



STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

Notice of The Barossa Council Strategic Planning and Development Policy Committee meeting to be held at the Council Offices, 43-51 Tanunda Road, Nuriootpa on

Tuesday, 18 December 2018, commencing at 10.00 am

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

A G E N D A

1. WELCOME

2. ATTENDANCE RECORD
 - 2.1 Present
 - 2.2 Apologies
 - 2.3 Not Present/Leave of Absence

3. MINUTES
 - 3.1 Confirmation of Minutes from the 20 June 2017 meeting. 4
 - 3.2 Business Arising from Minutes

4. DECLARATION OF INTEREST

5. MATTERS LYING ON THE TABLE/DEFERRED
Nil.

6. QUESTIONS ON NOTICE

7. MOTIONS ON NOTICE
Nil.

8. DEPUTATIONS AND VISITORS TO THE MEETING
Nil.

9. ITEMS FOR DECISION
 - 9.1 Appointment of Deputy Presiding Member 12
 - 9.2 Nuriootpa (Sturt Highway Service Centre) Development
Plan Amendment – Advice of Consultation Arrangements
And Appointment of Committee to Consider Submissions 14

10. ITEMS FOR INFORMATION
Nil.

11. CONFIDENTIAL ITEMS

Nil.

12. OTHER BUSINESS

Nil.

13. NEXT MEETING

Tuesday, 19 March 2019 commencing at 9.30pm.

14. CLOSE OF MEETING



MINUTES OF THE MEETING OF THE BAROSSA COUNCIL
STRATEGIC PLANNING AND DEVELOPMENT POLICY
COMMITTEE

Held on Tuesday, 20 June 2017, commencing at 9.30am in the
Council Chambers, 43-51 Tanunda Road, Nuriootpa

1. WELCOME

Acting Chairman David de Vries declared the meeting open at 9.30am.

2.1 MEMBERS PRESENT

Chairman Cr David de Vries, Cr Leonie Boothby, Richard Miller, Mark Grossman, Margaret Harris, Michael Lange, Michael Seager, Tony Hurn

Mr Martin McCarthy (Chief Executive Officer), Mr Gary Mavrinac (Director – Development & Environmental Services), Mark Lague (Acting Director – Corporate & Community Services), Mr Matt Elding (Director – Works & Engineering), Mr Paul Mickan (Principal Planner) and Mrs Marie Thom (Minute Secretary).

2.2 APOLOGIES

Nil

2.3 LEAVE OF ABSENCE

Mayor Bob Sloane Cr
Scotty Milne
Cr John Angas
Cr Christopher Harms

3.1 MINUTES OF PREVIOUS MEETING

MOVED Cr Miller

That the Minutes of the Strategic Planning and Development Policy Committee held on Tuesday 21 March 2017, be confirmed as a true and correct record of the proceedings of that meeting, with the following amendments:

- (1) Include Leonie Boothby as being present at the 21 March 2017 Strategic Planning and Development Policy Committee meeting; and
- (2) Item 3.1 insert Cr Grossman's name in full as Seconded.

Seconded Cr Harris

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

Nil.

4 DECLARATION OF INTEREST

Nil.

5 MATTERS LYING ON THE TABLE/DEFERRED

Nil.

6 QUESTIONS ON NOTICE

Nil.

7 MOTIONS ON NOTICE

Nil.

8 DEPUTATIONS AND VISITORS TO THE MEETING

Nil.

9 ITEMS FOR DECISION

9.1 KALBEEBA INFILL INVESTIGATIONS DEVELOPMENT PLAN AMENDMENT – UPDATE (B2522)

MOVED Cr Hurn

That:

- (1) The report be received.
- (2) The proposed Kalbeeba Infill Development Plan Amendment not be proceeded with due to the transition to the new planning system and advice that at this stage the State Government's will only prioritise projects with a significant economic impact.
- (3) Endeavours be made to implement relevant outcomes of the *Kalbeeba Infill Investigations Study* through the new Planning and Design Code.
- (4) Landowners within the project area be advised accordingly.

Seconded Cr Harris

CARRIED

INTRODUCTION

This report provides an update on the Kalbeeba Infill project and proposed Development Plan Amendment.

COMMENT

At its meeting on 20 September 2016 the Strategic Planning and Development Policy Committee resolved to initiate a Development Plan Amendment (DPA) in relation to the Rural Living Zone: Precinct 26 Kalbeeba West to reduce the desired lot size from 0.5 ha to 2000 sqm; to remove land division in the precinct from the non-complying table; and to insert design standards to guide future land division, dwelling siting, and onsite stormwater management in the precinct.

Prior to finalising and lodging a Statement of Intent (SOI) with the Minister for Planning Senior Department of Planning, Transport and Infrastructure (DPTI) staff were briefed on the proposed DPA on 10 November 2016. The intent of this briefing was to invite initial comments regarding timing of the DPA in the context that Concordia structure planning had been delayed, and in the context of the State planning reforms and forthcoming Planning and Design Code. Note: the link with Concordia structure planning is that when agreeing to our Strategic Directions Report work program the Minister indicated that he would be unlikely to support changes at Kalbeeba until the Concordia planning had been completed.

After a lengthy delay DPTI has advised that it would not consider a DPA a priority, intimating that it would recommend that the Minister for Planning not agree to the SOI. This position is in accordance with previous advice from DPTI that only DPAs which create immediate, direct employment opportunities or economic development potential would be supported during the transition into the new planning system.

DPTI's preference is for State Government and Council resources to be directed towards the delivery of the new planning system, in particular the Planning and Design Code. To this end, DPTI sees potential for the issues and opportunities identified through the Kalbeeba Infill project to be considered in a collaborative manner through the transition from the Development Plan to the new Code. Council staff understand these matters will be addressed in the same collaborative process to be followed to implement desired outcomes of the *Rural Areas and Character Review* as previously reported to Council.

It is recommended that the response be accepted and that the DPA not proceed. Staff will consequently advise owners within the Kalbeeba Infill study area of the proposed approach.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES Attachment
1: Advice from DPTI.

COMMUNITY PLAN/CORPORATE PLAN/LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Infrastructure



Corporate Plan

Natural Environment and Built Heritage

- 1.1 Facilitate planned and appropriate development of our townships and district to maintain the character of townships and rural landscapes and to preserve properties and sites which have historic significance.
- 1.2 Work toward developing township streetscapes, entrances and open spaces that are attractive, welcoming and maintained to an agreed level of service.
- 1.3 Work with community and State Government to manage township boundaries and growth within them to ensure development is planned and appropriate whilst ensuring opportunities for population growth and tourism development.

Community and Culture

- 2.12 Ensure that development policies are responsive to housing needs (affordability and diversity of housing choice)

Infrastructure

- 3.5 Advocate for efficient use of community resources through shared infrastructure and innovative solutions.

Legislative Requirements

Development Act 1993

Planning, Development and Infrastructure Act 2016

Development Regulations 2008

The Barossa Council Development Plan

South Australian Planning Strategy: 30-year Plan for Greater Adelaide chapter, 2017 Update

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

At this stage the level of community consultation associated with the introduction of the Planning and Design Code is unknown.

9.2 THE 30-YEAR PLAN FOR GREATER ADELAIDE 2017 UPDATE – APPROVED (B3622)

MOVED Cr Boothby

That the report be received.

Seconded Cr Grossmann

CARRIED

INTRODUCTION

This report advises that *The 30-Year Plan for Greater Adelaide 2017 Update* has been approved.

COMMENT

At its meeting on 18 October 2016 Council resolved to provide comments on the Draft 30-Year Plan for Greater Adelaide 2016 Update. A copy the submission is included in *Attachment 1*.

Following local government, business and community feedback the State Government released the revised plan on 30 May 2017 - now referred to as *The 30Year Plan for Greater Adelaide 2017 Update*. *Attachment 2* contains a *Living Adelaide* document which provides a summary of the updated Plan and its various targets. Due to its size the updated Plan is not attached but is available for download or viewing online: livingadelaide.sa.gov.au/The_Plan. A Community Engagement Report is also available: livingadelaide.sa.gov.au/Community_Engagement_Report.

No major changes were made to the draft in relation to the Barossa. Our comment relating to the targets being metropolitan-focused was echoed by others, with the State Government responding with references to non-metropolitan areas in three targets:

Target 1 (Containing our urban footprint and protecting our resources)

Target 1.2 - 90% of all new housing in the (sic) Outer Greater Adelaide will be built in established townships and designated urban development areas by 2045

Target 4 - Walkable neighbourhoods

Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045*

Target 6 Greater housing choices

Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045

Council also asked if the Planning Strategy Addendum relating to the Barossa Valley and McLaren Vale Character Preservation districts should be incorporated into the Plan and not be a standalone document. The updated Plan now references and includes the full Addendum as an appendix.

Overall the updated Plan provides less direction for future development within our Council than the previous Plan with the exception of parts of Concordia and Kalbeeba. The updated Plan has removed the proposed green belt and has designated the majority of those parts of Concordia and Kalbeeba within the Planned urban lands to 2045 boundary as "Future urban growth areas - unzoned". The Kalbeeba West rural living area is now shown as "Rural Living" whereas previously it was given no designation and it is hoped this is not a 'downgrading' which might prejudice Council's vision to facilitate minor infill development within this small area.

Removal of the green belt increases the potential scale of urban development at Concordia and while the previous confusion regarding the status of those areas included in the urban boundary in 2007 has been removed, the entire area appears available for immediate rezoning whereas a large proportion was previously designated as a 'long-term urban growth' area. Despite this, the absence of detail suggests potential for more decision-making at a local level is available to Council which would promote Council's current approach to scoping the suitability of Concordia with developers and land owners based on general commitments from the State Government to infrastructure such as a road by-pass and railway station. It is also noted that a Mass Transit Route ("Fixed line (train/tram)") is shown from Gawler Central station to near Sunnydale Avenue, Kalbeeba.

In respect to other townships and localities the "Planned urban lands to 2045" boundaries around our towns now align with the township boundaries in the Character Preservation legislation and Planning Strategy Addendum, confirming that rural living areas within these boundaries can be explored for potential residential development.

The intent is that any 'gaps' in the updated Plan be filled through the preparation of a 'sub-regional' plan by either a joint planning board or the State Planning Commission.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1: Submission on Draft 30-Year Plan for Greater Adelaide 2016 Update
Attachment 2: *Living Adelaide* document

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Infrastructure



Corporate Plan

Natural Environment and Built Heritage

- 1.1 Facilitate planned and appropriate development of our townships and district to maintain the character of townships and rural landscapes and to preserve properties and sites which have historic significance.
- 1.3 Work with community and State Government to manage township boundaries and growth within them to ensure development is planned and appropriate whilst ensuring opportunities for population growth and tourism development.

Community and Culture

- 2.1 Deliver sound community infrastructure and public space planning activities which incorporate place-making principles and take into account the future needs of the community.
- 2.12 Ensure that development policies are responsive to housing needs (affordability and diversity of housing choice)

Infrastructure

- 3.5 Advocate for efficient use of community resources through shared infrastructure and innovative solutions.

Legislative Requirements

Development Act 1993

Planning, Development and Infrastructure Act 2016

Development Regulations 2008

Character Preservation (Barossa Valley) Act 2012

South Australian Planning Strategy: 30-Year Plan for Greater Adelaide chapter, 2017 Update

Addendum to South Australian Planning Strategy – The 30 Year Plan for Greater Adelaide and Murray and Mallee Region Plan

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

Community consultation was undertaken by the State Government.

10 ITEMS FOR INFORMATION

Nil.

11 CONFIDENTIAL ITEMS

Nil.

12 OTHER BUSINESS

Nil.

13 NEXT MEETING

Tuesday, 19 September 2017 commencing at 9.30am.

14 CLOSURE OF MEETING

Chairman David de Vries closed the meeting at 9.38am.

Confirmed at Strategic Planning & Development Policy Committee -
19 September 2017

Date: Chairman:

THE BAROSSA COUNCIL

STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

18 DECEMBER 2018

9. ITEMS FOR DECISION

9.1

APPOINTMENT OF DEPUTY PRESIDING MEMBER

PURPOSE

To appoint a Deputy Presiding Member for the Committee.

RECOMMENDATION

That Cr be appointed as Deputy Presiding Member of the Strategic Planning and Development Policy Committee.

REPORT

The Terms of Reference for the Committee provide that the Mayor is the Presiding Member but that the Committee shall appoint a Deputy Presiding Member.

The Deputy Presiding Member will act as Presiding Member at any time the Presiding Member is absent from the meeting or for whatever reason.

Given that the Committee will not continue after the planning reforms are fully implemented it is recommended that the term of the appointment of Deputy Presiding Member be until the Committee is dissolved.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



How We Work – Good Governance

Corporate Plan

6.2 Ensure that Council's policy and process frameworks are based on principles of sound governance and meet legislative requirements.

Legislative Requirements

Development Act 1993

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

There are no financial, resource or risk aspects.

COMMUNITY CONSULTATION

Consultation is not required under policy or legislation.

THE BAROSSA COUNCIL

STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

18 DECEMBER 2018

9. ITEMS FOR DECISION

9.2

NURIOOTPA (STURT HIGHWAY SERVICE CENTRE) DEVELOPMENT PLAN AMENDMENT –
ADVICE OF CONSULTATION ARRANGEMENTS AND APPOINTMENT OF COMMITTEE TO
CONSIDER SUBMISSIONS

PURPOSE

To advise of consultation arrangements for the Development Plan Amendment (DPA) and to appoint a committee to consider submissions.

RECOMMENDATION

That:

- (1) The report be received.
- (2) Pursuant to Section 25(11)(c) of the *Development Act 1993* the Committee appoint a committee comprising the Mayor and all elected members (to be referred to as the *Nuriootpa (Sturt Highway Service Centre) DPA Committee*) to consider any representations (submissions) received on the *Nuriootpa (Sturt Highway Service Centre) Development Plan Amendment* and to provide advice to the Strategic Planning and Development Committee or Council as the case may be in relation to those representations (submissions).

REPORT

Consultation commences

At its meeting on 21 August 2018 Council endorsed the Nuriootpa (Sturt Highway Service Centre) DPA for public and agency consultation. It also resolved that consultation be undertaken following induction of the new Council and receipt of a briefing on the DPA with the Chief Executive Officer being authorised to set the commencement date of consultation. (Refer Council Agenda Item 7.5.1.1, Resolution 2014-18/1511).

Subsequently a legal review of the proposed development policies was undertaken, changes negotiated with the proponent, and a briefing provided to the new Council. On this basis consultation could commence and the Chief Executive Officer subsequently set the consultation period as 13 December 2018 to 21 February 2019. This represents a 10 week consultation period rather than the statutory minimum eight weeks to take into account the Christmas/New Year period. Consultation includes notices in the Herald and Leader newspapers and Government Gazette, letters to adjacent owners and a media release.

Following consultation a further report will be presented to either the Strategic Planning and Development Policy Committee (SPDPC) or Council to respond to any submissions received and to decide the next steps regarding the DPA.

Committee to consider submissions

The *Development Act 1993* requires Council to appoint a committee to consider any representations (submissions) received during consultation and to provide advice to the council on those representations (Section 25(11)(c)). Council has delegated its various powers and functions relating to DPAs to the SPDPC including the duty to appoint the committee referred to above. Although an intent of Council's delegation was for the SPDPC to consider submissions and respond accordingly, in technical terms it is still necessary for a separate committee to be appointed to perform these duties.

The appropriate course would be for the Mayor and all elected members to comprise a "Nuriootpa (Sturt Highway Service Centre) DPA Committee" with the committee meeting as required to consider submissions and to provide advice on the submissions. As with previous DPAs, committee members would receive reports and recommendations from staff on each submission and then provide advice on each submission. Depending on timing, this advice will be provided to a routine SPDPC meeting or to a Council meeting.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Corporate Plan

1.11 Provide transparent, efficient and effective development assessment processes and regulatory activities.

Legislative Requirements

Development Act 1993

Planning, Development and Infrastructure Act 2016

Development Regulations 2008

The Barossa Council Development Plan

South Australian Planning Strategy: 30-year Plan for Greater Adelaide chapter, 2017 Update

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

There are no financial, resource or risk aspects.

COMMUNITY CONSULTATION

Community consultation is being undertaken in accordance with legislative requirements.