



Minutes of Meeting

Meeting No. 172

Date	Thursday, 17 October 2024
Venue	9.02 Inparri Kuu Seminar Room, Level 9, 83 Pirie Street and Microsoft Teams
Members	Craig Holden (Chair), Stephanie Johnston, John Stimson, Stuart Moseley, David O'Loughlin, Lisa Teburea and Sally Smith (Ex Officio)
Apologies	Nil
PLUS Staff	Kate Southcott, Marc Voortman, Andy Humphries, Nadia Gencarelli, Amy Barratt, Chelsea Spangler, Cassia Byrne, Tom Victory, Steven Murphy, Brett Steiner, James Szabo, Robert De Zeeuw, Jason Bailey, Rhiannon Hardy, Daniel Clapp
DHUD Staff	Elinor Walker, Director, Housing and Infrastructure, HIPDU Adam Squires, Infrastructure and Planning Manager, HIPDU
External	Chris Menz, Chief Executive, Renewal SA Shane Wingard, Executive Director, Property and Major Projects, Renewal SA

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 confirmed a previously declared conflict in relation to Item 4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Dry Creek Code Amendment due to his membership of the Renewal SA Board and left the meeting when this Item was discussed.

1.4 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.

1.5 Member Updates

The Commission noted the Member updates.

1.6 SCAP Confidential Minutes and Minutes for Noting – 25 September 2024

The Commission noted the SCAP Confidential Minutes and Minutes for Noting of the 25 September 2024 meeting.

1.7 SPC Confidential Minutes for Adoption – 3 October 2024

The Commission formally adopted the SPC Confidential Minutes of the 3 October 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

2.1 UDIA Code Amendment Engagement

The Commission noted the correspondence from the UDIA.

3 ADDITIONAL RESOURCES

Nil

4 MATTERS FOR ADVICE TO MINISTER

4.1 Infrastructure Scheme Draft Outline Advice to the Minister for Planning – Proposal to Initiate the Murray Bridge Residential Growth Areas Infrastructure Scheme

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 October 2024 meeting.

4.2 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Dry Creek Code Amendment

David O'Loughlin left the meeting.

Chris Menz and Shane Wingard addressed the Commission.

The Commission Chair thanked Mr Menz and Mr Wingard for their time and they left the meeting.

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 October 2024 meeting.

David O'Loughlin returned to the meeting.

5 MATTERS FOR DECISION

5.1 Request to amend Practice Direction 2 – Preparation and Amendment of Designated Instruments

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 October 2024 meeting.

5.2 Community Engagement Charter Amendment – Consultation Report and Final Draft for Approval

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 October 2024 meeting.

5.3 Ratification of Kangaroo Island Regional Plan Submissions Summary Workshop – Residential and Employment Growth Area Recommendations

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 October 2024 meeting.

5.4 Initiation of the Affordable Housing Overlay Code Amendment

Rhiannon Hardy, Jason Bailey, Ben Sieben and Ian Euscher 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 Commission on initiation of the Code Amendment. Anticipated by October 2024.
- 2) Agree to initiate the Affordable Housing Overlay Code Amendment to the Planning and Design Code (the Code) under section 73(2)(a) of the Planning, Development and Infrastructure Act 2016 (the Act).
- 3) Approve the scope and investigations of the proposed Affordable Housing Overlay Code Amendment outlined in the Proposal to Initiate (Attachment 1), subject to addition of investigations into appropriate phase-in arrangements that will minimise the impact of any changes on feasibility of current projects.
- 4) Approve and authorise the Chair of the Commission to make any minor amendments as required and sign the draft letters in Attachment 2 addressed to the following entities to advise of the initiation:
 - South Australian Housing Trust
 - All South Australian councils
- 5) Note the desirability of Government's clear policy intent (whether affordable housing is to be an optional performance-based consideration in the planning system, or a mandated inclusionary "provide or pay" requirement) to guide preparation of the Code Amendment and the offset scheme.
- 6) Approve and authorise the Chair of the Commission to make any minor amendments as required and sign the draft letter to the Minister for Planning (the Minister) in Attachment 3 to advise of the initiation.

5.5 Approval to consult – Accommodation Diversity Code Amendment

This item was considered in confidence and is included in the Commission's confidential minutes of the 17 October 2024 meeting.

6 MATTERS FOR NOTING

6.1 SPC Communications and Engagement Update

Steven Murphy addressed the Commission.

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

Nil

8 MEETING FINALISATION

8.1 Next Meeting

Thursday, 7 November 2024.

8.2 Confirmation of Minutes and Confidential Minutes

The Commission resolved that the Confidential Minutes of the meeting held today, 17 October 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 5:02pm.

Confirmed 17/10/2024

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

Craig Holden

Chair