



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

Held on Tuesday, 19 March 2019, commencing at 9.34am in the Council Chambers, 43-51 Tanunda Road, Nuriootpa

1 WELCOME

Mayor Bim Lange declared the meeting open at 9.34am.

2.1 MEMBERS PRESENT

Presiding Member Mayor Bim Lange, Cr John Angas, David de Vries, Richard Miller, Tony Hurn, Leonie Boothby, Cathy Troup, Katheryn Schilling, Carla Wiese-Smith, David Haebich, Russell Johnstone, Don Barrett

Mr Martin McCarthy (Chief Executive Officer), Mr Gary Mavrincac (Director – Development & Environmental Services), Joanne Thomas (Director – Corporate & Community Services), Mr Matt Elding (Director – Works & Engineering), Mr Paul Mickan (Acting Manager, Development Services) and Mrs Marie Thom (Minute Secretary).

2.2 APOLOGIES

Nil

2.3 LEAVE OF ABSENCE

Nil

3.1 MINUTES OF PREVIOUS MEETING

MOVED Cr Hurn

That the Minutes of the Strategic Planning and Development Policy Committee held on Tuesday 18 December 2018, be confirmed as a true and correct record of the proceedings of that meeting.

Seconded Cr Wiese-Smith

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 STOCKWELL – PIECE 160 STURT HIGHWAY, STOCKWELL – REQUEST TO SUPPORT CHANGES TO CHARACTER PRESERVATION DISTRICT BOUNDARIES (B9227)

MOVED Cr de Vries

That the committee suspend normal proceedings to have informal discussions on the request for changes to the Character Preservation District boundaries.

Seconded Cr Haebich

CARRIED

The committee resumed normal proceedings.

MOVED Cr de Vries

That Council not support changes to the character preservation district boundaries at Stockwell in the absence of a Council wide strategic analysis which demonstrates a need to expand the township, and in the absence of demonstrated community support for any changes.

Seconded Cr Haebich

CARRIED

PURPOSE

To consider a request to support changes to character preservation district boundaries to facilitate future expansion of Stockwell township.

REPORT

Summary

A request has been received asking Council to support amendments to the Barossa Valley character preservation district boundaries to incorporate Piece 160 Sturt Highway, Stockwell into the Stockwell township boundary – refer *Attachment 1*. Those changes would be a prelude to future changes to the planning strategy (30-Year Plan for Greater Adelaide) and rezoning of the relevant land to enable future township development.

Background

The request follows an approach from the owner to meet with staff to discuss forward planning for Stockwell, specifically in relation to any future plans or thoughts Council may have that could influence development in and around the township and their land. In early February the Principal Planner met with the owner and his representatives where they presented their rationale to include the land within the township to address a shortage of housing allotments, to ensure supply into the future, and to provide opportunity for potential small scale retail development.

The owner was advised that the land is within the rural area of the Barossa Valley character preservation district, outside the township boundary, and that any change to character preservation district boundaries would require support from both houses of Parliament. It was also indicated that the land is not shown as a future growth area within the 30 Year Plan for Greater Adelaide. These steps would need to precede any rezoning process.

Advice was also given that any proposal to extend this or any other township could only be considered as part of a Council wide strategic review which assessed land supply, demand, infrastructure capacity, community support and the like. At the

end of the meeting the owner was invited to outline their proposal to Council asking that it be included in any future strategic review. In this regard it was suggested that in the absence of future Strategic Directions Reports an avenue to undertake such reviews could be via a future strategic management planning process (eg a Community Plan review).

The owner has instead chosen to make a direct approach to the State Planning Commission to exclude the land from the character preservation district with an accompanying request for Council to determine whether or not they would support the request (to the Commission). The request to the Commission and the associated request to Council are contained in Attachment 2.

Land availability in Stockwell

Information in the owner's request relating to land availability was sourced via staff from a recent internal analysis of residential land availability. It is fact that just three vacant residential allotments are available within Stockwell which represents less than one year supply (based on dwelling approval rates in the past decade).

It is also fact that more than 10 hectares of undeveloped Township zoned land exists in the southern part of the township. This allotment yield from this land would be approximately 60 allotments (@ 1200 sqm) providing in excess of 10 years supply based on recent dwelling approval rates. Sound planning suggests that that land should be developed prior to rezoning any additional land. While the owner of that land might currently have no intention of developing their land, circumstances can change and potential would exist for two development areas in the small township if the additional area was rezoned.

As indicated above any future 'visioning' for Stockwell would seek community views as to whether it remains a small village with limited services, whether it should grow to attract basic retail services etc. A visioning exercise would also address infrastructure, environmental and visual aspects.

Character preservation aspects

It is unknown how the Commission might respond to the request. In late 2017 the previous State government initiated a review of the *Character Preservation (Barossa Valley) Act 2012* and the *Character Preservation (McLaren Vale) Act 2012*. The primary focus of the review was on the legislation itself rather than boundaries and there was no implicit invitation for land owners to submit requests to amend boundaries.

The outcomes paper noted that a number of submissions received requested amendments to character preservation district boundaries. The paper noted that while many of the proposals have merit, most require additional consultation with the community, further investigation, or in some cases a rezoning prior to any amendment to the legislated boundary.

Only one of these requests related to potential township expansion in the Barossa Valley district: land west of Nuriootpa in Light Regional Council located between Neil Avenue and Moppa Road South. That potential expansion of Nuriootpa has previously been identified in several strategic directions reports and other submissions from both councils.

Accordingly, the outcomes paper recommended that the State Planning Commission review the requested boundary amendments in the context of Greater Adelaide's growth. Such a review could be completed in around 12 months and inform the Planning and Design Code and future land supply decisions. This supports the argument that the request from the Stockwell land owner not be supported in the absence of broader investigations.

In summary, it would be inappropriate for council to support adhoc changes to the character preservation boundaries based on the land owners desire rather than strategic analysis and associated community engagement.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 – location of subject land

Attachment 2 – request from owner to State Planning Commission

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*
- *Character Preservation (Barossa Valley) Act 2012*
- The Barossa Council Development Plan
- South Australian Planning Strategy: 30-year Plan for Greater Adelaide chapter, 2017 Update
- Addendum to two volumes of the South Australian Planning Strategy: the 30-Year Plan for Greater Adelaide and Murray Mallee Region Plan: Barossa Valley and McLaren Vale Character Preservation

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

There are no financial, resource or risk aspects.

COMMUNITY CONSULTATION

Consultation is not required under policy or legislation.

10 ITEMS FOR INFORMATION

Nil.

11 CONFIDENTIAL ITEMS

Nil.

12 OTHER BUSINESS

Nil.

13 NEXT MEETING

Tuesday, 4 June 2019 commencing at 9.30am.

14 CLOSURE OF MEETING

Presiding Member Mayor Lange closed the meeting at 9.44 am.

Confirmed at Strategic Planning & Development Policy Committee -
4 June 2019

Date: Chairman: