

**MINUTES OF THE SPECIAL URBAN PLANNING COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON MONDAY 1 MAY 2017**



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**PRESENT**

**Elected Members**

Mayor Kris Hanna (Chair)  
Councillor Tim Gard  
Councillor Raelene Telfer

**In Attendance**

Mr Steve Hooper	Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner (minute taker)
Mr David Melhuish	Senior Policy Planner

**1. OPEN MEETING**

The meeting commenced at 6:32 pm.

**2. KAURNA ACKNOWLEDGEMENT**

*We begin by acknowledging the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.*

**3. MEMBERS DECLARATION OF INTEREST**

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

- Cr Gard declared that he has an interest in a property in Glengowrie.
- Cr Telfer declared that she lives in a property in the Northern Policy Area 13.
- Mayor Hanna declared that he lives in a property in "Oaklands Estate".

**4. CONFIRMATION OF MINUTES**

**Moved Councillor Telfer, Seconded Councillor Gard** that the minutes of the Urban Planning Committee meeting held on 4 April 2017 be confirmed as a true and correct record of proceedings.

**Carried**

## 5. BUSINESS ARISING

Nil

## 6. PUBLIC HEARING

### **Community/Recreation Development Plan Amendment (DPA) - Public Hearing Report Reference: SUPC010517R6.1**

The Chair provided background information regarding the Community/Recreation DPA.

The Chair invited Mr Melhuish to provide a summary of the DPA content. Mr Melhuish provided a summary of the DPA and listed the 12 reserves subject to the DPA.

Joanne Bell and Mike King presented to the Committee regarding the DPA as it relates to Glade Crescent Reserve, raising concern regarding:

- The potential for the reserve to be developed for a sporting hub;
- The potential for decline in property values;
- The potential for new clubrooms;
- The potential for licensed events to be held;
- Increased traffic and noise impacts from sporting events;
- Decreased notification requirements for lighting towers in the new Community/Recreation Zone;
- The limited scope of consultation/notification undertaken by Council;
- Difficulty in finding the online poll during the consultation period.

The Committee and staff clarified the following matters:

- Council cannot have regard to the potential for property values to change (increase or decrease) in its decisions;
- The intention behind the DPA was to implement more appropriate zoning in our recreation areas, as the current residential zoning does not reflect their current use.
- Staff advised that the scope of Category 2 notification is fixed by legislation; in respect of Category 3 (public) notification, the Committee encouraged staff to consider wider notification by letterboxing around specific affected sites - and also to advise representors of the outcome of DPA decisions, depending on the numbers involved.

**Action: Staff to advise representors of the outcome of the Community/Recreation DPA.**

## 7. REPORTS

### **Housing Diversity Development Plan Amendment – Marion Plains Policy Area Report Reference: SUPC010517R7.1**

The Chair invited staff to provide a background summary of Agenda Item 7.1.

Ms Hardy and Mr Hooper provided a summary of the Urban Planning Committee's discussions to date regarding the proposed Marion Plains Policy Area (Option 1). They explained that Option 2 represents a broader approach with amended policy in the entire Northern Policy Area 13 instead of specific localities within the Northern Policy Area 13.

The Chair invited discussion and the following matters were considered:

- A Yield Analysis is needed to provide context to the potential policy changes.
- The Council's historical dwelling growth of approximately 1% may satisfy the State's strategic objectives in conjunction with major developments at Morphettville Racecourse, Tonsley, etc.
- Option 2, regarding the whole of the Northern Policy Area 13, is preferred because it will provide an overall benefit to the northern part of the Council.
- The "pocket" localities previously considered for the Marion Plains Policy Area are too small – Option 2 would still provide benefit to these localities, but would also create positive policy changes in other areas.
- Northern Policy Area 13 could be renamed "Marion Plains Policy Area 13" to reflect the changes made to the Policy Area provisions.

The Committee Members viewed Maps 2 and 3 (as referenced in report 7.1) to consider the outcome of amended site area and frontage provisions.

The Committee agreed that the site dimensions of Map 3 were preferred to encourage housing growth in transit corridors and higher density policy areas.

Staff clarified that the proposed Suburban Activity Node Zone contains principles to ensure that new development transitions down toward adjoining residential areas.

**Action: The outcome of the Housing Diversity DPA investigations should be discussed at the Elected Members Forum on 20 June 2017.**

**Action: Prior to the Elected Member's Forum on 20 June 2017, staff should arrange a meeting with staff from the Department of Planning, Transport and Infrastructure (DPTI) to discuss the outcome of Council's investigations for the Housing Diversity DPA as they relate to the Statement of Intent (SOI).**

**Action: Those parts of the Medium Density Policy Area 12 identified for lower density in the SOI are to be included in the amended Northern Policy Area 13 (to be renamed the Marion Plains Policy Area 13).**

**Moved Councillor Telfer, Seconded Councillor Gard** that the Urban Planning Committee:

1. Having considered the draft policy and mapping in Appendices 9 and 10, support the proposed changes to Northern Policy Area 13 as referenced in the Agenda as "Option 2: Retain and amend the existing Northern Policy Area 13".
2. Support the site dimensions illustrated in Appendix 10 "Site Dimension Analysis of Potential Amended Northern Policy Area 13 – Option 2", as detailed on Page 14 of the Agenda and titled "Map 3. Alternative amended minimum site dimensions".
3. Recommend that those parts of the Medium Density Policy Area 12 identified for lower density in the Statement of Intent be included in the amended Northern Policy Area 13.
4. Recommends that Northern Policy Area 13 be renamed "Marion Plains Policy Area".

**Carried unanimously**

**8. CONFIDENTIAL ITEMS**

Nil

**9. ANY OTHER BUSINESS**

Nil

**10. MEETING CLOSURE**

The meeting was declared closed at 7:57 pm

**11. NEXT MEETING**

The next meeting of the Urban Planning Committee is to be held on Tuesday, 6 June 2017 at 6.30 pm in Committee Rooms 1 & 2.

**CONFIRMED**

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**CHAIRPERSON**

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