CITY SERVICES COMMITTEE MINUTES

for the meeting held

on Monday, 18 October 2021

CC2/3

PRESENT :

Elected Members:

Mayor - Angela Evans, Councillor - Kenzie van den Nieuwelaar , Councillor - Sarah McGrath, Councillor - Matt Mitchell, Councillor - Paul Alexandrides

DATE :

Monday, 18 October 2021 | Time 06:01 PM

VENUE :

CC2/3

In Attendance :

Executive Assistant to the GM City Services - Leah Davey	General Manager City Services - Bruce Williams
Manager Urban Projects - Craig Daniel	Senior Policy Planner - Jim Gronthos
Place Leader - Sarah Maddock	Coordinator Placemaking - Navian Iseut

1. COMMITTEE OPENING

1.1 ACKNOWLEDGEMENT

Niina Marni is Kaurna for ' Welcome'. The City of Charles Sturt acknowledges and pays respect to the tradional custodians of the land, the Kaurna people of the Adelaide plains. We pay our respect to Elders past, present and emerging. We respect their spiritual beliefs and connections to land which are of contributing importance to the Kaurna people of today. We acknowledge the contributions and important role that Aboriginal people continue to play within our local community in Charles Sturt. We also respect the culture of Aboriginal people visiting from other areas of South Australia and Australia.

1.2 APOLOGIES AND LEAVE OF ABSENCE

APOLOGIES

Councillor - Gerard Ferrao

Councillor - Helen Hibeljic

LEAVE OF ABSENCE

Councillor - Charlotte Watson

2. CONFIRMATION OF MINUTES

Note: The Committee does not have the power to make final decisions, it considers reports and makes recommendations (which are included as the minutes of this meeting) to full Council. The power to make the final decision rests with Council. Council may alter a recommendation made by the committee as part of this process. These minutes will be considered by the Council at its meeting on 25 October 2021.

2.1 CONFIRMATION OF MINUTES

Brief

Confirmation of the minutes of the previous meeting held on Monday, 20 September 2021.

Moved **Councillor - Matt Mitchell** **Seconded** **Councillor - Kenzie van den Nieuwelaar**

That the minutes of the previous meeting held on Monday, 20 September 2021 be taken as read and confirmed.

Carried Unanimously

3. DEPUTATIONS

Nil.

4. BUSINESS

4.25 PRESENTATION - REQUEST FOR A PRIVATELY FUNDED CODE AMENDMENT - FREDERICK ROAD, WEST LAKES (FORMER SA WATER WASTE-WATER TREATMENT FACILITY)

Brief

Council has received a request to re-zone an area of the former SA Water Waste-Water Treatment Facility on Fredrick Road, West Lakes via Council's Privately Funded Code Amendment Policy. The request has been accompanied by a 'Statement of Justification' in accordance with Council's Privately Funded Code Amendment Policy.

Moved **Mayor - Angela Evans** **Seconded** **Councillor - Sarah McGrath**

1. **That the proponent be thanked for their presentation and a copy be included in the Minutes.**

2. **That Council agrees in principle to the request from Potentia West Lakes Pty Ltd to initiate a privately funded Code Amendment to investigate rezoning an area of the former SA Water Waste-Water Treatment Facility site on Frederick Road, West Lakes, to facilitate alternative land uses in the form of residential and commercial.**

3. **That a further report be provided to the Committee detailing a draft Code Amendment Initiation (Privately Funded) for consideration, to seek agreement from the Minister for Planning to commence a draft Code Amendment process.**

Carried Unanimously

Frederick Road West Lakes

Residential and Mixed Use Code Amendment

Potentia West Lakes Pty Ltd

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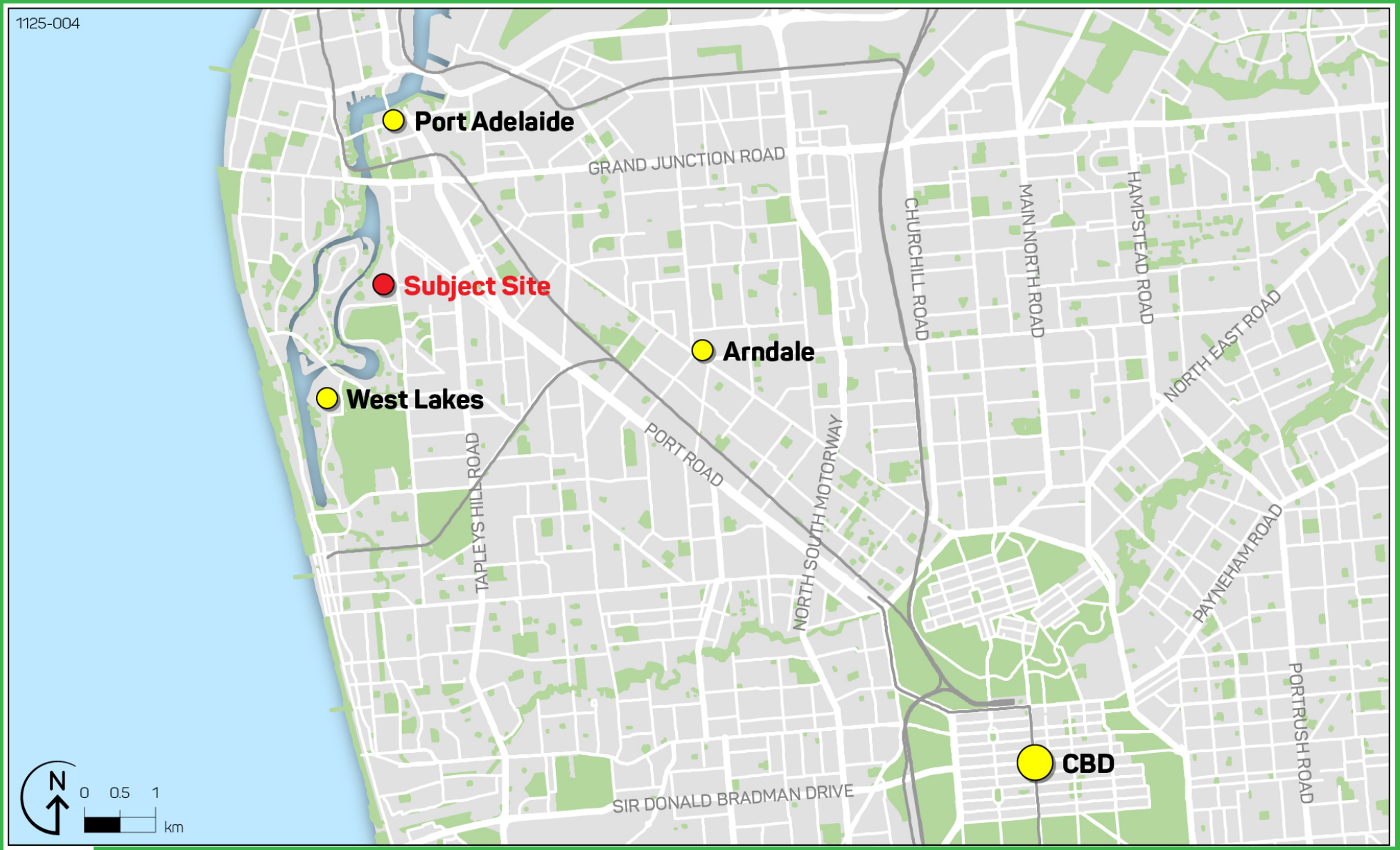
Who is Potentia West Lakes Pty Ltd?

Potentia West Lakes is part of the Potentia Development Group and brings together the skills, experience and development experience of Andrew Nunn, Daniel De Conno and Will Ellis.

These three directors and other major shareholders of Potentia West Lakes bring skills from a range of areas that will be essential to deliver a successful development outcome for the former Port Adelaide Waste Water Treatment Plant site, now referred to as 16 Frederick Road, West Lakes. These skills include:

- Investigation and remediation of contaminated sites
- Environmental engineering
- Geotechnical Engineering
- Hydrogeology
- Infrastructure design and implementation
- Property development from concept to sales and delivery to end occupiers
- Project related financing requirements



Site Location

- West Lakes Urban Activity Centre located approx. 1.26km to the south-west,
- Port Adelaide Urban Activity Centre located approx. 1.5km to the north-east
- Arndale Urban Activity Centre located approx. 4.4km to the east

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Glanville Hall Par 3 Golf Course
Portside Christian College
Riverside Oval
Grand Junction Road
Bower Road
West Lakes Beach Aquatic Reserve
Flamingo Grove Reserve
Westport Primary School
Trust Reserve
Dotterel Reserve
Dame Pattie Reserve
Mariners Reserve
Port Road
Neighbourhood Reserve
Old Port Road
Alberton Primary School
Subject Site
Frederick Road
Jubilee Reserve
Haysen Reserve
West Lakes Shore Primary School
Anthea Reserve
SMOSH West Lakes Football Club
Frome Reserve
Lochside Drive
Lakeview Reserve
Royal Park Reserve
West Lakes Golf Club
Carnegie North Reserve
Freshwater Lake

Affected Area

16 (Lot 100) Frederick Rd, West Lakes

Former SA Water Waste Water Treatment Plant

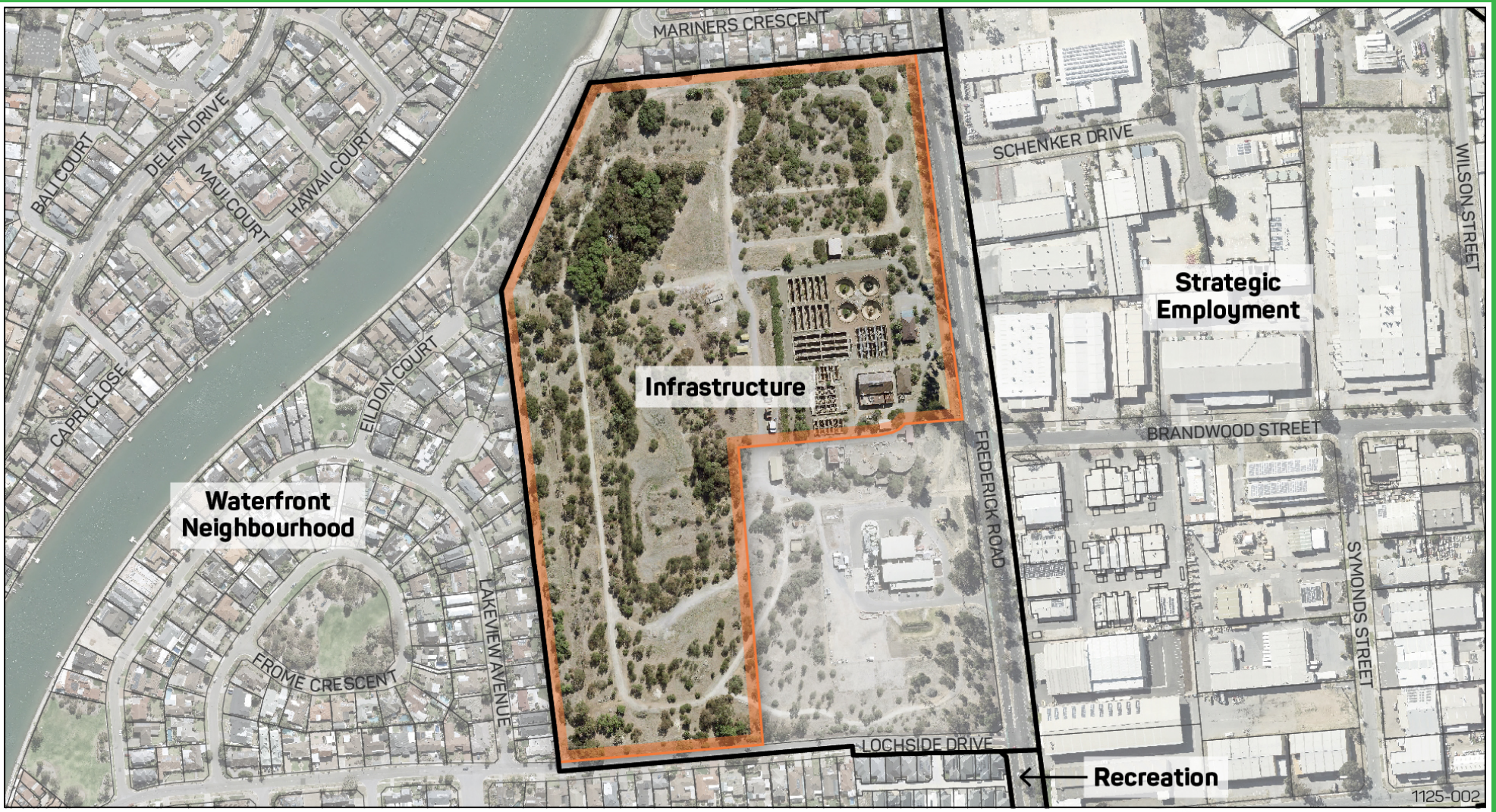
Affected Area

16 (Lot 100) Frederick Rd, West Lakes

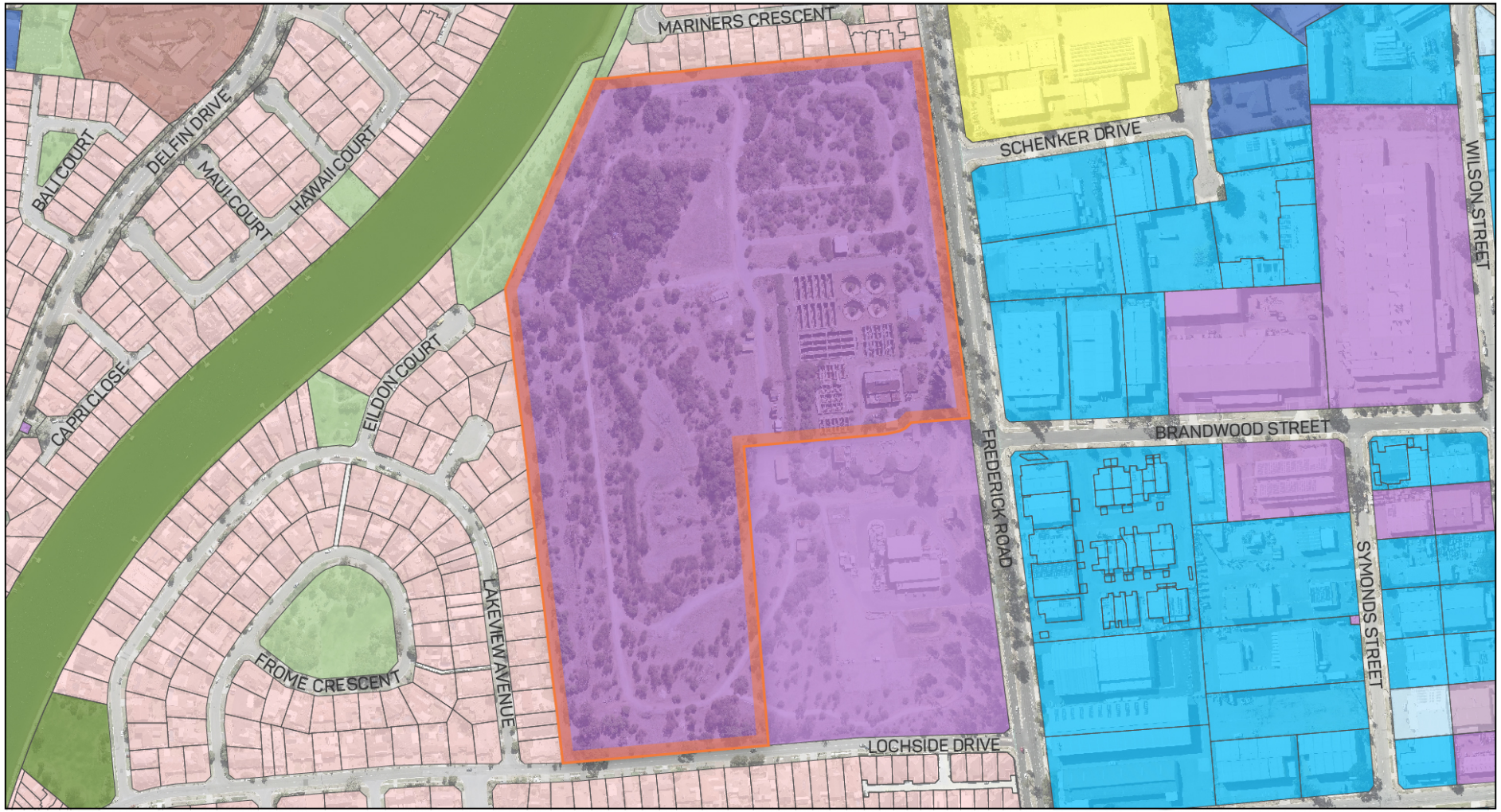
Former SA Water Waste Water Treatment Plant

- Previous Waste Water Treatment plant contained:
  - Primary and secondary sedimentation tanks;
  - Aeration tanks;
  - Digestion tanks;
  - Chlorine dosing facilities;
  - Odour control facilities;
  - Storage sheds;
  - Administration and laboratory buildings; and
  - Local Heritage Places – Workshop and machinery building as well as garden area.
- Site has frontage to Mariners Reserve providing direct access to the lake frontage;
- Site is predominantly flat and contains dispersed vegetation with a significant copse of Aleppo pine trees adjacent the public reserve .

Existing Zoning



Surrounding Land Uses



Potential Zones & Sub Zones

Potential for whole or part of the site in one of the following Zones & Sub Zones:

- Waterfront Neighbourhood Zone
- Urban Renewal Neighbourhood Zone
  - » Mixed Use Transition Sub zone
- Urban Neighbourhood Zone
  - » Main Street Sub zone
  - » Urban Neighbourhood Retail Sub zone
- General Neighbourhood Zone
- Housing Diversity Neighbourhood Zone
- Neighbourhood Zone
- Urban Activity Centre Zone
- Local Activity Centre Zone
- Community Facilities Zone
  - » Neighbourhood Sub zone

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Overlays and Local Variations (TNVs)

Existing	Additional (subject to investigations)
• Airport Building Heights (Regulated) (All structures over 110 metres) Overlay • Hazards (Flooding General) Overlay • Local Heritage Place Overlay • Prescribed Wells Area Overlay • Regulated and Significant Tree Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Resources Overlay	• Affordable housing overlay • Urban Tree Canopy Overlay • Noise and air emissions overlay • Interface management overlay • Building heights/levels TNV

There are currently no technical or numeric variations (TNV) applicable to the Affected Area.

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Code Amendment Investigations

- GIS Mapping- Graphica
- Traffic and Transport Impact Assessment - GTA
- Site Suitability (Environmental) include location of cadmium soils– Potentia and JBS&G
- Infrastructure Assessment - TBA
  - Stormwater (including potential for flooding due to sea leave rise forecasts)
  - SA Water (potable water, recycled water and sewer)
  - SA Power Networks (for electricity);
  - APA Group (for gas reticulation); and
  - National Broadband Network (NBN) (for telecommunications)
- Interface Assessment including:
  - noise impact investigations;
  - Visual impact of higher built form; and
  - EPA Licenced activities (including buffering particularly around remaining SA Water facility)- TBA
- Urban Design analysis and assessment – **Brandford Planning and Design**
- Vegetation Assessment - **TBA**
- Heritage Impact Assessment - **TBA**
- Planning Analysis – **Ekistics Planning and Design**

Concept Plan

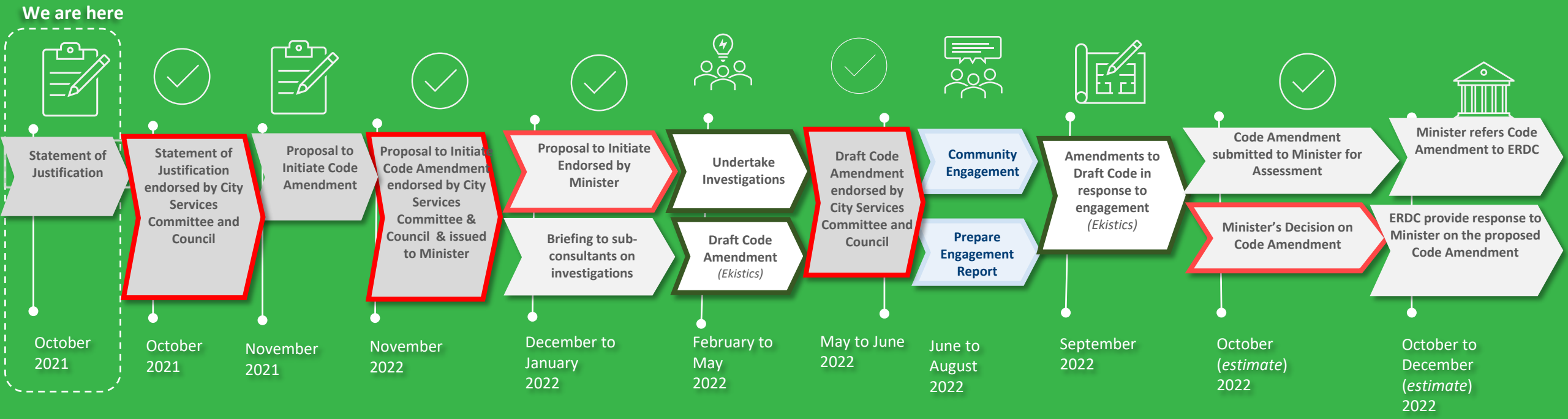
Subject to investigations and consultation to be undertaken during Code Amendment

- Potential new access point(s) to Frederick Rd
- Indicative Internal Roadways
- Maximum 2-3 level building height at interface with Waterfront Neighbourhood Zone
- Open Space- subject to further discussions with Council
- Potentia in discussions with SA Water re open space or ‘landscaped buffer’ in this area.
- Investigate higher built form
- Local Heritage Place – Adaptive reuse potential
- Local shopping/mixed use interface to Frederick Road

Yield anticipated 200-300 dwellings
Retail floor in the order of 1,000sqm to 2,000sqm subject to retail analysis

AMENDMENT PROCESS – FREDERICK ROAD WEST LAKES CODE AMENDMENT

- **Potentia** to fund Code Amendment in accordance with Council Code Amendment Policy
- City of Charles Sturt to oversee and endorse Code Amendment
- 1st Stage City of Charles Sturt endorsement of Statement of Justification



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Thank you

questions/comments

4.26 KILKENNY MIXED USE (RESIDENTIAL AND COMMERCIAL) DEVELOPMENT PLAN AMENDMENT - CODE AMENDMENT TRANSITION PLAN

Brief

The Kilkenny Mixed Use (Residential and Commercial) Development Plan Amendment (DPA) (Privately Funded), was endorsed by Council at its meeting on 27 April 2021, Item 4.06. A copy of the endorsed DPA was submitted to the Minister for consideration on 17 May 2021.

In August 2021, the Planning and Land Use Services of the Attorney-General's Department (PLUS), advised that the outcome of the DPA will need to be transitioned directly into the Planning and Design Code's format (the Code), before a report is prepared and presented to the State Planning Commission (Commission) and the Minister for Planning. A draft transition plan from the DPA to the Code has been provided by PLUS to Council for review and endorsement.

Moved **Councillor - Paul Alexandrides** **Seconded** **Councillor - Matt Mitchell**

1. **That the Transition Plan provided by Planning and Land Use Services of the Attorney-General's Department be endorsed, to finalise the previously Council endorsed Kilkenny Mixed Use (Residential and Commercial), Development Plan Amendment, by the Minister for Planning.**

2. **That Council endorse the inclusion of an annotation on the Concept Plan, seeking a desired maximum density of 150 dwellings per hectare in the section of the DPA site which desires a maximum building height of 4 storeys and that the Department be formally advised of this decision.**

Carried Unanimously

4.27 LOCKLEYS CODE AMENDMENT BY PIERSON PTY LTD - FOR CONSULTATION

Brief

Pierson Pty Ltd has released the Lockleys Code Amendment for consultation in accordance with the Planning, Development and Infrastructure Act, 2016 (the Act). As a neighbouring Council, the City of Charles Sturt has been directly consulted. The purpose of this report is to summarise the planning policies proposed in the Code Amendment and highlight any matters that should be presented back to the proponent to consider in a draft submission.

Moved **Mayor - Angela Evans** **Seconded** **Councillor - Paul Alexandrides**

1. **That Council's submission on the Lockleys Code Amendment by Pierson Pty Ltd (the Designated Entity), be endorsed and submitted to the Designated Entity (Pierson Pty Ltd), to inform the consideration of the final draft of the Code Amendment.**

2. **That the submission be forwarded to the Designated Entity by the administration, before Council's formal consideration of the City Services Committee minutes, to enable the submission to be received before the closing date for the Lockleys Code Amendment consultation process.**

3. **That the submission includes the Committee's concerns regarding the 4 to 6 storey height limits along Linear Park which is inconsistent with the amenity of the Linear Park.**

Carried Unanimously

4.28 PLANNING AND DESIGN CODE - MINISTER'S RESPONSE TO POLICY ISSUES RAISED BY COUNCIL ON 5 JULY 2021

Brief

The South Australian Planning and Design Code (Code), was implemented by the Government on 19 March 2021. The Code has effectively replaced all Development Plans across the State as the single planning policy rule book for the assessment of development. A letter was sent by Council to the Minister for Planning on 5 July 2021, highlighting policy issues that warranted further consideration/amendments to be brought to the Minister's attention. The purpose of this report is to present the Minister's response to Council's letter, to the Committee for information.

Moved **Councillor - Kenzie van den Nieuwelaar** **Seconded** **Councillor - Sarah McGrath**

That the Minister's response to Council's letter dated 5 July 2021 be noted.

Councillor - Sarah McGrath left the meeting at 07:30 PM

Councillor - Sarah McGrath entered the meeting at 07:32 PM

Carried Unanimously

4.29 EVENTS AND FESTIVALS SPONSORSHIP - RECOMMENDATIONS FOR FUNDING

Brief

The purpose of this report is to consider four events that have been submitted for funding support through the Events and Festivals Sponsorship Program. The events have been assessed against a set of social, cultural, economic, environment and leadership criteria and details of each event have been provided within the report.

Perceived Declaration of Interest

Councillor - Sarah McGrath declared a perceived conflict of interest pursuant to section 75A of the Local Government Act for Item 4.29(1). The nature of Councillor - Sarah McGrath's perceived conflict is that she has a personal friend who's parents are part of the Bulgarian Community. Councillor - Sarah McGrath dealt with the conflict of interest in the following transparent and accountable way and left the meeting.

Councillor - Sarah McGrath left the meeting at 07:35 PM

Moved **Mayor - Angela Evans** **Seconded** **Councillor - Matt Mitchell**

1. **That the Bulgarians' Educational and Friendly Society Incorporated be funded $7,500 to support the Zdravei Bulgarian Festival 2022, to be held at the Bulgarian Educational and Friendly Society in Fulham Gardens on the 13th February 2022.**

Carried Unanimously

Councillor - Sarah McGrath entered the meeting at 07:37 PM

Moved **Mayor - Angela Evans** **Seconded** **Councillor - Matt Mitchell**

2.That the Greek Philanthropic Society of Evians be funded $3,800 to support the Evian Bushfire Appeal, to be held at the Evian House in Woodville on the 18th December 2021.

Carried Unanimously

Moved Councillor - Sarah McGrath **Seconded** Councillor - Kenzie van den Nieuwelaar

3.That the Telugu Association of South Australia for $2,200 to not be supported.

Lost

Moved Councillor - Matt Mitchell **Seconded** Mayor - Angela Evans

3.That the Telugu Association of South Australia be funded $2,200 to support the Deepavali Celebrations, to be held at the Woodville Town Hall on the 13th November 2021.

Carried

Moved Mayor - Angela Evans **Seconded** Councillor - Paul Alexandrides

4.That the No Strings Attached Theatre of Disability be funded $12,260 to support Reconnect, 1 - 3 December 2021 and Ignition Point, 1 - 2 March 2022 at the Woodville Town Hall.

Carried Unanimously

4.30 HERITAGE CONSERVATION GRANT APPLICATIONS

Brief

Council has received five (5) Heritage Conservation Grant applications for consideration and approval.

Moved **Mayor - Angela Evans** **Seconded** **Councillor - Paul Alexandrides**

19 Herbert Road, West Croydon

1. That Council approves a grant allocation of $2,000.00 from the Heritage Conservation Grants Program to the applicant, St Elias Antiochian Orthodox Church Parish Association Inc. for conservation work to a Representative Building located at 19 Herbert Road, West Croydon as outlined in the application referred to in Appendix A, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

17 Herbert Road, West Croydon

2. That Council approves a grant allocation of $2,000.00 from the Heritage Conservation Grants Program to the applicant, St Elias Antiochian Orthodox Church Parish Association Inc. for conservation work to a Non-Representative Building located at 17 Herbert Road, West Croydon as outlined in Appendix B, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

633 Grange Road, Grange

3. That Council approves a grant allocation of $2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr T Quaglia for conservation work to a Representative Building located at 633 Grange Road, Grange as outlined in Appendix C, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

8 Whitney Street, Cheltenham

4. That Council approves a grant allocation of $2,000.00 from the Heritage Conservation Grants Program to the applicant, Ms A Mckenzie for conservation work to a Representative Building located at 8 Whitney Street, Cheltenham outlined in Appendix D, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

19 William Street, Croydon

5. That Council approves a grant allocation of $2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr S Crotti and Ms E O'Loughlin for conservation work to a Representative Building located at 19 William Street, Croydon outlined in Appendix E, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

Carried Unanimously

5. MOTIONS ON NOTICE

Nil

6. QUESTIONS ON NOTICE

Nil

7. MOTIONS WITHOUT NOTICE

[As previously identified and agreed by the Presiding Member]

Nil.

8. QUESTIONS WITHOUT NOTICE

Nil.

9. BUSINESS - PART II - CONFIDENTIAL ITEMS

Nil

10. MEETING CLOSURE

The meeting concluded at 8:14pm.