

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

**PRESENT**

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

**In Attendance**

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

**1 Open Meeting**

The Chair opened the meeting at 6:34pm.

**2 Kurna Acknowledgement**

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

**3 Elected Member Declaration of Interest**

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

- Nil interests were disclosed.

**4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 5 October 2021**

Report Reference                      PDC211207R4.1

**Moved Councillor Mason**

**Seconded Councillor Veliskou**

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

**Carried Unanimously**

**Moved Councillor Mason**

**Seconded Councillor Telfer**

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

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

**Carried Unanimously**

## **5 Business Arising**

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

**Report Reference** PDC211207R5.1

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

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

**Moved Councillor Mason**

**Seconded Councillor Telfer**

That the Planning and Development Committee:

1. Notes the business arising statement.

**Carried Unanimously**

## 6 Confidential Items

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

Report Reference PDC211207F6.1

**Moved Councillor Mason**

**Seconded Councillor Telfer**

That the Planning and Development Committee:

1. Notes the confidential business arising statement.

**Carried Unanimously**

**Moved Councillor Mason**

**Seconded Councillor Telfer**

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that any appendices from this report, *Confidential Business Arising Statement – Action Items*, having been considered in confidence under Section 90(2) and (3) (g)(h) and (m) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2022.

**Carried Unanimously**

## 7 Reports for Discussion

### 7.1 Forward Agenda 2022

Report Reference PDC211207R7.1

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

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

**Moved Councillor Veliskou**

**Seconded Councillor Mason**

That the Planning and Development Committee:

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

**Carried Unanimously**

## 7.2 Code Amendments Update

**Report Reference** PDC211207R7.2

7:07 pm Mayor Hanna entered the meeting.

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

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

**Moved Councillor Veliskou**

**Seconded Councillor Telfer**

That the Planning and Development Committee:

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

**Carried Unanimously**

## 8 Reports for Noting

### 8.1 North South Corridor Update

**Report Reference** PDC211207R8.1

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

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

**Moved Councillor Mason**

**Seconded Mayor Hanna**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## 8.2 Planning Reforms Update

Report Reference PDC211207R8.2

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

The following discussion points were noted:

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

**Moved Councillor Mason**

**Seconded Councillor Veliskou**

That the Planning and Development Committee:

1. Notes the report.

**Carried Unanimously**

## 9 Workshop / Presentation Items - Nil

## 10 Other Business

## 11 Meeting Closure

The meeting was declared closed at 8:00pm.

CONFIRMED THIS 1ST DAY OF MARCH 2022

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CHAIRPERSON