CITY OF ADELAIDE

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Minutes

for the meeting on

Tuesday, 3 November 2026

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Councillor Freeman (Chair)
Councillor Martin (Deputy Chair)
Deputy Lord Mayor, Councillor Noon and Councillors Abrahimzadeh, Couros, Giles, Dr Siebentritt and Snape

1 Acknowledgement of Country

The Chair stated:

'The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today.

We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things.

We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.'

2 Apologies and Leave of Absence

Apology:

Councillor Cabada

Absent:

Councillor Maher

3 Confirmation of Minutes - 6/10/2026

Moved by Councillor Snape,
Seconded by Councillor Giles -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 6 October 2026, be taken as read and be confirmed as an accurate record of proceedings.

Carried

4 Declaration of Conflict of Interest

5 Deputations

5.1 Deputation - Stephen Yarwood - Better Questions for a Better CBD: Planning Adelaide's Future

Mr Stephen Yarwood addressed the Committee regarding:

- Planning and speed limits in the City of Adelaide.

The Chair thanked Mr Yarwood for his presentation and response to questions.

6 Workshops

6.1 Sustainability Incentives Scheme (SIS) 2026/27 Review (Progress Update)

Discussion Facilitators:

Ilia Houridis, Director, City Shaping
Sarah Gilmour, Associate Director, Park Lands, Policy and Sustainability
Sally Murali, Coordinator, Climate Change

Precis of Topic:

To provide an update on the review of the SIS and seek feedback to assist the Administration in finalising the review to inform the 2027/28 grant scheme.

7 Reports for Recommendation to Council

7.1 Adelaide Park Lands Community Land Management Plan - Adelaide Oval Precinct - Consultation Findings

Moved by Councillor Martin,
Seconded by Councillor Snape -

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

THAT COUNCIL

1. Receives Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct Community Consultation Summary Report as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 3 November 2026.
2. Endorses the revised Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct as contained in Attachment B to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 3 November 2026,
3. Requests administration conduct an immediate review of Council's Event Amplified Sound Management Guidelines, with a focus on Noise Sensitive Receivers for the purpose of minimising impact and ensuring alignment with the Guidelines, as recommended by Kadaltilla.
4. Requests administration conduct an assessment at the end of February, 2028 of the new CLMP's impacts on the locality and residents in respect of noise, disruption to the daily life of the City and the locality and the satisfactory observance by AOSMA of the amendment at 30.3 Item 2 of the discussion paper.
5. Authorises the Chief Executive Officer, or delegate, to make minor edits to the Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 3 November 2026.

Discussion ensued

Carried unanimously

8 Reports for Noting

Nil

9 Exclusion of the Public

Moved by Councillor Siebentritt,
Seconded by the Lord Mayor -

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

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 City Planning, Development and Business Affairs Committee dated 3 November 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Lease of Star & Market Plaza Carparks] 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 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 to a third party. More specifically, the disclosure of certain information in this report could reasonably prejudice the commercial position of the Council including its future commercial dealings given that it contains financial information and further direction with regard to Council's assets and strategic land holdings.

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 in this report, including certain financial information and further direction, may prejudice its future commercial dealings with regard to its assets and strategic land holdings. On this basis, the disclosure of such information may severely prejudice the City of Adelaide's ability to influence the proposal for the benefit of the City of Adelaide and the community in this matter.

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 3 November 2026 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 [Lease of Star & Market Plaza Carparks] 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

Members of the public and corporation staff not involved with Items 10.1 left the Council Chamber at 8.07 pm.

10 Confidential Reports for Recommendation to Council

10.1 Lease of Star & Market Plaza Car Parks [S90(3) (b), (d)]

The meeting reopened to the public at 8.27 pm.

Item 10.1 - Lease of Star & Market Plaza Car Parks [s 90(3) [(b), (d)]

Confidentiality Order

Orders, in accordance with Section 91(7) & (9) of the *Local Government Act 1999* (SA) and because Item 10.1 [Lease of Star & Market Plaza Car Parks] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 November 2026 was received, discussed and considered in confidence pursuant to Section 90(3) (b) & (d) of the *Local Government Act 1999* (SA), 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 2037;
2. The confidentiality of the matter be reviewed in accordance with section 91(3) of the *Local Government Act 1999* (SA).
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 8.27 pm

Councillor Freeman

City Planning, Development and Business Affairs Committee Chair

Documents Attached:

Nil