



# Minutes of Meeting

Meeting No. 181

<b>Date</b>	Thursday, 6 March 2025
<b>Venue</b>	9.02 Inparri Kuu Seminar Room, Level 9, 83 Pirie Street and Microsoft Teams
<b>Members</b>	Craig Holden (Chair), Stephanie Johnston, Lisa Teburea, John Stimson, David O'Loughlin, and Marc Voortman (Ex Officio)
<b>Apologies</b>	Nil
<b>PLUS Staff</b>	Kate Southcott, Simon Neldner, Robert Kleeman, Eric Alessi, Troy Fountain, Tom Victory, Cassia Byrne, Rhiannon Hardy, Jason Bailey, Andrew Mitchell
<b>External</b>	Brian Virgo – General Manager, Riverlea, Walker Corporation Patrick Mitchell – Principal Planner (SA), Walker Corporation Jarrod Bishop – Managing Director & Senior Principal, LBWco Matt Dineen – Senior Manager, Development Services, Playford Council Kean Fai Lau – Senior Development Engineer, Playford Council Andrew Smith – Riverlea Growth Coordinator, Playford Council

## 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

John Stimson confirmed a previously declared conflict of interest in relation to W3 Concordia Code Amendment – Advice on proposed policy framework due to business interests and will leave the meeting when this item is 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 Minutes for Noting – 26 February 2025**

The Commission noted the SCAP Minutes for Noting from the 26 February 2025 meeting.

### **1.7 SPC Confidential Minutes for Adoption – 20 February 2025**

The Commission formally adopted the SPC Confidential Minutes of the 20 February 2025 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.

## **2 CORRESPONDENCE**

Nil

## **3 ADDITIONAL RESOURCES**

Nil

## **4 MATTERS FOR ADVICE TO MINISTER**

Nil

## **5 MATTERS FOR DECISION**

### **5.1 Future Living Code Amendment – Approve engagement report and furnish to the Minister for determination**

Rhiannon Hardy and Andrew Mitchell 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 adoption of the Future Living Code Amendment – anticipated late March 2025.
- 2) Approve the Draft Future Living Code Amendment Engagement Report (**Attachment 1**) and Amendment Instructions (**Attachment 2**).
- 3) Agree to delegate authority to the Executive Director, Planning and Building, to make editorial and technical amendments to the approved Code Amendment Engagement Report and Amendment Instructions as required.
- 4) Approve and authorise the Chair of the Commission to sign the letter at **Attachment 3** including updates as discussed in the meeting to furnish the Minister the approved Code Amendment Engagement Report and Amendment Instructions in accordance with section 73(7) of the Planning, *Development and Infrastructure Act 2016* (the Act).

- 5) Recommend that the Minister for Planning divide the amendment into two separate parts under section 73(10)(e) of the Act and then proceed to adopt Part 1:
  - Part 1 – comprising the policy component of the Code Amendment only (including the new land use definition, new Co-located Housing Overlay, and amendments to the Established Neighbourhood Zone, overlays and general development policies)
  - Part 2 – comprising the spatial application of the Co-located Housing Overlay to the six affected council areas following council consideration of the approved policy component.
- 6) Recommend that the Minister write to the six participating councils (Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley, and Town of Walkerville) seeking support for spatial application of the Co-Located Housing Overlay to the Established Neighbourhood Zone in each of their areas (**Attachment 4**).
- 7) Authorise PLUS to publish the approved Code Amendment Engagement Report, Commission advice and Amendment Instructions on the PlanSA Portal no later than five business days after the Minister has made a decision on the Code Amendment under section 73(10) of the Act.
- 8) Agree to delegate authority to the Executive Director, Planning and Building to prepare a report on the Future Living Code Amendment on behalf of the Commission for the Environment, Resources and Development Committee (ERDC) of Parliament under section 74(3) of the Act.

## **6 MATTERS FOR NOTING**

Nil

## **7 OTHER BUSINESS**

### **7.1 Deputation 1: Riverlea Amendment to the EIS**

Brian Virgo, Patrick Mitchell and Jarrod Bishop addressed the Commission.

The Commission noted the deputation and discussion.

### **7.2 Deputation 2: Riverlea Amendment to the EIS**

Matt Dineen, Kean Fai Lau and Andrew Smith addressed the Commission.

The Commission noted the deputation and discussion.

### **7.3 Workshop 1: Riverlea Amendment to the EIS**

Simon Neldner, Robert Kleeman and Eric Alessi addressed the Commission.

The Commission noted the workshop presentation and discussion.

### **7.4 Presentation 1: Compliance with Raising the Bar on Residential Infill Policy**

Tom Victory, Troy Fountain, Rhiannon Hardy and Jason Bailey addressed the Commission.

The Commission noted the presentation and discussion.

### **7.5 Workshop 2: Amendments to Practice Directions 8 and 9 – Council inspections**

Cassia Byrne and Tom Victory addressed the Commission.

The Commission noted the workshop presentation and discussion.

## **7.6 Workshop 3: Concordia Code Amendment – Advice on Proposed Policy Framework**

John Stimson left the meeting.

Rhiannon Hardy and Jason Bailey addressed the Commission.

The Commission noted the workshop presentation and discussion.

John Stimson returned to the meeting.

## **8 MEETING FINALISATION**

### **8.1 Next Meeting**

Thursday, 20 March 2025.

### **8.2 Confirmation of Minutes and Confidential Minutes**

The Commission resolved that the Confidential Minutes of the meeting held today, 6 March 2025, be confirmed as a true and accurate record.

### **8.3 Meeting Close**

The Chair thanked all in attendance and declared the meeting closed at 4:35pm.

Confirmed 06/03/2025

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

**Craig Holden**  
Chair