

**MINUTES OF THE URBAN PLANNING COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 3 OCTOBER 2017**



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**PRESENT**

**Committee Members**

Councillor Luke Hutchinson (Chair)  
Councillor Nathan Prior  
Councillor Tim Gard  
Councillor Raelene Telfer

**In Attendance**

Mr Kris Hanna	Mayor
Mr Adrian Skull	Chief Executive
Mr Jason Cattonar	Manager Development & Regulatory Services
Mr David Melhuish	Senior Policy Planner
Mr Robert Tokley	Acting Policy Planner
Ms Kristen Sheffield	Development Officer – Planning

**1. OPEN MEETING**

The meeting commenced at 6:30pm.

**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.

Conflicts of interest were noted as declared at previous meetings:

- Cr Hutchinson owns properties in the council area.
- Cr Gard has an interest in a property in Glengowrie.
- Cr Telfer lives in a property in the Northern Policy Area 13.

The Chair noted that substantial class applies given the broad scope of the policy changes being considered.

#### 4. CONFIRMATION OF MINUTES

**Moved by Mayor Hanna, seconded by Cr Prior** that the minutes of the Urban Planning Committee meeting held on 1 August 2017 be confirmed as a true and correct record of proceedings.

**Carried unanimously**

#### 5. BUSINESS ARISING

Nil

#### 6. PRESENTATION

Nil

#### 7. REPORTS

##### 7.1 Work Plan 2017

**Report Reference: UPC031017R7.1**

Mayor Hanna identified a typographical error within the report. Report to be corrected accordingly.

**Moved Mayor Hanna, Seconded Cr Telfer** that the Urban Planning Committee:

1. Notes the proposed work program for 2017 identified at Appendix 1 to the report.
2. Agrees to convene a special Urban Planning Committee meeting on Monday 20 November 2017, if required, to receive verbal submissions from the Housing Diversity Development Plan Amendment public consultation.
3. Supports the “Summary of Urban Planning Committee Discussions 2017” in Appendix 2 and requests that the document be presented at the first Urban Planning Committee meeting in 2018.

**Carried unanimously**

The meeting was adjourned at 6.40pm to enable members to consider a presentation by SA Power Networks to the Infrastructure and Strategy Committee.

Meeting recommenced at 8.14pm

##### 7.2 Development Plan Amendment Status Update

**Report Reference: UPC031017R7.2**

The Urban Planning Committee:

1. Noted the status of Ministerial and Council Development Plan Amendments.

**Carried unanimously**

**7.3 Morphettsville Racecourse Ministerial Development Plan Amendment (DPA)  
Report Reference: UPC031017R7.3**

The Urban Planning Committee:

1. Considers the Morphettsville Racecourse DPA analysis in Appendix 1.
2. Requests administration to seek from DPTI a summary of community submissions received to date.
3. Requests that the submission to DPTI be updated to include a preference for additional open space for formal recreation purposes and located in the north-eastern corner of the subject land.
4. Considers that the submission to DPTI highlight that the land on the western side of Morphetts Road and along Anzac Highway is used for car parking on race days and that traffic considerations in relation to the DPA need to take this into account.
5. Requests that the Concept Plan Map includes proposed zones within City of West Torrens.
6. Considers the draft written submission attached in Appendix 2, revised where necessary, and request that the draft submission be presented to a General Council meeting for endorsement before being submitted to DPTI.

**Carried unanimously**

**7.4 Southern Innovation Area DPA – ILC Land  
Report Reference: UPC060617R7.4**

The Urban Planning Committee, having considered the report, recommends the following:

1. The gross leasable floor areas for Lot 707 are overly restrictive. A total gross leasable floor area of ~2000m<sup>2</sup> (supermarket of 1500m<sup>2</sup> + 500m<sup>2</sup> for smaller tenancies) is considered more appropriate.
2. The minimum building height of two-storeys in the Core Area along Marion Road should remain. Development that is single-storey should be designed in a manner that achieves the scale of a 2-storey building.
3. The depth of the Core Area should be extended to accommodate the existing easement fronting Marion Road.
4. A petrol filling station should remain a non-complying form of development within the SANZ, as the use is unlikely to be compatible with residential uses on the site and the cultural and environmental value of the Warriparinga Wetlands and the Sturt River environs.
5. Requests that this report be presented to the General Council meeting on 10 October 2017 for consideration and endorsement, for submission to DPTI.

**Carried by majority**

**7.5 Urban renewal and Heat Island Effect (DAP Policy Observation)**  
**Report Reference: UPC031017R7.5**

The Urban Planning Committee:

1. Notes that the current Marion Council Development Plan does not contain specific provisions that deal with urban heat island effect, but there is limited potential to introduce new provisions under the State development legislative framework.
2. Recommends that Council's information brochure titled "Energy Efficiency" be amended as per Appendix 3 to encourage design treatments to minimise the impacts of urban heat island effect.
3. Requests that a copy of this report and associated minutes be presented to the next available meeting of the Council Assessment Panel (CAP).

**Carried unanimously**

**8. CONFIDENTIAL ITEMS**

Nil

**9. ANY OTHER BUSINESS**

9.1 Housing Diversity DPA

Staff provided a brief overview of the online public submissions received to date during the public consultation period of the Housing Diversity DPA.

**10. MEETING CLOSURE**

The meeting was declared closed at 9.35pm

**11. NEXT MEETING**

A Special meeting of the Urban Planning Committee is to be held on Monday 20 November 2017 to conduct a Public Hearing for the Housing Diversity Development Plan Amendment.

Details of the next meeting of the Urban Planning Committee will be confirmed at a General Council meeting at a later date.

**CONFIRMED**

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**CHAIRPERSON**

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