

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 5 APRIL 2016**



PRESENT

Elected Members

Councillor Nathan Prior (Chair)
Councillor Ian Crossland
Councillor Jerome Appleby

His Worship the Mayor Kris Hanna (from 7:15 pm)

Independent Member

Mr Bryan Moulds

In Attendance

Mr Steve Hooper	Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner (minute taker)
Mr David Melhuish	Senior Policy Planner

1. OPEN MEETING

The meeting commenced at 6:30 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.

Adjournment

Moved Cr Crossland, Seconded Mr Moulds that the Urban Planning Committee meeting be adjourned to allow for conclusion of the Elected Members' Forum.

6:31 pm The meeting adjourned.

6:47 pm The meeting resumed.

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.

No interests were disclosed.

4. CONFIRMATION OF MINUTES

Moved Cr Crossland, Seconded Mr Moulds that the minutes of the Urban Planning Committee meeting held on 2 February 2016 be confirmed as a true and correct record of proceedings.

Carried unanimously

5. BUSINESS ARISING

Nil

6. PRESENTATION

Nil

7. REPORTS

The Chair sought and was granted leave of the meeting to consider the item 7.2 (Morphettville Racecourse) first.

Morphettville Racecourse

Reference No: UPC050416R7.2

Moved Cr Crossland, Seconded Cr Appleby that the Urban Planning Committee:

1. Notes the presentation by Geoff Bone on behalf of the South Australian Jockey Club at the Elected Members' Forum held on 5 April 2016.
2. Seeks that Administration prepare a report to Council advising of the South Australian Jockey Club Morphettville Racecourse presentation and provide information in relation to possible directions forward in relation to the Development Plan Amendment process.

Carried unanimously

Development Plan Amendment Status Update

Reference No: UPC050416R7.1

Mr Steve Hooper provided an update of current Development Plan Amendments.

Moved Cr Appleby, Seconded Mr Moulds that the Urban Planning Committee:

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

Carried unanimously

Hammerhead Development

Reference No: UPC050416R7.3

The Chair requested clarification from Cr Crossland (as a member of the Development Assessment Panel (DAP)) of the intent of the DAP's request to restrict hammerhead development.

Cr Crossland confirmed that the DAP raised concern with the proximity of dwellings on hammerhead/battleaxe sites to existing conventional allotments, specifically two-storey dwellings on hammerhead sites.

Vehicle manoeuvring areas on hammerhead allotments are very narrow with restricted turning spaces. The DAP are of the view that higher density development should be achieved by allotment amalgamation to provide greater allotment dimensions which facilitates better design outcomes.

The DAP believe that two dwellings side-by-side achieves a better streetscape outcome than a hammerhead development.

The Committee discussed a possible solution to discourage hammerhead developments via a Low Density Policy Area that may be introduced as part of the Housing Diversity Development Plan Amendment (DPA).

The Committee suggested that the Housing Diversity DPA could include:

- incentives/dispensation for allotment amalgamation; and
- prescribed minimum densities in key locations to avoid “underdevelopment”.

7:15 pm Mayor Hanna entered the meeting

The Yield Analysis to be undertaken as part of the Housing Diversity DPA should identify areas suitable for “low density” zoning (within which hammerhead developments could be restricted).

Moved Mayor Hanna, Seconded Cr Crossland that the Urban Planning Committee:

1. Recommends that following Ministerial support for the Housing Diversity Development Plan Amendment (DPA), Council administration considers where hammerhead developments should be restricted as part of the investigation process for that DPA.

Carried unanimously

Housing Diversity Development Plan Amendment (DPA)

Reference No: UPC050416R7.4

Mr Hooper provided an overview of the timeline for the Housing Diversity DPA Statement of Intent (SOI). The SOI should demonstrate consistency with the *30 Year Plan for Greater Adelaide*.

The Chair invited questions and comments and the following matters were raised:

- The Committee raised concern that Council's Housing Diversity DPA would over-cater for projected new dwellings if there is no information/detail on the number of new dwellings required by the *30 Year Plan Greater Adelaide*, and the number of new dwellings facilitated by the DPA.
- The number of projected dwellings would be confirmed in Yield Analysis, after the SOI has been endorsed by the Minister.
- The dwelling target may be negotiable in light of revisions to *30 Year Plan for Greater Adelaide*.
- The SOI should not prescribe densities, just explore “lower” and “higher” density areas (including Urban Corridor Zone or similar).

- The SOI should include a couple of suburb analyses to provide an example of the investigations undertaken thus far.
- Catchment areas in southern parts of the Council (specifically Hallett Cove) should be increased to the full 800 metres recommended by the *30 Year Plan for Greater Adelaide*.
- The DPA should facilitate increased housing density/diversity in the Hills Policy Area 11 (Hallett Cove and Marino).
- Suburb analyses contain more detail than what should be included in the SOI.
- Higher density areas along arterial roads are too broad/deep; they should be reduced to encourage development of sites fronting arterial roads.
- An example of an apartment building complex on Beeston Street in Teneriffe Brisbane could be feasible in the City of Marion in an area adjacent the Marion Regional Centre.
- Higher density development in the desired locations (adjacent transit corridors and centres) may result in conflict from newer single storey dwellings that were constructed without maximising their full development potential.
- Higher densities along transport nodes is desired, but only on allotments adjacent to public transport/centres.
- Rezoning for higher density could extend from land fronting an arterial road to the street behind to minimise traffic impacts.
- Mixed use development is desired along main roads.
- The Urban Core Zone may be appropriate in areas surrounding the Marion Shopping Centre.
- The Urban Corridor/Core Zone could include the Commercial Zone along arterial roads.
- Higher density areas should be expanded to include commercial properties along Marion Road.
- Sturt Road and Morphett Road are suitable for a Corridor/Node Zone.
- Concern regarding projected density of 35 du/ha within inner-suburb areas.
- The DPA should include lower densities in the interior of suburbs where there is valuable streetscape character, and/or issues with vehicle parking.
- The Committee would find it easier to respond to a Draft SOI than specifics of each suburb.

Action: Staff to email Draft Statement of Intent (SOI) to Urban Planning Committee members before the next meeting on 7 June.

- SOI to be considered at the next UPC meeting in June, then to Council for resolution.
- Letter to the Minister seeking clarification on the timeline of the SOI can be signed by the CEO.

Moved Mayor Hanna, Seconded Cr Appleby that the Urban Planning Committee:

1. Requests staff to prepare a summary of the proposed content of the Statement of Intent (SOI) which incorporates the comments/discussions of the Urban Planning Committee of this meeting, for consultation with the Urban Planning Committee members prior to the next Urban Planning Committee meeting in June.
2. Recommends that Administration write to the Minister for Planning to seek clarification on whether the Minister would be prepared to consider a proposed Housing Diversity Development Plan Amendment at this time.

Carried unanimously

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Action: Staff to investigate whether staff members of a different Council could present to the next Urban Planning Committee meeting regarding their experiences with recent Development Plan Amendments.

Action: Staff to initiate further investigations of whether Urban Design Guidelines could be implemented. Report to be presented to the next Urban Planning Committee meeting in June.

10. MEETING CLOSURE

The meeting was declared closed at 8:59 pm

11. NEXT MEETING

The next meeting of the Urban Planning Committee is scheduled to be held on:

Time: 6:30 pm

Date: 7 June 2016

Venue: To be decided

CONFIRMED

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CHAIRPERSON

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