development Committee:

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

Carried Unanimously

REPORTS FOR NOTING

Development Plan Amendments Update

Report Reference: PDC210302R04

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

8:47 pm Councillor Veliskou left the meeting.

Key discussion points relating to the Seacliff Development noted below:

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

Moved Councillor - Clancy

Seconded Councillor – Masika

The Planning and Development Committee notes that:

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

Carried

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

North-South Corridor Update

Report Reference: PDC210302R05

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

Moved Councillor - Telfer

Seconded Councillor - Masika

That the Planning and Development Committee:

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

Carried Unanimously

WORKSHOP / PRESENTATION ITEMS

OTHER BUSINESS - NIL

MEETING CLOSURE - Meeting Declared Closed at 08:55 PM

CONFIRMED THIS 4TH DAY OF MAY 2021

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CHAIRPERSON