



Minutes of Meeting

Meeting No. 47

Date	Thursday 5 December 2019 at 9.30am
Venue	Kardi Munainty Meeting Room, Ground Floor, 50 Flinders Street, Adelaide
Members	Michael Lennon (Chair), Helen Dyer, Craig Holden, Allan Holmes, Sally Smith (Ex Officio)
In Attendance	Amanda Harfield, Alison Gill, Emma Williams (DPTI)
Presenters	DPTI Staff: Jason Cattonar, Lee Webb, Rob Kleeman, Michael Burdett, Chris Powell, Sally Jenkin, Rhiannon Hardy, Anita Allen, Jason Bailey, Nadia Gencarelli, Brett Steiner Concordia Land: Anne Hight, Damien Brown, Richard Osborne Tallwood Pty Ltd: David Potter & Graham Ingerson DASH Architects: David Holland & Jason Schulz

1. GENERAL BUSINESS

1.1. Welcome and Apologies

Apology: Michael Lennon – agenda item 1.1 – 3.0, and 5.3.

In the absence of Michael Lennon (Chair), the Commission members present appointed Allan Holmes to preside over the 5 December 2019 meeting for agenda items 1.1 – 3.0, and 5.3 in accordance with Section 4.2 of the State Planning Commission's Governance Manual.

1.2. Declaration of Conflict of Interest / Gifts and Benefits

Helen Dyer declared a conflict of interest (due to a business relationship) in relation to agenda item 4.1 Concordia Precinct Business Case and left the meeting for this agenda item.

1.3. Action Register

The Commission noted the status of the Action items.

1.4. Chair's Report

The State Planning Commission noted the Chair's update.

1.5. Members Update

Members provided an update on engagement activities.

1.6. SCAP Minutes and Confidential Minutes for Noting – 28 November 2019

The Commission noted the SCAP minutes and confidential minutes of the 28 November 2019 meeting.



2. CORRESPONDENCE

2.1. Letter from Minister – Assessment & Guidelines for ElectraNet Proposal (confidential item)

This item was considered in confidence, and is included in the SPC Confidential Minutes dated 5 December 2019.

2.2. Development Industry Advisory Committee – Heritage & Character Reform (confidential item)

This item was considered in confidence, and is included in the SPC Confidential Minutes dated 5 December 2019.

3. MATTERS FOR ADVICE TO MINISTER

Nil

4. MATTERS FOR DECISION

Michael Lennon arrived at 10.20am and assumed the role of Chair for the remainder of the meeting.

4.1. Concordia Precinct Business Case (confidential item)

Helen Dyer declared a conflict of interest (due to a business relationship) in relation to agenda item 4.1 Concordia Precinct Business Case and left the meeting.

This item was considered in confidence, and is included in the SPC Confidential Minutes dated 5 December 2019.

4.2. 'Mannum Waters' Marina – Holiday Village and Water Park Major Development Guidelines – Amendment to EIS

Graham Ingerson declared that he is working with Tallwood Pty Ltd and that he is a registered lobbyist, however in this instance is an advisor.

David Potter from Tallwood Pty Ltd presented to the Commission.

Lee Webb and Robert Kleeman addressed the Commission on the report.

The Commission resolved to:

1. Note that the appropriate level of assessment for the marina development has been previously set as an Environmental Impact Statement (EIS), which was prepared in 2006, and that an Amendment to the EIS process is now being undertaken to facilitate the inclusion of two new components (Holiday Village and Water Park), pursuant to S.47 of the Development Act 1993;
2. Note that the settled draft Guidelines will be provided to the Environment Protection Authority (EPA) for consultation, pursuant to section 46(10) of the Development Act 1993;
3. Approve the attached draft Guidelines and the ranking of assessment matters for the proposed Holiday Village and Water Park, with any amendments as agreed by the Commission;
4. Delegate to the Chair the role and function of finalising the Guidelines following receipt of advice from the EPA, including signing the attached letter (as amended to note that as required, advice



was sought from the EPA) to the Minister for Planning advising him of the Commission setting the Guidelines;

5. Note that the agenda report, attachments and minutes of this meeting will be provided to the Minister for Planning as evidence of the Commission's decision pursuant to section 46(12) of the *Development Act 1993*; and
6. Note that following the above steps, the Minister will provide the Guidelines to the proponent and make them available to the public on the SA Planning Portal.

4.3. Building Committee Review – Outcome (confidential item)

This item was considered in confidence, and is included in the SPC Confidential Minutes dated 5 December 2019.

4.4. Formation of a specialist Heritage Sub-Committee for providing advice to the Minister on heritage DPAs

Sally Jenkin and Anita Allen addressed the Commission on the report.

The Commission resolved to:

1. Seek the approval of the Minister for Planning pursuant to section 29(1)(c) of the *Planning, Development and Infrastructure Act 2016* ('the PDI Act'), to form a specialist sub-committee for the provision of heritage advice to the Commission for the period of two years on Development Plan Amendments (DPAs) under the Development Act 1993 and Planning and Design Code Amendments (Code Amendments) under the PDI Act;
2. Seek the approval of the Minister for Planning of the draft Terms of Reference (as amended) for the proposed Heritage Sub-Committee;
3. Write to the Minister for Planning recommending that the Minister delegates the approval of these SOIs to the Commission;
4. Delegate the finalisation of the draft letter and Terms of Reference to the Commission Chair to send to the Minister; and
5. Note that the department will return with advice on the composition of the sub-committee following approval from the Minister for the establishment of the sub-committee.

5. MATTERS FOR NOTING

5.1. Community Engagement Charter – Analysis of Code Engagement against the Charter (confidential item)

This item was considered in confidence, and is included in the SPC Confidential Minutes dated 5 December 2019.

5.2. Encroachment policy and amendments to the *Local Government Act 1999* through the *Planning, Development and Infrastructure Act 2016* (confidential item)

This item was considered in confidence, and is included in the SPC Confidential Minutes dated 5 December 2019.

5.3. SPC Communications and Engagement Report



Emma Williams addressed the Commission on the report.

The Commission noted the report.

5.4. SA2 Population Projects (confidential item)

This item was considered in confidence, and is included in the SPC Confidential Minutes dated 5 December 2019.

6. ANY OTHER BUSINESS

Nil

7. MEETING FINALISATION

7.1. Meeting Evaluation

Allan Holmes evaluated the meeting.

7.2. Next Meeting

Thursday 19 December 2019 at 9.30am at 50 Flinders Street, Adelaide.

7.3. Meeting close

The Chair thanked all in attendance and declared the meeting closed at 3.30pm.

Confirmed as a true and accurate record:

A handwritten signature in cursive script, reading "Michael Lennon".

Michael Lennon

Chair (agenda items 1.5, 4.1 - 7.4)

A handwritten signature in cursive script, reading "Allan Holmes".

Allan Holmes

Presiding Member (agenda items 1.1 – 3.0, and 5.3)

5 December 2019