



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Minutes

for the meeting on

Tuesday, 5 August 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 (Presiding)

Deputy Lord Mayor, Councillor Martin

Councillors Abrahimzadeh, Couros, Davis, Giles, Dr Siebentritt and Snape

The Chair sought leave of the meeting to adjourn the meeting until the conclusion of the City Community Services and Culture Committee, at 6.25 pm.

Leave was granted

The meeting resumed at 6.42 pm.

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

Nil

3 Confirmation of Minutes - 1/7/2025

Moved by Councillor Snape,
Seconded by Councillor Abrahimzadeh -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 1 July 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

4 Declaration of Conflict of Interest

Councillor Couros declared a general conflict of interest in Item 11.1 [West Franklin Stage 2 Update], pursuant to Section 74 of the *Local Government Act 1999* (SA) as she knows the developer personally and would withdraw her Chair and leave the Colonel Light Room for the item.

5 Deputations

Nil

The Chair sought leave of the meeting to bring forward Item 11.1 – West Franklin Stage 2 Update, to be considered prior to Item 6.1 – Waste Code Amendment, due to the presence of legal counsel.

Leave was granted

9 Exclusion of the Public

Moved by Councillor Siebentritt,
Seconded by Councillor Abrahamzadeh -

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) (h) & (i) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the City Planning, Development and Business Affairs Committee dated 5 August 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 11.1 [West Franklin Stage 2 Update] 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 because it considers actual litigation and contains detailed legal advice for Council's consideration.

The disclosure of information in this report could reasonably prejudice Council in its decision-making process in relation to the next phase of the legal proceedings.

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 5 August 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 [West Franklin Stage 2 Update] 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) (h) & (i) of the Act.

Carried

Councillor Couros, Members of the public and Corporation staff present not directly involved with Item 11.1, left the Colonel Light Room at 6.47 pm.

11.1 West Franklin Stage 2 Update [S90(3) (h) & (i)]

The meeting re-opened to the public, Councillor Couros re-entered and Councillors Abrahamzadeh and Giles left the Colonel Light Room at 6.59 pm.

Item 11.1 – West Franklin Stage 2 Update

Confidentiality Order

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 11.1 [West Franklin Stage 2 Update] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 5 August 2025 was received, discussed and considered in confidence pursuant to Section 90(3) (h) and (i) of the *Local Government Act 1999* (SA), this meeting of the City Planning, Development and Business Affairs Committee do order that:

1. The resolution become public information and included in the Minutes of the Council meeting.
2. 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 31 December 2030.
3. The confidentiality of the matter be reviewed in December 2025.
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.

6 Workshops

6.1 Waste Management Code Amendment

Discussion Facilitators:

Ilia Houridis, Director, City Shaping
Sarah Gilmour, Associate Director Park Lands, Policy and Sustainability
David Bills, Manager, Low Carbon and Circular Economy

Precis of Topic:

To present the findings of the investigations into the waste management planning policies in the State Government's Planning and Design Code and seek Council Member feedback prior to preparing the draft Waste Management Update Code Amendment (the Code Amendment) for Council's endorsement for consultation.

During the presentation:

- Councillor Giles re-entered the Colonel Light Room at 7.00 pm.
- Councillor Abrahamzadeh re-entered the Colonel Light Room at 7.13 pm.

7 Reports for Recommendation to Council

7.1 Update on the World Heritage Listing for the Adelaide Park Lands and Rural Settlement Landscapes

Discussion ensued, during which Councillor Davis left the Colonel Light Room at 7.22 pm and re-entered at 7.24 pm.

Undertaking - Update on the World Heritage Listing for the Adelaide Park Lands and Rural Settlement Landscapes

In response to a query from Councillor Giles, an undertaking was given to provide Council Members with the background of the rationale for the Adelaide Park Lands and Rural Settlement Landscapes both being part of the proposed listing

It was then –

Moved by Councillor Snape,
Seconded by Councillor Giles -

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

THAT COUNCIL:

1. Receives the draft World Heritage Tentative List Submission in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 5 August 2025.
2. Notes that through the engagement with First Nations people under the principles of Free, Prior and Informed Consent required by UNESCO, an indication was provided that Consent for the World Heritage Bid Tentative List Submission may require a longer timeframe for relationship building which may result in the project timeframe for submission being February 2027 rather than February 2026.

Discussion continued

The motion was then put and carried unanimously

7.2 City of Adelaide Technical Code Amendment (Performance Assessed Pathway)

Discussion ensued

It was then –

Moved by Councillor Snape,
Seconded by Councillor Davis -

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

THAT COUNCIL

1. Endorses the Proposal to Initiate an Amendment to the Planning and Design Code – City of Adelaide Technical Code Amendment (Performance Assessed Pathway) as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 5 August 2025.
2. Authorises the Chief Executive Officer to make amendments to finalise, issue and seek agreement with the Minister for Planning in relation to the initiation of the Proposal to Initiate an Amendment to the Planning and Design Code – City of Adelaide Technical Code Amendment (Performance Assessed Pathway) as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 5 August 2025.

Carried unanimously

8 Reports for Noting

Nil

9 Exclusion of the Public

Moved by Councillor Giles,
Seconded by Councillor Siebentritt -

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) (b) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the City Planning, Development and Business Affairs Committee dated 5 August 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Performance on Waste and Resource Recovery (PWRR) Tool] 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 commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business.

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 may result in release of information prior to the finalisation of 'commercial in confidence' negotiation with the proponent and a competitor receiving the information to the detriment of the proponent who supplied information at this point in time, may materially and adversely affect the financial viability of the proponent for any future projects and because the disclosure of Council's commercial position may severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

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 5 August 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 [Performance on Waste and Resource Recovery (PWRR) Tool] 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) of the Act.

Carried

It was then -

Moved by Councillor Giles,
Seconded by Lord Mayor -

ORDER TO EXCLUDE FOR ITEM 11.2

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 5 August 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 11.2 [20th Century Local Heritage – Investigations Report] 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.

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 5 August 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 11.2 [20th Century Local Heritage – Investigations Report] 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 Snape, Members of the public and Corporation staff present not directly involved with Items 10.1 and 11.2, left the Colonel Light Room at 7.41 pm.

- 10 Confidential Workshop**
- 10.1 Performance on Waste and Resource Recovery (PWRR) Tool [S90(3) (b)]**
- 11 Confidential Reports for Recommendation to Council**
- 11.2 20th Century Local Heritage – Investigations Report [S90(3) (m)]**

The meeting re-opened to the public at 8.19 pm.

Item 10.1 – Performance on Waste and Resource Recovery (PWRR) Tool

Confidentiality Order

In accordance with Section 91 (7) & (9) of the *Local Government Act 1999* (SA) and on the grounds that Item 10.1 [Performance on Waste and Resource Recovery (PWRR) Tool] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 5 August 2025 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) 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 11.2 – 20th Century Local Heritage – Investigations Report

Confidentiality Order

Authorises that, in accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 11.2 [20th Century Local Heritage – Investigations Report] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 5 August 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 2026.
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.

Closure

The meeting closed at 8.19 pm

Deputy Lord Mayor, Councillor Martin
Chair

Date of confirmation:

Documents Attached:

Nil