



COUNCIL

Minutes

for the meeting on

Tuesday, 11 November 2025

in the Council Chamber, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

Present –

Acting Lord Mayor, Councillor Snape (Presiding)

Councillors Cabada, Couros, Davis, Freeman, Giles, Maher, Martin, Noon and Dr Siebentritt

1 Acknowledgement of Country

At the opening of the Council meeting, the Acting Lord Mayor 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 Acknowledgement of Colonel William Light

The Acting Lord Mayor stated:

‘The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia’s planning heritage.’

3 Prayer

The Acting Lord Mayor stated:

‘We pray for wisdom, courage, empathy, understanding and guidance in the decisions that we make, whilst seeking and respecting the opinions of others.’

4 Pledge

The Acting Lord Mayor stated:

‘May we in this meeting speak honestly, listen attentively, think clearly and decide wisely for the good governance of the City of Adelaide and the wellbeing of those we serve.’

5 Memorial Silence

I ask all present to stand in silence, on this Remembrance Day, in memory of those who gave their lives in defence of their Country, at sea, on land and in the air, a silence which has been observed at 11 am this morning across the Country and in all City of Adelaide facilities. Lest we forget.

6 Apologies and Leave of Absence

Leave of Absence:

The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith and Councillor Abrahamzadeh

7 Confirmation of Minutes - 21/10/2025 & 28/10/2025

Moved by Councillor Martin,
Seconded by Councillor Davis -

That the Minutes of the Special meeting of the Council held on 21 October 2025, and the Ordinary meeting held on 28 October 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried unanimously

8 Declaration of Conflict of Interest

Councillor Martin declared a material conflict of interest in Item 17.1 - Councillor Noon - MoN - Gouger Street Revitalisation Project Progress and Item 24.1 - Adelaide Central Market Authority Appointment of Board Chairperson, pursuant to Section 74 of the *Local Government Act 1999* (SA) as he is a member of the Adelaide Central Market Authority Board, and that he would leave the Council Chamber while each of the items were considered.

9 Deputations

The Acting Lord Mayor advised the meeting that he had declined a deputation request regarding the regulation and classification of books in our libraries as it was a Library Board of South Australia matter.

Discussion ensued

Councillor Martin called a Point of Order in relation to Councillor Davis not standing when speaking.

Acting Lord Mayor accepted the Point of Order and asked Councillor Davis to stand when speaking.

Undertaking – Deputation request refusal

In response to a query from Councillor Davis, the CEO gave an undertaking to circulate to Council members, the rationale for refusing the deputation request.

10 Petitions

Nil

11 Advice of the Kadaltilla/ Adelaide Park Lands Authority - 30 October 2025

Moved by Councillor Martin,
Seconded by Councillor Giles -

THAT COUNCIL

1. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 30 October 2025, contained in Item 11 on the Agenda for the meeting of the Council held on 11 November 2025 in relation to:
 - 1.1. Kadaltilla / Adelaide Park Lands Authority 2026 Meeting Dates
 - 1.2. Community Land Management Plan for Adelaide Oval Precinct

Carried unanimously

12 Recommendations of the City Community Services and Culture Committee - 4 November 2025**12.1 Recommendation 1 - Item 7.1 - Business Accessibility Support Program (Pilot) - Progress Report**

Moved by Councillor Giles,
Seconded by Councillor Maher -

THAT COUNCIL

1. Notes the Business Accessibility Support Program – Pilot Report as contained in Attachment A to Item 7.1 on the Agenda for the City Community Services and Culture Committee held on 4 November 2025.
2. Notes the Business Accessibility Support Program Pilot Report findings will be presented to the Access and Inclusion Advisory Panel at its meeting on 19 November 2025 and advice sought on proposed program enhancements.
3. Notes that the evaluation findings and feedback from the Access and Inclusion Advisory Panel, will be used to inform a budget bid as part of the 2026/27 Annual Business Plan

and Budget process.

Carried unanimously

13 Recommendations of the City Planning, Development and Business Affairs Committee - 4 November 2025

Moved by Councillor Noon,
Seconded by Councillor Freeman -

13.1 Recommendation 1 - Item 7.1 - Tree Martin Management - 2026 Migratory Season

THAT COUNCIL:

1. Notes the Administration is developing the draft Tree Martin Management Plan (the Plan) and that a copy of the draft Plan will be presented to the City Planning, Development and Business Affairs Committee for consideration on 3 February 2026.
2. Notes that it is not proposed to remove netting from Leigh Street.
3. Requests administration provide preliminary advice regarding the feasibility, benefits and disbenefits of netting trees in Rundle Mall at a special meeting of Council to be held on Tuesday 2 December 2025.
4. Notes a Budget Review of \$150,000 will be submitted for Quarter 2 of the 2025/26 financial year to manage the operational response for the 2026 Tree Martin migratory season including costs for security, staffing of the response over extended hours, bird welfare and veterinary expenses, and additional training.
5. Notes the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025.
6. Notes that the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025 are an administrative matter for approval by the Chief Executive Officer.

13.2 Recommendation 2 - Item 7.2 - Adelaide Oval Precinct Community Land Management Plan for Public Consultation

THAT COUNCIL

Requests Administration represent a revised Community Land Management Plan for the Adelaide Oval Precinct, retaining the existing restrictions within the Community Land Management Plan, that limit the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation

Discussion ensued, during which:

- With the consent of the mover and seconder, the Acting Lord Mayor advised the meeting the motion would be taken in parts
- With the consent of the mover, seconder and the meeting the motion was varied to read as follows:

'THAT COUNCIL:

Requests Administration re-present to the CPDBA Committee a revised Community Land Management Plan for the Adelaide Oval Precinct, retaining the existing restrictions within the Community Land Management Plan, includes the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation.'

Recommendation 1 was then put and carried

Recommendation 2 was then put and carried

14 Reports for Council (Chief Executive Officer's Reports)**14.1 2025/26 to 2034/35 Long Term Financial Plan Consultation feedback report**

Moved by Councillor Siebentritt,
Seconded by Councillor Giles –

THAT COUNCIL

1. Notes the consultation summary feedback on the 2025/26 to 2034/35 Long Term Financial Plan, as contained in Attachment A to Item 14.1 on the Agenda for the meeting of Council held on 11 November 2025.
2. Notes that based on the feedback received no changes to the financial projections are recommended to the 2025/26 to 2034/35 Long Term Financial Plan that will be presented to the City Finance and Governance Committee on 18 November 2025 for recommendation to Council to adopt at its meeting on 24 November 2025.

Amendment –

Moved by Councillor Davis,
Seconded by Councillor Couros –

That the results of the consultation on the 2025/26 to 2034/35 Long Term Financial Plan, as contained in Attachment A to Item 14.1 on the Agenda for the meeting of Council held on 11 November 2025, be re-presented to the City Finance and Governance Committee on 18 November 2025.

Discussion ensued, during which Councillor Martin called a Point of Order in relation to Councillor Davis making personal comments and asked for an apology.

Acting Lord Mayor ruled in favour of the Point of Order and asked Councillor Davis to apologise. Councillor Davis apologised.

The amendment was then put and lost

With consent of the mover, seconder and the meeting, part 2 of the motion was varied to read as follows:

- '2. Notes that the 2025/26 to 2034/35 Long Term Financial Plan will be presented to the City Finance and Governance Committee on 18 November 2025 for recommendation to Council to adopt at its meeting on 24 November 2025.'

Discussion continued

The motion, as varied, was then put and carried unanimously

15 Lord Mayor's Reports

The Acting Lord Mayor addressed the meeting on his attendance at the Remembrance Day ceremony, at the National War Memorial on North Terrace.

It was then –

Moved by Councillor Martin,
Seconded by Councillor Noon –

That the report be received and noted.

Carried unanimously

16 Councillors' Reports

Councillor Giles addressed the meeting on her attendance at Indo Fest.

Councillor Noon addressed the meeting on her attendance at the Remembrance Day service at the West Terrace Cemetery, the Royal South Australia Regiment Council Inc and the Christmas Pageant.

Councillor Maher addressed the meeting on his attendance at a school tour of the Adelaide Town Hall.

It was then -

Moved by Councillor Martin,
Seconded by Councillor Davis –

That the report be received and noted.

Carried unanimously

17 Motions on Notice

17.1 Councillor Noon - MoN - Gouger Street Revitalisation Project Progress

Having previously declared a material conflict of interest, Councillor Martin left the Council Chamber at 6.28 pm.

It was then –

Moved by Councillor Noon,
Seconded by Councillor Couros -

THAT COUNCIL:

1. Notes the extensive community consultation and key stakeholder engagement undertaken in relation to the Gouger Street Revitalisation Project.
2. Notes that a further design review may result in delays to the finalisation of the Gouger Street Revitalisation Project and could require additional community consultation and stakeholder engagement.
3. Reaffirms that maintaining the existing timeline for project completion is critical to ensure effective coordination with the Market Square redevelopment, to avoid disruption to Market operations, and to facilitate stakeholder activation planning.
4. Confirms that the scheduled workshop of the Infrastructure and Public Works Committee on 18 November 2025 will explore the feasibility of minor design amendments that are not material to project delivery; and that any proposed amendments or changes to the design are considered in terms of scope, available funding and delivery timeframes to ensure the commencement of construction mid-2026.

Discussion ensued

The motion was then put and carried unanimously

Councillor Martin re-entered the Council Chamber at 6.43 pm.

17.2 Councillor Martin - MoN - Lohrman Street

Moved by Councillor Martin,
Seconded by Councillor Couros -

THAT COUNCIL:

Noting there have been resident and pedestrian concerns about south bound vehicles diverting from O'Connell Street to Tynte Street through Lohrman Street (especially late at night), asks the Administration to monitor traffic on Lohrman Street with a view to recommending to Council, as necessary, any changes to improve public safety and residential amenity.

Discussion ensued

The motion was then put and carried unanimously

18 Motions without Notice

19 Councillor Noon - MwN - Precinct Review

Moved by Councillor Noon,
Seconded by Councillor Couros –

That Council:

1. Notes that a meeting of Precinct Presidents/Chairs was held on 6 November 2025 in accordance with the Council resolution of 14 October 2025 regarding the Precinct Review.

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2. Notes that feedback has been sought from Precinct Presidents/Chairs regarding the proposed Precinct Review options.
3. Acknowledges that while Presidents/Chairs represent their respective Boards, Councils, or Committees, they are not the sole decision-makers and therefore require time to consult with their members to ensure they submit representative feedback.
4. Recognises that it would be inconsistent with good governance principles to request an outcome before such consultation has occurred.
5. Requests that Administration allow Precinct Presidents/Chairs to properly engage with their committee members and provide considered, collective feedback, however also stipulates the strict confidential nature of this matter and reports back to Council by COB Thurs 20 November, 2025.
6. Further requests that Administration prepare a confidential report for a Special City Finance and Governance Committee meeting on 2 December 2025, summarising the feedback received and recommending a preferred model re the Precinct Groups.
7. Requests that the relevant Committee report be presented to Council for consideration and decision no later than its meeting on 9 December 2025.

Amendment –

Moved by Councillor Siebentritt,
Seconded by Councillor Freeman –

That part 5 of the motion be amended to read as follows:

- ‘5. Requests that Administration provide advice at the CFG meeting on 18 November regarding a preferred option for Precinct Presidents/Chairs to engage with their committee members and provide considered, collective feedback.’

Discussion ensued, during which Councillor Giles left the Council Chamber at 7.08 pm and re-entered at 7.11 pm.

The amendment was then put and carried

With the consent of the mover and seconder, Acting Lord Mayor advised the meeting that the motion would be taken in parts.

Amendment –

Moved by Councillor Maher,
Seconded by Councillor Martin –

That Parts 6 and 7 of the motion be amended to read as follows:

- ‘6. Further requests that Administration prepare a confidential report for the City Finance and Governance Committee meeting on 17 February 2026, summarising the feedback received and recommending a preferred model re the Precinct Groups.
7. Requests that the relevant Committee report be presented to Council for consideration and decision no later than its meeting on 24 February 2026.’

Discussion continued

The amendment was then put and carried

Councillor Noon requested that a division be taken on the amendment.

Division

For (5):

Councillors Freeman, Giles, Maher, Martin, and Siebentritt

Against (4):

Councillors Cabada, Couros, Davis and Noon

The division was declared in favour of the amendment

Discussion continued, during which Councillor Couros left the Council Chamber at 7.44 pm and re-entered at 7.46 pm.

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Part 1 of the motion, as amended, was then put and carried

Part 2 of the motion, as amended, was then put and carried

Part 3 of the motion, as amended, was then put and carried

Part 4 of the motion, as amended, was then put and carried

Part 5 of the motion, as amended, was then put and carried

Councillor Couros requested that a division be taken on part 5 of the motion, as amended.

Division

For (5):

Councillors Freeman, Giles, Maher, Martin, and Siebentritt

Against (4):

Councillors Cabada, Couros, Davis and Noon

The division was declared in favour of part 5 of the motion, as amended.

Part 6 of the motion, as amended, was then put and carried

Councillor Freeman requested that a division be taken on part 6 of the motion, as amended.

Division

For (5):

Councillors Freeman, Giles, Maher, Martin, and Siebentritt

Against (4):

Councillors Cabada, Couros, Davis and Noon

The division was declared in favour of part 6 of the motion, as amended.

Part 7 of the motion, as amended, was then put and carried

Councillor Couros requested that a division be taken on part 7 of the motion, as amended.

Division

For (5):

Councillors Freeman, Giles, Maher, Martin, and Siebentritt

Against (4):

Councillors Cabada, Couros, Davis and Noon

The division was declared in favour of part 7 of the motion, as amended

19 Councillor Davis - MwN - Lord Mayor's Christmas Function

Moved by Councillor Davis,
Seconded by Councillor Noon -

That Council:

1. Acknowledges that Councillor Davis wishes to extend invitations to up to twenty (20) individuals experiencing homelessness or sleeping rough within the City of Adelaide to attend the Lord Mayor's Christmas Function.
2. Requests that the Administration provide reasonable assistance to facilitate this, including identifying suitable attendees through homelessness service providers and managing the necessary invitations or registration requirements to enable their participation.

Discussion ensued

The motion was then put and carried

Councillor Davis left the Council Chamber at 8.01 pm.

19 Questions on Notice

19.1 Councillor Martin - QoN - City Building Heights Code Amendment

The Question and Reply having been distributed and published prior to the meeting was taken as read.

The reply for Item 19.1, is attached for reference at the end of the Minutes of the meeting.

20 Questions without Notice

Nil

21 Exclusion of the Public

Moved by Councillor Cabada,
Seconded by Councillor Noon -

ORDER TO EXCLUDE FOR ITEM 22

THAT COUNCIL:

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 Council dated 11 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 22 [Confidential Advice of the Kadaltilla / Adelaide Park Lands Authority – 30 October 2025] 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, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage on a third party.

The disclosure of information in this report could reasonably prejudice the commercial position and identity of the proponent who supplied 'commercial in confidence' information containing a business case and capability to undertake a promotional opportunity for evaluation by Council at the request of the Council for which 'commercial in confidence' discussions have been undertaken and remain current. Disclosure of this information may adversely impact project viability, prejudice the ability to undertake/participate in future negotiations on the proposal and prejudice the Council's commercial position and opportunity for Council to participate in future like considerations or discussions.

Public Interest

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 the release of information prior to the finalisation of commercial Lease negotiations with the preferred proponents and competitors receiving the information to the detriment of the proponents who supplied information at this point in time, may materially and adversely affect the financial viability of the proponent for any future projects and 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 commercial Lease negotiations.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 11 November 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 22 [Confidential Advice of the Kadaltilla / Adelaide Park Lands Authority – 30 October 2025] 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 unanimously

Moved by Councillor Freeman,
Seconded by Councillor Maher –

ORDER TO EXCLUDE FOR ITEM 23

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (b), (d) & (h) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 11 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 23 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025] 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 contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably expect to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council in respect to its assets and strategic land holdings, and that of adjacent landowners. The disclosure of information in this report could reasonably prejudice the position of Council and third parties as it includes specialist information provided to Council and others on a confidential basis.

The provision of legal advice.

Public Interest

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 the disclosure of this information may result in release of confidential information of Council and adjacent landowners that are of a financial and strategic nature.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 11 November 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 23 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025] 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) & (h) of the Act.

Carried unanimously

Moved by Councillor Maher,
Seconded by Councillor Martin -

ORDER TO EXCLUDE FOR ITEM 24.1

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (a) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 11 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 24.1 [Adelaide Central Market Authority Appointment of Board Chairperson] 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 it contains information that must be considered in confidence in order to protect the personal affairs of the nominee.

The disclosure of information in this report could reasonably implicate the nominee's reputation in the business community.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 11 November 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 24.1 [Adelaide Central Market Authority Appointment of Board Chairperson] listed in the Agenda, on the grounds that such item of business, contains information and matters of a

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kind referred to in section 90(3) (a) of the Act.

Carried unanimously

Members of the public and corporation staff not involved with Items 22, 23 and 24.1 left the Council Chamber at 8.02 pm.

- 22 Confidential Advice of the Kadaltilla/ Adelaide Park Lands Authority - 30 October 2025**
- 23 Confidential Recommendation of the City Planning, Development and Business Affairs Committee - 4 November 2025**
- 23.1** Item 23.1 - Recommendation 1 - Item 10.1 - City East Housing Project [S90(3) (b), (d), (h)]
- 24 Confidential Reports for Council (Chief Executive Officer's Reports)**
- 24.1** Item 24.1 - Adelaide Central Market Authority Appointment of Board Chairperson [S90(3) (a)]

CONFIDENTIAL

The Meeting re-opened to the public at 8.10 pm.

Item 22 – Confidential Advice of the Kadaltilla/ Adelaide Park Lands Authority - 30 October 2025 [s 90(3) [(b), (d)]]

Confidentiality Order

In accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 22 [Confidential Advice of the Kadaltilla/ Adelaide Park Lands Authority – 30 October 2025] listed on the Agenda for the meeting of Council held on 11 November 2025 in full was received, discussed and considered in confidence pursuant to Sections 90(3) (b) & (d) of the *Local Government Act 1999* (SA), this meeting of Council 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 30 April 2026.
2. 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 23 - Confidential Recommendation of the City Planning, Development and Business Affairs Committee - 4 November 2025 [s 90(3) [(b), (d), (h)]]

Recommendation 1 – item 10.1 – City East Housing Project

Confidentiality Order

Authorises that, in accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 23 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025] listed on the Agenda for the meeting of the Council was received, discussed and considered in confidence pursuant to Section 90(3) (b) and (d) and (h) of the *Local Government Act 1999* (SA), this meeting of the Council 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.

Item 24.1 - Adelaide Central Market Authority Appointment of Board Chairperson [s 90(3) [(a)]]

Confidentiality Order

In accordance with Section 97(7) & (9) of the *Local Government Act 1999* (SA) and because Item 24.1 [Adelaide Central Market Authority Appointment of Board Member and Chairperson] listed on the agenda for the meeting of Council held on 11 November 2025 was received, discussed and considered in confidence pursuant to Section 90(3)(a) of the *Local Government Act 1999* (SA), this meeting of Council do order that:

1. The resolution, report, discussion and any other associated information submitted to this meeting in relation to the matter remain confidential and not available for public inspection until the successful candidate has accepted the position.
2. 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 8.10 pm

Dr Jane Lomax-Smith
Lord Mayor

Date of confirmation:

Documents Attached:

Item 19.1 – Councillor Martin - QoN - City Building Heights Code Amendment - Reply – Distributed Separately

Councillor Martin - QoN - City Building Heights Code Amendment

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Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Sarah Gilmour, Acting Director City Shaping

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

‘Noting the Premier’s announcement on October 27, 2025 of proposed changes to the Code, is the Administration able to comment on;

1. The nature of possible impacts inferred by the Affected Area Map (provided to elected members) on the City of Adelaide’s City Plan including for Main Street Zones
2. The impacts on City of Adelaide infrastructure of residential uplift as a result of changes flowing from the proposed Code amendment, as well as other previously anticipated developments
3. The necessity for new strategies or funding to meet associated challenges and/or opportunities?’

REPLY

1. A Proposal to Initiate the City Building Heights Code Amendment (Code Amendment) by the State Government was approved by the Minister for Planning on 24 October 2025. The Code Amendment proposes to:
 - 1.1 *“increase maximum building heights within portions of the City of Adelaide to increase opportunities for growth without compromising the safety or operation of the Adelaide Airport. The Code Amendment will also consider the application of minimum building height criteria for appropriate locations within the Affected Area”*
2. Advice was provided to Council Members via E-news on 3 November 2025.
3. Planning policy amendments are proposed in the: Capital City Zone, City Main Street Zone and Airport Building Heights (Regulated) Overlay.
4. The Code Amendment does not intend to increase building height limits where the Historic Area Overlay applies or within areas where low-scale built form is envisaged.
5. The Proposal to Initiate the Code Amendment is available on the Department for Housing and Urban Development website ([Link 1](#)), including an Affected Area Map ([Link 2](#)).
6. The State Government made a subsequent announcement on 7 November 2025 that the Code Amendment would introduce minimum building height limits on parts of West Terrace.

Nature of possible impacts on the City of Adelaide’s City Plan including for Main Street Zones

7. The Code Amendment will assist in facilitating the City of Adelaide’s residential growth target of 50,000 people by 2036 as per the Strategic Plan 2024-2028, the City Plan – Adelaide 2036 (City Plan), and the Housing Strategy – Investing in our Housing Future.

8. The Affected Area Map for the Code Amendment includes the City Main Street Zone as it relates to the Hindley Street Sub-zone, Rundle Mall Sub-zone, Rundle Street Sub-zone (western portion only), and Gouger and Grote Street Sub-zone (excepting a small portion of the south-west corner).
9. It does not include the City Main Street Zone as it relates to areas around Hutt Street, Halifax Street and Sturt Street, Adelaide in the City High Street Sub-zone.
10. The Code Amendment includes a review of interface management policies between high-rise and medium low rise-built form and areas, including a review of the City Main Street Zone policies.
11. Council called for a review of interface management policies through its submission to the Planning System Implementation Review in January 2023.
12. Until the Code Amendment has been drafted and released for public consultation, the Administration has limited details on the nature of possible impacts.

Impacts on City of Adelaide infrastructure of residential uplift

13. Following the initiation of the Code Amendment, the next stage in the process is that the State Government will undertake investigations and draft the Code Amendment for public consultation.
14. The Proposal to Initiate identifies the following investigations to be undertaken:
 - 14.1 Building height comparison and mapping – a comparison of the maximum airport height limits (Obstacle Limitation Surface) against existing maximum building heights in the Code, and identification of opportunities for alignment.
 - 14.2 Building height assessment and mapping – identification of appropriate maximum and minimum building heights where significant height could be achieved within the airport height limits (Obstacle Limitation Surface), taking into account sensitive interfaces.
 - 14.3 Interface management – review of existing zone policy providing guidance on management of amenity and other impacts of high-rise built forms on adjacent established and envisaged medium-low-rise built forms.
15. The Code Amendment does not include a specific infrastructure investigation(s).
16. Independently, the City of Adelaide completed a social infrastructure assessment as part of the development of its City Plan, to identify needs for community facilities as the population grows. This work informed the Council's Community Facility Policy adopted on 8 April 2025.

Necessity for new strategies or funding to meet associated challenges and/or opportunities

17. While the projected growth supports the City Plan's vision for a more vibrant and connected capital city, it will increase pressure on transport networks, open space, stormwater systems, waste management, and community facilities.
18. Proactive planning and targeted investment will be required to manage these challenges and ensure growth contributes positively to city liveability and sustainability.

Next steps

19. Administration will write to the Chief Executive of the Department for Housing and Urban Development and the Minister for Planning acknowledging the initiation of the Code Amendment and the invitation to collaborate with the City of Adelaide through the investigation process.
20. The letter will again seek the Minister's support for the City of Adelaide to progress the Catalyst Site Policy Review and Waste Management Code Amendment concurrently, to facilitate improved outcomes for multi-unit developments and strengthen interface policies consistent with the Expert Panel's recommendations from the Planning System Implementation Review.
21. The Administration are meeting with the Department for Housing and Urban Development on 27 November 2025 to discuss how the City of Adelaide can collaborate on the investigations for the Code Amendment. The Administration will recommend that investigations consider the impact of increased development potential on infrastructure requirements and their provision in the City of Adelaide
22. Once released for public consultation, the Administration will complete a review of the Code Amendment in preparation for a report to the City Planning, Development and Business Affairs Committee to make a submission to the consultation process.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours
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- END OF REPORT -