CITY OF ADELAIDE

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Minutes

for the meeting on

Tuesday, 2 September 2025

in the Colonel Light Room, Adelaide Town Hall

Our Adelaide.
Bold.
Aspirational.
Innovative.

Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Lord Mayor, Councillor Martin (Chair)
Councillors Abrahimzadeh, Couros, Davis, Freeman, Giles, Maher and Dr Siebentritt

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 Noon

Leave of Absence:

Councillor Cabada

3 Confirmation of Minutes - 5/8/2025

Councillor Couros left the Colonel Light Room at 7.16 pm.

It was then -

Moved by Councillor Giles,
Seconded by Councillor Abrahimzadeh -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 5 August 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried unanimously

4 Declaration of Conflict of Interest

Lord Mayor declared a material conflict of interest in Item 7.2 [Heritage Incentives Scheme Application over $75,000], pursuant to Section 75 of the *Local Government Act 1999* (SA) as she is the relative of one of the applicants and that she would vacate her Chair and leave the room when the Item was considered.

Councillor Couros re-entered the Colonel Light Room at 7.17 pm.

5 Deputations

Nil

6 Workshops

6.1 Historic Area Statement Update Code Amendment - Review of Representative Buildings

Discussion Facilitators:

Colleen McDonnell, Manager City Planning & Heritage
Elizabeth Little, Grieve Gillett Architects

Precis of Topic:

To provide the outcome of the independent review of the sixteen Representative Buildings that owners objected to being included in the Historic Area Overlay in the State Government’s Planning and Design Code.

During the presentation:

- Councillor Snape entered the Colonel Light Room at 7.18 pm
- Lord Mayor left the Colonel Light Room at 7.19 pm and re-entered at 7.20 pm.

7 Reports for Recommendation to Council

7.1 Historic Area Statement Update Code Amendment for Endorsement

Moved by Lord Mayor,
Seconded by Councillor Snape -

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

THAT COUNCIL

1. Endorses the amendment to the Planning and Design Code for the Historic Area Statement Update Code Amendment 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 2 September 2025.
2. Notes the independent assessment of Representative Buildings as contained in Workshop Item 6.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025.
3. Endorses the Historic Area Statement Update Code Amendment Engagement Report as 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 2 September 2025, based on Option 1 - Include Representative Buildings as supported by the independent assessment.
4. Authorises the Chief Executive Officer, or delegate, to make minor typographical, syntactical and technical amendments to the documents as 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 2 September 2025 for the purpose of seeking approval from the Minister for Planning.

Discussion ensued

The motion was then put and carried

7.2 Heritage Incentives Scheme Application over $75,000

Having declared a material conflict of interest in the item, Lord Mayor left the Colonel Light Room at 8.00 pm.

It was then –

Moved by Councillor Snape,
Seconded by Councillor Siebentritt -

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

THAT COUNCIL

1. Approves an allocation of $125,000 for conservation works to ‘Cottage Homes’, 92-100 Stanley Street, North Adelaide 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 2 September 2025, in accordance with the Heritage Incentives Scheme Operating Guidelines.
2. Approves an allocation of $125,000 for conservation works to ‘Goodlife Health Club (former Bank of Adelaide Head Office)’, 81 King William Street, Adelaide as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025, in accordance with the Heritage Incentives Scheme Operating Guidelines.
3. Approves an allocation of $125,000 for conservation works to ‘East End Markets Gables’, 224-232 Grenfell Street, Adelaide as contained in Attachment C to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025, in accordance with the Heritage Incentives Scheme Operating Guidelines.

Carried

Lord Mayor re-entered the Colonel Light Room at 8.01 pm.

8 Reports for Noting

Nil

9 Exclusion of the Public

Chair, Deputy Lord Mayor, Councillor Martin declared a material conflict of interest in Item 10.1 [Market Square and Central Market Expansion], pursuant to Section 75 of the *Local Government Act 1999* (SA) as he is on the Board of the Adelaide Central Market Authority and that he would vacate his Chair and leave the room when the Item was considered.

It was then –

Moved by Councillor Abrahimzadeh,
Seconded by Lord Mayor -

<u>THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:</u>

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 2 September 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Market Square and Central Market Expansion] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

   <u>Basis</u>

   This Item contains certain 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, 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 including its future commercial dealings given that it contains legal matters, financial information and commercial in confidence material.

   <u>Public Interest</u>

   The City Planning, Development and Business Affairs 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 information pertaining to this report, including certain financial information, legal matters and commercial in confidence information, may prejudice Council's future commercial dealings with respect to its strategic asset holding. On this basis, the disclosure of such financial, legal 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 2 September 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 [Market Square and Central Market Expansion] 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

Chair, Deputy Lord Mayor, Councillor Martin, having declared a material conflict of interest, Members of the public and Corporation staff present not directly involved with Item 10.1, left the Colonel Light Room at 8.03 pm.

Mr Michael Sedgman, Chief Executive Officer, in the absence of the Chair, called for nominations to the position of Acting Chair.

Lord Mayor nominated Councillor Couros, who accepted the nomination.

There being no further nominations, Councillors Couros was appointed to the position of Acting Chair and took the Chair at 8.04 pm.

10 Confidential Reports for Recommendation to Council

10.1 Market Square and Central Market Expansion

The meeting re-opened to the public at 8.11 pm.

Item 10.1 – Market Square and Central Market Expansion

Confidentiality Order

In accordance with Section 91(7) & (9) of the Local Government Act 1999 (SA) and on the grounds that Item 10.1 [Market Square and Central Market Expansion] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) 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 31 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.

Closure

The meeting closed at 8.11 pm

Deputy Lord Mayor, Councillor Martin

City Planning, Development and Business Affairs Committee Chair

Documents Attached:

Nil