Notice is hereby given pursuant to the Local Government Act, 1999 that the next Meeting of Campbelltown City Council’s Strategic Planning & Development Policy Committee will be held in the Council Chamber, 172 Montacute Road, Rostrevor on

**Tuesday 29 May 2018 at 6.00 pm**

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

Nigel Litchfield  
Manager Planning Services
| Purpose | To provide strategic advice to the Council in relation to the extent to which the Council’s planning and development policies accord with the Planning Strategy. To assist the Council in undertaking strategic planning and monitoring directed at achieving:  
- Orderly and efficient development within the area of the Council.  
- High levels of integration of transport and land-use planning.  
- Relevant targets set out in the Planning Strategy within the area of the Council.  
To provide strategic advice to the Council in relation to planning and development policy issues when the Council is preparing:  
- A Strategic Directions Report.  
- A Development Plan Amendment proposal  
- Precinct Master Plans  
- Other Plans, Strategies or Policies which may affect the orderly planning and development of the City.  
To consider and provide advice to the Council (or its delegate) in relation to any representation made in relation to a Development Plan Amendment. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Prescribed Committee</td>
<td>Yes</td>
</tr>
</tbody>
</table>
| Membership | The Committee shall be comprised of three independent members and two members of Council who are not members of the Development Assessment Panel.  
Members of the Committee shall be appointed for a two year period.  
Remuneration for the Independent Members shall be set by Council.  
Conflict of Interest provisions as per Local Government Act 1999 Part 4 Division 3 apply to all Committee Members.  
A Committee Member’s position automatically becomes vacant if they are employed by Council. |
| Appointment of Chair | The Chair will be appointed by Council from one of the three Independent Members on the Committee. In the absence of the Chair, the Committee shall nominate an acting Chair for the duration of that meeting. |
| Conflict of Interest | Applies to all Committee members as per Local Government Act 1999 Part 4 Division 3. |
| **Documentation** | In the performance of its functions, the Committee shall observe the relevant requirements of the Act (Local Government Act 1999), and the approved terms of reference, policies, delegations, guidelines and protocols of the Council that are relevant to the Strategic Planning and Development Policy Committee. Committee members shall comply with Council’s Code of Conduct for Elected Members, Development Assessment Panel Members and Committee Members, procedures at Meetings. Meeting procedures will be as per Local Government Act (Procedures at Meetings) Regulations 2000 Parts 3 and 4. All business put to the Committee will be brought forward to a meeting by motion, recommendation, staff report or other business. |
| **Meeting Times** | The Committee shall meet as required but on no less than four occasions each calendar year. The Committee shall meet at the Council offices at 172 Montacute Road, Rostrevor. All meetings shall be conducted in a place open to the public except in circumstances in which the Committee may lawfully exclude the public from attendance pursuant to the relevant provisions of the Act. The Chief Executive Officer shall ensure that accurate minutes are kept of the proceedings at each meeting of the Committee. Minutes of each meeting of the Committee shall be placed on public display in the principal office of the Council within five days after the meeting. The Committee may, before it releases a copy of any minutes to the public, exclude from the minutes information about any matter dealt with on a confidential basis by Members of the Committee. The minutes from each Committee meeting shall be included on the following Council agenda as per Local Government Act 1999 Section 41(8). |
| **Public Notice of Meeting** | Displayed on Council Office Noticeboard and Council’s Website at least three business days prior to each meeting. |
| **Notice to Members** | In appropriate form as determined by the Committee as per Local Government (Procedures at Meetings) Regulations 2000 regulation 23. |
| **Quorum** | As per Local Government (Procedures at Meetings) Regulations 2000 regulation 26(a). |
| **Compliance** | Committee Members must comply with all Council policies, codes and resolutions as applicable. |
| **Absenteeism** | A Committee Member’s position on the Committee will be declared vacant if the Member misses 3 consecutive meetings or more than 50% of meetings in a financial year without the leave of Council. |
Strategic Planning & Development Policy Committee Agenda

Table of Contents

1. Apologies

2. Minutes

   Recommendation

   That the minutes of the meeting of the Strategic Planning & Development Policy Committee held on Wednesday 8 November 2017, as printed and circulated be taken as read and confirmed.

3. Manager Planning Services’ Report

   3.1 Summary of the recent Elected Members Briefing Session and Workshop concerning Residential Policy in the Development Plan

   3.2 Previous Resolution Report

   3.3 30 Year Plan for Greater Adelaide - Target 5 - A Green Liveable City

   3.4 Legislative Reform and Policy Update

4. General Business
Minutes

Strategic Planning & Development Policy Committee

Minutes of the meeting of the Strategic Planning & Development Policy Committee held in Meeting Room 2, 172 Montacute Road, Rostrevor on

Wednesday 8 November 2017
Chairperson: Mr D Brown

Members: Cr J Nenke  Arrived 6.08 pm
Cr M Ryan
Mr G Heynen

Council Staff Present: General Manager Urban Planning & Leisure Services
Manager Planning Services
Team Leader Urban Policy & Economic Development

Meeting Commenced: 6.07 pm  Meeting Concluded: 7.37 pm

1. Apologies

Cr Ryan moved and Mr Heynen seconded that an apology be received for the absence of Mr Maiorano.

Carried

2. Minutes

Mr Heynen moved and Cr Ryan seconded that the minutes of the meeting of the Strategic Planning & Development Policy Committee held on Tuesday 29 August 2017 as printed and circulated be taken as read and confirmed.

Carried

The time being 6.08 pm Cr Nenke entered the meeting.

3. Manager Planning Services’ Report

3.1 Economic Development Plan Input

TRIM Reference: B2240

Cr Ryan moved and Cr Nenke seconded that Associate Professor Michael O’Neil be thanked for his presentation.

Carried

Cr Nenke moved and Cr Ryan seconded that the Economic Development Plan Input report be received and note any additional feedback from the Committee:

- Placemaking Strategy and resources that supports urban design, investment and activitation
• Marketing, Education and Health precincts as key attributes for the City
• Prioritisation of precincts in regard to Council investment supported by a spatial plan
• Incentives and offsets in regard to things like carpaking, rate rebates to encourage investment
• Investigate how Council can encourage and support home based businesses, possibly with co-work spaces.

Carried

3.2 30 Year Plan for Greater Adelaide Targets

TRIM Reference: B111/12

Cr Ryan moved and Mr Heynen seconded that the Committee receive the 30 Year Plan for Greater Adelaide Targets report and make the following recommendations to Council:

1. That Staff monitor and report on housing types and diversity.

Carried

3.3 Legislative Reform and Policy Update

TRIM Reference: B101/2

Cr Ryan moved and Cr Nenke seconded that the Legislative Reform and Policy Update report be received and the Committee endorse Staff commencing a review of the Community institutional recreational areas for potential for rezoning.

Carried

3.4 Previous Resolution Report

TRIM Reference: B111/2

Cr Ryan moved and Mr Heynen seconded that the Previous Resolution Report be received.

Carried

4. General Business

Nil.

Certified a true record ............................................. CHAIRPERSON

Taken as read and confirmed this day of 20 ............................................. CHAIRPERSON
3. Manager Planning Services’ Report

3.1 Summary of the recent Elected Members Workshop concerning Residential Policy in the Development Plan

Purpose of Report

To provide a summary of the recent Elected Members Workshop regarding Residential Development Policy and associated Elected Member and Community feedback.

Strategic Plan Link

Strategy 3.3.1 Ensure alignment of City of Campbelltown Development Plan with the State Planning Strategy and other relevant plans

Background

A number of Elected Members have expressed concerns about increases in infill and medium density development resulting from changes to Residential Policy which occurred in 2014.

To address this, Staff prepared a Briefing (power point attached) and a Workshop was held to try to flesh out the concerns being expressed by Elected Members. Also attached is a summary of the input provided by the Elected Members at the Workshop.

Council has also resolved that Staff engage a consultant to prepare a new Development Plan which will address the issues and concerns they have raised.

Discussion

Staffs’ intention at this point is to prepare a further report clarifying the concerns raised by the Elected Members and provide further information on the legislative environment with the implementation of the Planning Development and Infrastructure Act. Following Council’s consideration of that report, Staff would develop a brief to facilitate a tender process for a suitably qualified consultant to undertake the work on behalf of Council.

This project is in the early stages and any input from the Committee at this time would help guide the process. Further updates and engagement with the Committee will occur as the project develops.

Social Implications

There are no social implications in relation to this report.

Environmental Implications

There are no environmental implications in relation to this report.
Asset Management Implications

There are no asset management implications in relation to this report.

Governance / Risk Management

As this project proceeds, Council and Staff will need to be mindful of the continuous need to comply with relevant legislative requirements.

Community Engagement

There are no Community engagement implications in relation to this report.

Regional Implications

There are no regional implications in relation to this report.

Financial Implications

If this project proceeds, a budget will need to be considered by Council.

Recommendation

That the Committee receive the report and make the following recommendations:

• ........................................

• ........................................
Development Plan

Residential/Infill Development Briefing
Outline

• Context
• History
• Population
• Density
• Campbelltown (suburb)
• Feedback/concerns
  • Onstreet parking and congestion
  • Built form and density
  • Loss of vegetation
  • Loss of character
Context

• Section 30 of the Development Act 1993 requires Council to periodically review its Development Plan to ensure that among other things it aligns with the State Planning Strategy.

• Council undertook a Section 30 Review in 2004 which recommended among other things that the Development Plan Residential Policy be amended to improve housing diversity.
History

- Feb 2010, 30 Year Plan for Greater Adelaide adopted
- July 2014 Residential DPA consolidated into Development Plan.
30 Year Plan for Greater Adelaide
Sub Region map
## Original 30 Year Plan for Greater Adelaide Targets

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwellings</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 (closest Census)</td>
<td>20,743</td>
<td>49,788</td>
</tr>
<tr>
<td>2041</td>
<td>28,143</td>
<td>64,938</td>
</tr>
</tbody>
</table>
How we are tracking against those targets

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwellings</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>20,743</td>
<td>49,788</td>
</tr>
<tr>
<td>2016</td>
<td>21,619</td>
<td>51,265</td>
</tr>
<tr>
<td>2041 (using growth rates from first 5 years)</td>
<td>26,297</td>
<td>59,140</td>
</tr>
<tr>
<td>Shortfall</td>
<td>1,846 (25%)</td>
<td>5,798 (37%)</td>
</tr>
</tbody>
</table>

- Based on a growth rate 2.9% for population and 4% for dwellings.
- Anecdotally, it is suspected that this has increased a little for housing over the last 2 years.
**Density**
Nationally utilised measures for Density

<table>
<thead>
<tr>
<th>Density Category</th>
<th>Gross Density Range (dw/ha)</th>
<th>Net Density Range (dw/ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>Less than 11</td>
<td>Less than 17</td>
</tr>
<tr>
<td>Low</td>
<td>11-22</td>
<td>17-35</td>
</tr>
<tr>
<td>Medium</td>
<td>23-45</td>
<td>36-70</td>
</tr>
<tr>
<td>High</td>
<td>Greater than 45</td>
<td>Greater than 70</td>
</tr>
</tbody>
</table>

- Gross density is a measure of dwellings per Hectare allowing for roads, open space, non residential land uses etc.

- Net density is a measure of dwellings per Hectare allowing only for land directly associated with the dwellings.
## Current Density levels by Suburb

<table>
<thead>
<tr>
<th>Suburb</th>
<th>Gross Density</th>
<th>Net Density</th>
<th>Density Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newton</td>
<td>13 dw/ha</td>
<td>19 dw/ha</td>
<td>Low/low</td>
</tr>
<tr>
<td>Rostrevor</td>
<td>12 dw/ha</td>
<td>16 dw/ha</td>
<td>Low/very low</td>
</tr>
<tr>
<td>Paradise</td>
<td>11 dw/ha</td>
<td>19 dw/ha</td>
<td>Low/low</td>
</tr>
<tr>
<td>Hectorville</td>
<td>16 dw/ha</td>
<td>22 dw/ha</td>
<td>Low/low</td>
</tr>
<tr>
<td>Campbelltown</td>
<td>13 dw/ha</td>
<td>23 dw/ha</td>
<td>Low/low</td>
</tr>
<tr>
<td>Tranmere</td>
<td>12 dw/ha</td>
<td>21 dw/ha</td>
<td>Low/low</td>
</tr>
<tr>
<td>Magill</td>
<td>16 dw/ha</td>
<td>22 dw/ha</td>
<td>Low/low</td>
</tr>
<tr>
<td>Athelstone</td>
<td>10 dw/ha</td>
<td>15 dw/ha</td>
<td>Very low/low</td>
</tr>
</tbody>
</table>

- Councils Development Plan only allows for low or low to medium density in its Residential zone.

- Urban Corridor and Suburban Activity Node zone allow for medium to high density.
Campbelltown (suburb)

- 2016-2017 - 106 land division applications
- 219 new sites created from 106 applications
- 42% created 1 additional site
- 70% created 1 or 2 additional site

<table>
<thead>
<tr>
<th>Number of new sites created</th>
<th>2016</th>
<th>2017</th>
<th>total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1</td>
<td>26</td>
<td>19</td>
<td>45</td>
</tr>
<tr>
<td>2</td>
<td>15</td>
<td>16</td>
<td>30</td>
</tr>
<tr>
<td>3</td>
<td>8</td>
<td>10</td>
<td>18</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>5-7</td>
<td>2</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>50</td>
<td>56</td>
<td>(219)106</td>
</tr>
</tbody>
</table>

APPLICATIONS BY SITES CREATED

- 0-1: 42%
- 2: 28%
- 3: 17%
- 4: 5%
- 5-7: 8%
Campbelltown (suburb)

SITES APPROVED 2013

- Athelstone: 13%
- Campbelltown: 24%
- Hectorville: 19%
- Magill: 14%
- Newton: 11%
- Paradise: 8%
- Rostrevor: 9%
- Tranmere: 12%

SITES APPROVED 2017

- Athelstone: 8%
- Campbelltown: 28%
- Hectorville: 14%
- Magill: 8%
- Newton: 17%
- Paradise: 10%
- Rostrevor: 10%
- Tranmere: 5%
Campbelltown (suburb)

• Campbelltown has the largest number of properties of any of the suburbs in the Council area, approximately 18% of the housing stock.

• In 2017 there were 87 applications for residential development in Campbelltown which represents 21% of the applications lodged for residential development last year.

• 41 of those applications were for residential flat buildings and row dwellings, the types of residential development likely to constitute medium density development. 41 represents 34% of the total number of applications for residential flat buildings and row dwellings in 2017.

• In the 5 years 2013-2017 these forms of residential development replaced approximately 2.8% of the existing building stock.
Campbelltown (suburb)

- Historically lower level of redevelopment (redevelopment focus has previously been on Hectorville, parts of Tranmere, Magill and Rostrevor).

- Largest suburb (by no. of dwellings).

- Increasing number of sites where the Capital value to Site Value Ratio is close to zero (ie the property value is essentially the land value).

- Greater number of opportunities.

- Increased return on investment as potential density increases.
Community Feedback

- Council staff receive feedback through various forums. Through the development assessment process, unsolicited concerns, Elected Members and Members of Parliament.

- Generally the concerns raised have fallen into 4 broad categories:
  - On street parking and traffic congestion
  - Built form (two storey development, overlooking, overshadowing)
  - Loss of trees (street trees and on private land)
  - Loss of character (loss of existing buildings, new built form)
On street Parking and Congestion

• At least 1800 additional vehicles in the Council area between 2011 and 2016.

• Growth is mainly in 2-3+ vehicle category.

• Significant majority of households still have 0, 1 or 2 vehicles and these percentages are higher in suburbs which have higher residential densities as would be expected.
## On street Parking and Congestion
*(figures from 2016 Census)*

<table>
<thead>
<tr>
<th>Area</th>
<th>0-2 vehicles</th>
<th>3+ vehicles</th>
<th>Not stated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Area</td>
<td>79.5%</td>
<td>15.6%</td>
<td>4.9%</td>
</tr>
<tr>
<td>Athelstone</td>
<td>73.2%</td>
<td>23.8%</td>
<td>3%</td>
</tr>
<tr>
<td>Campbelltown</td>
<td>81.8%</td>
<td>11.7%</td>
<td>6.5%</td>
</tr>
<tr>
<td>Hectorville</td>
<td>85%</td>
<td>10.3%</td>
<td>4.7%</td>
</tr>
<tr>
<td>Magill</td>
<td>83.1%</td>
<td>11.1%</td>
<td>5.8%</td>
</tr>
<tr>
<td>Newton</td>
<td>77.7%</td>
<td>17.8%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Paradise</td>
<td>78.7%</td>
<td>16.3%</td>
<td>5.1%</td>
</tr>
<tr>
<td>Rostrevor</td>
<td>80.2%</td>
<td>15.5%</td>
<td>4.3%</td>
</tr>
<tr>
<td>Tranmere</td>
<td>80.2%</td>
<td>15.4%</td>
<td>4.4%</td>
</tr>
</tbody>
</table>
On street Parking and Congestion

Concerns/Challenges
Solutions/Opportunities
Built Form and Density

• Concerns around overlooking & overshadowing are always addressed (not always to the satisfaction of neighbours)

• Bulk and scale is more challenging, the form of development is inherently more bulky than single storey low density development.

• Apart from Gameau Road staff have never been asked to consider 3 storey development in the Regeneration policy area.

• Staff have encountered a lack of knowledge about good design principles among some building designers (not architects) which has led to difficulty in reaching good outcomes in some cases. This is an issue that has been raised with government (by many parties).

• Assessment staff continue to work hard in pushing applicants to better design outcomes and continue to liaise with other Local Government planners to share knowledge and experiences.
Built Form and Density

• Staff have provided feedback to State Government regarding a number of issues particularly with regard to residential flat buildings and row dwellings which could be improved to get better design outcomes, including minimum site areas, frontages, rear setbacks, landscaping, building heights, overshadowing, household storage.
Built Form and Density

Concerns/Challenges
Solutions/Opportunities
Loss of Vegetation

• There has definitely been a loss of vegetation and green space over the last 20-30 years.

• There are multiple reasons for this, redevelopment is one of them, but aspects of lifestyle, and the cost of living are also factors.

• Regardless of built form or density, dwellings are bigger, covered outdoor spaces are more common and larger, paved areas are more extensive.
Loss of Vegetation

1 dwelling, 300 square metres on a 614 square metre site

4 dwellings 365 square metres on 700 square metre site
Loss of Vegetation

• No growth trend in regulated and significant tree DA’s.

• Not a strong correlation between where most development is happening and where highest concentrations of DA’s are.

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree DA’s</td>
<td>48</td>
<td>55</td>
<td>49</td>
<td>44</td>
</tr>
</tbody>
</table>

**Chart Title**

- Athelstone
- Campbelltown
- Hectorville
- Magill
- Newton
- Paradise
- Rostrevor
- Tranmere
Loss of Vegetation

Concerns/Challenges
Solutions/Opportunities
Loss of Character

• Character is the sum of the broadly distributed physical characteristics of an area that taken can be said to typify that area and make it distinctive (ie land division layout, architectural style, age of housing stock, width of frontage, dwelling setback etc).

• Important to understand what aspects of an existing area make up its character, what is feasible or desirable to retain and what would the impacts be of retaining those aspects.

• Can sometimes be code for change that an individual/s doesn’t like.
Loss of Character
Loss of Character
Loss of Character
Loss of Character

Concerns/Challenges
Solutions/Opportunities
Next Steps
Briefing Session Feedback

On street parking and traffic congestion

- More on street parking (occurring?) instead of off street
- Impact to traffic movement due to on street parking
- Narrow frontages limit on street parking for visitors
- Tight turning movements within property
- Increased traffic movements in ‘regeneration areas due to high(er) density
- Setback too short to allow parking without overhang to footpath/verge
- Congestion around the Paradise Interchange (people parking in streets and general overflow), East Marden Primary School (pick up and drop off times) and George Street (peak hour)
- Garage parking spaces used for storage (need more dedicated storage)
- Garage converted for other use as no yard (need more open space)
- Vehicles being parked on street for convenience due to tandem parking arrangement
- Special treatment for corner sites causing issues
- Insufficient on site parking.

Suggested solutions:

- Investigate wider street requirements for new land divisions
- Lobby Planning Minister re adjustment of density targets/limits
- Lobby Federal Government re building standards for garage sizes.

Built form and Density

- Prescriptive minimums – less wriggle room
- No eaves (undesirable)
- Boundary to boundary development (undesirable)
- Too wide a catchment allowing concessions for development
- Infrastructure pressure a challenge
- Impact on stormwater run off (due to increase of impervious areas)
- Lack of landscape/ open space within the property/site
- Increased expectation for Council (rate payers) to provide quality open space
- Lack of private open space
- Lack of storage area
- Lack of good design/ orientation
- Site coverage too high, no room for gardens or play space for kids
- Psychological impact of urban jungles
- Loss of privacy
- Noise issues (due to close living)
- Fire hazard
- Building Code reform?
- Provide more private open space or provide contribution to develop Council open space
- Limit aggregate of concessions/ variations to get approval
- Why so many Cat 2 – lots at odds to Plan.
Suggested solutions:

- Larger Minimum allotments
- Restrict boundary to boundary development
- Increase minimum allotment widths
- Strict compliance on setbacks, particularly rear (affects overshadowing/privacy)
- Two storey the norm for new development encourage single storey
- More transition between different built forms?

Loss of Trees/Vegetation

- Scorched earth app approach when redeveloping (ie remove all vegetation from site)
- No incentive to retain trees
- Reduced canopy cover
- Reduced vegetation reduces character
- Insufficient private open space
- Increased expectation for Council to plant more trees to compensate loss of vegetation
- Urban heat effect
- Reduced space for street trees due to increase in driveways
- Impact on fauna.

Suggested solutions:

- Hard surfaces (paving/gravel) should be included in site cover
- Change laws to include more trees
- Use encumbrances LMAs (Land Management Agreements) (eg Foxfield Estate)
- Identify urban forest character areas – strengthen policy, use encumbrances, LMAs
- Suitable tree selection, moisture issues in reactive soils
- More use of cable bundling or underground power to save trees/ preserve green power
- More prescriptive measures requiring a certain percentage of landscaping
- Additional compliance to ensure landscaping is put in place
- Increase Council plantings on verges
- Provide incentives for private plantings
- Plant evergreens not deciduous trees
- Street competitions (rate reduction incentives).

Loss of Character

- Define character of zones (sub zones)?
- No transition zones 4/5 stories on main Rd down to 2 stories on residential streets
- Lack of open space contributes to lack of character
- Lack of character provisions in the Development Plan
- Eaves contribute to character
- Significantly reduced setbacks impact character
- Blending contemporary style with traditional a challenge
- Losing the look and feel of Campbelltown
- Decrease density
- Developments that are distinctly different to existing housing stock
- Impact on existing residents and their perceptions about housing value and lifestyle
• Concerns from residents about noise and other activities by incoming and uncaring residents
• Fear of the unknown

Suggested solutions:

• Better focused medium density (spatially)
• Greater emphasis on character in the Development Plan
• Open space should be given character weight
• Increase minimum setbacks to make complementary
• Find opportunities to slow the change to a rate acceptable to existing residents.
• Encourage developers to look at Suburban Activity Node zone.
• Discourage undesirable developments in inappropriate residential areas.
### 3.2 Previous Resolution Report

**Purpose of Report**

To update Committee Members on the progress of previous resolutions.

**Strategic Plan Link**

Strategy 3.3.1 Ensure alignment of City of Campbelltown Development Plan with the State Planning Strategy and other relevant plans

**Background**

To provide in tabular form a brief update on the status of previous resolutions.

**Discussion**

<table>
<thead>
<tr>
<th>Resolution</th>
<th>Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. A matrix be developed to identify the links (line-of-sight) between the 30 Year Plan for Greater Adelaide targets, policies and actions and those of Council’s City vision, strategies and key plans.</td>
<td>See attached matrix.</td>
</tr>
<tr>
<td>2. A gap analysis be undertaken to identify the support, potential gaps and opportunities in Council’s City vision, strategies and key plans to support the 30 Year Plan for Greater Adelaide targets for further review.</td>
<td>The gap analysis will be undertaken once the matrix has been completed.</td>
</tr>
<tr>
<td>3. The Committee be further updated on the data analysis investigations for the State Government’s ‘green/tree canopy target’, and the ‘getting active target’, the local policy issues and potential initiatives to support the desired outcomes.</td>
<td>See separate report in this Agenda (Item 3.3).</td>
</tr>
<tr>
<td>4. Staff do an analysis of current baseline data and identify current trends and types of development and map out with GIS applications.</td>
<td>It is anticipated that this work will be undertaken by Staff within the next six months.</td>
</tr>
<tr>
<td>5. That Staff monitor and report on housing types and diversity.</td>
<td>It is anticipated that an initial report on housing diversity within the Council area will be prepared within the next 12 months.</td>
</tr>
</tbody>
</table>
Social Implications
There are no social implications in relation to this report.

Environmental Implications
There are no environmental implications in relation to this report.

Asset Management Implications
There are no asset management implications in relation to this report.

Governance / Risk Management
There are no governance / risk management implications in relation to this report.

Community Engagement
There are no Community engagement implications in relation to this report.

Regional Implications
There are no regional implications in relation to this report.

Financial Implications
There are no financial implications in relation to this report.

Recommendation
That the Previous Resolution Report be received.
<table>
<thead>
<tr>
<th>Council Plan</th>
<th>Development Plan</th>
<th>Strategic Plan</th>
<th>Social Plan</th>
<th>Environmental Management Plan</th>
<th>Pedestrian and Mobility Plans</th>
<th>Bicycle Plan</th>
<th>Open Space Strategy</th>
<th>Infrastructure and Asset Management Plan</th>
<th>Economic Development Plan (currently being developed)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Containing Urban Development</strong></td>
<td>Includes policy that encourages infill development and increased dwelling density</td>
<td>Acknowledges the value of restricting peri-urban expansion and the resulting need for infill development in established areas</td>
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<tr>
<td><strong>2. More ways to get around</strong></td>
<td>Includes policy that encourages infill development and increased density around transport corridors and high frequency bus routes</td>
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<tr>
<td><strong>3. Getting Active</strong></td>
<td>Includes policy that supports active transport options</td>
<td>Includes strategies to improve Council’s pedestrian network</td>
<td>Includes policy that encourages active transport</td>
<td>Includes actions to enhance trails</td>
<td>Includes strategies which support active transport</td>
<td>Supports active transport (cycling)</td>
<td>Provides context for maintaining and enhancing Council’s pedestrian network</td>
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<tr>
<td><strong>4. Walkable neighbourhoods</strong></td>
<td>Includes policy that encourages infill development and increased density around centres transport routes and open spaces</td>
<td>Includes strategies to improve Council’s pedestrian network</td>
<td>Includes policy that encourages active transport</td>
<td>Includes policy that supports the development and enhancement of walkable neighbourhoods</td>
<td>Includes policies that align with principles of walkable neighbourhoods</td>
<td>Provides context for maintaining and enhancing Council’s pedestrian network</td>
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<tr>
<td><strong>5. A green liveable city</strong></td>
<td>Includes policy that encourages retention of native vegetation and biodiversity through park landscaping</td>
<td>Includes policy that encourages retention of trees on private land</td>
<td>Includes policy that encourages retention of trees on private land</td>
<td>Includes actions to investigate and improve canopy cover in the Council area</td>
<td>Includes policies encouraging improvement of existing open space and the provision of new open space</td>
<td>Provides context for maintaining and enhancing Council’s open spaces</td>
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<tr>
<td><strong>6. Greater Housing choice</strong></td>
<td>Includes policy that encourages the development of a more diverse range of housing</td>
<td>Includes policy that supports housing diversity</td>
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</tbody>
</table>
3.3 30 Year Plan for Greater Adelaide - Target 5 - A Green Liveable City

Purpose of Report

To provide an update to the Committee on the investigation into canopy coverage for the Council area as part of considering and recommending strategies to address the target.

Strategic Plan Link

Strategy 3.3.1 Ensure alignment of City of Campbelltown Development Plan with the State Planning Strategy and other relevant plans

Background

Target 5 A green liveable city - Urban green cover is increased by 20% in metropolitan Adelaide by 2045.

The commentary around the target states:

'It is recognised that Councils currently have varying amounts of tree canopy cover, therefore the following is proposed:

• For Council areas with less than 30% tree canopy cover currently, cover should be increased by 20% by 2045.'

Council is identified in the Plan as having a current canopy cover in the 20%-30% range.

The data to establish this was taken from a 2014 study called Benchmarking Australia’s urban tree canopy, an ‘i-tree’ Assessment.

This target is linked to the following themes; Adelaide City Centre, Design Quality, Health Wellbeing and Inclusion, Infrastructure, Biodiversity, Open Space, Sport and Recreation, Climate Change and Water.

Discussion

Earlier this year Council engaged Seed Consulting Services to undertake an investigation into both the current canopy cover levels and historic trends leading to those levels. The investigation has not been completed however some preliminary information has been provided to Council Staff.

The Councilwide snapshot taken from 2016 photographic data indicates Campbelltown has 56% impervious surfaces, 19% canopy cover, 22% plantable surfaces and 3% other (includes water areas, sporting fields and wetlands).

The 10 year trend between 2006 and 2016 has been that impervious surfaces have increased by 6%, canopy cover has decreased by 6% and plantable surfaces has remained static. Although this is the trend, why its occurring or what the correlation is needs further analysis and will be covered in a further report.
Based on these figures canopy cover would need to increase to 22.8% by 2045. This represents 0.13% increase a year over the life of the Plan. However when the 10 year trend prior to 2016 is factored in, this would increase to 0.73% a year over the life of the Plan.

As of 2016 the split in canopy cover between private and public land was almost even with private at a little over 9.5% and public a little under 9.5%. Given that it is likely that most of the burden of increasing cover is likely to fall on public land, minimising the downward trend in canopy cover on private land would also be beneficial.

Also of note is that that on private land, whilst impervious surfaces have increased and canopy cover has reduced, plantable space has remained the same.

Consideration of the full report when it is finalised will be needed before any strategies to address the target in the 30 Year Plan can be recommended to Council.

**Social Implications**

There are no social implications in relation to this report.

**Environmental Implications**

The report addresses environmental concerns related to development.

**Asset Management Implications**

There are no asset management implications in relation to this report.

**Governance / Risk Management**

There are no governance / risk management implications in relation to this report.

**Community Engagement**

There are no Community engagement implications in relation to this report.

**Regional Implications**

This project supports a wider regional project under the Resilient East Project Plan.

**Financial Implications**

This project has been funded within the 2017/2018 budget.

**Recommendation**

That the report be received.
3.4 Legislative Reform and Policy Update

TRIM Reference: B101/2

Purpose of Report

To update Committee Members on the current status of legislative reform.

Strategic Plan Link

Strategy 3.31 Ensure alignment of City of Campbelltown Development Plan with the State Planning Strategy and other relevant plans

Strategy 3.3.2 Prepare feedback to influence the parameters of the new Planning and Design Code

Background

The Committee has been established to provide advice to Council in relation to the extent to which Council’s Strategic Planning and Development Policies accord with the State Planning Strategy and on issues relating to the preparation of a Strategic Directions Report or Development Plan Amendment proposals.

Advice will assist Council in undertaking Strategic Planning and monitoring directed at achieving the following:

- orderly and efficient development within the Council area
- high levels of integration of transport and land-use planning
- relevant targets set out in the Planning Strategy within the Council area, and
- the implementation of affordable housing policies set out within the Planning Strategy for the Council area.

Discussion

*Planning Development and Infrastructure Act 2016*

Council Planning Staff continue to provide DPTI (Department of Planning, Transport & Infrastructure) transition staff with feedback concerning aspects of the Development Plan policy which are working well and aspects of policy which are problematic or make it more difficult to achieve good development outcomes. Staff have also provided feedback to DPTI in its review of land use definitions.

In addition the Team Leader Policy and Administration is part of a working group assisting DPTI in the review of the existing policy and development of new policy which will form part of the Planning and Design Code.

DPTI are also in the midst of finalising the accreditation scheme identified in the legislation and Staff have provided feedback on this.
DPTI have recently announced that they commenced work on developing a centralised ePlanning platform which will be used by all assessing authorities to process and assess applications for development.

Any further comments from the Committee at this point are welcome.

**Social Implications**

There are no social implications in relation to this report.

**Environmental Implications**

There are no environmental implications in relation to this report.

**Asset Management Implications**

There are no asset management implications in relation to this report.

**Governance / Risk Management**

There are no governance / risk management implications in relation to this report.

**Community Engagement**

There are no Community engagement implications in relation to this report.

**Regional Implications**

Council’s involvement in the Joint Planning Arrangements pilot is developing a positive regional response to the State planning policy and legislative changes.

**Financial Implications**

DPTI have advised Staff that the financial contribution to the development and roll out of the ePlanning platform will be required in the next financial year and there will be an ongoing annual fee. Indicative costs provided by DPTI will require a contribution of $27,000 in 2018/2019, before rising to $58,000 in 2019/2020.

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**Recommendation**

That the Legislative Reform and Policy Update report be received.

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4. General Business