

**Minutes of the Planning and Development Committee
held on Tuesday, 3 May 2022 at 6.30 pm
Virtual Meeting Room - Zoom**

PRESENT

His Worship the Mayor Kris Hanna (from 7:16 pm)
Councillor Kendra Clancy (Presiding Member)
Councillor Raelene Telfer
Councillor Luke Hutchinson
Councillor Jason Veliskou

In Attendance

General Manager City Development - Tony Lines
General Manager Corporate Services - Sorana Dinmore
Acting General Manager City Services - Mathew Allen
Manager Development & Regulatory Services – Warwick Deller-Coombs
Senior Policy Planner – David Melhuish
Team Leader Planning – Alex Wright
Acting Unit Manager Community Health & Safety – Stephen Zillante
Future Urban – Michael Osborn, Director
SAJC – Neil Anderson, Development Manager
Executive Officer to the General Manager City Development - Louise Herdegen

1 Open Meeting

The Chair opened the meeting at 6:38 pm.

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.

The following interests were disclosed:

- Councillor Clancy advised working for the Minister Recreation, Sport & Racing but no involvement in this application. Consideration was given however not considered a conflict of interest.

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 1 March 2022

Report Reference	PDC220503R4.1
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Moved Councillor Telfer

Seconded Councillor Hutchison

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

Carried

5 Business Arising - Nil

6 Workshop / Presentation Items

6.2 SAJC Proposed Code Amendment - West of Morphett Road

Report Reference	PDC220503R6.2
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Mr Michael Osborn (Future Urban – consultant on behalf of the SAJC) gave a presentation for the Code Amendment related to the land known as 88-90 Morphett Road, Glengowrie. The presentation provided an overview of the site, context of previous rezoning in the area, aspirational infill vision and the code amendment and engagement process.

The following discussion points were noted:

- The plans for Morphett Road in the presentation are highly conceptual and final design and details of any development would be managed through the application process.
- A traffic modelling study would be undertaken following the Ministers approval to continue with the Code Amendment process. This would include future impacts on the area if the future infill vision were realised.
- A wholistic approach will be taken with all activity in the area, including consideration of the City of Marion's Code Amendment proposal.
- The intent of presenting to this Committee is provide support to commence the process and communication will continue with Administration as the process progresses.

Moved Councillor Hutchinson

Seconded Councillor Veliskou

That the Planning and Development Committee:

1. Notes the presentation.

Carried Unanimously

7 Reports for Discussion

7.1 Development Services Update including 12 month review of PDI

Report Reference PDC220503R7.1

7:16 pm Mayor Hanna joined the meeting.

The Manager Development & Regulatory Services gave a summary of the work undertaken by the Development Services Unit with the trends from the past 12 months since the introduction of the new Planning & Design Code.

The following discussion points were noted:

- ERD appeals have remained around the same.
- The data sourced from the Plan SA reporting system contains some anomalies and limitations which impacts some of the outcomes.
- Discussion and explanation on 'out of time', 'deemed consent notices' and limitations of the system.

Moved Councillor Telfer

Seconded Councillor Veliskou

That the Planning and Development Committee:

1. Notes the report.

Carried

7.2 Development Guidelines

Report Reference PDC220503R7.2

The Manager Development & Regulatory Services gave a brief update on a set of residential design guidelines to assist an improved level of development in the City of Marion.

The following discussion points are noted:

- The design guides are for educational purposes rather than enforcement.
- Images contained in the design guides will be rendered to avoid identifying the property (noting some work had already been undertaken to de-identify where possible).
- Future design guides /fact sheets to potentially include stormwater, energy savings, landscape plans ie how to build a garden with code approval.
- Design guides will be available electronically on Council's website.

Moved Mayor Hanna

Seconded Councillor Veliskou

That the Planning and Development Committee:

1. Notes the report.
2. Commends staff for updating and publishing the brochures to improve design for the City of Marion.

Carried Unanimously

7.3 Centre Zone Options

Report Reference PDC220503R7.3

Moved Councillor Veliskou

Seconded Councillor Mayor

That the Planning and Development Committee:

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

Carried Unanimously

7.4 Code Amendments Update

Report Reference PDC220503R7.4

The Senior Policy Planner gave a brief outline as detailed in the report. The following discussion points were noted:

- Southern Hills – gradients detailed within the policy are not open for change, given the structure of the zoning policy and limitations within the Plan SA system.
- Marion Road – work is progressing to determine the most suitable zone given the current market demands for the area.

Moved Councillor Telfer

Seconded Councillor Veliskou

That the Planning and Development Committee:

1. Notes the report and Marion Road Corridor to be discussed in more detail at the next Planning & Development Committee meeting.

Carried Unanimously

8 Reports for Noting

8.1 Land Development Projects Update

Report Reference PDC220503R8.1

Moved Councillor Veliskou

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

8.2 North South Corridor Update

Report Reference PDC220503R8.2

Moved Councillor Veliskou

Seconded Councillor Hutchinson

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

9 Confidential Items – Nil

10 Other Business - Nil

11 Meeting Closure

The meeting was declared closed at 7:57 pm.

CONFIRMED THIS 5 DAY OF JULY 2022

CHAIRPERSON