

COMMITTEE AGENDA

City Strategy & Development Policy Committee

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

Monday 10 February 2020 6:00pm

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

A handwritten signature in black ink, consisting of a stylized 'P' followed by a horizontal line.

Chief Executive Officer

MEMBERS

Presiding Member J. Dodd
Mayor M. Hewitson – Ex-officio
Councillor P. Hughes
Councillor J. Boisvert
Councillor D. Palmer
Councillor K. Anastassiadis
Councillor M. Hudson
Councillor M. Broniecki
Councillor M. Rabbitt
Councillor N. Sheehan
Councillor E. Wright
Councillor S. Dewing
Councillor J. Russo

ACKNOWLEDGEMENT

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

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

ORDER OF BUSINESS

ITEM

PAGE NO

1. ADMINISTRATIVE MATTERS

1.1 APOLOGIES

Nil

1.2 LEAVE OF ABSENCE

Nil

1.3 CONFLICT OF INTEREST

Members to advise if they have any material, actual or perceived conflict of interest in any Items in this Agenda and a Conflict of Interest Disclosure Form (attached) is to be submitted.

1.4 MINUTES

1.4.1 Minutes of the Ordinary City Strategy & Development Policy Committee Meeting held Monday, 20 January 2020

1.5 DEFERRED / ADJOURNED ITEMS

Nil

2. REPORTS

2.1 Norman Terrace Everard Park Regeneration Development Plan Amendment (DPA)

5

3. OTHER BUSINESS

NEXT MEETING

Monday 16 March 2020 - 6:30pm

Council Chambers, 181 Unley Road Unley

DECISION REPORT

REPORT TITLE:	NORMAN TERRACE EVERARD PARK REGENERATION DEVELOPMENT PLAN AMENDMENT (DPA)
ITEM NUMBER:	2.1
DATE OF MEETING:	10 FEBRUARY 2020
AUTHOR:	PAUL WEYMOUTH
JOB TITLE:	URBAN PLANNER
ATTACHMENTS:	1. EXISTING PLANNING CONDITIONS 2. NORMAN TERRACE DPA CONCEPT PLAN 3. LIST OF VERBAL PRESENTATIONS

1. **EXECUTIVE SUMMARY**

The Life Care Park Rose Village site at 28 – 36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park encompasses a substantial independent living and aged care facility on a site of over 1.9 hectares.

Life Care has approached Council with a request to undertake a Development Plan Amendment (DPA) to support a new policy framework for a contemporary aged accommodation redevelopment on this site.

Pursuant to the Council Policy for Privately Funded DPAs, Council has executed an Agreement with Life Care where documentation and funding is provided to support Council's processing, consultation and review of the Norman Terrace DPA.

Comprehensive public and agency consultation occurred from 14 November 2019 to 16 January 2020 in accordance with the endorsed Norman Terrace DPA Community Engagement Plan. Significant interest and feedback has been received.

The Public Meeting is a final important phase of consultation and allows personal verbal presentations to be made to the Committee (Council delegate).

A Summary of Consultation and Proposed Amendments Report (SCPA Report) will be provided through the Committee to Council during March 2020 to address the outcomes of consultation.

Council may choose to support the DPA in its current form, undertake amendments to the DPA or decline to proceed with the DPA. As required, final approval will then be requested from the Minister for Planning.

2. RECOMMENDATION

That:

1. The report be received.
 2. The public and agency submissions, and further verbal submissions regarding the draft Norman Terrace Everard Park Regeneration Development Plan Amendment be received and noted.
 3. All the submissions and issues be documented, reviewed and responses considered as part of the Summary of Consultation and Proposed Amendments Report to be presented to Council via the City Strategy and Development Policy Committee in March 2020.
-

3. RELEVANT CORE STRATEGIES/POLICIES

1. Community Living
1.3 Our City meets the needs of all generations.

The preparation, processing, public and government agency consultation and final approval of a Council DPA is pursuant to the Development Act (1993) Part 3, Division 2, Subdivision 2.

4. BACKGROUND

The Life Care Park Rose Village site at 28 – 36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park encompasses a substantial existing long-standing independent living and aged care facility on a site of over 1.9 hectares.

The site is currently in the Residential B350 and Residential Streetscape (Built Form) Zones which limit the density of dwelling redevelopment to 350m² and 800m² respectively and a maximum two-storey height limit. Refer to Attachment 1 for the site and existing neighbourhood planning conditions.

Attachment 1

This site and area was previously identified for a zoning change as part of the Village Living and Desirable Neighbourhoods Development Plan Amendment (Residential Character and Growth DPA 2) in 2014. The policy change was intended to facilitate higher density and greater diversity of residential accommodation, however did not proceed at that time.

The preparation of the Norman Terrace DPA follows a request and funding from Life Care to support a new policy framework for a contemporary aged accommodation redevelopment on the site.

Pursuant to the Council Policy for Privately Funded DPAs, Council has executed an Agreement with Life Care where documentation and funding is provided to support Council's processing, consultation and review of the Norman Terrace DPA. The Council Policy and Agreement was considered at the City Strategy and Development Policy Committee on 11 June 2019.

Council at all times maintains full control of the Norman Terrace DPA in relation to the nature of change, public consultation and proceeding with its support (or not).

During June 2019, Council endorsed and submitted a Statement of Intent to the Minister for Planning as the first step to initiate this DPA. The Statement of Intent outlines the scope, nature and process to be followed in preparing the Norman Terrace DPA. The Minister for Planning approved the Statement of Intent in August 2019.

On 21 October 2019 the City Strategy and Development Policy Committee recommended Council endorse the draft Norman Terrace DPA for public consultation. This recommendation was subsequently endorsed by Council on 28 October 2019.

5. **DISCUSSION**

Draft Norman Terrace DPA

The Draft Norman Terrace DPA proposes a higher density vision for the site and in summary proposes the following changes to the existing City of Unley Development Plan:

- Replacement of Residential B350 and Residential Streetscape (Built Form) Zones with Residential Regeneration Zone (Norman Terrace Policy Area).
- Increased building heights from two storey at the local road interfaces up to five stories adjacent to Norman Terrace.
- An increased density and diversity of residential and aged accommodation development and supporting ancillary uses.
- Additional design policy, including an increased minimum of 15% deep soil zone (for trees).
- Public notification limited in relation to primary land uses, building height and road or boundary setback policy criteria.
- Consequential edits to zone maps and overlays.

Refer to Attachment 2 for Norman Terrace DPA concept plan for existing neighbourhood planning conditions.

Attachment 2

Public and Agency Consultation

The Draft Norman Terrace DPA was released for public and government agency consultation for a minimum of eight weeks from 14 November 2019 until 16 January 2020.

Consultation and opportunity for engagement occurred in accordance with statutory requirements and the Norman Terrace DPA Community Engagement Plan and included:

- Statutory public notices in the Advertiser and Government Gazette on 14 November 2019.
- Public notice in the Eastern Courier Messenger on 13 November 2019.
- Article in Unley Life Column on 13 November 2019.
- Letters (40) to designated State Government agencies, utility companies, adjacent councils, associations (business and community) and Local Members of Parliament.
- Letters (1067) to property owners/occupiers in stakeholder catchment area identified in the Community Engagement Plan (300m radius from the subject site).
- Launch of an online survey and communication material including fact sheet and full DPA on Your Say Unley from 12 November 2019 through to 16 January 2020.
- Communication material provided to the public including fact sheet, full DPA and feedback sheet available in hard copy at Council office and on Council website.
- Drop in Information Sessions were held at the Clarence Park Community Centre on Thursday 28 November and Saturday 30 November 2019 to talk with Council staff. In total 21 persons attended across the two sessions and were assisted with their queries.
- Contact details for access to Council staff were provided for any resident enquiries or questions.
- A copy of all submissions received (less privacy details) were displayed at the civic office front counter up until 10 February 2020.

A total of 296 public submissions and six government agency submissions were received.

Public Meeting

The required public meeting provides the opportunity for those who have requested to be heard to make a verbal presentation before the City Strategy and Development Policy Committee on 10 February 2020.

Forty five respondents have indicated a desire to be heard at the public meeting. The final number will be confirmed closer to the meeting date. (Refer to Attachment 3 to Item 2.1).

Attachment 3

The opportunity for verbal presentation is intended to supplement the written submissions and allow views and issues to be highlighted and for Members to ask questions and clarify matters.

The order of business will be to hear presenters who confirmed their attendance and indicated a desire to present. Generally a time limit around five minutes is allowed for presentations (not including questions) to afford an equitable opportunity and to accommodate all presenters.

A copy of confirmed presenters' written submissions will be provided to members under separate cover to the report. A copy of all submissions will also be available at the meeting for members to view. The meeting is not a forum for debate in regard to the draft Norman Terrace DPA. Consideration of a response to submissions will occur at the City Strategy and Development Policy Committee meeting in March.

All the issues raised in the written responses and verbal submissions will be summarised, considered and responses proposed, including possible changes to the DPA, in a subsequent 'Summary of Consultation and Proposed Amendments Report' (SCPA Report).

Preliminary Identification of Key Issues

A preliminary review of the public submissions indicates the vast majority of respondents are opposed to the Draft Norman Terrace DPA. An initial summary of the issues raised during the public consultation is detailed below:

- Five storey development along Norman Terrace is out of character with the surrounding single and two storey homes, many of which are character homes.
- Higher density development will lead to an increase in traffic accessing the development and unacceptable congestion from traffic and carparking in local streets.
- Whilst the tramline is a transport corridor, Norman Terrace is a 'local road' with a speed limit of 40km/h, has narrow and limited access, is not in close proximity to retail/commercial and this zoning is inappropriate.
- The development will exacerbate urban heat issues. The proposed development will have limited green space and lots of concrete for paths, internal roads, service areas and bins.

- Five storeys will destroy the visual amenity of the avenue of trees on Norman Terrace and Aroha Terrace.
- There will be utility issues with water, sewerage and other utilities infrastructure put under greater pressure. Communications infrastructure capacity may be overloaded.
- The higher density development will lead to an increase in stormwater runoff and greater potential for flooding.
- The proposed development is not addressing many of the social needs of elderly people with no local amenities and facilities.
- Buildings fronting Ross Street and Fourth Avenue need to be individual townhouses rather than grouped together and be in keeping with existing residential character.
- Higher density development will exacerbate issues being experienced by neighbours including noise from airconditioners, traffic, rubbish collection and lighting impacts.
- The rezoning has the potential to lead to overshadowing of rooftop solar systems.

A preliminary review of the six submissions received from government agencies and utility companies indicates general support for the proposed rezoning with no significant concerns identified.

Next Steps

The next key step will be the presentation of the required SCPA Report to the next City Strategy and Development Policy Committee on 16 March 2020.

The Committee will consider the issues raised, appropriate responses and provide advice on any changes to the Norman Terrace DPA for consideration by Council. This is intended to occur at the 23 March 2020 Council meeting.

Council may choose to support the DPA in its current form, undertake amendments to the DPA or decline to proceed with the DPA. As required, final approval will be requested from the Minister for Planning.

This DPA is also complicated by the pending Planning Reforms due to be implemented on 1 July 2020. If approved, Council will liaise with DPTI regarding the policy transition to the most suitable zone under the new Design Code.

6. **ANALYSIS OF OPTIONS**

Option 1 – Receive written and verbal submissions for subsequent review and consideration by Council in the revision of the Norman Terrace DPA.

This recommendation enables the receipt of written and verbal submissions and for the continuation of the process where the City Strategy and Development Policy Committee will consider the issues raised, provide appropriate responses and advice on any changes to the Norman Terrace DPA for consideration by Council.

There are no other options as it is a statutory requirement for Council to conduct the public meeting and receive verbal submissions.

7. **RECOMMENDED OPTION**

Option 1 is the recommended option.

8. **POLICY IMPLICATIONS**

8.1 **Financial/Budget**

- Funding has been received from Life Care to undertake the DPA.

8.2 **Legislative/Risk Management**

- Changes to Development Plan Policy are managed through a transparent and objective process under the Development Act 1993. An agreement has been executed with Life Care in accordance with Council Policy for Privately Funded DPAs.

8.3 **Staffing/Work Plans**

- Additional staff resources are required to manage this project which are offset by funding received from Life Care.

8.4 **Environmental/Social/Economic**

- Updated Development Plan Policy is intended to facilitate enhanced economic viability for the subject site and improved environmental outcomes through additional greenspace and tree canopy cover.
- Updated Development Plan Policy is also intended to facilitate the provision of a contemporary model of aged care and improve the quality of service provision for residents and the community.

8.5 **Stakeholder Engagement**

- Comprehensive public and agency consultation has been undertaken as part of the statutory process for the DPA as required by the Development Act 1993.

9. REPORT CONSULTATION

Internal liaison has occurred within the City Development Department, in particular with traffic management and assets.

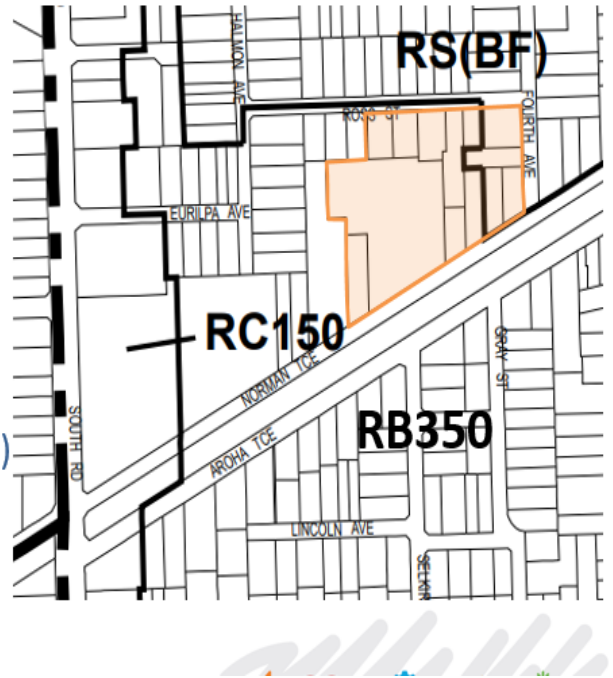
10. REPORT AUTHORISERS

Name	Title
Megan Berghuis	General Manager, City Services
Claude Malak	General Manager, City Development

ATTACHMENT 1

Current Zoning

- Residential B350 Zone
 - 350m² site area
 - 2 storey
- Residential Streetscape (Built Form) Zone – PA 9.2
 - 800m² site area
 - 1.5 storey (2 storey in-roof/to rear)
- Residential C150
 - 150m² site area
 - 3 storey





Administration Offices
General and Business
Open Hours 8.30am to 5pm
Car park off Oxford Tce

181 Unley Rd, Unley, 5061.
Phone : 8372 5111 Fax: 8271 4886
Email: pobox1@unley.sa.gov.au
Web: www.unley.sa.gov.au



Aerial Photography © Aerometrex Pty. Ltd.
Cadastral Data Supplied by DEWNR

**Norman Terrace Everard Park Regeneration Development Plan Amendment
– Residential Regeneration Zone - Norman Terrace Policy Area 26
Indicative spatial illustration of proposed built form policy parameters**

Printed: 2/12/2019
Print By: David Brown
Map Scale: 1:2000 @ A3



City of Unley
ABN: 63 714 797 082
Printed from TechnologyOne IntraMaps

ATTACHMENT 3**List of indicated attendees – City Strategy and Development Policy Committee Public Meeting 10 February 2020**

No	Name	Suburb	Initially Indicated	Confirmed
11	Heidi	Brighton	Yes	
24	Alex	Everard Park	Yes	
29	Brian Stacey	Everard Park	Yes	
30	Von Thompson	Everard Park	Yes	
33 & 225	Jo – Anne Swinbourne	Everard Park	Yes	
34	Tim O'Loughlin	Everard Park	Yes	
36	Amanda Murphy		Yes	
37	Catherine Heptinstall	Forestville	Yes	
38	Steve Murphy		Yes	
40 & 45	Donna Mayhew	Black Forest	Yes	
51	Kalan	Everard Park	Yes	
53, 101, 151	Andrew Tait	Everard Park	Yes	
64	Margaret Emmel	Forestville	Yes	
79	Monica Briffa	Forestville	Yes	
82	Angela Reid	Everard Park	Yes	
99	Ann Clancy	Black Forest	Yes	
105	Ryan Duffy	Everard Park	Yes	
109	Megan Duffy	Everard Park	Yes	
114	Rex Wilson	Black Forest	Yes	
115	Carlene Wilson	Black Forest	Yes	

Item 2.1 - Attachment 3 - LIST OF VERBAL PRESENTATIONS

120	Esther Davies	Black Forest	Yes	
121	Nicole Wallace	Black Forest	Yes	
122	Paul Wallace	Black Forest	Yes	
123	Helen Pavlich	Black Forest	Yes	
124	Gareth Pavlich	Black Forest	Yes	
126	Heather Rasheed	Everard Park	Yes	
129	Angela Reid	Everard Park	Yes	
135	Sarah Gilmour (Life Care)		Yes	
148	Devon Gamlin	Everard Park	Yes	
157	Juliet Fletcher	Black Forest	Yes	
163	Jenny Bell		Yes	
173	Peter Oag	Forestville	Yes	
175	B Lockton Morissey	Everard Park	Yes	
184	Catherine Thomas	Everard Park	Yes	
196	Rudolf Spacek	Black Forest	Yes	
229	Linda Schrek	Everard Park	Yes	
232	Gillian Read	Kingswood	Yes	
238	Heidi Buchtman	Everard Park	Yes	
239 & 250	Wendy Tait	Everard Park	Yes	
243	Alan Gray		Yes	
244	Maya O'Loughlin		Yes	
247	Anne Taylor	Everard Park	Yes	
249	Rhonda Hoare	Millswood	Yes	
251	Chris Russell	Black Forest	Yes	
252	Michael Buchtman	Everard Park	Yes	