

Schedule 6 Referral – Council Response

27 May 2026



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Attention
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Sent via Portal

Dear Sir/Madam

Application No./ID.: 26009707
Proposed Development: Construction of a five-storey residential aged care facility comprising 143 accommodation units (supported accommodation), and 16 independent living units with associated fencing, car parking, outbuilding, landscaping and advertising signage and removal of five (5) regulated trees and two (2) significant trees
Subject Land: 29 -31 Austral Terrace Morphettville SA 5043

Thank you for referring the above-mentioned Development Application to Council for consideration pursuant to Regulation 23(2)(b) for the purposes of section 94(1)(a)(ii) of the Act, as Commission is the relevant authority in relation to development of a class specified in Schedule 6.

Pursuant to the provisions of Planning, Development and Infrastructure Act and Regulations (General) 2017, the following matters are raised for the Commission's consideration.

The subject site is located within the General Neighbourhood Zone. No sub-zone applies. Supported accommodation in the form of an Aged Care Facility is appropriate within the General Neighbourhood Zone. The City of Marion does not object, in principle, to the proposal.

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.



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Traffic and Vehicle Access

The proposed extension of the existing driveway crossover to Austral Terrace is likely to impact an existing Side Entry Pit (SEP) which may require relocation towards the west. Any alterations to Council infrastructure should be negotiated with Council. The applicant should be aware that either a separate infrastructure agreement or approval under Section 221 of the *Local Government Act 1999* will be required to cover these works, to be determined by Council.

The proposed internal driveway access allows for vehicles movement through the site between Austral Terrace and Appleby Road. Further, the section of driveway along the eastern boundary is approximately 138m in uninterrupted length. The Commission should be satisfied that adequate traffic control devices are included to comply with AS 2890.1 – Off-Street Carparks which references that references aisle lengths over 100m shall have traffic control e.g. road humps and to act as a deterrent for potential through traffic from Austral Terrace and or Appleby Road and promote a slow speed environment suitable for the proposed use. It is recommended that devices are spaced at 60-80 metres.

Improved separation between the ingress and egress to/from Appleby Road is encouraged, e.g. through extension of the central island as shown below.



Additional traffic movements generated from the proposed development are supported however as mentioned above through traffic should be further considered and addressed.

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Stormwater Management

The proposed stormwater management plan is generally acceptable however plumbed-in rainwater tanks should connect to proposed toilets at a rate of approximately 1000 litres/toilet, to maximise water conservation and assist water quality improvements.

Waste management

The proposed private waste collection is supported. It is recommended that the applicant consider and identify the proposed collection route of waste collection vehicles in and out of the site, preferably to always demonstrate forward movement of collection vehicles and minimising reversing movements for safety. Further, internal driveways should be appropriately engineered and designed to accommodate repeated heavy collection vehicle use, including swept paths and turning pressure points.

Potential Impacts to Regulated Trees

Council's Coordinator Arboriculture has reviewed the Arborman Tre Solutions Preliminary Tree Assessment and Arboricultural Report and supplementary Adelaide Arb Consultants Arboricultural Impact Assessment Report and is satisfied that trees located within council land can be protected. Should planning consent be granted, it is recommended that a condition be applied to ensure Monitoring and Certification in line with AS 4970 Section 5 as detailed on pages 40 and 41 of the Adelaide Arb Consultants report.

Documentation

The Commission should be satisfied that documentation is clear and consistent. The Cirqa Traffic Assessment refers to 'Arundel Terrace' whereas this should refer to Austral Terrace.

Other Matters

While not a requirement of regulation 23(3), and despite the applicant's suggestion to disregard additional commentary, the following issues are raised for the Commission's consideration in order to facilitate a good design outcome for the development.

Design and appearance

Notwithstanding the encroachments into the interface angles identified within the Overlay by the overall built form, the overall form proposed is supported noting that the major intrusions are at the interface with the Sturt River Linear Park. Some sections of the northern corner adjacent to existing homes however appear close to adjoining residential properties. Stepping back of the top level may assist to mitigate overbearing impacts and visual appearance of this corner of the building at this interface.

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Areas of uninterrupted walls should be avoided where possible and/or softened through design treatments.

Frontage to the Linear Park at ground level is supported and encouraged as it seeks to activate this frontage with activity spaces including outdoor seating and activity areas, as well as landscaped garden spaces. Lower-level bedrooms could take better advantage of this outlook and it is encouraged that the design be further considered to take advantage of the linear park and reduce areas of blank wall to enhance visual appearance.

While it is acknowledged that the western side boundary overlooks an existing parking area the upper-level balcony to apartment 12 could be relocated to the south to mitigate potential future visual privacy concerns. Similarly, the apartment 7 balcony could benefit from reorientation to the south to mitigate views to residential property to the east. Apartments 5 and 6 provide balconies within relatively close proximity to one another and could be reconsidered to afford improved amenity for residents.

Advertisements

The proposal includes a number of advertisements including 2 entry statements to both Austral Terrace and Appleby Road, directional signage and a 3.9m high pylon sign at the Austral Terrace frontage. The proposed pylon sign is considered to be of a scale and size that is out of character with the locality contrary to General Development Policies Advertisements PO1.5 and should be reconsidered. Further it is recommended that the Commission consider the need for multiple advertisements.

Should you have any questions in relation to this matter, please do not hesitate to contact me.

Yours sincerely



Katherine Thrussell
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as a DELEGATE of
City of Marion

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