

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 7 JUNE 2016**



PRESENT

Elected Members

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

His Worship the Mayor Kris Hanna (from 8:09 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 6:35 pm.

Meeting Adjournment

Moved Councillor Crossland, Seconded Mayor Hanna that the meeting be adjourned until 7.15 pm.

Carried

6.35 pm Meeting adjourned.

7.19 pm Meeting resumed.

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.

3. MEMBERS DECLARATION OF INTEREST

The Chairman asked if any Member wished to disclose an interest in relation to any item being

These Minutes are subject to adoption at the Urban Planning Committee Meeting to be held on 2 August 2016

considered at the meeting.

No interests were disclosed.

4. CONFIRMATION OF MINUTES

Moved Councillor Crossland, Seconded Mr Moulds that the minutes of the Urban Planning Committee meeting held on 5 April 2016 be confirmed as a true and correct record of proceedings.

Carried unanimously

5. BUSINESS ARISING

Nil

6. PRESENTATION

Nil

7. REPORTS

7.1 Work Plan 2016 Reference No: UPC070616R7.1

Moved Mr Moulds, Seconded Councillor Crossland that the Urban Planning Committee:

1. Notes the proposed work program for 2016 identified at Appendix 1 to the report.

Carried unanimously

7.2 Development Plan Amendment Status Update Reference No: UPC070616R7.2

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

The Chair invited Mr Melhuish to provide an update on the status of the Castle Plaza DPA. Mr Melhuish advised that the DPA is awaiting advice from the Department of Planning, Transport and Infrastructure (DPTI) and Environment Protection Agency (EPA).

The Committee discussed that Castle Plaza has potential for a large scale residential redevelopment. The Committee desire an integrated plan for the site and discourage the individual sale of allotments which may result in segregated ad-hoc development. The Committee expressed desire for a similar concept to the Morphetville Racecourse development.

Staff advised that it is likely that retail component will be developed before residential. It was staff's understanding that the residential component will be sold as super-lots and the DPA contains a concept plan for residential components.

The Committee encouraged the developer of Castle Plaza to speak/present to Council regarding their intentions for the redevelopment.

Action: Staff to invite the developer of Castle Plaza to speak/present to Council regarding their intentions for the redevelopment.

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

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

Carried unanimously

7.3 Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) Reference No: UPC07016R7.3

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

- Mr Moulds proposed further changes to the Mayor's proposed changes in Section 2.1.1 Rationale. Certain changes were adopted.
- The Committee were happy to include a review of housing density policies at "Oaklands Estate" within the SOI.
- The Committee were happy to include proposed "high street" along the northern end of Finnis Street within the SOI, but noted that opportunity for higher density/mixed use development has already been lost on sites recently developed at low-to-medium densities. Developers of current sites within the subject area could have regard to the intent of the DPA if the SOI is in the public domain.
- Discussion occurred regarding the promotion of infill development around the tramline. It was resolved that the residential corridor adjacent the tramline should be included in the higher housing density/diversity area.
- The Committee decided that reviewing densities adjacent Daws Road should be incorporated into the SOI.

8:09 pm Mayor Hanna entered the meeting

- The SOI's specification of areas targeted for a "higher density corridor" does not need to stipulate "or where there is a back-street running parallel with the arterial road, to that street", as this detail will be refined in mapping and further detail as part of the DPA investigations.
- The Committee noted correspondence from the Minister for Planning's delegate, particularly that the Minister has recommended "that council defer further consideration of these issues [investigations into residential and streetscape character] in the context of an SOI at this stage". However, the Committee resolved to leave the SOI in its current form, including "low density" and character areas.

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

1. Recommends that Council endorses the Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) and seeks that the SOI be forwarded to the Minister for Planning for consideration.

Carried

7.4 Presentation to the Urban Planning Committee
Reference No: UPC070616R7.4

The Committee discussed that the Minister (or his delegate) could be invited to Council to discuss the proposed Housing Diversity DPA. However, the Committee resolved that a presentation from DPTI or the Minister for Planning may not be beneficial at this stage given that the SOI is ready for submission. It may be best to await the Minister's response to the SOI.

The Committee advised staff to inform Council's Communications Department of Council's Housing Diversity DPA, should the SOI receive endorsement from the Council.

Action: Staff to inform Council's Communications Department of Council's proposed Housing Diversity DPA, should the SOI receive endorsement from the Council.

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

1. Note the report.

Carried unanimously

7.5 Design Guidelines
Reference No: UPC070616R7.5

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

- The Committee was generally supportive of the content in the Residential Design Guidelines in Appendix 1.
- The Design Guidelines could be adapted to align with Councils' streetscape policy.
- Concern was raised regarding whether the advisory document can influence developers to improve design outcomes.
- The Design Guidelines may be useful for Elected Members to explain to constituents the Council's desired residential urban form.

Action: Staff to inform Council's Communications Department of the Residential Design Guidelines document.

- The Committee discussed the scenario of how Council could prevent the parking of boats/caravans in front yards and inappropriate front fences. It was concluded that the only feasible way to implement such controls would be through a Land Management Agreement (LMA), but Council is unlikely to be a party to an LMA if land is being developed by a private developer.
- Design Guidelines should be developed in the future to accompany the Housing Diversity DPA and the new types of envisaged higher density residential development.
- The Committee resolved that photos should be maintained in the Residential Design Guidelines document because they are the most effective format to express desired design outcomes. However, it was suggested that a disclaimer should be placed on the first page of the Design Guidelines which states that the photos included in the document are for information purposes only and do not indicate that dwellings were constructed unlawfully or otherwise, but rather that certain elements of featured developments no longer demonstrate desired design characteristics (or similar). Staff should develop an

appropriate disclaimer.

Action: Staff to develop an appropriate disclaimer to be placed on the first page of the Residential Design Guidelines document.

Moved Mayor Hanna, Seconded Mr Moulds that:

1. The Residential Design Guidelines be distributed to interested persons/developers from the Planning & Building counter at Council's Administration Centre as an "information only" document, subject to refinement via feedback from the Urban Planning Committee members.
2. The Residential Design Guidelines be distributed to the Department of Planning, Transport & Infrastructure (DPTI) when input is requested from local councils into the Planning & Design Code.

Carried unanimously

7.6 Development Assessment Panel Policy Observations

Reference No: UPC070616R7.6

The Chair invited clarification/questions and the following matters were raised:

- Staff clarified that the Development Assessment Panel (DAP) raised concern regarding energy efficiency, and in particular, the lack of eaves/verandahs on new dwellings in order to maximise building footprint within site coverage limitations, which results in increased stormwater catchment.
- The Building Code of Australia (BCA) standards may not be sufficient to provide for energy efficiency of a standard desired by the DAP.
- Energy efficiency will be included in the State Government's forthcoming Planning and Design Code. The intent of the Planning & Design Code is for more complying developments; the trade-off is for increased energy efficiency performance criteria. Porticos/eaves/etc. will not be part of zoning, but are appropriate within design standards.
- There is an increasing demand for energy efficient housing.
- The Development Plan and Council's Infrastructure Department's standards for single-width crossovers are consistent with one another.

Moved Mayor Hanna, Seconded Mr Moulds that the Urban Planning Committee:

1. Recommends that, following Ministerial support for the Housing Diversity DPA, Council administration undertake detailed consideration of energy efficiency outcomes as part of the investigation process for that DPA, and that energy efficient design be incorporated into Council's proposed Residential Design Guidelines.
2. Advise the DAP that policy change is not considered necessary in relation to single-width driveway crossovers because Council's Infrastructure Departments' requirements and the Development Plan are consistent (Infrastructure allows for a narrowing crossover width of 3.65 metres at the kerb to 3.0 metres at the front boundary, while the Development Plan prescribes a 3.0 metre width at the front boundary).

Carried

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Action: The Committee requested staff to begin work on the Housing Diversity DPA before the SOI receives agreement from the Minister for Planning, in order to expedite the DPA process once agreement is received.

Action: The Committee strongly urged staff to present Housing Diversity DPA SOI to the next General Council meeting on 14 June 2016.

The Committee wish to review geographic areas to be covered in the Housing Diversity DPA at the next Urban Planning Committee meeting on 2 August 2016.

Action: Staff should email maps to the Committee members prior to the next Urban Planning Committee meeting on 2 August 2016.

10. MEETING CLOSURE

The meeting was declared closed at 9:19 pm

11. NEXT MEETING

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

Time: 6:30 pm
Date: 2 August 2016
Venue: To be decided

CONFIRMED

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CHAIRPERSON

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