

**MINUTES OF THE URBAN PLANNING COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 1 AUGUST 2017**



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**PRESENT**

**Committee Members**

Councillor Luke Hutchinson (Chair)  
Councillor Nathan Prior  
Councillor Tim Gard  
Councillor Raelene Telfer from 7:31 pm

**In Attendance**

Councillor Jason Velliskou	Mullawirra Ward Councillor
Councillor Ian Crossland	Deputy Mayor / Coastal Ward Councillor
Mr Robert Tokley	Acting Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner (minute taker)
Mr David Melhuish	Senior Policy Planner
Ms Abby Dickson	General Manager City Development

**1. OPEN MEETING**

The meeting commenced at 6:31 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.

Conflicts of interest were noted as declared at previous meetings:

- Cr Hutchinson owns properties in the council area.
- Cr Gard has an interest in a property in Glengowrie.
- Cr Telfer lives in a property in the Northern Policy Area 13.

The Chair noted that substantial class applies given the broad scope of the policy changes being considered.

#### 4. CONFIRMATION OF MINUTES

**Moved Cr Prior, Seconded Cr Gard** that the minutes of the Urban Planning Committee meeting held on 6 June 2017 be confirmed as a true and correct record of proceedings.

**Carried**

#### 5. BUSINESS ARISING

Nil

#### 6. PRESENTATION

Nil

#### 7. REPORTS

##### 7.1 6:34 pm Work Plan 2017 Report Reference: UPC010817R7.1

The Committee noted that the next meeting in October will be the last Urban Planning Committee (UPC) meeting in 2017, and the membership could change in 2018. It would be useful to provide a summary document to next year's Committee to ensure continuity in 2018., The summary document should provide an overview of the key priorities, actions and viewpoints discussed at the UPC in 2017.

**Action:** Staff to develop 1 page of key discussions/priorities of the Urban Planning Committee in 2017 to provide at handover to the Urban Planning Committee in 2018. The summary document will be included on the 3 October 2017 agenda.

The Urban Planning Committee:

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

##### 7.2 6:39 pm Development Plan Amendment Status Update Report Reference: UPC010817R7.2

The Urban Planning Committee:

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

The Committee queried the process through which the Department of Planning, Transport and Infrastructure (DPTI) will process Council Development Plan Amendments (DPAs) and discussed prioritisation of Councils' DPAs. Staff advised that it is difficult to prioritise DPAs as each DPA is important - they will be submitted to DPTI as soon as they are ready, and therefore prioritisation will be achieved by necessity.

### **7.3 6:51 pm Housing Diversity Development Plan Amendment – Character Areas and Interface**

#### **Report Reference: UPC010817R7.3**

The Chair invited staff to provide an overview of Agenda Item 7.3. Staff advised that the report deals with two matters:

- 1) Review of the proposed Character Areas, and in doing so, considers other forms of development that may be appropriate in the localities without compromising their “character” value.
- 2) Assess the interface of the proposed Character Areas with the proposed Suburban Activity Node Zone (SANZ) and recommend policy mechanisms to provide an appropriate transition.

The Chair invited questions/comments from the Committee and the following matters were discussed:

- The diagrams provided in the Interface Analysis are useful to consider the implications of the policy content.
- Concern was raised regarding the interface issues in Edwardstown. This matter was resolved by viewing maps which confirmed that there is little interface between the SANZ and Character Policy Areas in Edwardstown.

*7:08 pm Cr Veliskou addressed the Committee and raised concern regarding the proposed reduced site areas/frontages for semi-detached dwellings in Glengowrie and the potential clustering of higher densities in certain areas. Lower site frontages may create issues with traffic and parking.*

- Staff clarified that the proposed policy changes encourage single-width carports/garages to new semi-detached dwellings, but that new dwellings would still need to provide sufficient on-site parking to satisfy car parking ratios (2 spaces for a dwelling with 3 or less bedrooms, 3 on-site spaces for 3+ bedroom dwellings). Given that double-garages are not reflective of the envisaged pre-1940s character maisonettes, car parking ratios would need to be satisfied by “stacked” parking along the outer sides of semi-detached dwellings.
- The Committee were generally supportive of the changes to encourage appropriately-designed semi-detached dwellings in the Character Areas of Glengowrie, South Plympton and Glandore, given that these localities already have examples of semi-detached character dwellings.
- Cr Prior observed that the UPC should be communicating to staff their intent for development outcomes with less focus on the policy detail.

**Moved Cr Gard, Seconded Cr Prior** that the Urban Planning Committee:

1. Recommends that the localities identified in the suburbs of Edwardstown, Glandore, South Plympton and Plympton Park be included in the Residential Character Policy Area 17.
2. Supports amendments to the Residential Character Policy Area 17 to encourage semi-detached dwellings in Glandore, South Plympton and Glengowrie, as detailed in Appendix 1.
3. Supports the “Character Interface Analysis” and the draft policy in Appendix 4 to ensure appropriate transition between the proposed Suburban Activity Node Zone and nearby lower density residential areas.

Carried

**7.4 7:16 pm Housing Diversity Development Plan Amendment – Marion Road Urban Corridor Zone**  
**Report Reference: UPC060617R7.4**

The Chair invited staff to provide an overview of Agenda Item 7.4. Staff advised that DPTI staff have requested that Council reconsider the proposed Urban Corridor Zone (UCZ) along Marion Road, and instead focus on key sites. 5 key sites have been selected in the investigation in Appendix 1, however the remainder of the Urban Corridor Zone is proposed to be retained along Marion Road, but with policy amendments (Concept Plans) to encourage development of key sites as first priority.

The Chair invited questions/comments from the Committee and the following matters were discussed:

- The Committee queried why all 10 key sites could not be included in the Concept Maps. Staff clarified that the eliminated sites face potential issues with interface and vehicle access.
- The Committee queried whether Marion Road corridor would cater for businesses displaced from the North-South Corridor project.

*7:31 pm Cr Telfer entered the meeting*

- The Committee observed that the UCZ policy already encourages development of key sites without Concept Plans via the building envelope provisions – e.g. larger sites will be allowed greater heights. The intention of the UCZ was to enable a higher intensity of development along the whole corridor.

**Action:** Staff could investigate whether a 3D model (or 3D rendering) could be provided to better depict the proposed height/density changes throughout Marion.

- Building envelope should offer incentives for larger sites (i.e. larger footprint, greater height) so that it is unprofitable to develop smaller sites – in this way, allotment amalgamation will be encouraged to facilitate larger, integrated development outcomes.
- Other sites with the same dimensions/attributes as the key sites should be able to be developed in the same manner – the policy should not disadvantage sites that have not yet been amalgamated.
- Staff clarified that buildings which exceed the building envelope/height provisions will be subject to Category 2 public notification.
- Alternative viewpoints were raised regarding categorisation:
  - (a) neighbours in lower density residential zones should be notified of buildings which exceed the heights anticipated by the policy; but
  - (b) sites that have not been identified as key sites, but which could have the same attributes as key sites, should not be disadvantaged in the assessment process.

**Action:** Staff to further investigate the impact of Category 1 versus 2 developments in the Urban Corridor Zone.

*Cr Hutchinson left the meeting 8:13 pm*

*Cr Hutchinson re-entered the meeting 8:14 pm*

**Moved Cr Telfer, Seconded Cr Gard** that the Urban Planning Committee:

1. Note the Marion Road Key Sites Investigation in Appendix 1 and supports the Concept Map Plans for the 5 identified key sites on pages 116-119 of the Agenda.
2. Endorses the proposed changes to the “Urban Corridor Zone” draft policy in Appendix 3.

**Carried by majority**

**7.5 8:26 pm Housing Diversity Development Plan Amendment (DPA) – Consolidation of policy areas in the south**  
**Report Reference: UPC010817R7.5**

*8:26 pm Cr Crossland entered the meeting*

The Chair invited staff to provide an overview of Agenda Item 7.5. Staff advised that the report considers a more holistic view to zoning in the existing Hills Policy Area 11, Southern Policy Area 18 and Cement Hill Policy Area 10. The revised policy has regard to:

- a) site gradient;
- b) minimum site dimensions in the nearby residential areas of Holdfast Bay and Onkaparinga;
- c) what can be developed under the Residential Code;
- d) the densities envisaged in the proposed Marion Plains Policy Area 13.

*8:44 pm Cr Gard left the meeting*

*8:47 pm Cr Gard re-entered the meeting*

The Chair invited questions/comments from the Committee and the following matters were discussed:

- The previous version of the amended/expanded Southern Policy Area 18 had sufficient development opportunities. Many sites in Hallett Cove are currently less than 700 square metres, and therefore couldn't be developed under the revised policy.
- Introducing a single policy area in the southern areas may result in proliferation of higher density subdivision, as developers may assume that development approved in one part of the policy area may be appropriate in another, but where local circumstances vary.
- The reduction in site areas should consider the flexibility allowed in the planning assessment process – undersized allotments may be supported based on the merits of a particular development proposal.
- Wish to ensure that flat sites in Hallett Cove can be subdivided.
- The northern part of the Council area lends itself to higher densities than the south – need to ensure that the policy reflects this.
- Hallett Cove is large with an older demographic; planning policy should encourage younger people to the area.
- The Committee discussed amending the minimum site dimension table in the proposed Southern Hills Policy Area to provide only 2 categories for gradient – greater or less than 1 in 8.

**Moved Cr Telfer, Seconded Cr Gard** that the Urban Planning Committee:

1. Supports the proposed consolidation of residential policy areas in the southern suburbs via the proposed “Southern Hills Policy Area 18”, subject to amending principle of development control 9 on page 192 of the Agenda as follows:

Dwelling type	Average site gradient	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
Detached Semi-detached	Less than 1-in-8	350	10	12	20
	More than 1-in-8	400	12	12	20
Row	Less than 1-in-8	300	9	12	20
	More than 1-in-8	350	10	12	20
Group Residential flat	Less than 1-in-8	300	20	20	45
	More than 1-in-8	400	20	20	45

**Carried unanimously**

**8. CONFIDENTIAL ITEMS**

Nil

**9. ANY OTHER BUSINESS**

Cr Telfer raised the overlap of the legend on page 20 and 92.

**Action:** Maps on pages 20 and 92 of the agenda to be amended to address the legend overlap.

Cr Hutchinson sought discussion at an upcoming Elected Member Forum to discuss the intentions/implications of the resolution of the Council on 25 July 2017, potentially the 15 August 2017 Elected Member Forum.

**10. MEETING CLOSURE**

The meeting was declared closed at 9:48 pm

**11. NEXT MEETING**

The next meeting of the Urban Planning Committee is to be held on Tuesday, 3 October 2017 at 6.30 pm in Committee Rooms 1 & 2.

**CONFIRMED**

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**CHAIRPERSON**

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