



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

Held on Tuesday, 15 December 2015, commencing at 9.32am in
the Council Chambers, 43-51 Tanunda Road, Nuriootpa

1 WELCOME

Mayor Sloane declared the meeting open at 9.32am.

2.1 MEMBERS PRESENT

Mayor Bob Sloane, Crs Dave de Vries, John Angas, Michael Seager, Richard Miller, Margaret Harris, Tony Hurn, Mark Grossman, Christopher Harms, Michael Lange and Leonie Boothby

Mr Martin McCarthy (Chief Executive Officer), Mr Gary Mavrinac (Director – Development & Environmental Services), Mr Louis Monteduro (Senior Manager, Planning Services), Mr Paul Mickan (Principal Planner) and Mrs Marie Thom (Minute Secretary).

2.2 APOLOGIES

Nil

2.3 LEAVE OF ABSENCE

Cr Scotty Milne

3.1 MINUTES OF PREVIOUS MEETING

MOVED Cr Seager

That the Minutes of the Strategic Planning and Development Policy Committee held on Tuesday 15 September 2015 as circulated, be confirmed as a true and correct record of the proceedings of that meeting.

Seconded Cr Miller

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 STUDY – OPTIONS PAPER CONSULTATIONS OUTCOMES AND NEXT STEPS(B2522)

MOVED Cr de Vries

That:

- (1) Further investigations be undertaken to explore the potential and associated costs to supplement or redesign the proposed drainage works to accommodate development potential within the Rural Living precinct under the existing minimum lot size and increased development potential under the 2000m² option, in addition to addressing existing issues, and that a report be presented to a future meeting of the Strategic Planning and Development Policy Committee.
- (2) Guidelines be prepared for future adoption by Council regarding the standards to apply to any future community title land division within the study area and desired standards for Torrens title land division and dwellings.

Seconded Cr Miller

CARRIED

INTRODUCTION

This report provides feedback from consultation on options for the Kalbeeba Infill Investigations study area with recommendations on the next steps.

COMMENT

Background

At its meeting on 15 September 2015 the Strategic Planning and Development Policy Committee noted and received the *Kalbeeba Infill Investigations Study Options Paper*. A copy of the Options Paper is enclosed in Attachment 1.

The paper presented five options for the Rural Living precinct, ranging from no change to the current planning criteria through to a theoretical maximum development potential if Residential Zone criteria were adopted. The paper also noted that various options applied to development of the Primary Production precinct within the study area.

A copy of the Options Paper was posted to each property owner within the study area, the Town of Gawler, SA Water and other identified stakeholders with comments invited between 1 September and 2 October 2015.

Comments received

Sixteen written comments were received from property owners including one from outside the study area. The Town of Gawler and SA Water also provided comments. Eight owners provided verbal comments, with several following up in writing.

When owners were invited to comment no indication was given regarding publication of any comments received. Unlike submissions made on a Development Plan Amendment or representations on a development application, we did not indicate whether or not comments would be made public. Given this, it would be inappropriate to now publish or distribute any of the submissions, or to include any information which would identify the person making comments or link comments to any specific submitter, without their consent. Copies of submissions will therefore only be available for confidential viewing by elected members.

A summary of comments is contained in a separate *Kalbeeba Infill Investigations Study Options Paper – Consultation outcomes and further investigations* document contained in Attachment 2.

In brief the comments confirm that a range of views exist on whether or not further development should occur, the nature and standard of further development, and what standard of services and facilities should be provided. Some local concern also exists about potential loss of the existing rural living character through further land division, in particular residential scale division; however various residents cited the area west of Sunnydale Avenue which comprises lots in the 2000m² range (the 'Wheatsheaf' area) as a standard of development which could be aspired for all or parts of the study area.

Summary of response to options

- Option 1 only: 6 (33.3%)
- Option 5 only: 2 (11.1%)
- Options 1-3: 1 (5.6%)
- Options 2-5: 1 (5.6%)
- Options 3-5: 1 (5.6%)
- Options 2-4: 4 (22.2%)
- No preference indicated: 3 (16.7%)

Further investigations and discussion

Further investigations were carried out in response to comments received and to help provide further direction. Refer to the *Kalbeeba Infill Investigations Study Options Paper – Consultation outcomes and further investigations* document contained in Attachment 2 for details.

Next steps

Based on further investigations it is considered minor infill development could be accommodated within the Rural Living precinct, subject to existing drainage issues being resolved and provision being made for the appropriate drainage of any new lots created. Similarly, if no change is made the existing minimum allotment size existing drainage issues still need to be resolved in addition to provision being made to appropriately drain any new lots created under the current policies.

Prior to any final decision being made regarding policy changes, further investigations should be undertaken to explore the potential and associated costs of supplementing or redesigning the proposed drainage works (by Council and others) to address existing issues, with a view to accommodate increased development potential under the existing minimum lot size and under the 2000m² option. Staff will aim for these investigations to be undertaken and a further report presented to the February or March 2016 Council or Strategic Planning and Development Policy Committee meeting.

As explained in the consultation outcomes and further investigations document, guidelines regarding the standards to apply to any future community title land division within the study area and desired standards for Torrens title land division and dwellings would be beneficial, with these guidelines applying to any proposal under the existing policies. Staff will present draft guidelines at the same time as the above drainage investigations.

Attachments

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| Attachment 1: | Kalbeeba Infill Investigations Study Options Paper |
| Attachment 2: | Kalbeeba Infill Investigations Study Options Paper – Consultation outcomes and further investigations document |

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN
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LEGISLATION

Development Act 1993

Development Regulations 2008

The Barossa Council Development Plan

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

STRATEGIC PLAN

3.1 Character & Heritage

3.5 Planning & Building

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Infrastructure planning and budgeting is taking place at various steps through the process; however detailed consideration will depend on which option is adopted.

COMMUNITY CONSULTATION

The community is being provided with various opportunities to be involved throughout the study process and will have a formal opportunity to comment during any DPA process.

10 ITEMS FOR INFORMATION

Nil.

11 CONFIDENTIAL ITEMS

Nil.

12 OTHER BUSINESS

Nil.

13 NEXT MEETING

Tuesday, 15 March 2016 commencing at 9.30am.

14 CLOSURE OF MEETING

Mayor Bob Sloane closed the meeting at 9.54am.

Confirmed at Strategic Planning & Development Policy Committee -
15 March 2016

Date: Chairman: