



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Minutes

for the meeting on

Tuesday, 4 November 2025

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

Present – Councillor Noon (Chair)

Councillor Martin (Deputy Chair)

Councillors Cabada, 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

Apologies:

Deputy Lord Mayor, Councillor Snape and Councillor Abrahamzadeh

Leave of Absence:

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

3 Confirmation of Minutes - 7/10/2025

Moved by Councillor Davis,

Seconded by Councillor Maher -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 7 October 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

4 Declaration of Conflict of Interest

Nil

5 Deputations

Nil

6 Workshops

6.1 2025/26 Tree Martin Management Workshop

Discussion Facilitators:

Sarah Gilmour, Acting Director, City Shaping

Matthew Field, Acting Associate Director, Park Lands, Policy and Sustainability

Jared Wilson, Acting Manager, Park Lands, Policy and Sustainability

Professor Chris Daniels, Chair, Green Adelaide Board

Dr Stuart Collard, Manager, Landscape Operations, Green Adelaide

Dr John Martin, Principal Ecologist, Ecosure Environmental Consultancy

Precis of Topic:

To provide an overview of the proposed management actions for the upcoming Tree Martin roosting season which is approximately 5 months between December / January and April / May each year.

7 Reports for Recommendation to Council

7.1 Tree Martin Management - 2026 Migratory Season

Discussion ensued

Undertaking - Tree Martin Management - 2026 Migratory Season

In response to a query from Councillor Couros, the CEO gave an undertaking to provide Council Members with a further breakdown of the proposed 2025/26 Quarter 2 Budget Review of \$150,000 for the management of the operational response for the 2026 Tree Martin Migratory Season, prior to consideration by Council in 2026.

It was then –

Moved by Councillor Martin,
Seconded by Councillor Giles -

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

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 or net trees in Rundle Mall during the 2026 migratory season to enable data and evidence to be collected in 2025/26 to inform future management actions.
3. 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.
4. 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.
5. 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.

With the consent of the meeting, the Chair adjourned formal meeting procedures for a period of 5 minutes at 7.41 pm.

Councillor Couros left the Colonel Light Room at 7.43 pm and re-entered at 7.45 pm.

With the consent of the meeting, the Chair adjourned formal meeting procedures for an extra period of 5 minutes at 7.46 pm.

The meeting resumed formal meeting procedures at 7.54 pm.

Amendment –

Moved by Councillor Davis,
Seconded by Councillor Cabada -

That the motion be amended to read as follows:

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

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.'

Discussion continued

The amendment, was then put and carried

The motion, as amended, was then put and carried

Councillor Siebentritt left the Colonel Light Room at 8.24 pm.

The Chair sought leave of the meeting to continue the meeting past 8.30 pm to consider all agenda items.

Leave was granted

Councillor Davis left and Councillor Siebentritt re-entered the Colonel Light Room at 8.26 pm.

7.2 Adelaide Oval Precinct Community Land Management Plan for Public Consultation

Discussion ensued, during which Councillor Davis re-entered the Colonel Light Room at 8.27 pm.

It was then-

Moved by Councillor Cabada,

Seconded by Councillor Freeman

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

THAT COUNCIL:

1. Approves the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment B to Item 7.2 on the Agenda for the City Planning, Development and Business Affairs Committee meeting held on 4 November 2025, being released for statutory consultation for a period of 28 days subject to approval agreement with the Minister for Planning.
2. Notes that minor editing of the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment B to Item 7.2 on the Agenda for the City Planning, Development and Business Affairs Committee meeting held on 4 November 2025, may occur to achieve the agreement of the Council and the Minister for Planning prior to public consultation.
3. Notes the advice of Kadaltilla / Adelaide Park Lands Authority from its meeting held on 30 October 2025 regarding the revised CLMP for community consultation, will be presented to the Council Meeting of 11 November 2025.

Discussion continued, during which Councillor Davis called a Point of Order in relation to a personal comment made by Councillor Martin and asked him to withdraw the comment and apologise.

The Chair ruled in favour of the point of order and asked Councillor Martin to withdraw the comment. Councillor Martin withdrew the comment.

The motion was then put and lost

It was then –

Moved by Councillor Giles,
Seconded by Councillor Cabada -

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

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.

Carried

8 Reports for Noting

Nil

9 Exclusion of the Public

Moved by Councillor Cabada,
Seconded by Councillor Maher -

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

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 City Planning, Development and Business Affairs Committee dated 4 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [City East Housing Project] 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 City Planning, Development and Business Affairs Committee dated 4 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 10.1 [City East Housing Project] 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

Councillor Giles, members of the public and corporation staff not involved with Item 10.1 left the Colonel Light Room at 8.49 pm.

- 10 Confidential Reports for Recommendation to Council**
- 10.1 City East Housing Project [s 90(3) [(b), (d) & (h)]**

The meeting reopened to the public at 9.19 pm.

Item 10.1 – City East Housing Project [s 90(3) [(b), (d) & (h)]

Confidentiality Order

Authorises that, in accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 10.1 [City East Housing Project] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee 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 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 9.19 pm

Councillor Noon
City Planning, Development and Business Affairs Committee Chair

Documents Attached:

Nil