



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE MINUTES

for the meeting

Tuesday, 4 July 2023

in the Colonel Light Room, Adelaide Town Hall

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Present – Councillor Noon (Chair)
Deputy Lord Mayor, Councillor Martin (Deputy Chair)
Councillors Elliott, Giles, Hou, Li, Dr Siebentritt and Snape

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 recognize 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:

Councillors Abrahamzadeh and Davis

On Leave:

The Lord Mayor and Councillor Couros

3 Confirmation of Minutes

Moved by Councillor Siebentritt
Seconded by Councillor Snape -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 6 June 2023, be taken as read and be confirmed as an accurate record of proceedings.

Carried

4 Reports for Noting

5 Item 4.1 - North Adelaide On Street Parking Trial Summary

Iliia Houridis, Director City Shaping, City of Adelaide provided a precis of the item.

It was then -

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Hou -

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Notes the report.

Discussion ensued

The motion was then put and carried

6 Item 4.2 - Relationship between business activity and car parking

Colleen McDonnell, Manager City Planning and Heritage, City of Adelaide provided a precis of the item.

Discussion ensued

It was then –

Moved by Councillor Giles,
Seconded by Deputy Lord Mayor, Councillor Martin -

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Notes that residents in new apartment buildings are not eligible for permits under Council's Residential and Visitor Parking Permit Operating Guidelines.

2. Notes that due to the multiple facets to parking demand and availability there is no direct link between new apartment approvals and business patronage.
3. Notes that the provision of additional Parking and Information Officers in the 2023/2024 Business Plan and Budget will lead to increased turnover of on-street parking bays, which in turn supports customers being able to access businesses.

Discussion continued

The motion was then put and carried

7 Reports for Recommendation to Council

8 Item 5.1 - Draft Victoria Park Master Plan

Iliia Houridis, Director City Shaping, City of Adelaide provided a precis of the item.

Discussion ensued

It was then –

Moved by Councillor Snape,
Seconded by Councillor Siebentritt -

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

That Council:

1. Endorses the draft Victoria Park / Pakapakanthi (Park 16) Master Plan as provided in Attachment A to Item 5.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 July 2023, for the purposes of Council undertaking community consultation.

Discussion continued

The motion was then put and carried

9 Item 5.2 - Noise Incentive Scheme Review

Colleen McDonnell, Manager City Planning & Heritage, City of Adelaide provided a precis of the item.

Discussion ensued

It was then –

Moved by Councillor Elliott,
Seconded by Councillor Snape -

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

That Council:

1. Endorses the updated Acoustic Advisory Service and Noise Management Incentive Scheme Operating Guidelines (Attachment A to Item 5.2 on the Agenda of the meeting of the City Planning, Development and Business Affairs Committee held on 4 July 2023).
2. Notes the ongoing negotiation with the State Government to strengthen the:
 - 2.1. Planning and Design Code
 - 2.2. Ministerial Building Standard 101 – Construction requirements for the control of external sound
 - 2.3. Application of Planning Assessment and Building Assessment rules.
3. Notes the potential for larger noise rebates to be provided for adaptive reuse. Options and budget implications will be explored as part of the development of the adaptive reuse program.
4. Notes the refinements to the Noise Management Program as recommended by WSP will be progressively implemented in 2023/24.
5. Notes the increase in the rebate for improvements to residential properties from \$1300 to \$3000.
6. Approves the WSP recommendation for an additional Noise-source Management Incentive Scheme to be developed as a pilot in 2023/24 with any proposed projects above the 2023/24 budget allocation to be presented to Council at budget review.

7. Authorises the Chief Executive Officer authority to amend the Acoustic Advisory Service and Noise Management Incentive Scheme Operating Guidelines (Attachment A to Item 5.2 on the Agenda of the meeting of the City Planning, Development and Business Affairs Committee held on 4 July 2023) if a Noise-source Management Incentive Scheme is approved.

Discussion ensued

The motion was then put and carried

10 Item 5.3 - Mini Golf - Project Proposal

Tom McCready, Director City Services, City of Adelaide provided a precis of the item.

Discussion ensued

It was then –

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Snape -

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Notes the Business Case in Attachment A to Item 5.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 July 2023.
2. Defers the matter pending a meeting of the City Planning, Development and Business Affairs Committee, at which the North Adelaide Golf Course draft master plan can be considered.

Discussion continued

The motion was then put and carried

11 Item 6 - Exclusion of the Public

Moved by Councillor Elliott,
Seconded by Councillor Siebentritt -

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 4 July 2023 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.1 [Leasing Matter] 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 confidential information (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person which 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.

The disclosure of information in this report could reasonably prejudice the commercial position of the council and the person forming part of this strategic property matter with respect to future commercial dealings given that the report contains legal matters, financial information and 'commercial in confidence' material.

Public Interest

The 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 in the report, including certain commercial in confidence, financial information, and legal matters, may prejudice future commercial dealings with respect to its strategic land holding. On this basis, the disclosure of financial and commercial in confidence information may severely prejudice the Council's ability to influence the proposal for the benefit of the Council 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 4 July 2023 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 7.1 [Leasing Matter] 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

Councillor Elliott, members of the public and Corporation staff present not directly involved with Item 7.1 left the Colonel Light Room at 8.12 pm.

- 12 Confidential Reports for Recommendation to Council**
- 13 Item 7.1 - Leasing Matter**

The meeting re-opened to the public at 8.17 pm.

Confidentiality Orders

Item 7.1 – Leasing Matter

In accordance with Section 91 (7) & (9) of the Local Government Act 1999 (SA) and on the grounds that Item 7.1 [Leasing Matter] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 July 2023 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) of the Local Government Act 1999 (SA), the 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 2030.
2. The confidentiality of the matter be reviewed in December 2023.
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 8.18 pm

Councillor Noon

City Planning, Development and Business Affairs Committee Chair

Documents Attached:

Nil