

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

Moved by Councillor Siebentritt,
Seconded by Councillor Elliott -

That the meeting of the City Planning, Development and Business Affairs Committee adjourn and reconvene upon the conclusion of the City Community Services and Culture Committee meeting.

Carried

The meeting adjourned at 7.32 pm.

The meeting reconvened at 7.53 pm with the following Members present:

The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith, Councillor Noon (Chair) and Councillors Abrahamzadeh, Couros, Elliott, Giles, Noon, Siebentritt and Snape.

1 Acknowledgement of Country

The Chair stated:

‘Council acknowledges that we are meeting on traditional Country of the Kurna 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 Kurna 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

Apology:

Councillor Li

Absent:

Councillor Davis

3 Confirmation of Minutes - 3/10/2023

Moved by Councillor Snape,
Seconded by Councillor Abrahamzadeh -

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 3 October 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

Nil

7 Reports for Recommendation to Council

7.1 National Heritage Management Plan for the Adelaide Park Lands and City Layout

Deputy Lord Mayor, Councillor Martin entered the Colonel Light Room at 7.55 pm.

Discussion ensued

It was then -

Moved by the Lord Mayor,
Seconded by Councillor Giles -

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

THAT COUNCIL

1. Notes the consultation summary on the draft National Heritage Management Plan for the Adelaide Park Lands and City Layout contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 November 2023.
2. Approves the proposed National Heritage Management Plan for the Adelaide Park Lands and City Layout contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 November 2023
3. Notes the budget requirements outlined by the National Heritage Management Plan as part of future budget processes, commencing from the 2024/25 Annual Business Plan and Budget.
4. Authorises the Chief Executive Officer to finalise the National Heritage Management Plan for the Adelaide Park Lands and City Layout as contained in Attachments B, to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 7 November 2023 for submission to the Commonwealth Government.
5. Authorises the Chief Executive Officer to make further amendments to the National Heritage Management Plan for the Adelaide Park Lands and City Layout following feedback from the Commonwealth Government as contained in Attachments B, to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 7 November 2023.

Carried

7.2 Greater Adelaide Regional Plan Discussion Paper Public Consultation

Moved by Councillor Snape,
Seconded by Councillor Elliott -

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

THAT COUNCIL

1. Endorses the submission to Greater Adelaide Regional Plan Discussion Paper in Attachment A of Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 November 2023.
2. Authorises the CEO to make minor editorial or formatting amendments to finalise the Submission to Greater Adelaide Regional Plan Discussion Paper in Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 November 2023.

Discussion ensued

The motion was then put and carried

7.3 Encroachment Policy Review

Discussion ensued

Undertaking – Encroachment Policy Review

In response to queries from Deputy Lord Mayor, Councillor Martin, an undertaking was given to provide Members with advice as to whether there are any fees or charges to developers for any encroachments above the first floor.

It was then -

Moved by Councillor Snape,
Seconded by Councillor Elliott -

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

THAT COUNCIL:

1. Endorses the Draft Encroachment Policy 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 7 November 2023, for the purposes of public consultation.
2. Receives the proposed amendments to the fees and charges structure for the Draft Encroachment Policy 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 7 November 2023 to be considered in the 2024/25 annual fee review process.
3. Authorises the Chief Executive Officer to make editorial and technical changes if needed to the Draft Encroachment Policy for Consultation contained in Attachment A and Attachment B, to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 November 2023, for the purposes of finalising the documents for public consultation.

Discussion continued

The motion was then put and carried

7.4 Draft City of Adelaide Economic Development Strategy, Competitive, Sustainable, Connected

Discussion ensued, during which the Chair sought an extension of the meeting until all items had been resolved. 2/3rds of the members present agreed.

It was then -

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

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

THAT COUNCIL

1. Asks the Administration to engage economist/s to inform a new draft of the City of Adelaide Economic Development Strategy to be presented to the City Planning, Development and Business Affairs Committee in early 2024.

Discussion continued, during which with the consent of the mover, seconder and the meeting the motion was varied to replace the word 'economist/s' with the words 'independent advice'.

The motion, as varied, was then put and carried

8 Reports for Noting

Nil

9 Exclusion of the Public

Moved by Councillor Elliott,
Seconded by Councillor Abrahamzadeh -

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 7 November 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 7 November 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 8.52 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 9.30 pm.

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 7 November 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 the 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 2024.
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 9.30 pm

Councillor Noon

City Planning, Development and Business Affairs Committee Chair

Documents Attached:

Nil