

**MINUTES OF THE UPC200901 - URBAN PLANNING COMMITTEE MEETING**

**Tuesday, 01 September 2020 at 06:30 PM**

**Council Administration Centre, 245 Sturt Road, Sturt**



## **PRESENT**

### **Committee Members**

His Worship the Mayor Kris Hanna  
Councillor Ian Crossland (Chair)  
Councillor Nathan Prior  
Councillor Joseph Masika  
Councillor Maggie Duncan

### **In Attendance**

|                  |                                  |
|------------------|----------------------------------|
| Raelene Telfer   | Councillor                       |
| Adrian Skull     | Chief Executive Officer          |
| Ilia Houridis    | General Manager City Development |
| Alex Wright      | Team Leader - Planning           |
| Stephen Zillante | Team Leader - Building           |
| David Melhuish   | Senior Policy Planner            |
| Kai Wardle       | Development Officer - Planning   |

## **OPEN MEETING**

The Chair opened the meeting at 06:32 PM

## **KAURNA ACKNOWLEDGEMENT**

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

## **ELECTED MEMBERS DECLARATION (if any)**

The Chair asked if any Member wished to disclose an interest in relation to any item being considered at the meeting.

No declarations were made.

## **CONFIRMATION OF MINUTES**

### **Confirmation of the minutes for the Urban Planning Committee Meeting held on 14 July 2020**

**Report Reference:** UPC200901R01

### **Moved Councillor Duncan, Seconded Councillor Masika**

That the minutes of the Urban Planning Committee Meeting held on 14 July 2020 be taken as read and confirmed.

**Carried Unanimously**

## **BUSINESS ARISING - Nil**

## **CONFIDENTIAL ITEMS - Nil**

## **REPORTS FOR DISCUSSION**

### **Warradale - Potential Character Zone**

**Report Reference:** UPC200901R02

The Chair invited the Senior Policy Planner to present and elaborate on the report. A photographic montage of original and infill housing in the relevant area of Warradale was presented to the Committee with commentary from the Senior Policy Planner.

The Committee discussed the report. It was questioned whether further consultation could be undertaken within the relevant area, to which the Senior Policy Planner advised there would likely be timing issues with the implementation of the Planning and Design Code.

The Committee discussed that a more holistic approach to analysing potential character policy areas across the Council area would be more beneficial to the greater Council area. Some members expressed concern that a more holistic approach would take time.

### **Moved Councillor Masika, Seconded Councillor Crossland**

1. Recommends that Council continue advocating for the site dimension and design policy associated with the current Marion Plains Policy Area to be retained in the northern part of Council, with Plan SA and the State Planning Commission, consistent with its submission to the State Government.
2. Recommends that dependent on the final outcomes of the Planning and Design Code implementation, Council investigates the appropriateness of the given residential zoning and determines whether any future Code Amendments should be pursued.

### **Amendment:**

#### **Moved Councillor Prior, Seconded Mayor Hanna**

That the Urban Planning Committee:

1. Recommends that Council continue advocating for the site dimension and design policy associated with the current Marion Plains Policy Area to be retained in the northern part of Council, with Plan SA and the State Planning Commission, consistent with its submission to the State Government.
2. Recommends that Council consider initiating consultation of residents with regards to the potential character policy area defined by the north-western section of Warradale bounded by Diagonal Road to the west, Oaklands Road to the north, Buckingham Avenue to the east, and Kent Avenue to the south.

**The Amendment Was lost**

**The original motion:**

**Moved Councillor Masika, Seconded Councillor Crossland**

1. Recommends that Council continue advocating for the site dimension and design policy associated with the current Marion Plains Policy Area to be retained in the northern part of Council, with Plan SA and the State Planning Commission, consistent with its submission to the State Government.
2. Recommends that dependent on the final outcomes of the Planning and Design Code implementation, Council investigates the appropriateness of the given residential zoning and determines whether any future Code Amendments should be pursued.

**Carried**

**Planning Reforms Update**

**Report Reference:** UPC200901R03

General Manager City Development provided a verbal update of administration's progress with regards to sourcing information about the Planning Reforms.

The Committee questioned what Council are doing to inform the public of Council's position and role with regards to the proposed policy changes of the Planning Reforms. General Manager City Development advised that there are limited process-based options available to Council for negotiating policy outcomes.

**Moved Mayor Hanna, Seconded Councillor Prior**

That the Urban Planning Committee:

1. Recommend Council undertake a short-term media campaign seeking to influence the State Government to accept Council's position in relation to residential development in the Council area.
2. Recommend Council writes to the Minister for Planning and Local Government detailing the City of Marion's support for a collaborative approach to finalising the Planning and Design Code taking into account Council's practical suggestions for improvement.

**Carried Unanimously**

**REPORTS FOR NOTING**

**Development Plan Amendments Update**

**Report Reference:** UPC200901R04

The Committee suggested investigating policy changes to allow for mixed use or improved development outcomes for non-residential sites in the Council area, in particular those along Marion Road.

Action: General Manager City Development to provide the Committee with a scoping report on the matter at a later date.

It was suggested that the Committee consider other similar opportunities which could be suggested for further investigations.

The Urban Planning Committee notes the report.

## **WORKSHOP / PRESENTATION ITEMS - Nil**

## **OTHER BUSINESS**

Action: Administration to provide the Committee with a report at the next meeting, which compares the current and future process and Council's level of involvement with certain examples of common development applications, with a particular focus on developments which are at variance to the relevant criteria.

Action: Administration to write to the State Government requesting they release a practice direction with regards to minor variations under the new system.

A concern was raised that the new planning system shall reduce minimum car parking requirements. The Committee discussed the balance between car parking requirements and encouraging alternate modes of transport.

## **MEETING CLOSURE**

**MEETING CLOSURE** - Meeting Declared Closed at 08:00 PM

**CONFIRMED THIS xx DAY OF xx**

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**CHAIRPERSON**