

**MINUTES OF THE URBAN PLANNING COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 2 FEBRUARY 2016**



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**PRESENT**

**Elected Members**

Councillor Nathan Prior (Chair)  
Councillor Ian Crossland  
Councillor Jerome Appleby

His Worship the Mayor Kris Hanna (from 8:20 pm)

**Independent Member**

Mr Bryan Moulds

**In Attendance**

Ms Abby Dickson	General Manager City Development
Mr Steve Hooper	Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner
Mr David Melhuish	Senior Policy Planner

**1. OPEN MEETING**

The meeting commenced at 6:32pm.

**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.

No interests were disclosed.

**4. CONFIRMATION OF MINUTES**

Nil

## 5. BUSINESS ARISING

Nil

## 6. PRESENTATION

6.1 Overview of the City of Marion

Presentation on the overview of the City of Marion was provided by Ms Dickson.

## 7. REPORTS

### 7.1 Terms of Reference and Overview of Skills Reference No: UPC020216R7.1

Each of the Committee members provided an overview of their skills and experience.

**Moved Councillor Crossland, Seconded Councillor Appleby** that the Urban Planning Committee:

1. Note the Terms of Reference identified at Appendix 1 to the report.
2. Note the overview of skills provided by each of the Committee Members.

**Carried Unanimously**

### 7.2 Work Plan 2016 Reference No: UPC020216R7.2

The Committee discussed the option of holding the next Urban Planning Committee meeting at Tonsley.

**Action: The Committee requested that Administration check whether a venue is available at Tonsley to hold the next meetings of the Urban Planning Committee and Strategy Committee.**

**Moved Councillor Appleby, Seconded Mr Moulds** that the Urban Planning Committee:

1. Notes the proposed work program for 2016 identified at Appendix 1 to the report.

**Carried Unanimously**

### 7.3 Development Plan Amendment Status Update Report Reference: UPC020216R7.3

Mr Hooper addressed the Committee to provide an update of Development Plan Amendments.

**Action: The Committee requested that Administration seek clarification from the Department of Planning, Transport and Infrastructure (DPTI) whether Mr Bryan Moulds may attend the upcoming briefing at the Elected Member Forum.**

**Moved Councillor Crossland, Seconded Councillor Appleby that:**

1. The Urban Planning Committee notes the status of Ministerial and Council Development Plan Amendments.
2. Administration seek clarification from the Department of Planning, Transport and Infrastructure (DPTI) whether Mr Bryan Moulds may attend the upcoming briefing at the Elected Member Forum.

**Carried Unanimously**

#### **7.4 Housing Diversity Development Plan Amendment (DPA) Update Report Reference: UPC020216R7.4**

Ms Hardy, Mr Hooper and Mr Melhuish addressed the Committee in relation to the status of the Housing Diversity DPA.

The Chair invited questions and comments and the following matters were raised:

- The following areas should be included on the checklist for density assessment:
  - Demographic diversity
  - Modelling future demographics
  - Include neighbouring suburbs
- The Committee discussed whether older dwelling stock adjacent the tram line should be up-zoned.
- Concern was raised regarding density of 60 dwellings per hectare within 800 metres of Regional/District Centres adjacent trainlines. Desire to protect inner suburbs from infill development.
- Table should highlight key parameters for limitations (character of housing) and opportunities (proximity to transport).
- The checklist could include the following criteria to capture suitability for preservation:
  - Streetscaping
  - Street trees
  - Setbacks
  - Pre 1940s housing
- Want to avoid missing opportunities for high density development immediately adjacent public transport/arterial roads.
- Map of Council area was provided to Committee members illustrating areas targeted for increased/decreased densities.

- Concern regarding capacity of roads to cater for medium/high density development. Future investigations should include capacity of roads and traffic engineering advice for areas targeted for medium/high density.

**Action: Administration staff to amend checklists as per the discussions of the Committee. Checklists/information to be emailed to Committee members prior to the next Committee meeting**

**Moved Councillor Crossland, Seconded Mr Moulds** that the Urban Planning Committee:

1. Reviewed the draft checklist template and methodology prepared by Administration staff and advised of amendments as identified in the discussion above.
2. Provided input on the future direction and investigations to be undertaken as part of the Housing Diversity DPA.
3. Note the concerns/issues raised during the debate, and that this information shall be forwarded via email correspondence to Committee members. The information shall be provided at the next Urban Planning Committee to be held on 5 April 2016 for consideration by the Committee.

*8:20 pm Mayor Kris Hanna entered the meeting*

**Carried Unanimously**

#### **7.5 Community/Recreation Development Plan Amendment - Statement of Intent Report Reference: UPC020216R7.5**

The Committee discussed this item and concern was raised regarding the inclusion of areas that have not ordinarily been used for organised recreational activities, namely:

- Cove Sports and Community Club – areas at fringe of precinct (barren land)
- Northern end of Marion Leisure and Fitness Centre

**Action: The boundaries surrounding the Cove Sports and Community Club and Marion Leisure and Fitness Centre shall be refined to exclude areas that have not ordinarily been used for organised recreational activities.**

**Action: Administration to consult with the relevant Ward Councillors regarding the Community/Recreation DPA Statement of Intent (SOI).**

**Action: Subject to the above 2 actions, prepare report to Council seeking endorsement of the Community/Recreation DPA Statement of Intent (SOI).**

**Moved Councillor Crossland, Seconded Councillor Appleby** that:

1. The Urban Planning Committee recommends that Council endorses the Community/Recreation DPA Statement of Intent (SOI) and seeks that the SOI be forwarded to the Minister for consideration, subject to consultation with the relevant Ward Councillors.

2. The boundaries surrounding Cove Sports and Community Club and Marion Leisure and Fitness Centre be refined in accordance with the concerns raised.

**Carried Unanimously**

**8. CONFIDENTIAL ITEMS**

Nil

**9. ANY OTHER BUSINESS**

Nil

**10. MEETING CLOSURE**

The meeting was declared closed at 8:40 pm.

**11. NEXT MEETING**

The next meeting of the Urban Planning Committee is scheduled to be held on:

**Time: 6:30 pm**  
**Date: 5 April 2016**  
**Venue: To be advised**

**CONFIRMED**

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**CHAIRPERSON**

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