

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 6 JUNE 2017**



PRESENT

Elected Members

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

Mayor Kris Hanna (6:46 pm to 7:46 pm)

In Attendance

Mr Robert Tokley	Acting Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner (minute taker)
Mr David Melhuish	Senior Policy Planner
Mr Adrian Skull	Chief Executive Officer

1. OPEN MEETING

The meeting commenced at 6:46 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.

- Mayor Hanna declared a conflict of interest in Oaklands Estate due to residing in the area.
- Cr Hutchinson declared a conflict of interest due to owning properties in the council area.

4. CONFIRMATION OF MINUTES

Cr Telfer advised that the reference to Glade Crescent Reserve should be changed to Capella Drive Reserve.

Moved Cr Telfer, Seconded Cr Prior that the minutes of the Urban Planning Committee meeting held on 1 May 2017 be confirmed as a true and correct record of proceedings.

Carried

5. BUSINESS ARISING

Nil

6. PRESENTATION

Nil

7. REPORTS

**7.1 6:49 pm Work Plan 2017
Reference No: UPC060617R7.1**

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

**7.2 6:49 pm Development Plan Amendment Status Update
Report Reference: UPC060617R7.2**

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

**7.3 6:52 pm Recreation/Community DPA – Consultation - Summary and Response to Submissions
Report Reference: UPC060617R7.3**

The Urban Planning Committee:

1. Notes the submissions received during the public and agency consultation stage of the DPA process and concurs with the proposed responses made by staff, as contained in Appendix 1.
2. Recommends that a final draft of the DPA is created and presented to full Council for consideration.

**7.4 6:55 pm Housing Diversity Development Plan Amendment – Mixed use development along Marion Road
Report Reference: UPC060617R7.4**

The Chair invited comment and the following matters were discussed:

- The proposed Urban Corridor Zone along Marion Road may “over-gentrify” the area.
- Concern regarding the 5 storey height limit and its interface with nearby residential dwellings, particularly overshadowing.

- A Yield Analysis is needed to determine the extent of density required along transit corridors to achieve dwelling growth targets.

The Committee identified that the Urban Corridor Zone should include Residential properties on the western side of Marion Road, south of Norfolk Road. The following matters were discussed:

- There are issues with access/egress in Tweed Avenue/Tilly Court – there is limited egress from the local roads onto Marion Road.
- The Zone should comprise a depth of 2 allotments (to Tweed Avenue) to encourage allotment amalgamation, however disagreement between Committee members was noted.
- The subject area would be suited to the proposed Boulevard Policy Area.

Action: Mapping to be presented to the General Council Meeting should clearly identify and delineate the Business and Boulevard Policy Areas of the Urban Corridor Zone.

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

1. Notes concern regarding the maximum building heights along Marion Road and the transition to dwellings in the Residential Zone.
2. Endorses the proposed “Urban Corridor Zone” draft policy in Appendix 1.
3. Confirms that the areas delineated as “Urban Corridor Zone” in Appendix 2 are to be included in the Urban Corridor Zone, in addition to properties on the western side of Marion Road (between Norfolk Road and Sturt Road) as part of the “Boulevard Policy Area”.

Carried

7.5 7:38 pm Housing Diversity Development Plan Amendment – Mixed use development in Local and Neighbourhood Centres Report Reference: UPC060617R7.5

The Chair invited comment and concern was raised regarding expanding the Neighbourhood Centre Zone in the suburbs of Marion/Mitchell Park.

The Committee observed that:

- expanding the Zone may result in car parking impacts to nearby residential areas; and
- there is not strong demand for further commercial development in the Zone.

The Committee agreed that the Marion/Mitchell Park Neighbourhood Centre Zone should not be expanded.

7:46 pm Mayor Hanna left the meeting.

The Committee considered expansion of the Neighbourhood Centre Zone to include properties on Chambers Street, which are currently part of the Residential Character Policy Area 17, also known as “Oaklands Estate”.

The Committee observed that there is pressure on land owners on Chambers Street that warrants a change of zoning, but acknowledged that the transition diagrams are extremely important to protect the amenity of adjacent residential properties.

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

1. Supports the proposed policy amendments to the existing Local and Neighbourhood Centre Zones, as outlined in Appendices 1 and 2.
2. Resolves that the Marion/Mitchell Park Neighbourhood Centre Zone expansion is not required at this time.
3. Supports the proposed expansion to the Neighbourhood Centre Zone in Park Holme/Marion.

Carried

**7.6 7:54 pm Housing Diversity Development Plan Amendment – “Oaklands Estate”
Report Reference: UPC060617R7.6**

The Chair invited comment and the following matters were discussed:

- Oaklands Estate has a consistent and attractive character due to its setbacks, low density and generous landscaping.
- The area is in proximity to the Park Holme Shopping Centre and significant public open space to the west, which makes it a prime location for uplift.
- The zoning could be made consistent with the Marion Plains Policy Area.
- The Committee members noted a difference of opinion regarding whether to retain the current Residential Character Policy Area 17, or to rezone to the proposed Marion Plains Policy Area 13.

Action: Mapping to be presented to the General Council Meeting should use the same colour coding for existing properties that meet the current minimum site area and frontage for development, included on Pages 85 and 86 of the Agenda.

1. The Urban Planning Committee notes that there are differing views on how to proceed and recommends that the matter be presented to Council for consideration.

**7.7 8:04 pm Housing Diversity Development Plan Amendment – Marion Historic Village – High Street
Report Reference: UPC060617R7.7**

The Chair invited comment and the following matters were discussed:

- The High Street Policy Area should be reduced to exclude dwellings in Adrian Court and only include those properties between Joseph Street and Secafien Avenue facing Finnis Street.
- Question whether residential properties south of the shops should be included in the new Policy Area.
- Concern regarding the extent of development already undertaken in the locality.

- Wish to preserve elements of the locality, however note that Heritage-listed properties are already protected from inappropriate development.
 - The Committee queried whether the locality is appropriate for a separate “high street” policy area, or whether it would be more appropriate to expand on the Marion Historic Village character via mixed use development, housing diversity, aged care accommodation and expansion of the local centre.
 - It was noted that, if the vision cannot be articulated, perhaps a change of policy is not required.
 - The Committee noted that members have a difference of opinion on how to proceed.
 - Recommend that a further report be presented to Council advising of protection mechanisms in place, and better articulate what the policy would achieve.
1. The Urban Planning Committee notes a difference of opinion in how to proceed and recommend that further investigations be undertaken.

7.8 8:22 pm Housing Diversity Development Plan Amendment – Higher density in Glandore, Edwardstown and Morphettville
Report Reference: UPC060617R7.8

Cr Hutchinson noted that he owns a residential property included on the maps in Appendix 1, but it is not specifically identified for change or consideration.

The Chair invited comment and the following matters were discussed:

- Encouraging higher density along the transit corridors makes sense; the plan is structurally on the right track.
- A Yield Analysis should be undertaken to determine if the higher density areas are necessary – we should start lower then apply higher density areas if needed.
- Council currently experiences issues with medium density developments in Policy Areas 12 and 16.
- Residents may have varied views on whether reducing the potential for infill development is beneficial or detrimental.
- Do not wish to apply the Medium Density Policy Area 12 in Edwardstown as the Marion Plains Policy Area 13 should be applied consistently throughout the northern part of the council area to simplify zoning.

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

1. Supports the proposed Suburban Activity Node Zone in the suburbs of Glandore and Edwardstown as illustrated in Appendices 1 and 2.
2. Notes that the current Northern Policy Area 13 is to be retained in the suburb of Edwardstown.
3. Recommends that the area between the Suburban Activity Node Zone and Residential Character Area in Glandore be rezoned from Medium Density Policy Area 12 to Marion Plains Policy Area 13.

Carried

7.9 8:45 pm Housing Diversity Development Plan Amendment – Character Area in South Plympton

Report Reference: UPC060617R7.9

The Committee were supportive of the proposed Residential Character Policy Area in South Plympton.

1. The Urban Planning Committee considers the investigations and mapping contained in Appendix 1 and supports the proposed Residential Character Policy Area in the locality of South Plympton comprising Kerr Grant, Brinkworth and Kent streets.

The Committee discussed removing the Medium Density Policy Area 12 throughout the Council area to achieve consistency and simplicity in zoning.

Concern was raised regarding the density of development currently undertaken in Policy Areas 12 and 13.

It was observed that the Regeneration Policy Area 16 is generally not located in areas suitable for higher density (i.e. not located near transit corridors or activity centres).

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Nil

10. MEETING CLOSURE

The meeting was declared closed at 9:00 pm

11. NEXT MEETING

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

CONFIRMED

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CHAIRPERSON

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