



*The Barossa Council*

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

Held on Tuesday, 17 March 2015, commencing at 10.05am in  
the Council Chambers, 43-51 Tanunda Road, Nuriootpa

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**1 WELCOME**

Mayor Sloane declared the meeting open at 10.05am.

**2.1 MEMBERS PRESENT**

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

Mr Martin McCarthy (Chief Executive Officer), Mr Ian Baldwin (Director – Development & Environmental Services), Mrs Joanne Thomas (Director – Corporate & Community Services), Mr Peter Bice (Director – Works & Engineering), Mr Louis Monteduro (Senior Manager, Planning Services), Mr Paul Mickan (Principal Planner), Mr Brian Irvine (Senior Planner) and Mrs Marie Thom (Minute Secretary).

**2.2 APOLOGIES**

Nil.

**2.3 LEAVE OF ABSENCE**

Nil.

Mr Paul Mickan advised the newly elected members the purpose of the Strategic Planning and Development Committee and the Elected Members role on the Committee.

### **3.1 MINUTES OF PREVIOUS MEETING**

**MOVED** Cr de Vries

That the Minutes of the Strategic Planning and Development Policy Committee held on Tuesday 24 June 2014 as circulated, be confirmed as a true and correct record of the proceedings of that meeting.

**Seconded** Cr Seager

**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 ECONOMIC REFORMS – ACTIVITY CENTRE AND SHOPPING CENTRE REVIEW DEVELOPMENT PLAN AMENDMENTS (B595)**

**MOVED** Cr Milne

That the Senior Manager, Planning Services be authorised to prepare a submission on the “*Preliminary Draft – Principles for activity centres and activity centre uses*” on the basis of issues raised in this report and further analysis by staff.

**Seconded** Cr Miller

**CARRIED**

#### **COMMENT**

The Minister for Planning has written to Council to advise that he believes existing retail policies across Greater Adelaide are outdated and that Development Plans contain overly restrictive controls and inconsistent procedural requirements. Accordingly the Minister has commenced a review of these policies which he will implement through two Development Plan Amendments (DPAs).

The Department of Planning, Transport and Infrastructure has prepared a preliminary draft ‘guiding principles’ which will inform the review and associated directions for activity centres and shopping development. The Minister is seeking comments on the draft principles which are due by 27 March 2015.

The process will undoubtedly involve an analysis of retail policies in The Barossa Council Development Plan which, as demonstrated through the recent *Strategic Directions Report* (SDR) process, generally are not restrictive, are conducive to investment and which promote mixed use. Despite this, the SDR identified several aspects for review including the hierarchy of the Angaston, Nuriootpa and Tanunda activity centres, retail policies in Mount Pleasant, and ‘currency’ of concept plans for various centres. A Townships Review and associated DPA to be commenced in the next few months will address several of these matters. The Minister’s review might also focus on our Commercial Zone including existing policies relating to fast food outlets and the types of retailing envisaged in that zone.

The draft guiding principles contained in the *Preliminary Draft – Principles for activity centres and activity centre uses* document have been reviewed and it is recommended the following comments be provided to the Minister:

- While ongoing change is taking within the retailing ‘landscape’ any response must recognise that differences exist between rural communities and the metropolitan area within the Greater Adelaide region.
- Retail needs may vary between metropolitan, regional and rural areas within the Greater Adelaide region.
- The guiding principles imply that existing ‘edges’ to existing activity centres will be expanded – what does this mean for country towns? Unlimited expansion of activity centres and/or introduction of new areas where retail and business development could occur has potential to adversely impact on township character.
- Removal of floor space limits could lead to buildings of a scale which are out of character with small scale townships.
- Any revised activity centre and commercial area policies must also incorporate urban design principles to ensure future development respects local character and does not result in sterilised non-active street frontages.
- Existing local policies which respond to local community concerns should not be discarded simply to achieve a uniform approach the Greater Adelaide region. Any review of such policies must occur in conjunction with local councils.

Further reports regarding the review and DPA process will be presented to future Committee or Council meetings.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

##### **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**

2.2 Business & Industry

3.1 Character & Heritage

3.5 Planning & Building

#### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

Nil

#### **COMMUNITY CONSULTATION**

The Minister will be required to follow standard DPA consultation procedures during which time Council will also be invited to comment on draft policies.

## **9.2 LYNDOCH RESIDENTIAL DEVELOPMENT PLAN AMENDMENT – UPDATE (B1889)**

### **MOVED** Cr Milne

That the report be noted and received.

**Seconded** Cr Harms

**CARRIED**

#### **INTRODUCTION**

This report provides an update on the Lyndoch Residential Development Plan Amendment (DPA).

#### **COMMENT**

At its meeting on 16 December 2014 Council responded to advice from the Minister for Planning that he intended to make changes to the DPA relating to site contamination and the restriction on the type and height of dwellings. Council resolved to advise the Minister that it supported the proposed change to the Desired Character Statement to include specific reference to the fact that potentially contaminating activities have occurred on the subject land, but that it did not support proposed changes to policies to allow for two storey residential development and semi-detached dwellings to occur.

The Minister was advised of Council's decision on 18 December with his office subsequently acknowledging receipt on 24 December.

To date no further information has been received regarding how the Minister intends to proceed. A request for an update was sent to the Department of Planning, Transport and Infrastructure on 27 February 2015. A verbal update will be provided at the Committee meeting if further information is received in the meantime.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

##### **LEGISLATION**

Development Act 1993

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**STRATEGIC PLAN**

3.1 Character &amp; Heritage

3.5 Planning &amp; Building

**FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

Nil.

**COMMUNITY CONSULTATION**

Nil.

**9.3 KALBEEBA INFILL INVESTIGATIONS STUDY – PROGRESS REPORT (B2522)****MOVED** Cr Lange

That the report be noted and received.

**Seconded** Cr Boothby**CARRIED****INTRODUCTION**

This report provides a progress report on the Kalbeeba Infill Investigations study.

**COMMENT**

In November 2014 work commenced on the “Kalbeeba Infill Investigations” study, a project coming out of the Strategic Directions Report.

The first step in the project involved writing to approximately 50 property owners inviting their involvement and giving opportunity to have a personal discussion with council staff to pass on any views about the study area, any issues being experienced, and any ideas they had about future development.

During December staff met with the owners of 13 properties in the study area and one person who lives just outside the study area.

A public ‘report back’ session was originally proposed where staff would present information received from the discussions with owners, together with other observations and information relevant to the study. In lieu of the public session a summary document has been provided to all owners and others who have expressed an interest in being involved. The document includes a preliminary identification of constraints, opportunities and other observations. Feedback on the document has been invited.

The next steps in the process are:

1. Prepare and evaluate options for the study area based on the information currently available and any further information received from stakeholders
2. Present options, including a preferred option, to an Elected Member workshop
3. Prepare and present draft strategy to Strategic Planning & Development Policy Committee for endorsement for consultation
4. One month consultation with stakeholders
5. Conduct information session
6. Review submissions
7. Prepare and present final strategy to Strategic Planning & Development Policy Committee for adoption
8. Development Plan Amendment process
9. Infrastructure planning, budgeting and construction

Note: Preliminary infrastructure planning and budgeting will occur during steps 2 and 7, with formal needs identified during and after the DPA process in steps 8 and 9.

#### LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

##### LEGISLATION

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##### STRATEGIC PLAN

3.1 Character & Heritage

3.5 Planning & Building

#### FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

As indicated above infrastructure planning and budgeting is likely to take place at various steps through the process.

#### 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 the DPA process.

### 9.4 TOWNSHIPS REVIEW PROJECT – INFORMATION REPORT (B2141)

#### MOVED Cr Milne

That the report be noted and received.

**Seconded Cr Miller**

**CARRIED**

#### INTRODUCTION

This report provides information on the Townships Review which is about to commence.

#### COMMENT

Council's Strategic Directions Report 2013 (SDR) provided a five year program of policy amendments and actions to align the Development Plan with the 30-Year Plan and to respond to trends and issues identified by Council. The program included a coordinated set of further studies or projects that will examine the need for amendments to the Development Plan.

The SDR identified two projects relating to townships and an industrial area at Angaston which are interrelated:

1. A *Townships Review* comprising the following tasks:
  - High level strategic assessment of townships
  - Review existing planning policy and desired character statements, design policy and spatial planning aspirations
  - Identify constraints and opportunities for growth in the context of the Character Preservation District amendments to the Planning Strategy
  - Consider policies for higher density residential development in major townships, allotment size, and desired building heights across all townships, ensuring the protection of valued character elements in delivering housing growth
  - Review zoning, retail provision, road and pedestrian connections, car parking and allotment configuration
  - Will be informed by relevant outcomes pertaining to townships arising from the spatial/concept planning investigations
  - Be informed by the Tanunda Urban Design Framework and Master Plan, Nuriootpa place management project and Angaston Urban Design Framework

2. A *Spatial/concept planning project* in association with individual Development Plan Amendment projects comprising the following tasks:
- Investigations, constraints analysis and spatial planning work for:
    - selected residential and rural living precincts at Angaston, Eden Valley, Lyndoch, Williamstown and other areas
    - selected general, light and extractive industrial land at Nuriootpa and Angaston
    - other vacant or undeveloped township land
  - Concept plans for development to be inserted into the Development Plan as required

As these projects are interrelated in terms of issues analysis, staff believe an opportunity exists to undertake the projects simultaneously which will provide a better outcome in a more cost-effective and timely manner. It is intended to undertake the project internally, engaging special external expertise as required.

A draft study/project brief will guide investigations and analysis. The brief is based on the intent and issues 'endorsed' in the SDR; however opportunity exists to include any additional issues to address.

Progress reports will be provided for council consideration regarding current issues and options before undertaking any structured consultation with the wider community.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

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##### **STRATEGIC PLAN**

3.1 Character & Heritage

3.5 Planning & Building

#### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

Funds for the project have been allocated in the 2014/2015 budget and appropriate funding to finalise and implement changes via a DPA will be included in the 2015/2016 budget.

#### **COMMUNITY CONSULTATION**

Opportunities for community engagement are yet to be determined; however it is envisaged that direct contact will be made with owners of 'strategic' properties which will be the subject of concept planning, owners of properties which might be the subject of zoning changes/corrections, and other relevant stakeholders as deemed appropriate. The broader community will have opportunity to comment during any subsequent DPA process.

### **9.5 30-YEAR PLAN FOR GREATER ADELAIDE – UPDATE PROCESS (B139)**

**MOVED** Cr de Vries

That the report be noted and received.

**Seconded** Cr Hurn

**CARRIED**

#### **INTRODUCTION**

The Minister for Planning has advised Council that an update of the 30-Year Plan for Greater Adelaide has commenced.

**COMMENT**

The Minister for Planning has written to Council to advise that the Department of Planning, Transport and Infrastructure has commenced work to update the 30-Year Plan for Greater Adelaide.

The first engagement with our Council occurred at the Council Workshop on 3 March. Further reports regarding the project will be presented to future Committee or Council meetings.

**LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN****LEGISLATION**

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**STRATEGIC PLAN**

2.2 Business & Industry

3.1 Character & Heritage

3.5 Planning & Building

**FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

The intent is to use existing internal resources to provide input into the project. In the event external assistance is required this will be achieved through existing budget allocations.

**COMMUNITY CONSULTATION**

The Minister will be required to consult with the broader community which is expected to occur in late 2015.

**10 ITEMS FOR INFORMATION**

Nil.

**11 CONFIDENTIAL ITEMS**

Nil.

**12 OTHER BUSINESS**

Nil.

**13 NEXT MEETING**

Tuesday, 16 June 2015 commencing at 9.30am.

**14 CLOSURE OF MEETING**

Mayor Sloane closed the meeting at 10.18am.

Confirmed at Strategic Planning & Development Policy Committee  
16 June 2015

Date: ..... Chairman: .....