

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 7 FEBRUARY 2017**



PRESENT

Elected Members

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

Mayor Kris Hanna (7:47 pm to 8:00 pm)

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 intends to develop a property in Glengowrie over the next 3 years.
- Cr Hutchinson advised that he owns a few properties in the City of Marion.

4. CONFIRMATION OF MINUTES

Moved Cr Prior, Seconded Cr Gard that the minutes of the Urban Planning Committee meeting held on 4 October 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 2017

Reference No: UPC070217R7.1

The Committee advised that they do not wish to have movers and seconders for every agenda item.

The Urban Planning Committee noted the proposed work program for 2017 identified at Appendix 1 to the report.

7.2 Development Plan Amendment Status Update

Report Reference: UPC070217R7.2

The Committee agreed to a wording change to point 2 of the purpose of the Main South Road/Darlington Ministerial DPA to note that there will be potential for increased densities along the Tonsley line.

The Urban Planning Committee noted the status of Ministerial and Council Development Plan Amendments.

7.3 Oaklands Crossing Project

Report Reference: UPC070217R7.3

The Urban Planning Committee noted the status of discussions between Council and the State Government in regard to the Oaklands Crossing Project.

7.4 Housing Diversity Development Plan Amendment (DPA) - Proposed “Marion Plains Policy Area” in Warradale and Sturt

Report Reference: UPC070217R7.4

The Chair invited comment from Council staff.

Staff clarified that certain suburbs were identified for lower density zoning in the Statement of Intent. Agenda Item 7.4 continues the investigations for the suburbs of Warradale and Sturt. It is suggested that the working title of the former “Low Density Policy Area” be renamed the “Marion Plains Policy Area” in response to concerns raised by staff at the Department of

Planning, Transport and Infrastructure (DPTI). The policy content remains the same as previously agreed to by the Urban Planning Committee.

The Committee agreed with the name “Marion Plains Policy Area” as a working title for the policy area.

The Committee discussed how higher and lower density areas will interface along the transit corridors.

Staff provided a site dimension analysis map of the different criteria for the proposed Marion Plains Policy Area - dimensions agreed to by the Urban Planning Committee on 2 August 2016, and then revised on 4 October 2016. Staff provided another site dimension analysis map of the existing Northern Policy Area 13 for comparison.

The Committee agreed that the previous site areas agreed to by the Urban Planning Committee on 4 October 2016 for the Marion Plains Policy Area may warrant review.

The Committee considered the idea of applying one policy area over the existing Northern, Medium Density and Regeneration Policy Areas, in order to simplify zoning.

Cr Telfer noted that the western side of Duncan Street contains a high proportion of newer dwellings and should be excluded from the proposed Marion Plains Policy Area.

Action: Staff to prepare a new map identifying allotments that satisfy current dimensions for row dwellings in the Northern Policy Area 13 (750m² site area with 21 metre frontage) and the new dimensions in the Marion Plains Policy Area (700 m² site area and 20 metre frontage).

7:47 pm Mayor Hanna entered the meeting.

The Urban Planning Committee:

1. Resolved that the area identified for lower density policy be renamed from “Low Density Policy Area” to “Marion Plains Policy Area”; and
2. Requested that staff run some different scenarios for site dimensions throughout the potential “Marion Plains Policy Area”.

7.5 Housing Diversity Development Plan Amendment (DPA) – Housing diversity in the southern suburbs **Report Reference: UPC070217R7.5**

8:00 pm Mayor Hanna left the meeting.

Staff clarified that the Southern Policy Area 18 is proposed to be amended to enable greater housing diversity, including parts of the Hills Policy Area 11. Steep land has been excluded from those areas of the Hills Policy Area 11 recommended for increased housing density/diversity.

The Committee discussed the proposed draft policy and was broadly supportive of the changes in principle, including areas around the train stations.

The Urban Planning Committee reviewed and endorsed the proposed extension and amendments to the Southern Policy Area 18 to facilitate appropriate higher density residential development in the southern suburbs.

7.6 Housing Diversity Development Plan Amendment (DPA) – Suburban Activity Node Zone

Report Reference: UPC070217R7.6

The Committee discussed the draft policy and advised that they were generally satisfied with the areas identified along the corridors.

The Urban Planning Committee reviewed and endorsed the proposed “Suburban Activity Node Zone” draft policy and confirmed that the areas within Warradale, Seacombe Gardens and Dover Gardens illustrated in Appendix 1 should be included within the Zone.

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Residential Design Guidelines - Update

Staff advised that the residential design guidelines (considered by the Urban Planning Committee in 2016) have not been published given that permission has not been obtained from the owners of properties featured in the brochure.

The Committee discussed various examples of good and bad design outcomes in the Council area.

10. MEETING CLOSURE

The meeting was declared closed at 8:41 pm

11. NEXT MEETING

The next meeting of the Urban Planning Committee is to be held on Tuesday, 4 April 2017 at 6.30 pm in Committee Rooms 1 & 2.

CONFIRMED

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CHAIRPERSON

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