

**Minutes of the Planning and Development Committee
held on Tuesday, 5 July 2022 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**

PRESENT

His Worship the Mayor Kris Hanna
Councillor Kendra Clancy (Presiding Member)
Councillor Raelene Telfer
Councillor Luke Hutchinson
Councillor Jason Veliskou (from 6:37pm)

In Attendance

Manager Development and Regulatory Services – Warwick Deller-Coombs
Acting Team Leader Planning – Nicholas Timotheou
Acting Senior Planner – Joanne Reid
Project Support Officer (Development) - Anne Mitchell

1 Open Meeting

The Chair opened the meeting at 6:31pm.

2 Kaurua Acknowledgement

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

3 Elected Member Declaration of Interest (if any)

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

Nil interests disclosed.

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 3 May 2022**

Report Reference PDC220705R4.1

Moved Councillor Telfer**Seconded Councillor Hutchinson**

That the minutes of the Planning and Development Committee Meeting held on 3 May 2022 be taken as read and confirmed.

Carried Unanimously

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference PD220705R5.1

The Planning and Development Committee noted the business arising statement, meeting schedule and upcoming items.

The following points were noted:

- The two remaining meetings (6 September and 1 November) are both scheduled to take place during the Caretaker period.
- The Committee agreed not to hold the 1 November meeting unless urgent business is required to be progressed.

The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider the Confidential Business Arising Statement – Action Items (PDC220705F6.1) at the end of the agenda.

7 Reports for Discussion

7.1 Urban Corridor - Marion Road

Report Reference PDC220705R7.1

6:37pm Councillor Veliskou entered the meeting.

The Manager Development and Regulatory Services provided an overview on the progress of the Urban Corridor – Marion Road Code Amendment.

The following discussion points were noted:

- The Urban Corridor – Marion Road Code Amendment was previously placed on hold pending further investigations into the ability to diversify development opportunities on Marion Road.
- Intention is to retain existing employment, commercial and industrial zones.
- The Housing Diversity Neighbourhood Zone (HDNZ) rather than the General Neighbourhood Zone allows for more appropriate development opportunities with the Technical and Numeric Variations (TMVs) providing increased opportunity for residential redevelopment whilst also achieving appropriate development outcomes. The HDNZ zone also allows for small scale commercial uses, complimenting the exiting commercial services.
- The HDNZ would encourage amalgamation opportunities to achieve better development outcomes, noting that there is an existing opportunity for those with larger blocks.
- The previous Plains Policy Area was in place to balance density, with the new Code Amendment allowing for further exploration of various zones.
- Traffic flow should be taken into consideration with potential issues if higher density development is allowed. Preliminary investigations have been undertaken, however, a greater level of study would be required for high intensity zones, lower density zoning is unlikely to require as intensive studies.

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Considers the report and the proposed amendments to the 'Urban Corridor – Marion Road Code Amendment - Proposal to Initiate'.
2. Recommends that Council endorses the proposed amendments to the 'Urban Corridor – Marion Road Code Amendment - Proposal to Initiate' and that the amended version be forwarded to the Minister for consideration/approval.

Carried

7.2 Code Amendments Update

Report Reference PDC220705R7.2

The Manager Development and Regulatory Services gave a brief outline as detailed in the report.

The following discussion points were noted:

- A response is expected in the next 1-2 weeks on the amended Proposal to Initiate for the Morphettville and Glengowrie Horse Related Activities Code Amendment. This was forwarded to the Minister in early April, noting that this was delayed due to a technical problem.
- The Southern Suburbs Code Amendment is a large body of work which is currently being undertaken with intent to bring back to the Committee in September for discussion and progression.
- Centre Zones Code Amendment was forwarded to the Minister in late May and a response is expected to be received in the coming weeks.

Moved Councillor Hutchinson

Seconded Councillor Veliskou

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

8 Reports for Noting

8.1 Development Services Activities Update

Report Reference PDC220705R8.1

The Manager Development & Regulatory Services and Acting Team Leader Planning gave a summary of the work undertaken by the Development Services Unit.

The following discussion points were noted:

- Applications have remained steady with May recording the most determinations in a month under the Code.
- Compliance matters have increased, and it is foreseen that this trend will continue as staff are required to inspect certain forms of completed developments for compliance with conditions of approval e.g. planting of trees. It is expected that more information will be provided on this at the next Committee meeting.

- Requirements for Certificate of Occupancy Certificates for residential dwellings has been postponed until January 2024.
- The number of deemed consents is zero, with this statistic is to be included in subsequent activities updates.
- Discussion and explanation on requests for 'mandatory verification documentation' and the high portion of applications that this is required on. Noting no fees have yet been received for applications at this stage of assessment.
- Industry professionals are increasingly able to navigate the code with residents being able to seek assistance and in many cases able to navigate successfully once receiving advice.
- Encourage those utilising the PlanSA system and navigating the Code to provide feedback to PlanSA.
- Administration has removed previous brochures available under the Development Act, with the website to be updated and new factsheets to replace those removed. Consideration will be given to any gaps noted by Council Members and the community.
- Discussion regarding 'Tiny Houses', noting that current requirements only allow for them under ancillary accommodation. Potential to investigate 'Tiny House' options and seek out other interested parties in this space. Currently ancillary accommodation is supported with the condition it is occupied by a family member.
- Council supports density in the right areas, such as along urban corridors, with high quality outcomes sought for residential developments.

Moved Councillor Telfer

Seconded Councillor Hutchinson

That the Planning and Development Committee:

1. Notes the report.

Carried

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the following items be moved en bloc:

- 8.2 Development Factsheets and Guidelines Update
- 8.3 Land Development Projects Update
- 8.4 North South Corridor Update

Carried

8.2 Development Factsheets and Guidelines Update

Report Reference PDC220705R8.2

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried

8.3 Land Development Projects Update

Report Reference PDC220705R8.3

The following discussion was noted:

- Traffic studies to be undertaken when development plans lodged. An update from SAJC on their masterplan is expected soon.

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried

8.4 North South Corridor Update

Report Reference PDC220705R8.4

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried

6 Confidential Items

6.1 Cover Report - Confidential Business Arising Statement - Action Items

Report Reference PDC220705F6.1

Moved Councillor Veliskou

Seconded Councillor Hutchinson

Pursuant to Section 90(2) and (3) (g)(h) and (m) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Office of the CEO, Manager Development and Regulatory Services, Team Leader Planning, Senior Policy Planner, Project Support Officer (Development) and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Confidential Business Arising Statement – Action Items, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.

Carried

7:30 pm the meeting went into confidence.

A brief update was provided in confidence.

Moved Councillor Hutchinson**Seconded Councillor Veliskou**

1. Notes the business arising statement.
2. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that any appendices from this report, Confidential Business Arising Statement – Action Items, having been considered in confidence under Section 90(2) and (3) (g)(h) and (m) of the Act, except when required to effect or comply with Council’s resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2022.

Carried

7:33 pm the meeting came out of confidence.

6.2 Cover Report - Development Case Studies Workshop

Report Reference PDC220705F6.2

This item was withdrawn.

9 Workshop / Presentation Items

10 Other Business

11 Meeting Closure

The meeting shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 7:33pm.

CONFIRMED THIS 6 DAY OF SEPTEMBER 2022

CHAIRPERSON