



## Minutes of Meeting

Meeting No. 158

<b>Date</b>	Thursday, 7 March 2024
<b>Venue</b>	9.02 Inparri Kuu Seminar Room, Level 9, 83 Pirie Street and Microsoft Teams
<b>Members</b>	Craig Holden (Chair), Stuart Moseley, Stephanie Johnston, David O'Loughlin, John Stimson, Lisa Teburea and Sally Smith (Ex Officio)
<b>Apologies</b>	Nil
<b>DTI Staff</b>	Kate Southcott, Marc Voortman, Brett Steiner, Cherie Gill, Clare Ashmeade, Ben Murphy, Matt Ballard, Cathryn Saunders, Kate McNab, Nadia Gencarelli, Chelsea Lucas, Tyler Johns, Tom Victory, Jessica Koop, Robert Kleeman
<b>External</b>	<p><b>Infrastructure SA:</b> John Haese, Catherine Jamieson</p> <p><b>SA Health:</b> Mark Nangle, Melissa Nozza</p> <p><b>Department for Education:</b> Ben Temperly, Samuel Luddy</p> <p><b>SA Water:</b> Amanda Lewry, Dan Hoefel, Sandra Ricci</p> <p><b>ElectraNet:</b> Scott Haynes, Brad Parker, Michael Bails</p> <p><b>SA Power Networks:</b> Elisia Reed, Steven Maxwell, Emily Lauritsen</p> <p><b>Department for Infrastructure and Transport:</b> Russell Troup</p>

### 1 GENERAL BUSINESS

#### 1.1 Acknowledgement of Country

The Chair acknowledged the traditional custodians of the land on which the Commission meets, and paid respect to Elders past, present and emerging.

#### 1.2 Welcome and Apologies

The Chair welcomed all in attendance to the meeting.

#### 1.3 Declaration of Conflict of Interest / Gifts and Benefits

David O'Loughlin declared a potential perception of bias in relation to **Item 4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Glenside Urban Corridor (Living) Code Amendment** due to his membership of the Renewal SA Board.

David O'Loughlin declared conflict of interest in relation to **Item 5.3 Confidential** due to his membership of the Renewal SA Board and will leave the meeting when this item is considered.

#### **1.4 SPC Actions Register**

The Commission noted the Actions Register.

#### **1.5 Chair's Report**

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Immediately).
- 2) Note the Chair's report as read.

#### **1.6 Member Updates**

The Commission noted the Member updates.

#### **1.7 SPC Confidential Minutes for Adoption – 15 February 2024**

The Commission formally adopted the SPC Confidential Minutes of the 15 February 2024 meeting.

#### **1.8 Code Amendment Initiation Advice**

The Commission noted the Code Amendment Initiation Advice.

#### **1.9 Register of SCAP Appeals**

The Commission noted the Register of SCAP Appeals.

#### **1.10 Register of Complaints**

The Commission noted the Register of Complaints.

### **2 CORRESPONDENCE**

Nil

### **3 ADDITIONAL RESOURCES**

Nil

### **4 MATTERS FOR ADVICE TO MINISTER**

#### **4.1 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Dublin Green Circular Economy Precinct (Employment Areas) Code Amendment**

Nadia Gencarelli addressed the Commission.

This Item was considered in confidence and is included in the Commission's confidential minutes of 7 March 2024.

#### **4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Glenside Urban Corridor (Living) Code Amendment**

Marc Voortman and Nadia Gencarelli addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment. Anticipated by May 2024.

- 2) Advise the Minister that it:
  - 2.1 Recommends the initiation of the Glenside Urban Corridor (Living) Code Amendment under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
    - a) The Code Amendment does not include the removal of the Affordable Housing Overlay from the Affected Area.
    - b) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations (TNV) provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for engagement.
    - c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
  - 2.2 Recommends that Cedar Woods be the Designated Entity responsible for undertaking the Code Amendment process.
- 3) Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
  - Adelaide Airport Limited
  - Affordable Housing Unit of the SA Housing Authority
  - City of Adelaide
  - City of Unley
  - Department for Environment and Water
  - Department for Infrastructure and Transport
  - Department for Education
  - Office for Design and Architecture South Australia (ODASA)
  - Kadaltilla / Park Lands Authority
  - Office for Ageing Well – SA Health
  - State Members of Parliament for the electorates in which the proposed Code Amendment applies
  - Utility providers including SA Power Networks, Electranet, APA Group, SA Water, Epic Energy, NBN and other telecommunication providers.
- 4) Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
  - As part of the proposed Design / View Analysis, ensure careful consideration is given to identifying and managing impacts of future development on overlooking, overshadowing, access to natural light, sightlines and privacy. Investigations should substantiate the proposed 20 level maximum height.
  - Investigate the application of a lower TNV which, when used with the incentive policy contained in both the Affordable Housing Overlay and Urban Corridor (Living) Zone, would enable development up to 20 levels. Consideration should also be given to the use of lower building height TNV to enable a transition of heights at the interface between the affected area and the residential properties

within the Glenside Development Area to assist in managing any potential interface issues.

- In updating *Concept Plan 24 – Glenside*, consider identifying proposed building heights including any areas of building height transition at the interface of the Affected Area.
- 5) Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letter with conditions (**Attachment 2**).
  - 6) Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
  - 7) Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

#### **4.3 Community Engagement Charter Amendment – Initiation and Consultation Release**

Tom Victory and Tyler Johns addressed the Commission.

This Item was considered in confidence and is included in the Commission’s confidential minutes of 7 March 2024.

### **5 MATTERS FOR DECISION**

#### **5.1 Confidential**

Chelsea Lucas and Jessica Koop addressed the Commission.

This Item was considered in confidence and is included in the Commission’s confidential minutes of 7 March 2024.

#### **5.2 Ratification of Greater Adelaide Regional Plan Investigations Workshop 2 – Outer South and Hills, Inter Urban Breaks and Infrastructure Principles**

Cherie Gill and Matthew Ballard addressed the Commission.

This Item was considered in confidence and is included in the Commission’s confidential minutes of 7 March 2024.

#### **5.3 Confidential**

David O’Loughlin left the meeting.

Robert Kleeman addressed the Commission.

This Item was considered in confidence and is included in the Commission’s confidential minutes of 7 March 2024.

David O’Loughlin was present for the rest of the meeting.

### **6 MATTERS FOR NOTING**

#### **6.1 SPC Communications and Engagement Update**

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Immediately).
- 2) Note the communication and engagement update report as read.

## 7 OTHER BUSINESS

### 7.1 Workshop 1: Greater Adelaide Regional Plan Investigations Workshop 3 – Infrastructure Coordination, State Agencies and Service Providers

Marc Voortman, Brett Steiner, Cherie Gill, Benjamin Murphy, Matt Ballard addressed the Commission.

John Haese and Catherine Jamieson from **Infrastructure SA**; Mark Nangle and Melissa Nozza from **SA Health**; Ben Temperly and Samuel Luddy from **Department for Education**; Amanda Lewry, Dan Hoefel and Sandra Ricci from **SA Water**; Scott Haynes, Brad Parker and Michael Bails from **ElectraNet**; Elisia Reed, Steven Maxwell and Emily Lauritsen from **SA Power Networks**; and Russell Troup from **Department for Infrastructure and Transport** addressed the Commission.

The Commission noted the Investigations Workshop 3 – Infrastructure Coordination, State Agencies and Service Providers Presentation.

## 8 MEETING FINALISATION

### 8.1 Next Meeting

Thursday, 21 March 2024.

### 8.2 Confirmation of Minutes and Confidential Minutes

The Commission resolved that the Confidential Minutes of the meeting held today, 7 March 2024, be confirmed as a true and accurate record.

### 8.3 Meeting Close

The Chair thanked all in attendance and declared the meeting closed at 4:39pm.

Confirmed 07/03/24



**Craig Holden**

Chair