

His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF URBAN PLANNING COMMITTEE MEETING

Committee Rooms, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 04 June 2019 at 06:30 PM

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the Local Government Act 1999 that a Urban Planning Committee meeting will be held.

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Committee Rooms is via the main entrance to the Administration Centre on Sturt Road, Sturt.



Adrian Skull
Chief Executive Officer



Page left intentionally blank

TABLE OF CONTENTS

OPEN MEETING	3
KAURNA ACKNOWLEDGEMENT	3
ELECTED MEMBERS DECLARATION (if any)	3
CONFIRMATION OF MINUTES	3
Confirmation of the minutes for the Urban Planning Committee Meeting held on 7 May 2019	3
APPENDIX 1	4
BUSINESS ARISING - Nil	7
CONFIDENTIAL ITEMS - Nil	7
REPORTS FOR DISCUSSION	7
Planning policy update and priorities 2019	7
REPORTS FOR NOTING - Nil	9
WORKSHOP / PRESENTATION ITEMS - Nil	9
OTHER BUSINESS - Nil	9
MEETING CLOSURE	9

OPEN MEETING

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)

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Urban Planning Committee Meeting held on 7 May 2019

Originating Officer Governance Officer - Victoria Moritz

Corporate Manager Manager Corporate Governance - Kate McKenzie

Report Reference: UPC190604R01

RECOMMENDATION:

That:

The minutes of the Urban Planning Committee Meeting held on 7 May 2019 be taken as read and confirmed.

ATTACHMENTS:

#	Attachment	Type
1	UPC190507 - Final Minutes	PDF File

**MINUTES OF THE URBAN PLANNING COMMITTEE MEETING
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 7 MAY 2019**



Committee Members

Councillor Nathan Prior (Chair)
Councillor Raelene Telfer
Councillor Maggie Duncan

In Attendance

Mayor Kris Hanna	
Ms Abby Dickson	General Manager City Development
Ms Kate McKenzie	Manager Corporate Governance
Mr Alex Wright	Acting Team Leader Planning
Mr David Melhuish	Senior Policy Planner
Mr Stephen Zillante	Acting Manager Development and Regulatory Services

1. OPEN MEETING

Councillor Prior opened the meeting at 6.37pm on Tuesday 7 May 2019

2. KAURNA ACKNOWLEDGEMENT

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

3. 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.

Nil declarations were made. Elected Members advised that they would declare interests should they arise during discussions.

4. CONFIRMATION OF MINUTES

Confirmation of the minutes for the Urban Planning Committee Meeting held on 4 December 2018.

Report Reference: UPC190507R01

**MINUTES OF THE URBAN PLANNING COMMITTEE MEETING
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 7 MAY 2019**



Moved Cr Duncan

Seconded Cr Telfer

1. That the minutes of the Urban Planning Committee Meeting held on 4 December 2018 be taken as read and confirmed.

Carried Unanimously

5. BUSINESS ARISING - Nil

6. CONFIDENTIAL ITEMS - Nil

7. REPORTS FOR DISCUSSION

**6:43 pm Housing Diversity DPA - Minister's Proposal
Report Reference UPC190507R02**

7.39 pm Mayor Hanna entered the meeting
8.25 pm Councillor Duncan left the meeting
8.26 pm Councillor Duncan re-entered the meeting
8.55 pm Mayor Hanna left the meeting at 8.55 pm and did not return.

Adjournment –

Moved Councillor Telfer, Seconded Cr Duncan that the meeting be adjourned for 5 minutes.

Carried Unanimously.

8.57 pm the meeting was adjourned
9.02 pm the meeting resumed

9:06 pm Moved Cr Telfer

Seconded Cr Duncan

That the Urban Planning Committee recommends:

1. Administration develop the following two responses in relation to the Minister's proposed actions for the Housing Diversity Development Plan Amendment:
 - Response 1 – Advising that Council does not support Part 1 of the Minister's proposed DPA, specifically as it relates to the Minister's proposed removal of the Marion Plains Policy Area in areas near the Suburban Activity Node Zone.
 - Response 2 – Propose a compromise position to Part 1 of the Minister's proposed DPA,

**HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 7 MAY 2019**



proposing a strip of medium density zoning between the Suburban Activity Node Zone and Marion Plains Policy area (Administration to prepare a map detailing the proposed compromise).

2. Council support the Minister's proposal for Part 2 of the DPA to undertake further public consultation for the following two areas:
 - Urban Corridor Zone on Marion Road (including additional properties south of Finnis St and Alawoona Avenue to Sturt River)
 - The proposed changes to the spatial extent of the Foothills and Seaside Policy areas made post DPA public consultation.
3. Administration include in the response to the Minister the importance of design standards to achieve high quality infill development under the new planning reforms.

Carried Unanimously

8. REPORTS FOR NOTING - Nil

9. WORKSHOP / PRESENTATION ITEMS - Nil

10. OTHER BUSINESS –

9:07 pm Seacliff Park DPA

Members were provided with a verbal update on progress of the Seacliff Park DPA. A letter has been sent to the Minister seeking his approval to a minor amendment to the previously agreed SOI. Staff are progressing with preparation of the DPA for public consultation.

11. MEETING CLOSURE - Meeting Declared Closed at 9:12 PM

CONFIRMED THIS 4th day of June of 2019

.....

CHAIRPERSON

BUSINESS ARISING - Nil**CONFIDENTIAL ITEMS - Nil****REPORTS FOR DISCUSSION****Planning policy update and priorities 2019**

Originating Officer	Manager - Development and Regulatory Services. - Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development - Abby Dickson
Report Reference	UPC190604R02

REPORT OBJECTIVE

To obtain input from the Urban Planning Committee (UPC) on the planning policy priorities for 2019 and to ensure the Committee continues to meet its obligations under the UPC Terms of Reference.

RECOMMENDATION

That the Urban Planning Committee Notes this report including the intended policy review of the Commercial and Industry Zones.

Liveable:	Planning policy should help to create more livable cities.
Valuing Nature:	Planning policy should be designed to protect and enhance nature.
Engaged:	Any planning policy changes should be well engaged with community.
Prosperous:	A better planned city is a more productive one.
Legal / Legislative / Policy:	Planning, Development and Infrastructure Act 2016, Development Act 1993, Development Regulations 2008.
Additional Resource Impact	If further changes to Council's development plan are requested, then resourcing would be reviewed.

DISCUSSION

Current Development Plan Amendments:

- There are no further updates from the Department of Planning, Transport and Infrastructure (DPTI) on the Housing Diversity DPA.
- City of Marion staff and City of Holdfast Bay staff have recently met with 5049 Community Reference group to discuss Seacliff Park DPA - a verbal update will be offered at the meeting.
- Other recent changes have been made to mixed-use and activity zones (2016-2018).

Planning Reforms:

- DPTI will be releasing the Planning and Design Code (P&D Code) for "Phase 2" (regional) Councils in July 2019.
- City of Marion is a "Phase 3" Council meaning our Development Plan will be transitioned to the Planning and Design Code by July 2020.
- New DPAs are not currently being accepted.
- Existing DPAs must be completed at their expiry date and DPTI will release a further "absolute" cut-off date which is likely to be February 2020.
- In July 2019, DPTI are planning to release more details around the process which will replace the DPA process, known as a "Code Amendment".
- City of Marion staff will be working with DPTI on a "transition plan" which will help guide us through the change over to the new system.

Transition Plan opportunities:

- During the transition stages (i.e. before the P&D Code cut-off date) there is an opportunity for councils to explore strategic planning reviews (i.e. zoning reviews) which could be used to inform changes to parts of the P&D Code that would apply to a certain areas.
- DPTI is anticipated to release strict criteria around this in July/August 2019.
- For example, they would seek that broad consultation is undertaken, areas are not particularly contentious and there is broad community support for the changes.
- This is effectively a para-DPA process and is an interim measure while DPAs are not being accepted and before the Code Amendment process is available.

Policy investigation areas:

- While the Housing and Diversity DPA has covered parts of CoM's residential areas, there is an opportunity to undertake policy research on our other planning zones.
- Given there has been some recent work around the Edwardstown area, it would be logical to prioritise an investigation into the Commercial and Industry zones.
- It is anticipated that a zoning review would include at least policy, land use, demographic and employment analysis.
- The review would also include recommendations for future policy direction.
- The review could form the basis of community engagement for later in 2019 if Council wished to include changes during the P&D Code transition process.

Urban Planning Committee 2019:

- There is one further planned UPC meeting in October 2019, however it may be necessary to hold a special meeting or report to full Council meeting for progress on the DPAs and any other matters arising.

REPORTS FOR NOTING - Nil

WORKSHOP / PRESENTATION ITEMS - Nil

OTHER BUSINESS - Nil

MEETING CLOSURE