

## MINUTES OF MEETING

**2.00pm Monday 28 February 2022**

**Microsoft Teams**

### 1. WELCOME AND APOLOGIES

#### MEMBERS

Brett Steiner (Chair)	A/Director, Growth Management
Robert Kleeman	A/Director, State Assessment
Ameya Sawant	Director, PlanSA
Troy Fountain	Manager, Commission Assessment
Julie Vanco	Metropolitan Council
Hannah Bateman	Metropolitan Council
Andy Humphries	Metropolitan Council
Rick Hutchins	Metropolitan Council
Gary Mavrinc	Regional Council
Deryn Atkinson	Regional Council
Zoe Garnaut	Private Sector
Elinor Walker	State Planning Commission Representative
Stephen Smith	Local Government Association Representative
Cate Hart	Planning Institute of Australia Representative
Kayla Gaskin-Harvey	Urban Development Institute of Australia Representative
Daniel Gannon	Property Council of Australia Representative
Andrew Cronin	Master Builders Australia Representative
Chris Wiltshire	Housing Industry Association Representative

#### EXECUTIVE OFFICER

Jaclyn Symons	Governance Officer
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#### INVITED ATTENDEES

Jason Bailey	Manager, Planning and Design Code
Chris Rudd	A/Manager, Strategic Planning

The Chair welcomed all in attendance.

**Apologies:** David Barone, Private Sector  
Louise Frazer-Walmesley, Regional Council

### 2. DECLARATION OF CONFLICTS

Nil.

### 3. OTHER BUSINESS

#### 3.1 Terms of Reference

The Chair provided a brief overview of the governance structure and where the Heads of Planning Reference Group fits within the structure.

Following this, Elinor Walker addressed the group and spoke of the State Planning Commission Priorities and Strategies for 2021-22.

The Chair asked for any questions. The questions raised by members included:

- resourcing of AGD-PLUS staff to complete the work proposed;
- encouragement and promotion of joint planning boards; and
- definition of regions and sub-regions.

The Chair spoke of the objectives of the group and subsequently invited members to provide their feedback on the Terms of Reference. The key issues raised by members included:

- reference to 'system improvements' and whether this is focused on PlanSA/DAP or legislative frameworks;
- frequency of meetings;
- interpretation of 'planning policy';
- inviting other government agencies to attend meetings; and
- terms of office and the need for agreement by all members.

After discussion, the Chair advised that he will amend the Terms of Reference to provide further clarity and address the issues raised and have the amended Terms of Reference circulated after the meeting.

#### 3.2 Meeting dates and procedures

The Chair spoke of the meeting procedures moving forward, including the idea that the Heads of Planning Reference Group be a 'two-way' group and that members, as heads of their respective groups, be involved in bringing forward agenda items for discussion.

The procedures moving forward were discussed, including that the meetings be held quarterly and that they will coincide with the Heads of Building Reference Group (following an interim meeting to be held on Tuesday 5 April 2022).

Jaclyn Symons gave a brief overview of the timeframe for calling for papers before meetings.

The Heads of Planning Reference Group noted the supporting report.

### 3.3 Roadmap regarding PlanSA

Ameya Sawant provided an update on the PlanSA roadmap delivery and the life cycle of enhancements, including in-progress system enhancements and planned system enhancements, as well as a snapshot of the current projects his team is focused on from a PlanSA perspective to deliver in the coming month/s.

Ameya highlighted that the roadmaps are available on the PlanSA portal and are published on a quarterly basis. Ameya asked for any questions from members. This included:

- the building workshop and when it was held;
- timeframes for improving the PlanSA portal and the role of the group in providing input;
- further information on fast-tracking enhancements;
- building consent stages; and
- accurate reporting.

The Heads of Planning Reference Group noted the verbal update.

### 3.4 Roadmap regarding Commission and Code Amendments

Jason Bailey addressed the group and provided a recap on the eight entities that can drive a code amendment, as well as an update on the five current code amendments and what stage they are at in the process.

The objectives of the four current code amendments before the State Planning Commission were discussed:

1. Flooding Hazards Mapping Update
  - Update of flooding data made available by 15 councils.
2. Miscellaneous Technical Enhancement
  - Looking to tidy up the inaugural code, specifically technical changes and improving pathways and policies identified as relevant to development.
3. Future Living
  - Allowing some housing diversity within established areas in Adelaide, responding to demographic trends.
  - Supported by City of Unley and inner metropolitan councils.
4. State-wide Bushfire Hazards Overlay
  - Review mapping for six hazard overlays that currently exist.
  - Importantly, the mapping to be proposed is informed by new modelling on risk, using powers available each day.
  - Funded by State and Federal Government under National Resistance Grant Funding.

Jason also spoke of other strategic priorities, namely:

- Open Space and Trees Review
  - Reviewing:
    - the types of trees exempt from regulated tree controls and quantify an appropriate off-set contribution for the removal of regulated and significant trees;
    - the operation of the new Urban Tree Canopy Offset Scheme (following 12 months of operation);
    - operation of the Commission's 'infill tree policy' with the Planning and Design Code; and
    - the tree canopy target considering data and methodologies available and further investigating how the planning and development system can further urban greening outcomes.
- Design Standards
  - Deal with vehicle crossovers in the public realm.
  - AGD-PLUS working on and providing State Planning Commission with viable design standards through the calendar year.
- Spatial Information Standards
  - Enabling updates to spatial layers and reference layers.
- Practice Guidelines and Directions
  - Bushfire Practice Guideline
  - Mount Lofty Ranges – Neutral/Beneficial Impact on Water Quality Practice Guideline
  - Review of PD 14 and updates to PD 2
- Advisory guidelines
  - Trees and Stormwater management
- Regulations
  - Information and tangible regulation piece to accompany development in bushfire prone areas.
- Heritage Reform Advisory Panel
  - To focus on the findings in the coming months.
- Outline consents

The Chair invited members to ask any questions. This included:

- input the group has in making comment with code amendments and whether the group fits into a specific category in the timeline of a code amendment;
- climate change (in terms of tree review);
- timeline for the work; and
- expected release dates on some of the information (PD 14).

The Heads of Planning Reference Group noted the verbal update.

### 3.5 Regional Planning Program

The Chair provided a brief background on the Planning Regions for South Australia and where regional plans fit into the planning framework. The Chair spoke of the timeline for

regional plans over the next twelve months, with a priority in making sure the scope is clear, and where the process currently stands.

The Chair asked for any questions. Questions raised focused on the role of the group in supporting the process.

Following this, Chris Rudd provided a detailed overview of the background investigation projects that came about from the EFPA Review conducted last year. Chris spoke of the concerns that were raised because of the review, and the projects that the Department has identified to address some of the concerns raised (which have been endorsed by the State Planning Commission) namely:

1. Comparison and review of different land supply analysis methodologies
2. Land supply analysis at different development shares (infill/greenfield) scenarios
3. Review 2016 population projections and key assumptions
4. Develop on-line reporting tools to improve timeliness and accessibility of data
5. Explore governance approaches for growth planning

Chris highlighted that the intention is to bring an outline of the projects in the coming months to the State Planning Commission.

The Heads of Planning Reference Group noted the verbal update.

**4. NEXT MEETING:**

Tuesday 5 April 2022.

**5. MEETING CLOSED:**

The Chair thanked all in attendance and declared the meeting closed at 3.58pm.