



**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 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 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 Morphettsville/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



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