



A G E N D A

Development Strategy and Policy Committee Agenda

Notice is hereby given pursuant to the provisions of the Local Government Act, 1999, that a meeting of the Development Strategy and Policy Committee will be held in the Council Chambers, 181 Unley Road Unley on

Monday, 18 April 2016 at 7pm

for the purpose of considering the items included on the Agenda.



**Peter Tsokas
Chief Executive Officer**

DEVELOPMENT STRATEGY AND POLICY COMMITTEE

MEMBERS

Councillor Don Palmer – Presiding Member
Mayor Lachlan Clyne – ex officio
Councillor J Koumi
Councillor A Lapidge
Councillor J Boisvert
Councillor L Smolucha
Councillor R Salaman
Mr D Wallace
Mr G Pember
Mr S Yarwood
Mr L Roberts

ACKNOWLEDGEMENT

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

CONFIRMATION OF MINUTES

MOVED
SECONDED

That the Minutes of the Development Strategy and Policy Committee, held on Monday, 15 February 2016 as printed and circulated, be taken as read and signed as a correct record.

APOLOGIES

CONFLICT OF INTEREST

DEPUTATIONS

OFFICER'S REPORTS

16	Unley Central Development Plan Amendment – Stage 2 Consultation (Design Lab) Review	1-5
17	Planning Strategy and Policy Program Update	6-10

NEXT MEETING

Monday, 18 July 2016 at 7pm

DECISION REPORT

REPORT TITLE: UNLEY CENTRAL DEVELOPMENT PLAN
AMENDMENT – STAGE 2 CONSULTATION
(DESIGN LAB) REVIEW

ITEM NUMBER: 16

DATE OF MEETING: 18 APRIL 2016

AUTHOR: DAVID BROWN

JOB TITLE: PRINCIPAL POLICY PLANNER

1. **EXECUTIVE SUMMARY**

- 1.1 A consultant group, led by URPS, has been contracted to prepare the *Unley Central Precinct Development Plan Amendment (Unley Central DPA)*.
- 1.2 This report provides an update on the Stage 2 consultation 'Design Lab' workshop session with key stakeholder representatives on the 13 April 2016 in accord with the endorsed Community Engagement Plan.
- 1.3 URPS will present the outcomes from the 'Design Lab' to the DSP Committee at its meeting on the 18 April 2016 and facilitate discussion to further refine preferred development options.
- 1.4 Further reports for consideration are to be presented to the DSP Committee on the resulting preferred development options for the precinct and the draft *Unley Central DPA* before its public release.

2. **RECOMMENDATION**

The Committee recommends to Council that:

1. The report be received.
 2. The URPS presentation of the outcomes from the Stage 2 'Design Lab' consultation be acknowledged.
 3. The 'Design Lab' outcomes and preferred development options, as amended, be documented and form the basis for the draft *Unley Central DPA*.
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3. RELEVANT CORE STRATEGIES/POLICIES

3.1 Unley Community Goals

Goal 1 Emerging – Our Path to a Future City

1.1 A thriving and prosperous business community

1.3 A dynamic mix of uses and activities in selected precincts

Goal 2 Living – Our Path to a Vibrant City

2.1 Highly desirable and diverse lifestyle

2.2 Activated places

Goal 3 Moving – Our Path to an Accessible City

3.1 Equitable parking throughout the City

3.2 An integrated, accessible and pedestrian-friendly City

3.3 Alternative travel options

Goal 4 Greening – Our Path to a Sustainable City

4.1 Renowned for its lifestyle and environmental balance

- 3.2 Preparation, processing, public and agency consultation and final approval of a Council DPA is pursuant to the Development Act (1993) Part 3, Division 2, Sub-division 2, Sections 24, 25 and 27.

4. DISCUSSION

Background

The Unley Central Precinct is a priority project within Council's 4 Year Plan 2013-2016. The Unley Central Precinct Plan was endorsed by Council in August 2014.

The Council endorsed the *Unley Central DPA* Statement of Intent per Item 37/15 (January 2015). It was approved by the Minister for Planning on the 31 May 2015 to allow the DPA to proceed. Any variations to the commitments or timeline will require justification and further approval.

A consultant team led by URPS were appointed in August 2015 to undertake the project in several stages; starting with investigations, then a draft *Unley Central DPA*, and then consultation to final approval.

Previous reports to the Development Strategy and Policy Committee relevant to the DPA include:

- background report and presentation on the review of the Unley Central Precinct Plan per Item 6/15 (July 2015)
- presentation and endorsement of the Community Engagement Plan per Item 7/15 (September 2015)
- presentation and acknowledgement (as amended) of Stage 1 Briefing Notes per Item 13/15 (November 2015)
- presentation and acknowledgement (as amended) of Stage 1 Preliminary Consultation and Stage 2 Briefing Notes per Item 15/16 (February 2016).

'Design Lab' Consultation Review

The preliminary information gathering in late 2015 attracted one hundred and forty (140) submissions, indicating general support for the intent and key concepts outlined in the Unley Central Precinct Plan. Concerns were also raised by some respondents focussed on the height and density of buildings, respect for heritage places and 'village' character and impacts from traffic congestion and lack of parking.

The key issues are appreciated, and the reasoning for preferred options and how concerns are addressed in proposals will need to be clearly explained in the on-going consultation processes.

The Stage 2 round of consultation with key stakeholder representatives in a 'Design Lab' process is to occur on the 13 April 2016 and includes:

- major property owners,
- community, heritage and environmental groups, eg FOCUS,
- bike user groups,
- members of:
 - Unley Road Traders Association,
 - Development Strategy and Policy Committee,
 - Unley Business and Economic Development Committee,
 - Infrastructure and Sustainability Committee, and

Council Elected Members and relevant staff will assist with the process.

The 'Design Lab' workshop session is structured to test a number of potential design and land use options for the precinct. The aim is to validate a preferred option that best meets stakeholders and community aspirations while still being consistent with the State Planning Strategy. More specific investigations and modelling of traffic impacts and infrastructure implications would occur once a preferred option is derived.

URPS will present the outcomes of the 'Design Lab' and lead discussion to facilitate feedback and further input by the Committee at its meeting on the 18 April 2016. URPS will subsequently document the outcomes incorporating the guidance provided by the Committee on the preferred development options.

The consideration by the Committee is intended to refine the desired future policy for inclusion in the draft *Unley Central DPA*.

Next Steps and Further Consultation

The next key step will be the preparation of a draft *Unley Central DPA* to guide private development (and including an associated *Public Infrastructure Plan* to guide the necessary complementary public realm development).

A further report and presentation to the DSP Committee would occur to review the draft *Unley Central DPA* and consider endorsement before release for formal public and agency consultation.

There will be comprehensive engagement and opportunity for the broad community and stakeholders to further participate during the consultation as part of the formal DPA process.

An outline of the *Unley Central DPA* project key stages and current schedule is contained in Attachment 3 to Item 15/16.

5. POLICY IMPLICATIONS

5.1 *Financial/budget*

- *The contract for consultants for the project is within budget.*
- *Budget provisions are available to cover the additional community consultation by available funds from unanticipated delays with other projects.*

5.2 *Legislative/Risk Management*

- *Changes to Development Plan policy are managed through the clear, open and balanced process under the Development Act.*
- *Community engagement will be critical to hearing all views and arriving at a mutually understood and appreciated policy.*

5.3 *Staffing/Work Plans*

- *Project and consultants will be managed within current resources.*

5.4 *Environmental/Social/Economic*

- *Clear and robust policy will facilitate desired new development to enhance the viability of the economy, vibrancy of the precinct and an expanded residential community.*
- *Effective planning and management of enhanced movement networks will be critical to the function and amenity of the precinct.*

5.5 *Stakeholder Engagement*

- *Stakeholder engagement was undertaken as part of the Precinct Plan.*
- *Broader community consultation will be undertaken as part of the initial investigations for, and as part of, the DPA process.*

6. REPORT CONSULTATION

Internal liaison has occurred within the Economic Development and Planning Division, and in particular planning policy, urban design and traffic management.

Further consultation will occur with the public, stakeholders and government agencies on the project in accord with the Community Engagement Plan.

7. ANALYSIS OF OPTIONS

Option 1 – Acknowledge the Stage 2 ‘Design Lab’ Stakeholder Consultation outcomes and provide direction on preferred development options to guide preparation of the draft *Unley Central DPA*.

The Stage 2 ‘Design Lab’ stakeholder consultation has explored and provided preferred options to advance the project towards a reconciled outcome that best meets stakeholders and community aspirations.

The resolution of a final preferred option will enable the draft *Unley Central DPA* to be prepared. The DSP Committee and Council will then to consider these in due course before public release.

Option 2 – Acknowledge the Stage 2 ‘Design Lab’ Stakeholder Consultation outcomes but recommend additional exploration and consideration of a range of issues.

The Stage 2 ‘Design Lab’ stakeholder consultation explored a range of issues and preliminary directions. There may be some issues determined to require further investigation and consideration before moving towards a reconciled outcome.

Further investigations and/or stakeholder consultation would lead to delay and additional cost to the project, and potentially simply repeat that which has already occurred. Not all issues can be fully resolved or agreed. At some point the preferred policy proposals need to be prescribed in a draft DPA, and the specific implications tested, and reviewed as necessary, through the associated DPA public consultation process.

8. RECOMMENDED OPTION

Option 1 is the recommended option.

9. ATTACHMENTS

Nil

10. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
David Litchfield	General Manager Economic Development and Planning
Peter Tsokas	Chief Executive Officer

INFORMATION REPORT

REPORT TITLE: PLANNING STRATEGY AND POLICY PROGRAM UPDATE

ITEM NUMBER: 17

DATE OF MEETING: 18 APRIL 2016

AUTHOR: DAVID BROWN

JOB TITLE: PRINCIPAL POLICY PLANNER

PURPOSE

To provide a regular periodic update on the progress of the Strategic Planning Projects and Planning Policy Development Plan Amendment program.

RECOMMENDATION

MOVED:
SECONDED:

That:

1. The report be received.
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BACKGROUND

As part of keeping Members informed of the progress of strategic planning projects and the Development Plan Amendment (DPA) program, an update report is provided to the Committee and Council.

DISCUSSION

The information following provides the background and a current update of the planning strategy and development policy program.

1.0 - Strategic Planning Projects

1.1 – Strategic Directions Report (2014) and DPA Program

The Strategic Directions Report 2014 (SDR 2014) provides an outline of the Strategic Planning Framework and program of Development Plan Amendments (DPAs). An outline is contained in Attachment 1 to Item 12/15 (November 2015).

More recent emerging priorities by the Minister for Planning have altered the future scope, order and timing of the DPA program. The Activity Centres and

Corridors Infill Ministerial DPAs will affect the Council's General DPA and Residential Growth DPA (Part 2 West) and bring forward key parts of the Urban Corridors 1 and 2 and Keswick Forestville Precinct DPAs.

The 30-Year Plan for Greater Adelaide is currently being updated and may also revise strategic directions and requirements of future planning policy change.

The Planning Reforms and proposed new 'Planning and Design Code' will also affect the timing and scope for the future update of the form and content of the Development Plan and policy, ie proposed BDP Conversion.

The DPA program and scope will need to be re-considered in due course when more is known and revised accordingly.

1.2 – The 30-Year Plan for Greater Adelaide

The 30-Year Plan for Greater Adelaide (GA 30) forms a volume of the South Australian Planning Strategy and sets the framework and fundamental directions for Council's planning strategy and Development Plan policy.

The GA 30 was released in 2010. In accord with the cycle of 5-yearly review it is currently being updated.

The Administration has contributed to briefings and workshops by DPTI and provided preliminary feedback in October 2015 on key matters in an initial draft of the review for the Eastern Region. Release for consultation was initially expected in December 2015.

A delay in the timing and progress of the review has occurred, possibly due to recent events with the Planning System Reforms and Bill. More comprehensive review and further engagement is now proposed by the Department of Planning Transport and Infrastructure (DPTI) through 2016 to take better stock of the issues, review assumptions, range of feedback and how the GA30 is to be best delivered.

1.3 – Inner and Middle Metropolitan Corridor Infill Ministerial Development Plan Amendment (Corridors Ministerial DPA)

The main corridors of Goodwood Road, King William Road, Unley Road (southern end), Anzac Highway and the Keswick Forestville Precinct were identified in the future program of the Council SDR (2014).

These corridors, precincts and their up-zoning are important to the goals of The 30-Year Plan for Greater Adelaide. This has led to their earlier inclusion in the Corridors Ministerial DPA announced in April 2015.

The Administration liaised with the DPTI and provided feedback on local existing studies, further local analysis and the initial preliminary draft DPA to identify the appropriate scope, nature and scale for the proposed mixed use development.

The DPTI made a presentation to the Committee at its meeting on 21 September 2015. Feedback was submitted to the DPTI in accord with the Administration review contained in Item 10/15, as amended by the Committee, and endorsed by the Council on 28 September 2015.

It was anticipated the draft DPA would be released in early 2016. A delay in the timing and progress of the DPA has occurred. No update or indication has been given at this time on the revised timing for the DPA.

The nature and scope of the community engagement proposed by the DPTI for the DPA will need to be assessed and the role Council may play to support or supplement the engagement given further consideration.

1.4 – Activity Centres Ministerial Development Plan Amendment (Activity Centres Ministerial DPA)

The Minister announced in February 2015 an intended review to facilitate more merit development and remove unnecessary controls, viz primarily non-complying floor area caps, from centre and similar type zones.

The DPA was on public consultation from 27 August to 21 October 2015.

Feedback was submitted to the Development Policy and Advisory Committee (DPAC) in accord with the Administration review contained in Item 8/15 on 21 September 2015, as amended by the Committee, and endorsed by the Council on 28 September 2015.

In total forty five (45) submissions were received by DPTI. Public hearings for those that indicated a desire to present personally were held during November 2015.

The DPTI have undertaken a review of submissions and response to issues, and recommendations from the DPAC is understood to currently be awaiting consideration by the Minister for Planning for approval of the DPA.

2.0 - Council Development Plan Amendments

2.1 - Village Living & Desirable Neighbourhoods Development Plan Amendment Stage 2 (Residential DPA) - Residential Character and Growth Areas and Council Wide Policy Review

Following public consultation in 2014, and review of issues in April 2015, the DPA was split into two parts:

- Part 1 east of a line along Goodwood Road, tram-line and East Avenue for final approval by the Minister for Planning
- Part 2 west of a line along Goodwood Road, tram-line and East Avenue for approval by the Minister to release for re-consultation.

The necessary revised documentation for Part 1 was submitted in June 2015. Various technical issues and queries regarding some elements have been addressed with the DPTI, most recently in December 2015 regarding additional flexibility for multiple dwelling development in the proposed Residential Streetscape (Landscape) Zone.

It is understood the final DPA is moving its way through the DPTI hierarchy towards the Minister's office. No indication is available on the progress or likely outcome of the Minister's consideration for approval of the DPA.

Conclusion and submission of a revised draft DPA Part 2 has been delayed by the priority to progress Part 1, need to address the significant Ministerial DPAs and GA30 update, and the uncertain implications these create for the content of the DPA Part 2.

2.2 – General Development Plan Amendment (General DPA)

The General DPA relates to the review of a range of general policy matters, including provision for accessory dwellings to a range of non-residential policy matters, procedural issues and minor zone anomalies.

Previous investigations, Development Services Review and Elected Member workshops during 2014 have informed the draft policy. The draft General DPA proposals were presented in April 2015 and further reviewed at an Elected and Committee Member workshop in May 2015.

The current Ministerial DPA's, and progression of the Residential Growth DPA, have delayed the ability to revise the General DPA. Following resolution of these matters, and better understanding of the implications for non-residential zone policy, a revised DPA can be prepared.

2.3 – Unley Central Precinct Development Plan Amendment (Unley Central DPA)

The DPA is necessary to support the desired form of development and deliver on the findings of the Unley Central Precinct Study in respect to integrated higher density mixed use, enhanced movement networks and public realm.

The Minister for Planning approved the Statement of Intent in May 2015 to allow the DPA to proceed.

A consultant team led by URPS was appointed in late August 2015 to undertake the project.

A Community Engagement Plan was considered, and amended, by the Committee in Item 8/15 on 21 September 2015 and endorsed by the Council on 28 September 2015.

Preliminary community engagement on the initial concepts was undertaken during November and December 2015. Further stakeholder consultation will

occur during April 2016, facilitating preparation of a draft DPA by mid 2016 and processing to approval by early 2017.

Refer to Item 16/16 of this agenda for a more comprehensive report on the progress and current actions being undertaken in respect to the project.