



Minutes of Meeting

Meeting No. 158

Date	Thursday, 7 March 2024
Venue	9.02 Inparri Kuu Seminar Room, Level 9, 83 Pirie Street and Microsoft Teams
Members	Craig Holden (Chair), Stuart Moseley, Stephanie Johnston, David O'Loughlin, John Stimson, Lisa Teburea and Sally Smith (Ex Officio)
Apologies	Nil
DTI Staff	Kate Southcott, Marc Voortman, Brett Steiner, Cherie Gill, Clare Ashmeade, Ben Murphy, Matt Ballard, Cathryn Saunders, Kate McNab, Nadia Gencarelli, Chelsea Lucas, Tyler Johns, Tom Victory, Jessica Koop, Robert Kleeman
External	<p>Infrastructure SA: John Haese, Catherine Jamieson</p> <p>SA Health: Mark Nangle, Melissa Nozza</p> <p>Department for Education: Ben Temperly, Samuel Luddy</p> <p>SA Water: Amanda Lewry, Dan Hoefel, Sandra Ricci</p> <p>ElectraNet: Scott Haynes, Brad Parker, Michael Bails</p> <p>SA Power Networks: Elisia Reed, Steven Maxwell, Emily Lauritsen</p> <p>Department for Infrastructure and Transport: Russell Troup</p>

1 GENERAL BUSINESS

1.1 Acknowledgement of Country

The Chair acknowledged the traditional custodians of the land on which the Commission meets, and paid respect to Elders past, present and emerging.

1.2 Welcome and Apologies

The Chair welcomed all in attendance to the meeting.

1.3 Declaration of Conflict of Interest / Gifts and Benefits

David O'Loughlin declared a potential perception of bias in relation to **Item 4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Glenside Urban Corridor (Living) Code Amendment** due to his membership of the Renewal SA Board.

David O'Loughlin declared conflict of interest in relation to **Item 5.3 Confidential** due to his membership of the Renewal SA Board and will leave the meeting when this item is considered.

1.4 SPC Actions Register

The Commission noted the Actions Register.

1.5 Chair's Report

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Immediately).
- 2) Note the Chair's report as read.

1.6 Member Updates

The Commission noted the Member updates.

1.7 SPC Confidential Minutes for Adoption – 15 February 2024

The Commission formally adopted the SPC Confidential Minutes of the 15 February 2024 meeting.

1.8 Code Amendment Initiation Advice

The Commission noted the Code Amendment Initiation Advice.

1.9 Register of SCAP Appeals

The Commission noted the Register of SCAP Appeals.

1.10 Register of Complaints

The Commission noted the Register of Complaints.

2 CORRESPONDENCE

Nil

3 ADDITIONAL RESOURCES

Nil

4 MATTERS FOR ADVICE TO MINISTER

4.1 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Dublin Green Circular Economy Precinct (Employment Areas) Code Amendment

Nadia Gencarelli addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment. Anticipated by May 2024.

- 2) Advise the Minister that it:

2.1 Recommends the initiation of the Dublin Green Circular Economy Precinct (Employment Areas) Code Amendment under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:

- a) Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary

agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

- b) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for engagement.
- c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- d) In respect to a review of bushfire hazard risk levels, that the Code Amendment does not include changes to the applicable Hazard – Bushfire Overlays. The State-wide Bushfire Hazards Overlay Code Amendment will establish an updated methodology for assessing bushfire risk levels across the state, following which the overlays will be updated as necessary via section 71 of the Act.

2.2 Recommends that Leinad Land Developments (Dublin) Pty Ltd be the Designated Entity responsible for undertaking the Code Amendment process.

3) Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:

- o Department for Energy and Mining
- o Department for Environment and Water – Green Adelaide, Coast Protection Board, Native Vegetation Council, National Parks and wildlife Service
- o Department for Infrastructure and Transport
- o Department of Primary Industries and Regions
- o Environment Protection Authority
- o Green Industries SA
- o Integrated Waste Management Pty Ltd Reference Group
- o Kurna Yerta Aboriginal Corporation
- o Kurna Nation Cultural Heritage Association
- o Regional Development Australia – Barossa, Gawler, Light and Adelaide Plains
- o South Australian Country Fire Service
- o South Australian Fire and Emergency Services Commission
- o South Australian Metropolitan Fire Service
- o State Members of Parliament for the electorates in which the proposed Code Amendment applies

- Utility providers including SA Power Networks, ElectraNet, APA Group, SEAgas, SA Water, Epic Energy, NBN, Office of the Technical Regulator and other telecommunications providers.
- 4) Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
- Considering existing, zoned employment land supply within the region, undertake detailed analysis that:
 - Investigates the quantity and type of employment land required in the region, in the context that the Carslake Road Strategic Employment Zone site is 880 hectares and 488 hectares is largely undeveloped with significant further development capacity. When investigating this, consideration should be given to ability of land to be serviced ('development ready').
 - Considers the capacity for the region to accommodate nearly 1,300 hectares of zoned employment land in the context of new employment areas flagged for discussion in the Greater Adelaide Regional Plan Discussion Paper.
 - Identifies cumulative impacts of development on existing infrastructure (road, water, power, wastewater, gas) in the context of existing employment land supply within the region, and whether the Proposal will constrain the ability for such zoned land to be developed in the short-, medium- and long-term.
 - Substantiate the concept and delivery of the 'Green Circular Economy', including commentary on whether supply chains have been established (including waste to fuel the bioreactor).
 - Undertake investigations into potential noise, odour, and air quality interface impacts of intended development on the site (bioreactor, mining), both in terms of impacts on the Dublin township as well as potentially sensitive uses within the Affected Area and identify mitigation measures. This could include zoning / overlay choices and/or identification of mitigation measures on a Concept Plan.
 - Undertake further investigations to confirm buffer requirements to address noise / odour associated with the existing chicken broiler and, where necessary, reflect in zone / overlay choice and identify on a Concept Plan.
 - Provide a comprehensive infrastructure analysis by an appropriately qualified expert (or experts), that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment. And provide a strategy which offers a funding and delivery solution for all required infrastructure works. This should also take into consideration potential impact on, or integration with, existing employment and urban activities in the area (particularly Integrated Waste Services located south of the affected area).
 - Consider the use of a Concept Plan to identify key matters such as access points and linkages within the affected area and to Dublin / public trails, interface

management / buffer areas (including interfaces with existing urban, rural and conservation areas, as well as internal interfaces), open space and water retention / detention areas.

- Explore appropriateness of the Strategic Employment Zone recognising the need for waste management (stockpiling and processing).
- 5) Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letter with conditions (**Attachment 2**).
- 6) Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
- 7) Authorise the Chair to finalise any minor amendments to the advice and attachments as required, including discussion in the approval letter that notes the Proposal does NOT include residential, and that the Code Amendment be renamed to remove reference to the Green Circular Economy Precinct.

4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Glenside Urban Corridor (Living) Code Amendment

Marc Voortman and Nadia Gencarelli addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment. Anticipated by May 2024.
- 2) Advise the Minister that it:
 - 2.1 Recommends the initiation of the Glenside Urban Corridor (Living) Code Amendment under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
 - a) The Code Amendment does not include the removal of the Affordable Housing Overlay from the Affected Area.
 - b) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations (TNV) provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for engagement.
 - c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
 - 2.2 Recommends that Cedar Woods be the Designated Entity responsible for undertaking the Code Amendment process.
- 3) Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:

- Adelaide Airport Limited
 - Affordable Housing Unit of the SA Housing Authority
 - City of Adelaide
 - City of Unley
 - Department for Environment and Water
 - Department for Infrastructure and Transport
 - Department for Education
 - Office for Design and Architecture South Australia (ODASA)
 - Kadaltilla / Park Lands Authority
 - Office for Ageing Well – SA Health
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies
 - Utility providers including SA Power Networks, Electranet, APA Group, SA Water, Epic Energy, NBN and other telecommunication providers.
- 4) Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
- As part of the proposed Design / View Analysis, ensure careful consideration is given to identifying and managing impacts of future development on overlooking, overshadowing, access to natural light, sightlines and privacy. Investigations should substantiate the proposed 20 level maximum height.
 - Investigate the application of a lower TNV which, when used with the incentive policy contained in both the Affordable Housing Overlay and Urban Corridor (Living) Zone, would enable development up to 20 levels. Consideration should also be given to the use of lower building height TNV to enable a transition of heights at the interface between the affected area and the residential properties within the Glenside Development Area to assist in managing any potential interface issues.
 - In updating *Concept Plan 24 – Glenside*, consider identifying proposed building heights including any areas of building height transition at the interface of the Affected Area.
- 5) Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letter with conditions (**Attachment 2**).
- 6) Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
- 7) Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

4.3 Community Engagement Charter Amendment – Initiation and Consultation Release

Tom Victory and Tyler Johns addressed the Commission.

This Item was considered in confidence and is included in the Commission's confidential minutes of 7 March 2024.

5 MATTERS FOR DECISION

5.1 Confidential

Chelsea Lucas and Jessica Koop addressed the Commission.

This Item was considered in confidence and is included in the Commission's confidential minutes of 7 March 2024.

5.2 Ratification of Greater Adelaide Regional Plan Investigations Workshop 2 – Outer South and Hills, Inter Urban Breaks and Infrastructure Principles

Cherie Gill and Matthew Ballard addressed the Commission.

This Item was considered in confidence and is included in the Commission's confidential minutes of 7 March 2024.

5.3 Confidential

David O'Loughlin left the meeting.

Robert Kleeman addressed the Commission.

This Item was considered in confidence and is included in the Commission's confidential minutes of 7 March 2024.

David O'Loughlin was present for the rest of the meeting.

6 MATTERS FOR NOTING

6.1 SPC Communications and Engagement Update

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Immediately).
- 2) Note the communication and engagement update report as read.

7 OTHER BUSINESS

7.1 Workshop 1: Greater Adelaide Regional Plan Investigations Workshop 3 – Infrastructure Coordination, State Agencies and Service Providers

Marc Voortman, Brett Steiner, Cherie Gill, Benjamin Murphy, Matt Ballard addressed the Commission.

John Haese and Catherine Jamieson from **Infrastructure SA**; Mark Nangle and Melissa Nozza from **SA Health**; Ben Temperly and Samuel Luddy from **Department for Education**; Amanda Lewry, Dan Hoefel and Sandra Ricci from **SA Water**; Scott Haynes, Brad Parker and Michael Bails from **ElectraNet**; Elisia Reed, Steven Maxwell and Emily

Lauritsen from **SA Power Networks**; and Russell Troup from **Department for Infrastructure and Transport** addressed the Commission.

The Commission noted the Investigations Workshop 3 – Infrastructure Coordination, State Agencies and Service Providers Presentation.

8 MEETING FINALISATION

8.1 Next Meeting

Thursday, 21 March 2024.

8.2 Confirmation of Minutes and Confidential Minutes

The Commission resolved that the Confidential Minutes of the meeting held today, 7 March 2024, be confirmed as a true and accurate record.

8.3 Meeting Close

The Chair thanked all in attendance and declared the meeting closed at 4:39pm.

Confirmed 07/03/24

A handwritten signature in black ink, appearing to be 'Craig Holden', with a long horizontal flourish extending to the right.

Craig Holden

Chair