



# CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

## Minutes

for the meeting on

Tuesday, 1 April 2025

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.  
**Bold.**  
**Aspirational.**  
**Innovative.**

Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith  
Councillor Noon (Chair)  
Councillor Martin (Deputy Chair)  
Deputy Lord Mayor, Councillor Elliott and Councillors Abrahamzadeh, Couros, Davis,  
Giles, Dr Siebentritt and Snape

**1 Acknowledgement of Country**

The Chair stated:

‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

**2 Apologies and Leave of Absence**

Apology:

Councillor Hou

Leave of Absence:

Councillor Li

**3 Confirmation of Minutes - 4/3/2025**

Moved by Councillor Snape,  
Seconded by Councillor Martin -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 4 March 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

Councillor Abrahamzadeh entered the Colonel Light Room at 8.02 pm.

**4 Declaration of Conflict of Interest**

Councillor Abrahamzadeh declared a general conflict of interest in Item 10.1 [New Historic Areas in City Living Zone Code Amendment Proposal to Initiate], pursuant to Section 74 of the *Local Government Act 1999* (SA) as his employer owns and/or manages a number of properties in the area and that he would leave the room for the item.

The Lord Mayor declared a general conflict of interest in Item 10.1 [New Historic Areas in City Living Zone Code Amendment Proposal to Initiate], pursuant to Section 74 of the *Local Government Act 1999* (SA) as she owns property in the area, but as one of a class, that she would stay in the room, participate in the debate and vote on the item.

Councillor Davis declared a general conflict of interest in Item 10.1 [New Historic Areas in City Living Zone Code Amendment Proposal to Initiate], pursuant to Section 74 of the *Local Government Act 1999* (SA) as he manages entities in close proximity of the historic area, and that he would leave the room for the item.

Councillor Couros declared a general conflict of interest in Item 10.1 [New Historic Areas in City Living Zone Code Amendment Proposal to Initiate], pursuant to Section 74 of the *Local Government Act 1999* (SA) as she owns property in the area, but as one of a class, that she would stay in the room, participate in the debate and vote on the item.

**5 Deputations**

Nil

**6 Workshops**

Nil

**7 Reports for Recommendation to Council**

**7.1 Community Facilities Policy for Adoption**

Discussion ensued

It was then –

Moved by Councillor Martin,  
Seconded by Councillor Abrahamzadeh -

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the Social Infrastructure (Assets) Policy Consultation Summary contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 1 April 2025.
2. Adopts the Community Facilities Policy, contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 1 April 2025.
3. Authorises the Chief Executive Officer, or delegate, to make minor, typographical or syntactical updates to the document contained in Attachment A and Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 1 April 2025.

Carried unanimously

Councillor Davis left the meeting at 8.08 pm.

**8 Reports for Noting**

Nil

**9 Exclusion of the Public [S90(3) (m)]**

Moved by Councillor Siebentritt,  
Seconded by Councillor Giles -

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (m) and section 90(2) & (7) of the Local Government Act 1999 (SA), this meeting of the City Planning, Development and Business Affairs Committee dated 1 April 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [New Historic Areas in City Living Zone Code Amendment Proposal to Initiate] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item is confidential as the material presented contains information regarding potential new Historic Areas and Representative Buildings to be included in a future draft Code Amendment that is not appropriate to be made public prior to the commencement of public engagement, due to the identification of individual properties in the draft Code Amendment.

The disclosure of information in this report could reasonably breach confidentiality of information prior to public engagement of the draft Code Amendment.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information will release the draft Code Amendment prior to Council endorsement of the policy approach and public engagement plan.

2. Pursuant to section 90(2) of the Local Government Act 1999 (SA) (the Act), this meeting of the City Planning, Development and Business Affairs Committee dated 1 April 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.1 [New

City Planning, Development and Business Affairs Committee

Meeting Minutes, Tuesday, 1 April 2025 at 8.00 pm

Historic Areas in City Living Zone Code Amendment Proposal to Initiate] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (m) of the Act.

Carried

Councillor Abrahamzadeh, members of the public and Corporation staff present not directly involved with Item 10.1, left the Colonel Light Room at 8.09pm.

**10. Confidential Reports for Recommendation to Council**

**10.1** New Historic Areas in City Living Zone Code Amendment Proposal to Initiate [S90(3) (m)]

The meeting re-opened to the public at 8.22 pm.

Item 10.1 – New Historic Area (City Living Zone) Code Amendment Proposal to Initiate

Confidentiality Order

Authorises that, in accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 10.1 [New Historic Area (City Living Zone) Code Amendment Proposal to Initiate] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 1 April 2025 was received, discussed and considered in confidence pursuant to Section 90(3) (m) of the *Local Government Act 1999* (SA), this meeting of the City Planning, Development and Business Affairs Committee do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until the public consultation for the Code Amendment has commenced or 31 December 2032.
2. The confidentiality of the matter be reviewed in December 2025.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

**Closure**

The meeting closed at 8.22 pm

Councillor Noon

**City Planning, Development and Business Affairs Committee Chair**

Documents Attached:

Nil