



Minutes of Meeting

Meeting No. 122

Date	Thursday, 7 July 2022 at 9:15am
Venue	Kardi Munaintya Meeting Room or by Microsoft Teams
Members	Craig Holden (Chair), Stuart Moseley, Elinor Walker, Noelle Hurley, Steven Griffiths and Paul Bennett (Acting Ex Officio)
Apology	Sally Smith (Ex Officio)
DTI Staff	Kate Southcott, Brett Steiner, Nadia Gencarelli, Daniel Clapp, Emma Williams, Zoe Lyons, Jessica Koop, Chelsea Lucas, Margaret Smith
External	<p>Deputation: by Green Adelaide: Chris Daniels (Presiding Member), Brenton Grear (Director), Alison Collins (Team Leader – Planning), Craig Lovering (Clover Green Space)</p> <p>Item 6.2 – SCAP Update: Rebecca Thomas</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 respects 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

Nil.

1.4 Action Register

The Commission noted the status of the Action items.

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 – 23 June 2022

The Commission formally adopted the SPC Confidential Minutes of the 23 June 2022 meeting.

1.8 SCAP Confidential Minutes and Minutes for Noting – 22 June 2022

The Commission notes the SCAP Minutes for Noting of the 22 June 2022 meeting.

1.9 Code Amendments Initiation Advice

The Commission noted the Code Amendments Initiation Advice.

2 CORRESPONDENCE

2.1 CONFIDENTIAL

The Commission noted the confidential correspondence.

2.2 Letter to the Minister for Planning dated 24 June 2022 (City of Mitcham)

The Commission noted the correspondence.

2.3 Letter to the Minister for Planning dated 22 June 2022 (SA Heritage Council)

The Commission noted the correspondence.

3 ADDITIONAL RESOURCES

3.1 PIA State Conference Presentation – 17 June 2022 (Victorian Planning Authority)

The Commission noted the additional resources.

3.2 Regional Housing Policy Project Report – Executive Summary – 20 May 2022 (Local Government Association’s South Australian Regional Organisation of Councils)

The Commission noted the additional resources.

4 MATTERS FOR ADVICE TO MINISTER

4.1 Proposal to Initiate the Lot 5680 Hallett Road, Golden Grove Code Amendment

Brett Steiner 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 the end of July 2022.
- 2) Advise the Minister that it:
 - 2.1 Recommends the approval of the Proposal to Initiate the Lot 5680 Hallett Road, Golden Grove 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 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 consultation).
- b) 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.
- c) Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister 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).

2.2 Recommends that LandSA Pty Ltd be the Designated Entity responsible for undertaking the Code Amendment process.

2.3 Note PLUS will be coordinating the two Code Amendments Designated Entities and Council

- 3) Specify that the Designated Entity consults with the following nominated individuals and entities, pursuant to section 73(6)(e) of the Act:
 - Department for Energy and Mining
 - Environment Protection Authority
 - Department for Infrastructure and Transport
 - South Australian Country Fire Service
 - Affordable Housing Unit of the SA Housing Authority
 - YAS Property & Development and Falkenberg Road Pty Ltd (care of URPS), as the proponent seeking to initiate the Golden Grove Neighbourhood and Commercial Code Amendment relating to rural living zoned land adjacent the land the subject of this proposed Code Amendment
 - Utility providers including SA Power Networks, ElectraNet Pty Ltd, APA Group, SAWater, EPIC Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies
 - Department of Environment and Water - Native Vegetation Council
- 4) Specify pursuant to section 73(6)(f) of the Act, that the following further investigation be undertaken:

- Explore application of the Interface Management Overlay with regard to the existing Resource Extraction Zone and associated activities.
 - Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal Heritage considerations including any identified cultural sites and objects.
- 5) Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (Attachment 1) and approval letters with conditions (Attachment 2).
 - 6) Approve the advice to the Minister as provided (Attachment 3).
 - 7) Authorise the Chair to finalise any minor amendments to the advice and attachments.

4.2 Proposal to Initiate the 550-554 Main North Road, Evanston Park Code Amendment

Brett Steiner 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 the final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment. Anticipated by August 2022.
- 2) Advise the Minister that it:

2.1 Recommends the approval of the 550-554 Main North Road, Evanston Park Code Amendment under section 73(2)(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 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 consultation).
- b) 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.
- c) The Designated Entity must seek approval from the Commission prior to the commencement of community engagement on the draft Code Amendment.
- d) Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister 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).

2.2 Recommends that the Proponent, 550 Main North Road 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:
 - Department for Infrastructure and Transport
 - Department for Environment and Water – Heritage
 - Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water,
 - Epic Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
- 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:
 - Analysis of the suitability of existing zones in the Code besides the Employment Zone for large format employment generating land uses.
 - Investigations to consider the interface with the adjacent residential uses and how amenity can be maintained for adjacent residential land uses.
 - A search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
- 5) Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (Attachment 1) and approval letters 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.

5 MATTERS FOR DECISION

5.1 Miscellaneous Technical Enhancement Code Amendment – Approval for Consultation

This Item was considered in confidence and is included in the SPC Confidential Minutes of 7 July 2022.

5.2 Confidential

This Item was considered in confidence and is included in the SPC Confidential Minutes of 7 July 2022.

5.3 SPC Risk Register

This Item was considered in confidence and is included in the SPC Confidential Minutes of 7 July 2022.

6 MATTERS FOR NOTING

6.1 SPC Communications and Engagement Update

Emma Williams addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Immediately), with the exception of **Attachment 3** and **Attachment 4** which are classified as Not Confidential (Released Delayed).
- 2) Note the Communication and Engagement update report as read.

6.2 SCAP Update

This Item was considered in confidence and is included in the SPC Confidential Minutes of 7 July 2022.

7 ANY OTHER BUSINESS

8 MEETING FINALISATION

8.1 Next Meeting

Thursday, 21 July 2022

8.2 Confirmation of Minutes and Confidential Minutes

The Commission resolved that the Confidential Minutes of the meeting held today, 7 July 2022 be confirmed as a true and accurate record.

8.3 Meeting close

The Chair thanked all in attendance and declared the meeting closed at 4:16pm.

Confirmed 07/07/2022



Craig Holden
Chair