

A G E N D A

City Strategy and Development 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

Tuesday, 6 December 2016

1st Session 5.30pm

2nd Session 7.00pm

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



Peter Tsokas
Chief Executive Officer

CITY STRATEGY AND DEVELOPMENT POLICY COMMITTEE

MEMBERS

Deputy Mayor Michael Rabbitt – Presiding Member
Mayor Lachlan Clyne – ex officio
Councillor D Palmer
Councillor J Boisvert
Councillor M Hewitson
Mr D Wallace
Mr G Pember
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.

APOLOGIES

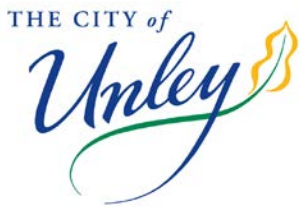
OFFICER'S REPORTS

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CONFLICT OF INTEREST

TITLE:	CONFLICT OF INTEREST
ITEM NUMBER:	1
DATE OF MEETING:	6 DECEMBER 2016
ATTACHMENT:	1. CONFLICT OF INTEREST DISCLOSURE FORM

Members to advise if they have any material, actual or perceived conflict of interest in any Items in this Agenda.



CONFLICT OF INTEREST DISCLOSURE FORM

I, _____ have received a
[insert name]

copy of the agenda for the (Ordinary / Special) **Council / Committee / Board**
[delete that which is not applicable]

meeting to be held on _____
[insert date]

I consider that I have a ***material** conflict of interest pursuant to section 73 / ***actual** or ***perceived** conflict of interest pursuant to section 74 *[*delete that which is not applicable]* of the *Local Government Act 1999* ("the LG Act") in relation to the following agenda item:

[insert details]

which is to be discussed by the ***Council / *Committee / *Board** at that meeting.
[delete that which is not applicable]

The nature of my **material** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you (or a person prescribed in section 73(1) of the LG Act) stands to obtain a benefit or suffer a loss depending on the outcome of the consideration of the matter at the meeting of the Council in relation to the agenda item described above].*

OR

The nature of my **actual** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why the conflict between your interests and the public interest might lead to a decision that is contrary to the public interest in relation to the agenda item described above].*

I intend to deal with my **actual** conflict of interest in the follow transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the actual conflict of interest in a transparent and accountable way]*

OR

The nature of my **perceived** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you consider that an impartial fair-minded person could reasonably consider that you have a perceived conflict of interest in the matter]*

I intend to deal with the **perceived** conflict of interest in the following transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the perceived conflict of interest in a transparent and accountable way]*

Signature

Date

DECISION REPORT

REPORT TITLE: UNLEY CENTRAL PRECINCT DEVELOPMENT
PLAN AMENDMENT - PUBLIC MEETING

ITEM NUMBER: 2

DATE OF MEETING: 6 DECEMBER 2016

AUTHOR: DAVID BROWN

JOB TITLE: PRINCIPAL POLICY PLANNER

1. **EXECUTIVE SUMMARY**

A consultant group, led by URPS, together with the Administration have prepared the *Unley Central Precinct Development Plan Amendment (Unley Central DPA)*.

The draft *Unley Central DPA* represents a key planning policy for the heart of the city and was endorsed for release by Council in August 2016.

Comprehensive public and agency consultation occurred from 22 September to 18 November 2016 in accord with the endorsed *Unley Central DPA Community Engagement Plan*.

Large interest and feedback has been received. The Public Meeting is a final important phase of consultation and allows personal verbal representations 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 to address the outcomes of consultation and proposed changes (if any) to prepare the *Unley Central DPA* for a request for final approval by the Minister for Planning.

2. **RECOMMENDATION**

It be recommended to Council, that:

1. The report be received.
 2. The public and agency submissions, and further verbal submissions, regarding the draft *Unley Central Precinct 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 February 2017.
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1. **RELEVANT CORE STRATEGIES/POLICIES**

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

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.

2. **DISCUSSION**

Background

The rejuvenation of 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 *Unley Central Precinct Development Plan Amendment (Unley Central DPA)* Statement of Intent was approved by the Minister for Planning on the 31 May 2015 to allow the DPA to proceed. This approach was undertaken following discussions with the State Government to exclude the Precinct from the Corridors DPA.

A consultant team led by URPS, together with the Administration, since August 2015 have undertaken preliminary consultation, design workshops, necessary investigations and review by the Committee to prepare the draft *Unley Central DPA*.

After due investigations and deliberations from September 2015, the Development Strategy and Policy Committee in July 2016 and Council in August 2016 endorsed the draft *Unley Central DPA* for release and public and agency consultation.

Public and Agency Consultation

The draft *Unley Central DPA*, pursuant to the statutory requirements of the Development Act, was released for concurrent public and agency consultation for a minimum of 8 weeks from 22 September to 18 November 2016.

Comprehensive consultation and opportunity for engagement occurred in accord with the *Unley Central DPA Community Engagement Plan* and included:

- Required statutory public notices (The Advertiser and Government Gazette) 22 September 2016;
- Public notice (Eastern Courier Messenger) 21 September 2016;
- Correction to notices regarding zone expansion in Mary Street (not Marion Street) on 29 September and 5 October respectively;
- Reminder items in the 'Unley Life' column (Eastern Courier Messenger) 28 September, 12 and 26 October and 9 November 2016;
- Flyer insert in quarterly Rates Notice delivered across the city from 14 October 2016;
- Letters (37) to designated State Government Agencies, utility companies, adjacent councils, associations (business and community) and the two local State Members of Parliament;
- Letters (880) to property owners/occupiers and absent owners in 'Primary Stakeholder Catchment' – Map 1 *Community Engagement Plan*;
- Letters or emails to additional interested stakeholders registered from previous preliminary consultation and design workshop;
- Communication material including brochure, zone fact sheet, full DPA and feedback sheet available in hard copy at Council Office and Unley Library and on web-site. There was a total of 888 visits to the web-site, 658 links through to further information and 105 on-line submissions;
- Drop-in Information Sessions in the Civic Centre on Wednesday 5 October 5:30 to 7:30pm and Saturday 8 October 11:00 to 1:00pm to view display material, access documents and talk with Council and consultant staff. Approximately 40 attended across the two sessions and were assisted with their queries;
- Contact details for access to Council staff for any enquiries and questions;
- Copy of all submissions received, less privacy details, displayed at civic offices front counter;
- Public meeting on 6 December 2016 before the City Strategy and Development Policy Committee as delegate of the Council to hear personal presentations.

A total of 294 public submissions, 9 agency/association submissions and response from 1 local Member of Parliament were received.

The required public meeting on the 6 December 2016 is scheduled to hear those requesting to make a verbal presentation to the City Strategy and Development Policy Committee (as Council delegate).

Public Meeting

The required public meeting is an important part of the public and agency consultation for the DPA and has been set to occur on the 6 December 2016 before the City Strategy and Development Policy Committee (Council delegate).

A large number (47) of respondents indicated a desire to be heard at the Public Meeting. Correspondence was sent to these persons and 22 have confirmed they will attend to present to the Committee (Refer to Attachment 1 to Item 2/16).

Attachment 1

The meeting provides an opportunity for verbal presentations. The verbal submissions 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 5 minutes is allowed for presentations (not including questions) to afford an equitable opportunity and accommodation of all presenters.

A copy of confirmed presenters written submissions is provided to members under separate cover to the report. A copy of all submissions will be available at the meeting for members to view.

The meeting is not a forum for debate in regard to the draft *Unley Central DPA*. Consideration of a response to submissions will occur subsequently.

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 submissions indicates a small portion who support the proposals, a group that support the concepts but have concerns about some of the specific details and a slight majority portion who generally disagree.

At this preliminary stage, a number of prominent key issues have emerged. These, and others, will require further exploration and particular consideration by the Committee and Council, including:

- The retention and impacts on public open-space, and in particular the Village Green and associated cottages, by potential high-rise development. While an outer building envelope up to 5 and 8 storey is indicated, the proposed policy also states the Village Green is to be retained, albeit possibly reconfigured, and any proposed buildings setback from its outer limit and to an increasing extent as height increases (Desired Character, Principles 4 and 29). The Unley Museum building (former fire station) is a Local Heritage Place. The other cottages are not heritage listed. Council as the owner of the land will determine the ultimate future nature of development;
- Scale of building height and impacts upon 'village' character, outlook and overshadowing. Building height has been derived on the basis of a 30° envelope to recognise visual outlook and overshadowing at the residential zone interface. On large sites this can result in the greater heights proposed;

- Traffic congestion and lack of parking from increased density of development and demands for improved public transport. Traffic modelling undertaken for anticipated growth in the shorter-term indicate traffic should be adequately catered for. Improved public transport should continue to be lobbied for. Lower parking generation rates are emerging for such development. Council has resolved further local traffic management planning will need to occur for the medium to longer term;
- Lack of need and demand for such development. Alternative options for housing diversity, lifestyle and affordability into the future are beneficial and it is prudent (and required by the State Government) to plan for such new development. The policy outlines the opportunity but it will be led by the market and land owners if, when and what occurs.

Next Steps

The next key step will be in the first part of 2017 with the presentation of the required *SCPA Report* to the DS&P Committee. The Committee will consider the issues raised, appropriate responses and provide advice on any changes to the *Unley Central DPA* for consideration by Council. This is intended to occur at the February 2017 meeting but subject to the extent of issues and complexity for their resolution, this timing may be delayed.

Following resolution of the *SCPA Report* and changes to the *Unley Central DPA*, if necessary, final approval will be requested from the Minister for Planning. Final approval of the *Unley Central DPA* would hopefully occur before mid-2017.

3. ANALYSIS OF OPTIONS

Option 1 – Receive written and verbal submissions for subsequent review and appropriate consideration in revision of the *Unley Central DPA*

This allows for the receipt of written and verbal submissions and for the continuation of the process via the review of submissions, matters raised, proposed response and any amendments to the *Unley Central DPA*. Following this, the *Unley Central DPA* will be submitted to the Minister for Planning for consideration of final approval.

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

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. POLICY IMPLICATIONS

5.1 Financial/budget

- *The contract for consultants for the project is within budget.*

5.2 Legislative/Risk Management

- *Changes to Development Plan policy are managed through the clear, transparent and objective process under the Development Act.*
- *Effective community engagement is 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, robust and refined policy will facilitate desired new development to enhance the viability of the economy, vibrancy of the precinct and an expanded diversified residential community.*
- *Effective planning and management of enhanced movement networks into the medium and long-term will be critical to the future function of the precinct.*

5.5 Stakeholder Engagement

- *Stakeholder engagement was undertaken as part of the Precinct Plan.*
- *Preliminary engagement was undertaken with property owners and occupiers in a primary catchment area, Have Your Say web-site community and selected stakeholders to refine the proposed DPA outcomes and policy.*
- *Comprehensive public and agency consultation has been undertaken as part of the formal review and approval process for a DPA as required by the Development Act.*

6. REPORT CONSULTATION

Internal liaison has occurred within the City Development Section, and in particular planning, urban design and traffic management.

7. ATTACHMENTS

- 1 *List of confirmed and potential presenters
(copy of submissions under separate cover)*

8. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
John Devine	General Manager City Development
Peter Tsokas	Chief Executive Officer

List of confirmed attendees – Unley Central DPA Public Meeting**5.30pm Session – meeting opening and introduction to 5:35pm**

#	Name	Suburb / Interest	Initially Indicated	Approx Time	Speak
249	Ms H Dyer (Holmes Dyer)	For Life Care	Yes	5:35pm	Yes
37	Mr J Nairn	UNLEY	Yes	5:40pm	Yes
223	Mr C Vounasis	For Optage Pty Ltd	Yes	5:45pm	Yes
152	Ms S Frayne	UNLEY	Yes	5:50pm	Yes
197	Ms A Crowther	UNLEY	Yes	5:55pm	Yes
192	Mr J Crowther	UNLEY	Yes	6:00pm	Yes
131	Mr C Hewitson	UNLEY	Yes	6:05pm	Yes
224	Mr J Morris	WAYVILLE	Yes	6:10pm	Yes
83	Mr M Pfahl	UNLEY	Yes	6:15pm	Yes
199	Mr D Bleby	UNLEY PARK	Yes	6:20pm	Yes

7.00pm Session – meeting opening and introduction to 7:05pm

#	Name	Suburb / Interest	Initially Indicated	Approx Time	Speak
149	Ms L Pieracinni	President for Environment and Character Conservation	Yes	7:05pm	Yes
138	Mr R Green	UNLEY	Yes	7:10pm	Yes
141	Ms M Kolusniewski	GOODWOOD	Yes	7:15pm	Yes
205	Ms V Nairne	UNLEY PARK	No	7:20pm	Yes
119	Mr R Salaman	UNLEY	Yes	7:25pm	Yes
267	Ms M Dolphin	UNLEY	Yes	7:30pm	Yes
218	Mr W Jones	FOCUS	Yes	7:35pm	Yes
222	Representative on behalf of Ms I Wrigley	UNLEY	Yes	7:40pm	Yes
216	Mr J Haslam	PARKSIDE	Yes	7:45pm	Yes
270	Ms K Anastassiadis	UNLEY	-	7:50pm	Yes
243	Ms R Islip	UNLEY	Yes	7:55pm	Yes
179	Mr B Whelan	UNLEY	Yes	8.00pm	Yes

List of indicated attendees –UCP DPA Public Meeting 6 December 2016

Initially indicated attendance but no confirmation provided

#	Name	Suburb	Initially Indicated	Speak
17	Mr Michael Pipinias	GOODWOOD	Yes	
24	Mr Mitchell	UNLEY	Yes	
32	V Osborn	MALVERN	Yes	
35	Ms Walters	MALVERN	Yes	
38	Ms K Mason	UNLEY	Yes	
60	Ms F Campbell	UNLEY	Yes	
71	Mr & Mrs Lesses	UNLEY	Yes	
72	Duke Group	UNLEY	Yes	
91	Mr J Schulz	UNLEY	Yes	No
96	Mr R Ferris	MALVERN	Yes	
103	Mr L Hu	UNLEY	Yes	
104	Ms L Tong	UNLEY	Yes	
133	Mr P Croft	PARKSIDE	Yes	No
151	K Walker	UNLEY	Yes	
170	Mr R Alvaro	UNLEY	Yes	
190	Ms J Thomson	unknown	Yes	
204	Mr R Freak	UNLEY	Yes	
210	Ms A Bogdanowicz	KINGSWOOD	Yes	
211	Ms M LaBella	UNLEY	Yes	
212	Ms J Fryar	UNLEY	Yes	
217	Ms J Jahmes-Freak	UNLEY	Yes	
221	Mr McMahon & Ms Paige	MALVERN	Yes	
226	Mr J Allender	UNLEY	Yes	
227	Mr C Moore	UNLEY	Yes	
230 / 233	Ms P Livingston (Li)	GOODWOOD	Yes	
236	Mr M Frayne	UNLEY	Yes	
241	Ms A Staugas	PARKSIDE	Yes	
246	Ms Morey & Mr Abbott	MALVERN	Yes	
258	Mr J Turnbull	UNLEY	Yes	
264	Mr A Hudson	UNLEY	Yes	