

**MINUTES OF THE PDC210504 - PLANNING AND DEVELOPMENT COMMITTEEMEETING - 4 May 2021**

**Tuesday, 04 May 2021 at 06:30 PM**

**Council Administration Centre, 245 Sturt Road, Sturt**



## **PRESENT**

Councillor - Sasha Mason  
Councillor - Luke Hutchinson (from 6:43 pm)  
Councillor - Joseph Masika  
Councillor - Kendra Clancy  
Councillor - Raelene Telfer  
Councillor - Jason Veliskou (from 6.35 pm)

## **In Attendance**

Acting General Manager City Development – Greg Salmon  
Manager Development & Regulatory Services - Warwick Deller-Coombs  
Acting Manager City Activation – Donna Griffiths  
Team Leader – Planning - Alex Wright  
Senior Policy Planner - David Melhuish  
City Activation Senior Advisor - Brett Grimm  
Executive Officer to the General Manager City Development – Louise Herdegen

## **OPEN MEETING**

The Chair opened the meeting at 06:31 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**

**Confirmation of the minutes for the Planning and Development Committee Meeting held on 2 March 2021**

**Report Reference:** PDC210504R01

**Moved Councillor – Joseph Masika**

**Seconded Councillor – Kendra Clancy**

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

**Carried Unanimously**

## **BUSINESS ARISING**

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

**Report Reference:** PDC210504R02

#### **Moved Councillor - Clancy Seconded Councillor - Masika**

That the Planning & Development Committee:

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

**Carried Unanimously**

## **CONFIDENTIAL ITEMS – Nil**

## **REPORTS FOR DISCUSSION**

### **Revitalisation of the Edwardstown Employment Precinct - Brand**

**Report Reference** PDC210504R03

The Acting Manager City Activation gave an overview of the work being undertaken on the Edwardstown brand, being developed as part of the 2020/21 Revitalisation of the Edwardstown Employment Precinct Action Plan (GC210309R03).

The following discussion points were noted:

- Branding can be applied in a variety of ways - examples presented include high pressure water stencils on the footpath, stobie pole art using the colour palette on the branding, flags on stobie poles, coffee cups etc.
- Positive discussion on the high pressure water stencils on the footpaths however potential irritants should be addressed to ensure the branding is maximised ie no cracks/raised pavements, rubbish/graffiti cleaned up.
- Install the branding where it adds the most value.
- Tagline and colour palette is modern and striking.
- The business community and Ward Councillors will be consulted with a plan to work through applying the branding to the area.
- Creates a sense of place and community.
- Digital component to include email signatures.

**Moved Councillor – Joseph Masika**

**Seconded Councillor – Kendra Clancy**

That the Planning and Development Committee:

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

**Carried Unanimously**

## **Centre zoning review and Urban Activation opportunities**

### **Report Reference PDC210504R04**

The Manager Development & Regulatory Services and the Senior Policy Planner gave an update of the work undertaken on the Centres zoning review. Interactive zoning maps are available on the Plan SA website (<https://sappa.plan.sa.gov.au/>).

Councillor Telfer declared a perceived conflict of interest for the site at 373 Diagonal Road, Sturt, due to having stated her position as being a member of the Council Assessment Panel and chose to remain in the room.

The following feedback was provided for each of the centres reviewed:

- 54-62 Seacombe Road, Darlington – rezone 54 Seacombe Road to Hills Neighbourhood Zone and 62 Seacombe Road to Suburban Activity Centre Zone.
- 508-214 Cross Road, Glandore – rezone to Suburban Activity Centre Zone.
- 1A Greenfield Road, Seaview Downs –rezone to Hills Neighbourhood Zone.
- 10-22 Edward Beck Drive, Sheidow Park – rezone to Surburban Neighbourhood Zone however suggest an initial discussion be held with the school.
- 373 Diagonal Road, Sturt – rezone to General Neighbourhood Zone.
- 93 Railway Terrace, Ascot Park – rezone residential property to Housing Diversity Neighbourhood Zone.
- 26 Daws Road, Ascot Park – rezone to General Neighbourhood Zone.
- 44 Towers Terrace, Edwardstown – leave as is. It's a good space with potential for city activation.
- 28-30, 32 Finnis Street, Marion – rezone the residential property to General Neighbourhood Zone.
- 69 Finnis Street, Marion – leave as is and allow the market to decide however follow up with the property owner.
- 97 McInerny Ave, Mitchell Park – rezone to General Neighbourhood Zone.
- Dwyer/Johnstone, Oaklands Park – leave as is however follow up with the Ward Councillors and the property owner.
- Addison Road, Warradale – rezone the residential property. Follow up with the Ward Councillors.

Other discussion points noted:

- The party initiating the zoning change is responsible for the costs.
- Part of the rezoning or code amendment process includes public consultation where property owners will have the opportunity to provide feedback.
- These are mainly historical situations that have been discovered following the change to the new code.

The Acting Manager City Activation provided an overview of the urban activation/revitalisation projects carried out at Local and Neighbourhood Centres.

- There are three models that have been trialled over the past couple of years – 1. the urban activation project; 2. streetscaping project and 3. the Sturt Road precinct upgrade.
- In relation to the urban activation project - Just over 3 years ago, we met with 100 businesses in 100 days which resulted in four projects with mixed success. A collaboration between Council, Property owner and Business owners is critical to success.
- Request a schedule by Wards, what has been done and what could be done (include link to previous report).
- Education program was held for businesses to learn about what other cities do and what could be done within the public realm to strengthen a sense of place.
- Identify early what's not going to work.
- As part of Edwardstown activation project, request to include businesses on Towers Terrace.

- Clarification of the budget and resourcing.

**Moved Councillor – Joseph Masika**

**Seconded Councillor - Raelene Telfer**

That the Planning and Development Committee:

1. Recommends to Council that a Code Amendment process for Local and Suburban Activity Centre Zones commence to realign historical errors in the spatial application of the zones and engage with identified owners and communities about the future of their centre zoning. Noting that community consultation will be undertaken as part of the process and Ministerial approval is required for any amendment to the Planning and Design Code.
2. Request Administration prepare a report for Council highlighting potential urban activation locations across the City of Marion and seeks proposed budget resourcing requirements up to \$150,000, depending on the scope per site, with annual reviews and acknowledge the use of existing staff resources for design and project management.

**Carried Unanimously**  
Councillor Telfer voted in Favour

### **Hamilton Estate - Character Area**

**Report Reference** PDC210504R05

Following discussion, the Committee was of the opinion that:

- the area designated for consideration, although still comprising many of the original houses built in the 1950s by Feredays Ltd (of varied design quality and condition), has evidence of considerable infill development and the original character of the area has been lost to a great extent.
- it would be an inefficient use of resources to pursue a Code Amendment to create a Character Area for Hamilton Estate given the considerable work already undertaken by Council, without success, to investigate options for limiting infill in many of the suburbs across the city.
- individual homeowners could apply for heritage status if their homes were suitable.

**Moved Councillor – Joseph Masika**

**Seconded Councillor - Raelene Telfer**

That the Planning and Development Committee:

1. Recommends that a Code Amendment to create a Character Area for Hamilton Estate in Warradale not be undertaken given that the original character of the area has been lost to a great extent and the considerable work already undertaken by Council, without success, to investigate options for limiting infill in many of the suburbs across the city.
2. The CEO respond to letter and reflect Council's decision.

**Carried Unanimously**

### **Morphettville and Glengowrie Residential/Horse Stabling Area - Rezone**

**Report Reference** PDC210504R06

The Committee was advised of a recent meeting between the Mayor, staff and stable owners where general support for a rezoning was highlighted by those present.

The initial informal consultation will allow all affected land owners to provide feedback on the proposal before proceeding to the next stages of the rezoning process.

**Moved Councillor – Jason Veliskou**

**Seconded Councillor – Kendra Clancy**

That the Planning and Development Committee:

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

**Carried Unanimously**

## **REPORTS FOR NOTING**

Brief discussion points noted:

- Tunnel concept plans not yet available however it is known there will be 4 km of tunnel and 1 km of entry/exit at Tonsley and southern side of the tram railway bridge at Anzac Highway
- There is a program of works called City Shaping at grade on South Road. That's the best opportunity for urban activation/renewal. That work will sit separate to the tunnel.
- The community consultation group discussed city shaping at the last meeting with genuine interest in the feedback.
- DIT Team to present at the Elected Member Forum on 29 June 2021.
- Report regarding Marion corridor will be presented to General Council on 11 May 2021.

**Moved Councillor – Luke Hutchinson**

**Seconded Councillor – Joseph Masika**

That the following items be moved en bloc:

- North-South Corridor T2D (Report Reference: PDC210405R07)
- Code Amendments Update (Report Reference: PDC210504R08)
- Planning Reforms Update (Report Reference: PDC210504R09)

**Carried Unanimously**

## **North-South Corridor T2D**

**Report Reference** PDC210405R07

**Moved Councillor – Luke Hutchinson**

**Seconded Councillor – Joseph Masika**

That the Planning and Development Committee:

1. Notes the report

**Carried Unanimously**

**Code Amendments Update**

**Report Reference** PDC210504R08

**Moved Councillor – Luke Hutchinson**

**Seconded Councillor – Joseph Masika**

The Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

**Planning Reforms Update**

**Report Reference** PDC210504R09

**Moved Councillor – Luke Hutchinson**

**Seconded Councillor – Joseph Masika**

That the Planning and Development Committee:

1. Notes this report.

**Carried Unanimously**

**WORKSHOP / PRESENTATION ITEMS**

**OTHER BUSINESS**

**MEETING CLOSURE** - Meeting Declared Closed at 08:25 PM

**CONFIRMED THIS 3<sup>RD</sup> DAY OF AUGUST 2021**

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**CHAIRPERSON**