



# Minutes of Meeting

Meeting No. 184

<b>Date</b>	Thursday, 17 April 2025
<b>Venue</b>	9.02 Inparri Kuu Seminar Room, Level 9, 83 Pirie Street and Microsoft Teams
<b>Members</b>	Craig Holden (Chair), Stephanie Johnston, John Stimson, David O'Loughlin, Lisa Teburea and Marc Voortman (Ex Officio)
<b>Apologies</b>	Nil
<b>PLUS Staff</b>	Kate Southcott, Andy Humphries, Cassia Byrne, Ben Sieben, Simon Neldner, Gabrielle McMahon, Fiona Selleck, Robert Kleeman, Jason Bailey, Rhiannon Hardy, Daniel Clapp, Mollie O'Connor
<b>DHUD Staff</b>	Iain McPhillips, Executive Director, Growth and Infrastructure Coordination Unit Adam Squires, Infrastructure Planning Manager, Growth and Infrastructure Coordination Unit
<b>External</b>	Matthew King, Managing Director, URPS Chelsea Jurek, URPS James Booker, Acting Manager Development Services, Adelaide Hills Council Doug Samardzija, Senior Statutory Planner, Adelaide Hills Council George Economou, Proponent/Applicant, Director Strategic Alliance Chris Watkins, Lead Architect, Director baukultur Rebecca Thomas, Director, Ekistics Aaron Curtis, Manager Development Services, The Barossa Council

## 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 declared a conflict of interest in relation to Deputation 3, Deputation 4 and Item 5.1 in relation to Assessment Requirements – Environmental Impact Statement – Southern Barossa Winery and Tourist Accommodation Project due to business interests and will leave the meeting for these items.

Lisa Teburea confirmed previously declared conflicts of interest in relation to the following items and will leave the meeting when they are considered:

- 5.2 Engineering Requirements for Land Division – Draft Design Standard for Consultation, and
- 5.3 Final Assessment Report and Recommendation to the Minister for Planning – Renascor Battery Anode Material Facility.

**1.4 SPC Action Register**

The Commission noted the SPC Action 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 and Public Minutes for Noting – 9 April 2025**

The Commission noted the SCAP Confidential and Public Minutes for Noting from the 9 April 2025 meeting.

**1.8 SPC Confidential Minutes for Adoption – 3 April 2025**

The Commission formally adopted the SPC Confidential Minutes of the 3 April 2025 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.

**2 CORRESPONDENCE**

Nil

**3 ADDITIONAL RESOURCES**

Nil

**4 MATTERS FOR ADVICE TO MINISTER**

Nil

## 5 MATTERS FOR DECISION

### 5.1 Assessment Requirements – Environmental Impact Statement – Southern Barossa Winery and Tourist Accommodation Project

John Stimson left the meeting

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 April 2025 meeting.

John Stimson returned to the meeting.

### 5.2 Engineering Requirements for Land Division – Draft Design Standard for Consultation

Lisa Teburea left the meeting.

Andy Humphries, Cassia Byrne, Ben Sieben, Iain McPhillips and Adam Squires addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item:
  - a. Agenda report, **Attachments 1 – 4** as Not Confidential (Release Delayed) – to be released upon the commencement of public engagement
  - b. **Appendix A** and **Attachment 5** which are both are designated as Confidential (Draft Advice of Documents).
- 2) Approve the engagement plan as at **Attachment 1** as the basis for undertaking public consultation of the design standard in line with the Community Engagement Charter including minor amendments as discussed.
- 3) Approve the draft consultation document as at **Attachment 2** incorporating the draft design standard and technical manual including minor amendments as discussed.
- 4) Agree to delegate authority to the Executive Director, Planning and Building, of Planning and Land Use Services (PLUS) to make any minor amendments to **Attachment 2** as required to finalise for public release.
- 5) Approve and authorise the Chair of the Commission to sign the letter at **Attachment 3** to the Minister for Planning, advising him of the commencement of the public consultation.
- 6) Approve and authorise the Chair of the Commission to sign the letter at **Attachment 4** to the stakeholders listed in **Attachment 5**, advising them of the commencement of public consultation.
- 7) Authorise the Chair of the Commission to make any minor amendments to **Attachment 1, 3, 4 and 5** as required to finalise.
- 8) Note that DHUD will undertake a review of the Design Standard and Technical Manual in 24 months or as required.

Lisa Teburea returned to the meeting.

**5.3 Final Assessment Report and Recommendation to Minister for Planning – Renascor Resources Battery Anode Material Facility**

Lisa Teburea left the meeting.

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 April 2025 meeting.

Lisa Teburea returned to the meeting.

**6 MATTERS FOR NOTING**

Nil

**7 OTHER BUSINESS**

**7.1 Deputation 1: Proponent – Mount Lofty Golf Estate and Resort**

Matthew King and Chelsea Jurek addressed the Commission.

The Commission noted the presentation and discussion.

**7.2 Deputation 2: Council – Mount Lofty Golf Estate and Resort**

James Booker and Doug Samardzija addressed the Commission.

The Commission noted the presentation and discussion.

**7.3 Workshop 1: Mount Lofty Golf Estate and Resort**

Andy Humphries, Simon Neldner and Gabrielle McMahon addressed the Commission.

The Commission noted the workshop presentation and discussion.

**7.4 Deputation 3: Proponent – Southern Barossa Winery and Tourist Accommodation Project**

John Stimson left the meeting

George Economou, Chris Watkins and Rebecca Thomas addressed the Commission.

The Commission noted the deputation and discussion.

John Stimson returned to the meeting.

**7.5 Deputation 4: Council – Southern Barossa Winery and Tourist Accommodation Project**

John Stimson left the meeting

Aaron Curtis addressed the Commission.

The Commission noted the deputation and discussion.

John Stimson returned to the meeting.

### **7.6 Workshop 2: Accommodation Diversity Code Amendment**

Jason Bailey, Rhiannon Hardy, Daniel Clapp and Mollie O'Connor addressed the Commission.

The Commission noted the workshop presentation and discussion.

### **7.7 Workshop 3: SPC and CE-led Code Amendment Work Program**

Jason Bailey and Rhiannon Hardy addressed the Commission.

The Commission noted the workshop presentation and discussion.

## **8 MEETING FINALISATION**

### **8.1 Next Meeting**

Thursday, 1 May 2025.

### **8.2 Confirmation of Minutes and Confidential Minutes**

The Commission resolved that the Confidential Minutes of the meeting held today, 17 April 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 4:45pm.

Confirmed 17/04/2025



**Craig Holden**  
Chair