

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 4 OCTOBER 2016**



PRESENT

Elected Members

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

Mayor Kris Hanna

Apologies

Mr Bryan Moulds (Independent Member)

In Attendance

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

1. OPEN MEETING

The meeting commenced at 6:31 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.

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.

- Councillor Prior noted that he lives in one of the areas to be discussed on the agenda but did not believe he had a conflict of interest so would remain in the meeting for the item.
- Councillor Appleby declared a perceived conflict of interest in the section of the item 'Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI)' (Reference No: UPC041016R7.5) relating to Oaklands Park as his brother lives on Diagonal Road. He advised he would leave the meeting when this was discussed.

4. CONFIRMATION OF MINUTES

These Minutes are subject to adoption at the next Urban Planning Committee Meeting.

Moved Councillor Crossland, Seconded Mayor Hanna that the minutes of the Urban Planning Committee meeting held on 2 August 2016 be confirmed as a true and correct record of proceedings.

Carried unanimously

5. BUSINESS ARISING

Nil

6. PRESENTATION

Don Smith (Development Manager of Vicinity Centres) provided a presentation on the status of the Castle Plaza redevelopment and associated Development Plan Amendment (DPA).

Mr Smith advised that the 8 hectare site was previously contaminated but has been remediated due to an order requirement imposed by the South Australian Environment Protection Authority (EPA). Soil has been dug and dumped so that it is now a “clean site”.

Mr Smith talked to a revised concept plan for the redevelopment, which included two supermarkets located on the northern side of Raglan Avenue. Mr Smith observed that, although Raglan Avenue would remain open to traffic, it would still result in “activation” due to a traffic-managed environment, retail stores fronting Raglan Avenue, and on-street parking in a configuration which reflects contemporary thinking on “activation”.

David Barone (Senior Urban and Regional Planner for Jensen Planning and Design) asserted that the revised proposal would not require significant changes to the DPA – it would affect only the concept plan, the Desired Character statement as it relates to descriptions of Raglan Avenue and Ackland Street, and Principles of Development Control 19, 20 and 21.

The Chair invited questions from the Committee members, and from Elected Members present in the gallery:

- Mayor Hanna queried the intention for the northern part of the concept plan. Mr Smith confirmed that Vicinity Centres will not undertake residential development on the northern part of the concept plan, as this is located on excess land that will be sold by Vicinity Centres.
- Councillor Hutchinson queried whether the proposal would be affected by plans under the Metropolitan Adelaide Road Widening Act. Mr Smith advised that the road widening is currently unfunded, and in any case, excess car parking is provided for the proposed retail components.
- Councillor Hull observed that the revised proposal is at significant variance to the original DPA, as Raglan Avenue was intended to be closed to traffic and all traffic diverted to Ackland Street.
- Councillor Pfeiffer agreed that the proposal was significantly different, and queried whether the revised proposal was the best use of the land, also raising concerns about whether the large retailers would close in the future. Mr Smith advised that he believes that the proposal delivers the highest and best use of the land, and that the large supermarkets would not be developed if they would become redundant in the future.
- Councillor Pfeiffer queried what Vicinity Centres would like to see for the land north of Ackland Street. Mr Smith advised that they wish to see an employment zone, including

offices and some residential development.

- Councillor Pfeiffer queried whether the revised proposal has been considered by the Department of Planning, Transport and Infrastructure (DPTI). Mr Smith confirmed that it has not been considered by the Transport Division of DPTI, but that they would still intend to provide a left-in left-out configuration at the intersection.
- Councillor Velliskou queried how Raglan Avenue would create space for people. Mr Barone advised that Raglan Avenue would incorporate wider verges to provide spaces for tables. Mr Smith advised that the revised proposal relates to different economic time, but the revised proposal still delivers the general principles of activation – for example, a development undertaken in Melbourne at a similar width to Little Collins Street works well with narrow footpaths to encourage pedestrian interaction in a “High Street” style.
- Councillor Gard emphasised the importance of connectivity in ensuring that resident bodies are not segregated, specifically in relation to relocation of the railway station. Mr Smith advised that the relocation of the train station would be in logical location near Raglan Avenue, as reflected by the master plan. He observed that South Road is a high employment zone and agreed that access is important, but this is an issue to be handled by DPTI.
- Councillor Hull questioned how contamination has affected decision-making. Mr Smith advised that it has delayed the progress of the development, and although it has taken 9 years, the site is now clear. The revised DPA and master plan envisages high rise residential (but with no habitable basements or ground floor dwellings), and therefore the site still delivers on the original intention.
- Councillor Hull questioned whether Mr Smith was aware of other issues within groundwater contamination in metropolitan Adelaide; Mr Smith advised that he is not.
- Councillor Pfeiffer questioned the timeline for the proposal and the status of the previous development application. Mr Smith advised that they would complete the DPA process, undertake a feasibility assessment, and then lodge the new development application (for the amended retail development).
- Mayor Hanna questioned whether the diversion around Ackland Street could still take place, and whether Raglan Avenue would be pedestrian-friendly. Mr Smith advised that the road diversion was previously required due to the traffic volume generated by closing Raglan Avenue. Given that Raglan is proposed to remain open, the diversion of Ackland Street is no longer required. Mr Smith believed that they can achieve a pedestrian-friendly environment whilst keeping Raglan Avenue open [to vehicles].
- Councillor Hutchinson queried the timeframe of the DPA. Mr Smith advised that the DPA is currently with the Minister, and it is hoped that the DPA will be completed by next year.

Adjournment

The Chair sought and was granted leave of the meeting to adjourn the meeting for a period of 5 minutes.

7:03 pm meeting adjourned

7:11 pm meeting resumed

6.1 Castle Plaza Presentation Reference No: UPC041016R6.1

The Committee discussed that there are concerns with retaining two signalised intersections on South Road in close proximity to one another [Ackland Street and Raglan Avenue], and DPTI may have concerns with this component of the revised plan.

The Committee observed that Raglan Avenue is unlikely to result in a pedestrian-friendly environment in the revised plan, even if the traffic is “calmed”.

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

1. Notes the presentation by Don Smith of Vicinity Centres regarding the Castle Plaza redevelopment.
2. Notes the desirability of a Raglan Avenue closure allowing a pedestrian-friendly area between Castle Plaza Shopping Centre and the new development. This would allow removal of the Raglan Avenue and South Roads signalised intersection and diversion of Raglan Avenue traffic through to Ackland Street.

Carried

7. REPORTS

7.1 Work Plan 2016

Reference No: UPC041016R7.1

Moved Mayor Hanna, Seconded Councillor Appleby 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: UPC041016R7.2

The Chair invited Ms Hardy to provide an update of Development Plan Amendments. Ms Hardy provided an update on all Development Plan Amendments, and drew the Committee's attention to Appendix 1 which outlined the proposed changes to the Castle Plaza Activity Centre DPA.

The Chair invited comments in relation to the proposed changes to the DPA:

- It was agreed that it is worthwhile noting that the provision for car parking should be maximised where possible.
- The Chair noted that if DPTI are proposing to amend car parking provisions, they should relocate the train station to produce the necessary transport infrastructure.
- There should be sufficient car parking near the train station.

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

1. Notes the status of Ministerial and Council Development Plan Amendments.
2. Consider whether Table Mar/2A should be applied to the proposed Mixed Use Zone for the Castle Plaza Activity Centre Development Plan Amendment.

Carried unanimously

7:27 pm Councillor Crossland left the meeting

7:29 pm Councillor Crossland re-entered the meeting

7.3 Update to the 30 Year Plan for Greater Adelaide **Reference No: UPC041016R7.3**

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

- Most of the *30 Year Plan* is quite vague, until you reach the targets.
- Query whether the targets in the Plan are coming into Council's strategic planning documents.
- Would like baseline figures for targets for Marion specifically.
- It is important to bring in targets to Marion's own strategic targets, but it is difficult to do so without knowing the City of Marion's baseline figures. Important for internal use; not necessarily to advise the Minister.

Action: Staff to investigate the baseline figures for the 6 targets relative to the City of Marion specifically.

- Ms Hardy provided members with additional comments from Council's Strategy and Environment Departments which could be added to the Draft Submission in Appendix 2.
- Query how DPTI arrived at the targets.
- The Committee requested that a report is presented to the 11 October 2016 General Council meeting if possible.
- Request that a report and letter are drafted for the General Council meeting and reference online to report; consultation summary not necessary.
- The tree canopy target is ambitious given the extent of infill development envisaged.
- The State Government has inferred that the tree canopy target primarily relates to public space/reserves, rooftop gardens, etc.
- Request feedback to the Strategy Department regarding the directions for increased density.

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

1. Request that a report and draft submission to the Minister is presented to the General Council meeting on 11 October 2016 for consideration. The Committee approved the general direction of the draft submission presented to the Committee.

Carried unanimously

7.4 Local Heritage and Character Revised Draft Position Paper **Reference No: UPC041016R7.4**

The Chair invited questions and comments and the Committee discussed that they were generally happy with the submission, subject to certain amendments. The Mayor circulated a copy of the proposed editorial changes to the Committee members.

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

1. Approves the written submission attached at Appendix 4, subject to editorial amendments by the Mayor, and request that a formal letter to this effect be prepared for the Mayor's signature.

Carried unanimously

7.5 Housing Diversity Development Plan Amendment (DPA) **Reference No: UPC041016R7.5**

7:48 pm Councillor Appleby left the meeting and did not return.

Marino

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

- Hallett Cove would be considered at a future Committee meeting. If the policy methodology in Marino is supported, it may also be applied to Hallett Cove.
- Risk of being too insular by focussing on smaller areas. Dislike the concept of implementing a number of different zones in a small area. Potential to bring Marino back to the next meeting with Hallett Cove to provide a larger picture when considering the southern areas.
- Mr Hooper clarified that an overview will be provided at end of the process in a Residential Yield Analysis.
- The Committee resolved that they were comfortable with process, as the methodology can be applied to larger areas in further meetings.
- Mayor Hanna observed that he is pleased with the way the DPA is progressing.
- Cr Prior observed that the DPA presents a great opportunity to set an example for the rest of Adelaide.

Action: Staff to investigate the relevant policy areas and density provisions in areas of sloping land in Gawler and the Adelaide Hills.

- Ideally, the new policy areas should be based on standard policies in the South Australian Planning Policy Library (SAPPL). However, there is no relevant module/template for low density areas, or for facilitating higher densities on sloping land.
- Councillor Crossland observed that the catchment for the “Hills Infill Policy Area” could be larger; topography is a restriction in itself, as cost increases to build on sloping sites. A catchment area closer to the *30 Year Plan for Greater Adelaide* guidelines of 800 metres is preferred.
- The Committee discussed the possibility of adopting Appendix 10 but with site areas reduced to site areas as per Appendix 8, applied across the whole of Marino. 350 square metres would be suitable for detached, 300 square metres for other dwelling types across the whole of Marino.
- Councillor Crossland observed that if people desire subdivision, policy shouldn’t prevent development.
- This policy should align with rolling out a consistent plan across the City; desire to simplify zoning.
- A self-regulating system is likely to result; land that is difficult or expensive to develop will not be developed.
- Development in the southern end of Hallett Cove envisages smaller allotments than currently being considered in Marino [Burlington, land owned by the Adelaide Development Company].
- Mayor Hanna observed that people may prefer an infill zone and preserve the wider area for lower density.
- The Committee agreed that 350 square metres is a reasonable site area; not prohibitive.

- Mayor Hanna declared that he wishes to discourage hammerhead development. Perhaps all dwellings should be visible from the street [when viewed down the common driveway from the front property boundary].
- The Committee discussed that group/residential flat buildings can be an acceptable form of development, as long as cars are not parked on the street. Manoeuvring is important to enable car parking in garages.
- Councillor Prior expressed a dislike of counting a driveway area forward of a garage as a car park [located in manoeuvring area]; it is preferable to provide double-width garages. The desired character could state that car parks should be free from driveway area.
- The Committee agreed that:
 - Principle of Development Control (PDC) 5 is redundant; delete “when viewed from the Adelaide Plains”.
 - Page 126 of the Agenda (Appendix 8) should be amended to reduce site areas by 50 square metres.
 - Page 128 of the Agenda (Appendix 10) should be amended to reduce all revised site areas by a further 50 square metres.
- Councillor Crossland observed that the “Hills Infill Policy Area” should be maximised if there is surrounding flat land.
- The new site areas in Marino should achieve the goal of greater consistency in site areas across the whole of the Council area.
- The Committee requested that staff bring the revised policy content back to the next meeting, and that the suburb of Hallett Cove be considered at the next Urban Planning Committee meeting in 2017.

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

1. Reviewed the proposed policy options to facilitate appropriate higher density residential development in Marino and indicated that the Committee supports:
 - a) implementing the “Hills Infill Policy Area” draft policy in the identified areas (as per Appendix 9); and
 - b) amending the existing Hills Policy Area 11 site areas table to provide appropriate interface with the draft “Hills Infill Policy Area”,

subject to reducing all site areas specified in Appendices 8 and 10 by 50 square metres.

Carried unanimously

The Committee agreed that, due to time constraints, the Suburban Activity Node Zone should be considered at the next Urban Planning Committee meeting in 2017.

Low Density Policy Area

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

- Councillor Crossland observed that higher density development should still abut public open space.
- Mayor Hanna observed that the map on Page 95 of the Agenda has the right balance (although noting the need for a scale on the map).
- Councillor Prior noted that Policy Area 12 requires greater car parking provisions.
- The Committee agreed that the “Low Density Policy Area” template should be amended to increase site areas by 50 square metres (to 400 square metres) and increase

frontages to 12 metres for detached and semi-detached dwellings. Row dwellings should increase to 350 square metres site area and 10 metre frontage.

- Economics will direct developers into higher density areas.
- The Committee agreed that the Northern Policy Area 13 is preferred in the transition between the Suburban Activity Node Zone and Low Density Policy Area in Oaklands Park, in lieu of the recommended Medium Density Policy Area 12.

Action: Staff should obtain mapping/data on frontage width and site areas in Oaklands Park, which analyses the proportion of existing allotments able to satisfy the proposed subdivision criteria.

- Mr Hooper advised that SA Housing/Renewal SA wish to redevelop Locality 4; they have recognised that it is a strategic site.
- It would be good to provide incentives for developers to amalgamate sites and provide integrated developments.
- Renewal SA will have the responsibility to create an integrated development with affordable and diverse housing options. A development similar to “Playford Alive” would be desirable in this locality.
- The upcoming redevelopment of Renewal SA land in Morphettville could be considered a test example of the type of development that could be developed in Locality 4.

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

2. Reviewed the Oaklands Park Low Density Analysis and identified those areas suitable for inclusion in the proposed Low Density Policy Area (as per Page 95 of the Agenda), and as per the discussion.

Carried unanimously

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Nil

10. MEETING CLOSURE

The meeting was declared closed at 9.30pm

11. NEXT MEETING

The next meeting of the Urban Planning Committee is yet to be confirmed.

CONFIRMED

.....

CHAIRPERSON

/ /