

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 4 APRIL 2017**



PRESENT

Elected Members

Councillor Tim Gard (Chair)
Councillor Nathan Prior
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 6:30 pm.

Moved Cr Telfer, seconded Cr Prior that in the absence of the Chair (Councillor Luke Hutchinson), Cr Gard would Chair the meeting.

Carried unanimously

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 (on the Diagonal Road corridor).

4. CONFIRMATION OF MINUTES

Moved Cr Telfer, Seconded Cr Prior that the minutes of the Urban Planning Committee meeting held on 7 February 2017 be confirmed as a true and correct record of proceedings.

Carried unanimously

5. BUSINESS ARISING

Nil

6. PRESENTATION

Nil

7. REPORTS

**7.1 6:36 pm - Work Plan 2017
Reference No: UPC040417R7.1**

The Committee noted that there will be an extraordinary meeting of the Urban Planning Committee on 1 May 2017 for the Community/Recreation Development Plan Amendment (DPA) Public Hearing.

Moved Cr Prior, Seconded Cr Telfer that the Urban Planning Committee:

1. Notes the proposed work program for 2017 identified at Appendix 1 to the report.

Carried unanimously

**7.2 6:40 pm - Development Plan Amendment Status Update
Report Reference: UPC040417R7.2**

The Committee invited comment from staff regarding the status of current DPAs. The Committee discussed that there may be a change to the public consultation timeframe for the Main South Road / Darlington DPA. Staff advised that there may be progress on the Castle Plaza Activity Centre DPA in the coming weeks.

Moved Cr Telfer, Seconded Cr Prior that the Urban Planning Committee:

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

Carried unanimously

**7.3 6:50 pm - Housing Diversity Development Plan Amendment – Marion Plains Policy Area
Report Reference: UPC040417R7.3**

The Committee discussed the merits of the two different options presented in the report:

- An amended Statement of Intent (SOI) to proceed with an amended Northern Policy Area 13 (Option 2) would need to be endorsed by Council and re-submitted to the

Minister, which may conflict with the Department of Planning, Transport and Infrastructure's (DPTI's) timeframes for DPAs.

- It will be important to establish a measure of control and achieve our desired outcomes.
- The Marion Plains Policy Area (MPPA) (Option 1) may be a more practical approach.
- The MPPA may create a patchwork of the City, which may not assist with efficient planning, and may not be supported by DPTI.
- If the MPPA is rejected by DPTI, Council could pursue changes to the Northern Policy Area 13.

Moved Cr Prior, Seconded Cr Telfer that the Urban Planning Committee:

1. Considers the investigations and mapping contained in Appendices 2 to 7 and determines those areas suitable for inclusion in the proposed "Marion Plains Policy Area", consistent with the Statement of Intent.

The Committee undertook further discussion on the matter:

- Council could consider introducing MPPA across Policy Areas 12, 13 and 16.
- Council has a lack of direction from the Minister for Planning regarding the DPA and where Council stands with our proposed rezoning.
- Cr Prior suggested having only two zones in the northern part of the Council area: Suburban Activity Node Zone (SANZ) and MPPA.
- Areas outside of the recommended MPPA (Option 1) may have already lost their character due to a high level of redevelopment.
- There are merits to both Option 1 and 2.
- Cr Prior raised concern with the number of Policy Areas and lack of simplicity.
- A Special Meeting could be called on 1 May 2017 to discuss this matter further.

The Mover and the Seconder agreed to adjourn Item 7.3 to allow for further discussion at a Special Meeting of the Urban Planning Committee on 1 May 2017.

Action: A Special Urban Planning Committee meeting will be arranged for 1 May 2017.

7.4 8:31pm - Housing Diversity Development Plan Amendment (DPA) – Suburban Activity Node Zone **Report Reference: UPC040417R7.4**

The Chair invited comment from Council staff.

Staff advised that Appendix 1 of the report illustrates potential areas for the SANZ based on whether roads/rail lines are identified as "transit corridors" in the Draft Update to the 30 Year Plan for Greater Adelaide.

The Committee reviewed the map in Appendix 1 and agreed that the coloured areas were appropriate for the draft SANZ.

Moved Cr Telfer, Seconded Cr Prior that the Urban Planning Committee:

1. Reviews and endorses the proposed "Suburban Activity Node Zone" draft policy and confirm the areas shown on Appendix 1, noting the areas defined as "SANZ: Core Area", "SANZ: Undefined Area" and "SANZ: Transition Area" are to be included in the Zone.

Carried unanimously

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Cr Telfer raised the need to keep informed of the State Government's dwelling targets as they relate to Council's proposed Housing Diversity DPA.

10. MEETING CLOSURE

The meeting was declared closed at 8:58 pm

11. NEXT MEETING

A Special Meeting of the Urban Planning Committee is to be held on Monday, 1 May 2017.

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

.....
CHAIRPERSON

/ /