



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

Held on Tuesday, 21 March 2017, commencing at 9.31am in the
Council Chambers, 43-51 Tanunda Road, Nuriootpa

1 WELCOME

Mayor Sloane declared the meeting open at 9.31am.

2.1 MEMBERS PRESENT

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

Mr Martin McCarthy (Chief Executive Officer), Mr Gary Mavrinnac (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

Cr Scotty Milne

3.1 MINUTES OF PREVIOUS MEETING

MOVED Cr de Vries

That the Minutes of the Strategic Planning and Development Policy Committee held on Tuesday 20 September 2016 as circulated, be confirmed as a true and correct record of the proceedings of that meeting.

Seconded Cr G

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

RURAL AREAS AND CHARACTER DEVELOPMENT PLAN AMENDMENT – POTENTIAL COLLABORATION WITH DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE (B2383)

MOVED Cr de Vries

That:

- (1) The report be received.
- (2) The Committee recommend to Council that it agree to collaborate with the Department of Planning, Transport and Infrastructure to achieve appropriate Rural Area and Character Review outcomes through the rural/primary production component of the Planning and Design Code and special legislative component of the State Policies.
- (3) The Rural Areas and Character DPA be put on hold but not withdrawn thereby maintaining the ability to proceed with the DPA in the event the collaboration with DPTI does not achieve Council's desired policy outcomes.
- (4) Regular project updates be provided to the Committee or Council.

Seconded Cr Angas

CARRIED

INTRODUCTION

This report provides an update on the *Rural Areas and Character Development Plan Amendment (DPA)*.

COMMENT

Background

At its meeting on 20 September 2016 the Strategic Planning and Development Policy Committee received an update report on the *Rural Areas and Character Development Plan Amendment (DPA)* project.

The report advised that investigations were continuing towards a comprehensive suite of policy changes to remove barriers to primary production diversification, value-adding and small scale tourism development, and to also introduce new siting and design policies relating to farm and horticultural buildings.

Unfortunately progress on the DPA has continued to be delayed for various reasons and to date no meaningful progress has been made regarding possible collaboration with Light Regional Council on various rural policy changes. In the meantime implementation of the new planning and development system is accelerating including work on the Planning and Design Code. As a consequence there is increasing potential for Barossa's policy changes to either not progress beyond a draft stage or to be short-lived, with associated wasted resources and effort by Council. The Department of Planning, Transport and Infrastructure (DPTI) has also acknowledged that it may not have the appropriate resources available to prepare rural and character preservation policies for the Code and State Policies in a timely and effective manner.

Potential revised approach to creating contemporary rural policies

In the above context the Director Development and Environmental Services and Principal Planner recently met with DPTI staff to discuss the future of the *Rural Areas and Character DPA* and the potential for Barossa's policy work to inform the rural policies in the new Planning and Design Code and character preservation component within the new State Planning Policies.

A letter from DPTI has now been received to formally progress this approach – refer [Attachment 1](#).

In brief, an opportunity exists for The Barossa Council to lead a project to prepare rural/primary production policies for inclusion in the Planning and Design Code and character preservation policies for inclusion in special legislative scheme component within the State Planning Policies. This work would help achieve Council's desired outcomes, would help DPTI to build key components of the new planning system, but would also assist the other character preservation district councils in meeting their obligations to update their respective policies. This would require Council to 'park' its current DPA, but this approach is not envisaged to delay introduction of new policies to facilitate and maintain a sustainable primary production sector, and to also ensure character preservation.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1: Letter from Department of Planning, Transport & Infrastructure

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

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

1.7 Maintain clearly defined townships and manage residential and commercial development that is sensitive to the natural environment and areas of historical significance.

1.10 Ensure development policies are responsive to current trends through an active development policy review/amendment program.

Business and Employment

5.7 Contribute to the ongoing development of a coordinated local economic development strategy and ensure that Council's land use policy and practices enable and support the strategy's implementation

Legislative Requirements

Character Preservation (Barossa Valley) Act 2012

Development Act 1993

Development Regulations 2008

Planning, Development and Infrastructure Act 2016

The Barossa Council Development Plan

South Australian Planning Strategy, 30-Year Plan for Greater Adelaide Chapter

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

A collaborative approach will potentially reduce council's costs as it will be able to draw on DPTI and other councils' skills and expertise, including use of DPTI's mapping resources. It is envisaged that Council's Principal Planner will work closely with a case manager from DPTI to prepare the relevant policies and would also co-ordinate workshops with Light Regional Council relating to the Barossa Valley Region policies and with other Councils in the Barossa Valley and McLaren Vale character preservation districts as required.

Timing will need to be determined early in the process to ensure effective delivery.

Potential risks of a collaborative approach:

- If Council withdraws its DPA, the potential for a State government to defer or not proceed with the Code and a consequential need to re-commence the process

Potential risks of proceeding in isolation:

- Minister may refuse to approve DPA for consultation
- DPA may not proceed beyond draft stage
- Even if implemented, policy changes to existing Development Plan might be superseded by the Code and/or State Planning Policies
- Inconsistent policies between Barossa and Light Regional Council's policies in respect to land use within the Barossa Valley Region area - eg wineries, cellar doors and tourism, and between character preservation policies across the relevant councils
- Final policies in the Code and State Planning Policies not achieving Council's objectives

COMMUNITY CONSULTATION

Formal community consultation on the draft DPA will take place in accordance with statutory requirements supplemented by non-statutory information sessions and communications.

10 ITEMS FOR INFORMATION

Nil.

11 CONFIDENTIAL ITEMS

Nil.

12 OTHER BUSINESS

Nil.

13 NEXT MEETING

Tuesday, 20 June 2017 commencing at 9.30am.

14 CLOSURE OF MEETING

Mayor Bob Sloane closed the meeting at 9.36am.

Confirmed at Strategic Planning & Development Policy Committee -
20 June 2017

Date: Chairman: