

**Minutes of the Planning and Development Committee
held on Tuesday, 6 September 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 Luke Hutchinson
Councillor Jason Veliskou
Councillor Joseph Masika

In Attendance

Chief Executive Officer - Tony Harrison
General Manager City Development - Tony Lines
Manager Development and Regulatory Services - Warwick Deller-Coombs
Chief Executive Officer of Point Data – George Giannakodakis
Senior Policy Planner – David Melhuish
Development Officers – Kristen Sheffield & Kai Wardle
Manager Engineering, Assets and Environment – Mathew Allen
Project Support Officer (Development) - Anne Mitchell
Executive Officer to the General Manager City Development - Mina Caruso

1 Open Meeting

The Chair opened the meeting at 6:31pm.

2 Kaurna Acknowledgement

We acknowledge the Kaurna 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 were disclosed.

The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider the *Point Data Workshop* (PDC220906R9.1) item next on the agenda.

9 Workshop / Presentation Items**9.1 Point Data Workshop**

Report Reference	PDC220906R9.1
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The Manager Development and Regulatory Services introduced Mr George Giannakodakis, the CEO of Point Data. Mr Giannakodakis provided a presentation demonstrating the capability of the Point

Data analytics tool and gave members the opportunity to discuss how this may be used to counteract and model issues arising from infill development, as well as other applicable uses.

The following was noted during the presentation:

- The use of technology and data and how it can assist in making better planning policy decisions.
- Housing prices in Adelaide rose sharply during Covid and is recently showing a small adjustment back down.
- These high prices mean developers are seeking to push the boundaries of the Planning and Design (P&D) Code.
- The ability to model and present climate risk layers, such as flooding and bushfire, for banks and insurance companies which could also be useful to councils.
- Ability to match development sites to specific home designs, then apply this information to the streetscape to measure traffic, visual, and green benefits, as well as adverse impacts.
- Can use criteria from the P&D Code to apply a planning algorithm. This can display which properties have the potential for redevelopment, including the ability to narrow by dwelling type (e.g., semi-detached, row, group).
- Highlighted the need to account for the market as well community drivers such as affordability, and supply in desirable areas.
- Machine learning also considers surrounding land uses, such as park and recreation facilities.

The following discussion points were noted:

- Infill development is subjective, and there are differing views about what is considered good versus poor development outcomes.
- Could amend the P&D Code to counter the infill and investigate ways to better apply and enforce the design guidelines.
- In denser developments there are ways to increase open and green spaces.
- Narrow streets are creating parking and vehicle access issues. Currently don't have the data on street widths but can provide modelling and data to support a Council position on certain types of developments and designs based on street width.
- Street parking and how this can change over time with the number of parks available on the street decreasing. This can be measured; it also would need to take into account other information such as household size. Given these likely changes over time, data could support Council in seeking changes requiring more off-street carparking.
- Parking permits should be assessed based on the number of carparks available to the dwelling off-street. We currently only apply permits where there is timed parking.
- Some developments are maximising potential and profit over great outcomes. Would like to encourage good development and data could potentially point out marginal areas.
- Clusters of new development can be problematic; this again is subjective as it can be achieved successfully. A precinct plan approach may assist with achieving better outcomes.
- The Code currently doesn't allow for larger blocks to maximise their ability to provide high quality infill development or encourage the amalgamation of sites.
- There is a challenge achieving affordable and well-designed developments.
- Mixed use developments are not occurring in areas where they would work well. It was noted that this could potentially be restricted by the market and whether people are interested purchasing such properties.
- There is interest in tiny house developments, but the flexibility isn't there in the regulations.
- If Council is interested in testing certain policy planning scenarios, Point data can enable this.

Additionally, it was noted that Council Panel Member, Ben Russ, works for Point Data but has not participated in or engaged in this process in any way.

The Planning and Development Committee participated in the workshop and thanked Mr George Giannakodakis for his presentation.

4 Confirmation of Minutes

4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 5 July 2022

Report Reference PDC220906R4.1

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the minutes of the Planning and Development Committee Meeting held on 5 July 2022 be taken as read and confirmed.

Carried

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference PDC220906R5.1

The following discussion points were noted:

- That the 1 November 2022 Planning and Development meeting be cancelled due to a lack of items.
- Whilst there are only standing items currently scheduled for 1 November it may be helpful for potential new Council Members to have a meeting early in their term to enable them to be across development issues.

Moved Councillor Hutchinson

Seconded Councillor Masika

That the Planning and Development Committee:

1. Notes the business arising statement, meeting schedule and upcoming items.
2. Recommend to Council that the Planning and Development Committee meeting scheduled for the 1st of November 2022 be cancelled due to a lack of items.

Carried

6 Confidential Items - Nil

7 Reports for Discussion

7.1 Code Amendments Update

Report Reference PDC220906R7.1

The Manager Development and Regulatory Services provided a brief update on recent and active Code Amendments.

The following discussion points were noted:

- Possible changes have been highlighted through the Morphetville masterplan; however details have not yet been provided.
- The need for stables is being investigated and will impact what form stables will take in the masterplan.

Moved Councillor Hutchinson

Seconded Councillor Masika

That the Planning and Development Committee:

1. Notes the report.

Carried

7.2 Southern Suburbs Residential Code Amendment**Report Reference** PDC220906R7.2

The Manager Development and Regulatory Services and the Senior Policy Planner gave a brief overview of the 'Southern Suburbs Residential Policy – Code Amendment' and the proposed community consultation.

The following discussion points were noted:

- The engagement plan is being reviewed with the intent to present it to the new Council as soon as practicable.
- There are known issues with drainage and stormwater which will need to be addressed as the Code Amendment progresses.
- The intent is to encourage opportunities for development on flatter land and to deter it on steeper land where good outcomes are less likely to be realised. This can be achieved by increasing site area and frontage requirements for sloping land.
- The preference is that no Deemed to Satisfy (DTS) developments are allowed on sloping land for Group and Row dwellings.
- The potential for applying the same frontage criteria for detached and semi-detached dwellings.
- That there is clay and reactive soils in some areas.

Councillor Veliskou declared a perceived conflict of interest due to owning a property located within the Southern Suburbs Residential Policy Area and left the meeting.

7:44pm Councillor Veliskou left the meeting.

- Ideally would like to minimise the likelihood of houses blocking the views of other houses when developing on sloping land, by encouraging gaps between roofing and certain roofing styles. However, this would require a change in policy within the Code that is unlikely to be supported by PLUS. As part of a Code Amendment, the height, frontage and site areas can be amended, however changes to other policy factors are generally not supported.

- The zone criteria cannot be changed. To achieve the above it would require adding a new zone or sub-zone to the suite of zones in the Code. However, a new zone policy might not even achieve this.
- Council previously proposed five gradients however the State Government required this be reduced.
- This area was originally proposed as all General Neighbourhood Zone, but several councils indicated that the P&D Code did not account for sloping land in metro areas and the Hills Neighbourhood Zoning was then created to address this.

Moved Councillor Hutchinson

Seconded Councillor Masika

That the Planning and Development Committee:

1. Considers the report; in particular, the spatial changes to the Hills Neighbourhood Zone, the proposed amendments to the slope-related policy within that zone, and the associated Community Engagement Plan/process.
2. Recommends that Council endorses the amendments to the Planning and Design Code proposed within the 'Southern Suburbs Residential Policy - Code Amendment as being appropriate for community consultation.
3. Recommends that Council endorses the Community Engagement Plan/process.

Carried

7:58pm Councillor Veliskou re-entered the meeting.

7.3 Tiny Houses

Report Reference

PDC220906R7.3

The following discussion points were noted:

- The Code in its current form doesn't allow for the clustering of tiny houses on one site. It could potentially have its place, but the flexibility isn't there to allow for this type of development at present.
- There is interest in providing affordable accommodation similar to a cluster of tiny houses, such as converted shipping containers but as they would each be considered as a dwelling in their own right it isn't allowed.
- The code should look to include design criteria for tiny house developments as there are examples of this type of development being attractive and affordable.
- Potential for a large dwelling with shared facilities and numerous bedrooms. Shared housing development opportunities could be investigated by the new Council.
- The market will determine what place these alternatives have in the housing sector, and it was noted they share similarities with long term caravan park sites.

Moved Councillor Hutchinson

Seconded Councillor Masika

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

Moved Councillor Hutchinson**Seconded Mayor Hanna**

That the following reports be moved en bloc:

- *Development Services Activities Update* (PDC220906R8.1)
- *Land Development Projects Update* (PDC220906R8.2)
- *North South Corridor Update* (PDC220906R8.3)

Carried

8 Reports for Noting

8.1 Development Services Activities Update

Report Reference PDC220906R8.1

Moved Councillor Hutchinson**Seconded Mayor Hanna**

That the Planning and Development Committee:

1. Notes the report.

Carried

8.2 Land Development Projects Update

Report Reference PDC220906R8.2

Moved Councillor Hutchinson**Seconded Mayor Hanna**

That the Planning and Development Committee:

1. Notes the report.

Carried

8.3 North South Corridor Update

Report Reference PDC220906R8.3

Moved Councillor Hutchinson**Seconded Mayor Hanna**

That the Planning and Development Committee:

1. Notes the report.

Carried

10 Other Business

Cancellation of 1 November 2022 Committee Meeting

Mayor Hanna noted that at the Special General Council Meeting held 28 September 2021 the Committee dates were specified for 2022, confirming that a resolution is needed by Council to cancel the Planning and Development Meeting scheduled for 1 November 2022.

Parking of Caravans

Clarification was sought regarding restrictions on the parking of a caravan in a public parking bay in an Oaklands Park street.

ACTION: Manager Development and Regulatory Services to supply the committee with information regarding caravan parking restrictions.

Improvements/changes to urban infill planning/design

Further information was sought regarding the list of design features discussed in the Code consultation process two years ago and if these must be included with new dwellings.

The following was noted and discussed:

- During the consultation phase specific design criteria was proposed, such as eaves, windows facing the street, porticos and articulated facades. The P&D Code was going to stipulate that a certain number of these criteria must be met. This would be a worthy addition to the design review.
- The Deemed to Satisfy (DTS) criteria covers this to some degree. Design features that were implemented and were envisaged to be good design outcomes are applied with DTS developments however performance assessed developments do not require the same criteria. This will be fed back as part of the Expert Panel Review of the SA Planning System.

The Committee thanked the Chair Councillor Kendra Clancy.

The Committee noted this will be Senior Policy Planner, David Melhuish's last Planning and Development Committee meeting and thanked him for his contributions.

11 Meeting Closure

The meeting was declared closed at 8:15pm.

CONFIRMED THIS 1 DAY OF NOVEMBER 2022

CHAIRPERSON