

Minutes of the meeting of the Strategic Planning and Development Policy Committee of the City of Holdfast Bay held in the Council Chamber Glenelg Town Hall, Moseley Square, Glenelg, on Tuesday 25 February 2020 at 7.30pm.

PRESENT

Members

Mayor A Wilson
Councillor M Bouchee
Councillor A Bradshaw
Councillor P Chabrel
Councillor R Clancy
Councillor J Fleming
Councillor C Lindop
Councillor S Lonie
Councillor W Miller
Councillor J Smedley
Councillor R Snewin

STAFF IN ATTENDANCE

Chief Executive Officer – R Bria
General Manager City Assets and Services – H Lacy
General Manager Community Services – M Lock
General Manager Strategy and Business Services – P Jackson
General Manager Alwyndor – B Davidson-Park

1. OPENING

Her Worship the Mayor declared the meeting open at 7.30pm.

2. APOLOGIES

- 2.1 Apologies Received – Councillor Patton and Councillor Abley
- 2.2 Absent - Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

That the minutes of the Strategic Planning and Development Policy Committee held on 26 November 2019 be taken as read and confirmed.

Moved Councillor Clancy, Seconded Councillor Lonie

Carried Unanimously

5. PUBLIC PRESENTATIONS - Nil

6. **QUESTIONS ON NOTICE - Nil**
7. **MOTIONS ON NOTICE - Nil**
8. **ADJOURNED ITEMS - Nil**
9. **REPORTS BY OFFICERS**

Conflict of Interest

Councillor Lonie declared a perceived conflict of interest for Item 9.1 Seacliff Park Residential and Development Plan Amendment (Report No: 10/20). The nature of the perceived conflict of interest (pursuant to Section 75 of the *Local Government Act 1999*) is that her accountant may have an involvement with the land with full details unknown.

Councillor Lonie dealt with the perceived conflict of interest by making it known to the chamber and remaining in the chamber as she is acting in the interest of the community.

Councillor Bradshaw declared a perceived conflict of interest for Item 9.1 Seacliff Residential and Development Plan Amendment (Report 10/20). The nature of the perceived conflict of interest (pursuant to Section 75 of the *Local Government Act 1999*) is that a family member works for a company which may be involved in providing services to the developer.

Councillor Bradshaw dealt with the perceived conflict of interest by making it known to the chamber and remaining in the chamber as she is acting in the interest of the community.

9.1 **Seacliff Park Residential and Centre Development Plan Amendment** (Report No: 10/20)

A draft Seacliff Park Residential and Centre Development Plan Amendment (DPA) has been jointly prepared by the City of Marion and the City of Holdfast Bay.

The subject site is located within the City of Holdfast Bay and the City of Marion.

Following a community engagement process in 2012, which sought the local community's aspirations for the site, numerous investigations were undertaken and a draft DPA proposing rezoning of the land to a Suburban Neighbourhood Zone was created for the two Councils.

The draft DPA was placed on Government Agency consultation in 2014.

Following consideration of the Agency responses received the DPA was amended and made ready for public consultation in 2015. Public consultation was placed 'on hold' pending finalisation of an agreement between Boral and the Seacliff Group regarding relocation of the quarry haulage road from adjacent the southern boundary of the Seacliff site.

The new location of the haulage road has been resolved and an agreement has been drafted, pending execution by the Developer.

As additional land has been included in the site and the intervening period of time since 2015 had resulted in changes to circumstances previously investigated as part of the DPA, additional and updated investigations were undertaken and an amended/updated version of the DPA was created.

The DPA was placed on public/Government Agency consultation from 22 August to 17 October 2019 and a joint Council Public Hearing was held on 24 October 2019. Responses/feedback received during the consultation period and at the public hearing have been taken into consideration and the DPA (version seeking Ministerial Approval) has been amended, where considered necessary.

On 11 February the City of Marion endorsed the DPA being referred to the Minister for approval subject to the execution of the Seacliff Park Development Deed. The Mayor and the Chief Executive Officer were authorised to execute the Seacliff Park Development Deed (upon its completion) for the provision of major stormwater infrastructure.

Council was requested to consider a summary Infrastructure Deed (between the City of Holdfast Bay, City of Marion and the developer) covering the provision of major stormwater infrastructure for the site.

Council was requested to consider the amended version of the DPA and endorse that the DPA is suitable for Ministerial Approval.

Motion

The Committee recommends that Council:

- 1. endorses the Draft Seacliff Park Residential and Centre Development Plan Amendment, subject to the Execution of the Seacliff Park Development Deed for Ministerial Approval;**
- 2. authorises the Mayor and Chief Executive Officer to finalise, execute and seal the deed (upon its completion) for the provision of major stormwater infrastructure; and**
- 3. authorises the Chief Executive Officer to work with the Chief Executive Officer, City of Marion to draw the Minister for Planning's attention to the contents of the Summary of Consultation and Proposed Amendments (SCPA) Report, including community concerns regarding potential impacts of traffic from the development, specifically the retail zone.**

Moved Councillor Bouchee, Seconded Councillor Miller

Carried

Division Called

A division was called and the previous decision was set aside.

Those voting for: Councillors Bouchee, Chabrel, Clancy, Fleming, Lindop, Lonie, Miller, Smedley and Snewin (9)

Those voting against: Councillor Bradshaw (1)

Her Worship the Mayor declared the motion

Carried

9.2 **Planning Reforms – Planning and Design Code (Report No: 47/20)**

The State Government commenced a review of the whole planning system in 2012, which took approximately 18 months and recommended wide reform of the existing system.

As a result of the review, a new Act, the *Planning Development and Infrastructure (PDI) Act 2016* was legislated in 2016. As part of the PDI Act 2016, every Councils' Development Plan will be rescinded, and replaced by the Planning and Design Code.

The Planning and Design Code was released for public consultation on 1 October 2019, with consultation closing on 28 February 2020. This report summarises the main issues of the Planning and Design Code and seeks Council's endorsement of a number of recommendations and an attachment which would form Council's response to the consultation.

The Planning and Design Code was initially scheduled to commence operation on 1 July 2020 for Metropolitan Adelaide. However, the Minister for Planning announced on 7 February 2020 that this implementation will be delayed, with regional Councils transitioning to the Code in July 2020, and Metropolitan Adelaide transitioning in September 2020.

Motion**That Council:**

1. **endorse the following recommendations contained in the draft letter to be sent to the Department of Planning, Transport & Infrastructure (DPTI) (refer attachment 1) as part of Council's response to consultation on the Planning and Design Code – that:**

"DPTI should:

- a. **introduce the Planning Design Code for all of South Australia's 68 Councils on the same date and not proceed with the phased approach to implementation of the Planning and Design Code;**
- b. **not introduce the draft Planning and Design Code until the State Planning Commission has engaged with Councils to**

- address the errors, omissions and inconsistencies identified during the current consultation process;
- c. undertake a comprehensive review of the cumulative impacts of infill development in South Australia to inform evidence-based decision making about the capacity of identified infill areas to sustain further growth and development; and
 - d. ensure that all existing Conservation Zones and Heritage Contributory Items transition into the first generation of the Planning and Design Code.”
2. approve the submission with any minor amendments of the attached draft letter (refer Attachment 1) to the Department of Planning, Transport & Infrastructure as Council’s response to consultation on the Planning and Design Code.

Moved Councillor Lonie, Seconded Councillor Bouchee Carried Unanimously

10. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil

11. DATE AND TIME OF NEXT MEETING

The next meeting will be advised.

12. CLOSURE

The Meeting closed at 7.44pm.

CONFIRMED

2020

MAYOR