

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



PRESENT

Elected Members

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

Independent Member

Mr Bryan Moulds

In Attendance

Mr Steve Hooper	Manager Development & Regulatory Services
Ms Jaimie Thwaites	Unit Manager Governance & Records (minute taker)
Mr David Melhuish	Senior Policy Planner

1. OPEN MEETING

The meeting commenced at 6:31pm.

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.

- Councillor Prior noted that he lives in one of the areas to be discussed on the agenda but did not believe he had a conflict of interest so would remain in the meeting for the item.
- Councillor Appleby declared an actual conflict of interest in the section of the item 'Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI)' (Reference No: UPC020816R7.3) relating to Oaklands Park as his brother lives on Diagonal Road. He advised he would leave the meeting when this was discussed.

4. CONFIRMATION OF MINUTES

Moved Mr Moulds, Seconded Councillor Appleby that the minutes of the Urban Planning Committee meeting held on 7 June 2016 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 2016 Reference No: UPC020816R7.1

The Committee noted that Mr Don Smith of Vicinity Centres has indicated that he would be happy to present to the October Committee meeting regarding the Castle Plaza DPA.

Action: staff to formally invite Mr Don Smith of Vicinity Centres to present to the Urban Planning Committee meeting in October 2016. Once attendance is confirmed all Elected Members to be invited to attend the presentation.

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

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

Carried unanimously

7.2 Development Plan Amendment Status Update Reference No: UPC020816R7.2

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

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

Carried unanimously

7.3 Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) **Reference No: UPC020816R7.3**

Mr Steve Hooper provided an overview of the following 3 draft policy considerations contained in the report for the proposed Housing Diversity Development Plan Amendment (DPA):

1. The areas proposed for inclusion in the Residential Character Policy Area 17;
2. Draft Policy Area template for areas identified for “low density” zoning; and
3. Two Draft policy options for up-zoning along transit corridors within the suburb of Oaklands Park.

The Committee noted that other areas in the Council would be considered at future meetings.

6.44pm Councillor Crossland left the meeting

6.45pm Councillor Crossland re-entered the meeting

Residential Character Policy Area 17

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

- The Committee agreed that the Character Area proposed in 2016 for Edwardstown should be removed as there is already a significant proportion of new developments in this area and is therefore unlikely to be approved as a character area.
- Discussion occurred regarding whether the policy was too prescriptive and design limiting. It was noted that the terminology in the policy is not new and the definitions have not been changed. The changes relate to adding additional areas.
- It was noted that the Policy Area is ‘Character’ not ‘Heritage’ therefore not as restrictive as it would be if it was heritage.
- The Committee recommended that existing character zones should also be reviewed, particularly adjacent to transit corridors.

Draft Policy Template for ‘Low Density’ Areas

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

- Mr Moulds acknowledged that the draft policy appeared to be a good balance of numbers and design solutions.
- The Committee acknowledged that additions or adaptations may be required for specific locations as more detail investigations are undertaken.
- Culs-de-sac were raised as a particular item for further research.

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

1. Review the proposed changes to the Residential Character Policy Area 17 and confirm that the changes are appropriate to proceed with the policy content for the Housing Diversity Development Plan Amendment excluding the Character Area proposed in 2016 for Edwardstown. Administration be requested to provide a further report that reviews existing Characters areas particularly adjacent to transit corridors.
2. Review the proposed Low Density Policy Area template and confirm in principle support for the draft policy, subject to further investigations of specific localities with local additions/adaption. Further research to be undertaken on the policy area with respect to culs-de-sac.

Carried unanimously

8.02pm Councillor Appleby left the meeting and did not return

Adjournment

The Chair sought and was granted leave of the meeting to adjourn the meeting for a period of 5 minutes.

8.03pm meeting adjourned

8.09pm meeting resumed

Oaklands Park

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

- Ideally developers should be able to identify what Council is trying to achieve from its Development Plan.
- The Committee acknowledged that the Development Plan Amendment is looking at the whole of the Council area and attempts to identify what areas within the Council are better suited to what styles of housing options.
- Discussion was had around the need to also take into consideration incentive policies and privacy provisions.
- Mr Moulds suggested it is worth considering whether the policy's main purpose is to prevent under development or to encourage appropriate development.

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

1. Reviewed the proposed draft policy for increased housing diversity/density along transit corridors in the suburb of Oaklands Park and advised:
 - a) The preferred zoning option to facilitate increased housing density along transit corridors is Suburban Activity Node Zone as per Appendix 7 of the report.

Carried unanimously

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Action: The Committee requested staff review the 'Table X/X – Off Street Vehicle Parking Requirement' for the next meeting to be held 4 October 2016.

10. MEETING CLOSURE

The meeting was declared closed at 9.25pm

11. NEXT MEETING

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

Time: 6:30 pm

Date: 4 October 2016

Venue: Committee Room 1 & 2

CONFIRMED

.....
CHAIRPERSON
/ /