



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Minutes

for the meeting on

Tuesday, 3 June 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
Deputy Lord Mayor, Councillor Martin (Chair)
Councillors Abrahamzadeh, Couros, Davis, Giles, Dr Siebentritt and Snape

1 Acknowledgement of Country

Councillor Snape entered the Colonel Light Room at 6.16 pm.

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

Nil

3 Confirmation of Minutes - 6/5/2025

Moved by Councillor Giles,
Seconded by Councillor Siebentritt -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 6 May 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

4 Declaration of Conflict of Interest

Lord Mayor declared a general conflict of interest in Item 7.1 [Deed of Agreement – Royal Adelaide Show Parking], pursuant to Section 74 of the *Local Government Act 1999* (SA) as she is a life member of the Royal Agricultural & Horticultural Society of SA Inc, but that she would stay in the room, participate in the debate and vote on the matter.

5 Deputations

Nil

6 Workshops

Nil

7 Reports for Recommendation to Council

7.1 Deed of Agreement - Royal Adelaide Show Parking

Discussion ensued

It was then –

Moved by Lord Mayor,
Seconded by Councillor Couros -

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

THAT COUNCIL

1. Notes the current Royal Adelaide Show Parking – Executed Deed of Agreement as 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 3 June 2025.

2. Endorses progressing with negotiations and execution of a Deed of Agreement to be based on the same, or similar terms, to that of the existing Deed and the key terms included in section 19 of this report, and including:
 - 2.1. A minimum 5% reduction to existing car parking on land managed by the City of Adelaide based on the 2022 baseline.
 - 2.2. Maintaining no parking within Biodiversity Areas.
3. Authorises the Chief Executive Officer to be delegated authority to finalise the negotiation and preparation of a Deed (including all plans and attachments) between the City of Adelaide and the Royal Agricultural and Horticultural Society for the provision of Park Land parking for the Royal Adelaide Show post 2026 as contained in Attachment B to the Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 June 2025.
4. Authorises the Chief Executive Officer to sign and affix (if necessary) the common seal with the signature of the Lord Mayor to the Deed and any other documentation contemplated by or otherwise necessary to give effect to the Deed and the recommendations in this report.

Discussion continued

The motion was then put and carried

8 Reports for Noting

Nil

9 Exclusion of the Public

Councillor Davis left the Council Chamber at 6.53 pm.

It was then –

Moved by Councillor Giles,
Seconded by Councillor Abrahamzadeh –

ORDER TO EXCLUDE FOR ITEM 10.1

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 3 June 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [20th Century Local Heritage Listing Code Amendment] 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 Local Heritage Places 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 3 June 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 [20th Century Local Heritage Listing Code Amendment] 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.

It was then –

Moved by Lord Mayor,
Seconded by Councillor Giles –

ORDER TO EXCLUDE FOR ITEM 11.1

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the City Planning, Development and Business Affairs Committee dated 3 June 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 11.1 [Leasing Matter] 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 contains certain confidential information (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person which whom the council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the council and the person forming part of this strategic property matter with respect to future commercial dealings given that the report contains legal matters, financial information and 'commercial in confidence' material.

Public Interest

The Council 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 in the report, including certain commercial in confidence, financial information and legal matters, may prejudice future commercial dealings with respect to its strategic land holding. On this basis, the disclosure of financial and commercial in confidence information may severely prejudice the Council's ability to influence the proposal for the benefit of the Council and the community in this matter.

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 3 June 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 11.1 [Leasing Matter] 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) (b) & (d) of the Act.

Carried

Members of the public and Corporation staff present not directly involved with Items 10.1 and 11.1, left the Colonel Light Room at 6.55 pm and Councillor Davis re-entered at 6.56 pm.

- 10 Confidential Workshops**
- 10.1 20th Century Local Heritage Listing Code Amendment [S90(3) (m)]**
- 11 Confidential Reports for Recommendation to Council**
- 11.1 Leasing Matter [S90(3) (b), (d)]**

The meeting re-opened to the public at 7.38 pm.

Item 10.1 – 20th Century Local Heritage Listing Code Amendment

Confidentiality Order

In accordance with Section 91 (7) & (9) of the *Local Government Act 1999* (SA) and on the grounds that Item 10.1 [20th Century Local Heritage Listing Code Amendment] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 June 2025 was received, discussed and considered in confidence pursuant to Section 90 (3) (m) of the *Local Government Act 1999* (SA), the 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 in relation to the matter remain confidential and not available for public inspection until 3 December 2032.
2. The confidentiality of the matter be reviewed in December 2026.
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.

Item 11.1 – Leasing Matter

Confidentiality Order

In accordance with Section 91 (7) & (9) of the *Local Government Act 1999* (SA) and on the grounds that Item 11.1 [Leasing Matter] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 June 2025 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) of the *Local Government Act 1999* (SA), the meeting of the City Planning, Development and Business Affairs Committee do order that:

1. The report, Attachment B and the discussion in relation to the matter remain confidential and not available for public inspection until 31 December 2030.
2. The resolution, Attachment A and the Minutes of this meeting in relation to the matter be made public to enable communication of the decision and new eligibility criteria to affected tenants.
3. The confidentiality of the matter be reviewed in December 2026.
4. 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 7.38 pm

Deputy Lord Mayor, Councillor Martin

City Planning, Development and Business Affairs Committee Chair

Documents Attached:

Nil