



# **CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE**

## **MINUTES**

for the meeting

Tuesday, 3 October 2023

in the Colonel Light Room, Adelaide Town Hall

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Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith  
Councillor Noon (Chair)  
Deputy Lord Mayor, Councillor Martin (Deputy Chair)  
Councillors Abrahamzadeh, Couros, Davis, Elliott, Hou, 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.’

Councillor Abrahamzadeh entered the Colonel Light Room at 7.03 pm.

## **2 Apologies and Leave of Absence**

On Leave:

Councillor Giles

Apology:

Councillor Li

## **3 Confirmation of Minutes - 5/9/2023, 21/9/2023 & 26/9/2023**

Moved by Councillor Davis,  
Seconded by Councillor Abrahamzadeh -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 5 September 2023 and the Minutes of the Special meetings of the City Planning, Development and Business Affairs held on 21 September 2023 and 26 September 2023, 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 Economic Development Strategy Framework**

Discussion Facilitators:

David Bills, Manager Low Carbon and Circular Economy, City of Adelaide  
Laura Hodgson, Principal Economic Advisor

Precis of Topic:

To present a draft framework and seek Councils feedback to inform the preparation of an Economic Development Strategy

During the workshop Councillor Couros left the Colonel Light Room at 7.50 pm and re-entered at 7.53 pm.

## **7 Reports for Recommendation to Council**

The Chair sought leave of the meeting to bring forward Item 7.5. – Adelaide Park Lands Community Land Management Plan, and leave was granted.

Councillor Davis left the meeting at 7.56 pm.

### **7.5 Adelaide Park Lands Community Land Management Plan**

Moved by Councillor Abbrahimzadeh,  
Seconded by Councillor Hou -

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

THAT COUNCIL

1. Receives the Consultation Summary Report on the draft consolidated Community Land Management Plan for the Adelaide Park Lands contained in Attachment A to Item 7.5 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023 .
2. Notes the refinements to the draft consolidated Community Land Management Plan (including to Section 5 (Overall Purpose For Which The Adelaide Park Lands Are Held) and removal of the word “ancillary” where it relates to public facilities, furniture and amenities’) in response to the feedback detailed in the Consultation Summary Report presented in Attachment A to Item 7.5 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
3. Adopts the consolidated Community Land Management Plan for the Adelaide Park Lands under the care, control and management of the City of Adelaide presented in Attachment B to Item 7.5 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
4. Notes that public notice of the adoption of the consolidated Community Land Management Plan for the Adelaide Park Lands will be published in the Government Gazette.
5. Notes the draft mid-point review of the APLMS will be presented to Council by December 2023.

Discussion ensued during which Councillor Elliott left the Colonel Light Room at 8.10 pm and re-entered at 8.11 pm.

The motion was then put and carried

### **7.1 Rescind Redundant Land Management Agreement - 188-196 Grenfell Street, Adelaide.**

Moved by Councillor Abrahamzadeh,  
Seconded by the Lord Mayor -

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

THAT COUNCIL

1. Approves the rescission of the Land Management Agreement as per Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
2. Authorises the Administration to undertake the necessary steps to assist the applicant in rescinding the Land Management Agreement at the applicant’s cost.

Carried

### **7.2 Rescind Redundant Land Management Agreement - 192 Wakefield Street, Adelaide.**

Moved by the Lord Mayor,  
Seconded by Councillor Couros –

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

THAT COUNCIL

1. Approves the rescission of the Land Management Agreement as per Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
2. Authorises the Administration to undertake the necessary steps to assist the applicant rescinding the Land Management Agreement at the applicant's cost.

Carried

**7.3 Heritage Incentives Scheme Allocation over \$50,000**

Moved by Councillor Abrahamzadeh,  
Seconded by Councillor Couros -

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

THAT COUNCIL

1. Approves an allocation of \$113,932 for conservation works to 'Botanic Chambers', 304 North Terrace, Adelaide in accordance with the Heritage Incentives Scheme Operating Guidelines as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
2. Approves an allocation of \$115,925 for conservation works to 'Cottage Homes', 51-60 Kingston Terrace, North Adelaide in accordance with the Heritage Incentives Scheme Operating Guidelines as contained in Attachment B to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.

The motion was then put and lost

CEO Undertaking

In response to the meeting the Chief Executive Officer gave an undertaking to review the Heritage Incentives Scheme Operating Guidelines. A timeframe on this review will be provided to Council in due course.

**7.4 Community Land Management Plan (CLMP) Amendment for the Infrastructure at 75-79 Halifax Street**

Moved by Councillor Abrahamzadeh,  
Seconded by Councillor Siebentritt -

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

THAT COUNCIL

1. Approves in principle the commercial use of a portion of the community land parcel allotment 21 in deposited plan 55398 in CT vol 5861 fol 864 for storage use.
2. Authorises administration to consult on an amended CLMP allowing a commercial lease/license for storage use of a portion of the Community Land Parcel Allotment 21 in Deposited Plan 55398 in Certificate of Title Volume 5861 Folio 864.
3. Notes that a further report will be presented to Council with the results of the public consultation.

Carried

**8 Reports for Noting**

Nil

**9 Exclusion of the Public**

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

**THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:**

1. Having taken into account the relevant consideration contained in section 90(3) (b) and (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 October 2023 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Hilton 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 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 land holding.

**Public Interest**

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances given that the information in this report, including certain financial information and further direction, may prejudice its future commercial dealings within regard to its land holding. On this basis, the disclosure of such information may severely prejudice the City of Adelaide Council's ability to influence the proposal for the benefit of the City of Adelaide 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 3 October 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 10.1 [Hilton 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) and (d) of the Act.

Carried

Members of the public and Corporation staff present not directly involved with Item 10.1 left the Colonel Light Room at 8.36 pm.

**10 Confidential Reports for Recommendation to Council**

**10.1 Hilton Leasing Matter [S90(3) (b), (d)]**

**The meeting re-opened to the public at 8.53 pm**

**Confidentiality Order**

**Item 10.1** – Hilton Leasing Matter

Authorises that, in accordance with Section 91 (7) & (9) of the *Local Government Act 1999 (SA)* and on the grounds that Item 10.1 [Hilton Leasing Matter] listed on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 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:

3. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of the meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2030.
4. The confidentiality of the matter be reviewed in December 2024.
5. 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 8.53 pm

Councillor Noon  
**City Planning, Development and Business Affairs Committee Chair**