



Minutes of Meeting

Meeting No. 178

Date	Thursday, 23 January 2025
Venue	9.02 Inparri Kuu Seminar Room, Level 9, 83 Pirie Street and Microsoft Teams
Members	Craig Holden (Chair), Stephanie Johnston, Lisa Teburea, John Stimson, David O'Loughlin, and Marc Voortman (Ex Officio)
Additional Member	Anne Moroney
Apologies	Nil
PLUS Staff	Kate Southcott, Andy Humphries, Brett Steiner, Cherie Gill, Steven Murphy, Ben Murphy, Kate McNab, Clare Ashmeade, James Szabo, Jessica Porter, Grant Croft, Harriet Whittle, Nadia Gencarelli, Chelsea Spangler, Amy Barratt, Rhiannon Hardy, Daniel Clapp

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

John Stimson confirmed a previously declared conflict of interest in relation to the Berri component of the Murray Mallee section of Workshop 1 – Limestone Coast and Murray Mallee Regional Plans Draft Content due to business interests and will leave the meeting if discussion occurs.

David O'Loughlin confirmed a previously declared conflict of interest in relation to Item 4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Inner West Code Amendment due to his membership of the Renewal SA Board and will leave the meeting when this Item is discussed.

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 SCAP Confidential Minutes & Minutes for Noting – 11 December 2024

The Commission noted the SCAP Confidential Minutes & Minutes for Noting from the 11 December 2024 SCAP Meeting.

1.8 SPC Confidential Minutes for Adoption – 19 December 2024

The Commission formally adopted the SPC Confidential Minutes of the 19 December 2024 meeting.

1.9 Code Amendment Initiation Advice

The Commission noted the Code Amendment Initiation Advice.

1.10 Register of SCAP Appeals

The Commission noted the Register of SCAP Appeals.

1.11 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 Goolwa Township Neighbourhood

Andy Humphries, Nadia Gencarelli, Amy Barratt and Chelsea Spangler 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.

2. Advise the Minister that it:
 - 2.1 Recommends the initiation of the Goolwa Township Neighbourhood 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 Goolwa Residential Code Amendment is formally withdrawn by the Proponent.
 - b) The scope of the Code Amendment is expanded to include the application of the Urban Tree Canopy Overlay.
 - c) Prior to public consultation, a copy of the proposed Concept Plan is to be provided to Planning and Land Use Services (PLUS) to ensure that the content aligns with the drafting rules for the Code.
 - d) 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 provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for engagement. Note that if the Emerging Township Activity Centre Subzone is being applied, it will also be necessary to include the anticipated locations for any Activity Centres on a Concept Plan.
 - e) 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.
 - f) Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
 - 2.2 Recommends that Craven Securities Pty Ltd 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:
 - Goolwa Secondary College
 - Department for Education
 - Department for Infrastructure and Transport
 - Office of the Technical Regulator (for existing plumbing encumbrance)
 - Goolwa Airport
 - SteamRanger
 - Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers.
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.

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:
 - A comprehensive infrastructure analysis by an appropriately qualified expert (or experts) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers funding and delivery solution for all required infrastructure works.
 - An updated review of the Hazards (Bushfire) Overlay over the affected area upon implementation of the State-wide Bushfire Hazards Overlay Code Amendment. Note that if any part of the affected area contains or is adjacent to an area of high bushfire risk, a hazard assessment is to be undertaken.
 - An updated Preliminary Site Investigation that considers any potential site contamination for the whole of the affected area and ensure that it is suitable for its intended use.
 - Investigate the proximity of the affected area to the Alexandrina Council's Kessell Stormwater Ponds and Wastewater Treatment Plant and the potential interface issues relating to odour and amenity issues.
 - Given the proximity of existing sports, recreation and educational facilities, the investigations into Community Infrastructure are to be expanded to include shared pedestrian connectivity opportunities that promote active living.
 - Investigate potential interface issues with the adjacent rural land uses, and where necessary identify options to manage any interface conflicts.
 - An analysis of projected housing supply and demand, including analysis of population growth trends, potential yield, and dwelling typologies.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letters 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.

4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Inner West Code Amendment

David O'Loughlin left the meeting.

Rhiannon Hardy and Daniel Clapp 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.
2. Advise the Minister that it:
 - 2.1 Recommends approval to initiate the Inner West Code Amendment under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following condition applied under section 73(5) of the Act:
 - a) 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 the Chief Executive of the Department for Housing and Urban Development (the Department) be the Designated Entity 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:
 - Department for Infrastructure and Transport
 - Renewal SA
 - Adelaide Airport Limited
 - Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
4. Specify the following investigations be carried out under section 73(6)(f) of the Act:
 - As part of investigations into potential zone/policy changes in Hindmarsh/Thebarton, investigate the economic impact of any potential rezoning to ensure opportunities for local population-serving employment land uses with affordable commercial rental pricing are preserved.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letters (**Attachment 3** and **Attachment 4**).
6. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 2**, subject to insertion of assessment against State Planning Policy 9: Employment Lands.
7. Authorise the Chair to finalise any amendments to the advice and attachments which are minor/editorial in nature, or as discussed at the Commission meeting, as required.

David O'Loughlin returned to the meeting.

5 MATTERS FOR DECISION

5.1 Approval of draft Greater Adelaide Regional Plan and Engagement Report

This item was considered in confidence and is included in the Commission's confidential minutes of the 23 January 2025 meeting.

6 MATTERS FOR NOTING

6.1 SPC Communications and Engagement Update

Steven Murphy addressed the Commission.

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: Limestone Coast and Murray Mallee Regional Plans – Draft Content

James Szabo, Jessica Porter, Grant Croft, Harriet Whittle addressed the Commission in relation to Murray Mallee and Limestone Coast Regional Plans Draft Content.

John Stimson was not required to leave the meeting as no discussion relevant to the conflict occurred.

The Commission noted the Murray Mallee and Limestone Coast Regional Plans Draft Content workshop presentation and discussion.

8 MEETING FINALISATION

8.1 Next Meeting

Thursday, 6 February 2025.

8.2 Confirmation of Minutes and Confidential Minutes

The Commission resolved that the Confidential Minutes of the meeting held today, 23 January 2025, be confirmed as a true and accurate record.

8.3 Meeting Close

The Chair thanked all in attendance and declared the meeting closed at 3:43pm.

Confirmed 23/01/2025



Craig Holden
Chair