



Minutes of Meeting

Meeting No. 43

Date	Thursday, 19 September 2019 at 9.30am
Venue	Kardi Munainty, Ground Floor 50 Flinders Street, Adelaide
Members	Michael Lennon (Chair), Helen Dyer, Craig Holden, Allan Holmes, Sally Smith (Ex Officio)
In Attendance	Sara Zuidland, Emma Cavaggion, Emma Williams (DPTI)
Presenters	Anita Allen, Brett Steiner, Daniel Clapp, Ben Murphy, Tom Victory, Chris Powell, Mike Burdett, Robert Kleeman, Sharon Wyatt, Kirsteen Mackay
External	Grazio Maiorano (URPS), Darren Mitolo (Mitolo)

1. GENERAL BUSINESS

1.1. Welcome and apologies

Nil apologies

1.2. Declaration of conflict of Interest/ Gifts and Benefits

Helen Dyer declared a conflict of interest in relation to item 4.1 and left the room for the discussion and resolution of the portion of the item which related to Oakden.

Michael Lennon declared a gift (bottle of gin) received when meeting with Michael Hickinbotham.

This has been recorded in the SPC Gifts and Benefits Register.

1.3. Actions Register

The State Planning Commission (Commission) noted the status of the Action items.

1.4. Chair's Report

The Commission noted the Chair's update.

1.5. Members' Update

Members provided an update on engagement activities.

1.6. SCAP Minutes for noting

The Commission noted the minutes and confidential minutes for 12 September 2019.

2. CORRESPONDENCE

2.1. Minister for Planning – Implementation of site contamination reforms

The Commission noted the incoming and outgoing correspondence.



2.2. City of Norwood, Payneham & St Peters – Presentation to ERD Committee

The Commission noted the incoming and outgoing correspondence.

2.3. SECRA – Planning Reform Submission Policy

The Commission noted the incoming and outgoing correspondence.

3. MATTERS FOR ADVICE TO MINISTER

Nil.

4. MATTERS FOR DECISION

4.1. Planning and Design Code Phase 2 and Phase 3 Amendments

Helen Dyer declared a conflict of interest as Holmes Dyer P/L has been engaged by Renewal SA in respect of land at Oakden, and left the room for the portion of discussion relating to land at Oakden.

Anita Allen, Brett Steiner, Daniel Clapp and Ben Murphy addressed the Commission on the report.

The Commission noted the report.

The Commission resolved to:

1. Endorse for public consultation, in accordance with the principles of the Community Engagement Charter, the following:
 - Draft Planning and Design Code Amendment for Phases 2
 - Draft Planning and Design Code Amendment for Phases 3
2. Delegate authority to make technical refinements to the proposed Code Amendments to Ms Sally Smith, Executive Director Planning and Land Use Services, within the Department of Planning Transport and Infrastructure, specifically:
 - Refinements to the mapping to be presented on the Planning and Design Code Spatial Atlas Consultation, including the splitting of some zones to reflect existing concept plans and localised policies.
 - Completion of the classification tables to call up specific provisions relating to certain development types.
 - Editorial corrections and amendments to policy and removal of duplication.
 - Splitting the Code Amendment into its separate parts for Phase 2 and 3.



3. Delegate authority to approve explanatory materials, subject to final editing and graphic layout, required to support public consultation of the draft Planning and Design Code to the Chair of the State Planning Commission.
4. Approve the Chair of the Commission notifying the Minister for Planning of the State Planning Commission's decision to endorse the draft Planning and Design Code Amendments (Stages 2&3 – Regional and Greater Adelaide Councils) for public consultation.
5. Endorse that the Planning and Design Code is consistent with the principles of the State Planning Policies.
6. Note the letter from the Minister for Planning regarding the implementation of the Site Contamination Framework.
7. Endorse the Site Contamination Practice Direction and guidance materials to be released for consultation with the Planning and Design Code.

4.2. Referrals for Phase 2 and 3 of the Code

Anita Allen and Tom Victory addressed the Commission on the report.

The Commission noted the report.

The Commission resolved to approve the referrals for Phases 2 and 3 as described in the report, for inclusion in the Planning and Development Code.

4.3. Building Inspection Policy

Anita Allen, Mike Burdett and Chris Powell addressed the Commission on the report.

The Commission noted the report.

The Commission resolved to:

1. Approve the release of the draft practice direction under s144 of the Act, subject to any final comments received by Crown Solicitor's Office.
2. Approve the content and release of associated Commission Inspection Policies – Position Paper.

4.4. Mitolo Group – Major Development Guidelines

Grazio Maiorano (URPS) and Darren Mitolo (Mitolo) presented an overview of the proposed Major Development.

Sharon Wyatt and Robert Kleeman addressed the Commission on the report.

The Commission noted the report.

The Commission resolved to:

1. Approve a Development Report as the appropriate level of assessment;



2. Approve the Guidelines for the proposal;
3. Delegate to the Chair, State Planning Commission to finalise the Guidelines (once final advice is received from the Environment Protection Authority), including signing the attached letter to the Minister for Planning; and
4. Note that the draft Guidelines will be provided to the Environment Protection Authority (EPA) for consultation.

5. MATTERS FOR NOTING

5.1. 2019 Review of Design Review

Kirsteen Mackay addressed the Commission on the report.

The Commission noted the report.

The Commission resolved to note that:

1. the Office for Design and Architecture South Australia will undertake an independent review of the State Design Review Panel in October 2019; and
2. the purpose of this review is to support the continual improvement of the State Design Review Panel and consider whether additional design advisory services will be required to support the objects relating to design quality under the *Planning, Development and Infrastructure Act 2016*.

5.2. SPC Communications and Engagement Report

Emma Williams addressed the Commission on the report

The Commission noted the report.

5.3. Operating and Relationship Protocol and RACI

Sally Smith addressed the Commission on the report

The Commission noted the report.

The Commission resolved to:

1. Endorse the Operating and Relationship Protocol for the Minister for Planning, State Planning Commission and Chief Executive of the Department
2. Note the Responsible, Accountable, Consulted and Informed (RACI) matrix for the Minister for Planning, State Planning Commission and Chief Executive of the Department
3. Note that the Operating and Relationship Protocol and RACI matrix will be presented to the CE of the Department and The Minister by the Chair of the State Planning Commission and Ex-Officio for review and approval



4. Note that an administrative procedure is proposed to be drafted specifically for Planning and Design Code drafting principles and requirements associated with the amendments to the Code based on advice provided by Richard Dennis.

5.4. Delegations

This item was considered in confidence and the resolution can be found in SPC Confidential Minutes date 19 September 2019.

6. ANY OTHER BUSINESS

7. MEETING FINALISATION

7.1. Meeting Evaluation

Allan Holmes evaluated the meeting.

7.2. Next Meeting

Thursday, 17 October 2019 at 9.30am at 50 Flinders Street, Adelaide.

7.3. Confirmation of minutes

The Minutes and Confidential Minutes were confirmed as a true and accurate.

7.4. Meeting close

The Chair thanked all in attendance and declared the meeting closed at 3.20 pm.

Confirmed as a true and accurate record:

A handwritten signature in cursive script that reads "Michael Lennon".

Michael Lennon

Chair

19 September 2019