



**MINUTES OF POLICY AND PLANNING COMMITTEE MEETING HELD IN LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

22 APRIL 2025

MEMBERS PRESENT

Deputy Mayor, Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr J Chewparsad
Cr A Graham
Cr K Grenfell
Cr D Hood
Cr P Jensen (Deputy Chairman)
Cr M Mazzeo
Cr S McKell
Cr S Ouk

STAFF

Deputy Chief Executive Officer, Mr C Mansueto
A/ General Manager City Infrastructure, Mr J Foong
A/ General Manager City Development, Mr C Zafiropoulos
A/ General Manager Community Development, Ms C Giles
Manager Governance, Mr R Deco
Governance Officer, Mrs M Woods

The meeting commenced at 6.33pm.

The Chairman welcomed the Elected Members, members of the public and staff to the meeting.

APOLOGIES

Apologies have been received from Cr B Brug, Cr L Brug and Cr S Reardon.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr A Graham
Seconded Cr D Hood

The Minutes of the Policy and Planning Committee Meeting held on 17 March 2025, be taken as read and confirmed.

CARRIED

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr S McKell
Seconded Mayor G Aldridge

That Council:

1. Notes the report.

CARRIED

1.0.2 Recommendations of the Intercultural Strategy and Partnerships Sub Committee meeting held on Monday 14 April 2025

Moved Cr J Chewparsad
Seconded Cr S Ouk

That Council:

1. Receives and notes the information contained in the Intercultural Strategy and Partnerships Sub Committee of the meeting held on 14 April 2025 and that the following recommendations contained therein be adopted by Council:

CARRIED

1.0.2-ISPS1 Future Reports for the Intercultural Strategy and Partnerships Sub Committee

Moved Cr J Chewparsad
Seconded Cr S Ouk

That Council:

1. Notes the report.

CARRIED

**1.0.2-ISPS2 Update on SICA and SISA meetings -
Community Diversity and Inclusion Division**

Moved Cr J Chewparsad
Seconded Cr S Ouk

That Council:

1. Notes the report.

CARRIED

For Decision

1.1.1 Consultation on Proposed Development Regulation Changes

Moved Cr P Jensen
Seconded Cr S McKell

That Council:

1. Notes the draft staff submission for the consultation on changes to regulations under the *Planning, Development and Infrastructure Act, 2016*, as provided in Attachment 1 (Item 1.1.1, Policy and Planning Committee, 22 April 2025) to be submitted by 22 April 2025.
2. Notes the Acting Chief Executive Officer will be submitting the updated response tabled at the Policy and Planning Committee, noting Council may further refine the submission post the due date.

CARRIED

1.1.2 Mill Road, Waterloo Corner Code Amendment

Moved Cr P Jensen
Seconded Mayor G Aldridge

That Council:

1. Approves the draft submission on the Mill Road, Waterloo Corner draft Code Amendment as provided in Attachment 1 (Item 1.1.2, Policy and Planning Committee, 22 April 2025).
2. Delegates the Chief Executive Officer (or delegate) to finalise the draft submission in accordance with Council deliberations.

CARRIED

1.1.3 Strategic Asset Management Plan 2024/2025 Adoption

Moved Cr K Grenfell
Seconded Cr A Graham

That Council:

1. Adopts the draft Strategic Asset Management Plan 2025/26 as presented in Attachment 1 of the report (Item 1.1.3, Policy and Planning Committee, 22 April 2025) for the purpose of public consultation.

CARRIED

For Information

1.2.1 Cambodian Genocide Memorial

Moved Cr S Ouk
Seconded Cr C Buchanan

That Council:

1. Requests that a further report be presented to the May 2025 Intercultural Strategy and Partnership Sub Committee detailing information requested previously on the cost estimates for the design and construction of a Cambodian Genocide Memorial within the City of Salisbury.

CARRIED

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Update)

There were no Other Business Items.

ORDERS TO EXCLUDE THE PUBLIC

1.4.1 Recommendations of the Confidential Intercultural Strategy and Partnerships Sub Committee meeting held on Monday 14 April 2025

Moved Mayor G Aldridge
Seconded Cr K Grenfell

The Policy and Planning Committee:

1. *Orders that pursuant to Section 90(2) and (3)(a) and (b)(i) and (b)(ii) of the Local Government Act 1999, that it is necessary and appropriate to exclude the public for the consideration of Agenda Item 1.4.1 Recommendations of the Confidential Intercultural Strategy and Partnerships Sub Committee meeting held on Monday 14 April 2025 (ISPS3 First Nations Strategic Group Nominations and Recruitment) with the exception of the following persons:*

- *Deputy Chief Executive Officer*
- *A/ General Manager City Infrastructure*
- *A/ General Manager City Development*
- *A/ General Manager Community Development*
- *Manager Governance*
- *Governance Officer*

On the basis:

- *it relates to information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *non-disclosure of this matter and discussion of this item in confidence would protect the sensitive commercial information,*

*the public's interest is best served by not disclosing the **Recommendations of the Confidential Intercultural Strategy and Partnerships Sub Committee meeting held on Monday 14 April 2025** item and discussion at this point in time.*

CARRIED

The meeting moved into confidence at 6.53pm.

The meeting moved out of confidence and closed at 7.14pm.

CHAIRMAN.....

DATE.....

Item 1.1.1 - Consultation on Proposed Development Regulation Changes - Updated Response Tabled at the 22 April 2025 Policy and Planning Committee

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22 April 2025

Ms Sally Smith
Deputy Chief Executive Officer
Department for Housing and Urban Development

PlanSASubmissions@sa.gov.au

Field Co

Dear Sally,

Thank you for the opportunity to make a submission on the Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025 (Amendment Regulations).

The consultation window for this regulation consultation unfortunately does not align with Council's agenda cycle. Please accept this as a draft staff submission. Council will formally consider the draft regulations at its meeting to be held on the 24th April 2025 and the formal submission will be submitted immediately thereafter.

The following draft regulation changes are highlighted as matters that are considered to warrant further consideration.

- Land division approval processes and the vesting of land to councils.
- Private certifiers issuing land division approval.
- Significant and Regulated Trees.
- Complicating Development Assessment Processes.

Land division approval processes and the vesting of land to councils.

The proposed amendments to the regulations (Cl.# 3,7,14,15) are seeking to introduce significant changes to the land division approval process and the vesting of land to councils.

These changes will apply across all council areas where land is to be vested to a council, such as open space and road reserves, including the associated infrastructure. If this regulation proceeds as proposed, councils will no longer be able to refuse the vesting of land.

Currently, councils will inspect all land and the associated infrastructure that is to be vested to it, to ensure that the land and infrastructure has been constructed in accordance with the relevant approval.

The stated intent for these clauses is to ... *ensure that the land division process is not delayed through negotiations over the vesting of land that is in accord with a design standard*. It is understood to be the reasons for these changes as part of the Housing Road Map.

There is no evidence presented however to support the suggestion that the vesting of land is delaying land division approvals or that the delay is due to a local council. At times, infrastructure is poorly constructed and not in accordance with the relevant standards; it is entirely appropriate that contractors rectify faulty work.

This change is a significant risk to all councils. It fails to recognise the importance of inspections and quality control to ensure land that is vested to councils is constructed to the appropriate standard. Based on current experiences, there is a high risk of substandard land and associated infrastructure being vested to councils under this proposed change. Ultimately communities will be burdened with rectification costs and/or shortened asset life if inferior / poorly constructed infrastructure is vested with councils.

For these reasons, these changes are not supported.

Private certifiers issuing land division approval

A proposed regulation change (Cl.# 5) will allow private accredited professional surveyors to issue planning and land division consent for deemed-to-satisfy land divisions. The reason for this change is to provide *further flexibility for deemed-to-satisfy land division*.

A land division assessment takes into consideration engineering considerations, engineering advice is a critical component of such assessments. This could be simply the provision of an easement for adequate stormwater disposal. This proposed regulation change does not adequately recognise the importance of this input into the land division assessment process and risks incomplete assessment outcomes.

For this reason, this change is not supported.

Significant and Regulated Trees

The changes to significant and regulated trees in 2024 have increased the number of trees now considered to be Regulated or Significant. It has been estimated that of the 77,400 Council street trees, 37% now qualify as Regulated or Significant. The regulatory changes have a number of impacts on multiple teams within the Council. The impacts and costs are still being quantified, but as conservative estimate, with four times as many trees now considered to be Regulated or Significant, the resources required may also be up to four times current allowances. The resource impact is across all metropolitan councils.

The proposed amendment to the regulations (Cl.# 4) will remove the 5-year limit on pruning trees and will allow councils to undertake work as required to maintain all trees in public locations.

This regulation change is supported.

Given the clear difference between the management of public trees by councils compared to that of private trees, there is an argument that same development controls should not apply, where the approach to tree management is different.

On this basis, additional exclusions should be considered for trees under the care and control of councils, where appropriate checks and balances are included for maintaining and/or enhancing the tree canopy. Noting an increase in tree canopy cover is a strategic goal commitment of the Greater Adelaide Regional Plan.

It is recommended that this includes exemptions for the most unsuitable street trees species that cause the most considerable safety risk and damage to community assets. In City of Salisbury, these are Eucalyptus sideroxylon, Eucalyptus camaldulensis, Eucalyptus intertexta and Eucalyptus leucoxylon.

In such circumstances, council could be required to replace the trees with two (x2) semi-mature trees that are more suitable in the local environment, which may be native or other appropriate tree.

Appropriate changes could a meaningful reduction in the resourcing impact which has resulted from the recent tree reforms. They are also considered to encourage councils to consider their strategic approach to trees, such that trees are managed appropriately and with a low risk to the outcomes sought by the state's strategic goal.

Complicating Development Assessment Processes

Increasing the assessment time for complex development application is supported. Given the Expert Panel recommended an additional 10 days, it is considered reasonable that the full 10 days be included in the regulations.

Decreasing the assessment time for land divisions with 10 lots or less is not supported. These types of applications are not simple and warrant the same assessment time as other complex applications.

The concern is that the proposed process of determining a complex development application is inherently complex, and this is making the assessment process under the Act increasing more complex. This should be a simplified, so that all stakeholders have a clear understanding of the respective assessment time for development applications.

There is increasing concerns that the current assessment process is becoming overly complicated and is requiring multiple touch points for all development

applications. The assessment process is not efficient. This is having a detrimental impact on culture with planning assessment teams generally in councils.

Reforms such as the changes to the significant and regulated tree controls have not taken into considerations the substantial impact in workloads, as discussed above. The recent Vehicle Parking Amendment Bill and Scheme is another example of complicating the system with the introduction of a Bill, rather than using the instruments within the system, Practice Directions in this example, as intended.

Given the documented shortage of skilled staff, changes to the system, such as increasing the assessment time for complicated assessment process, while supported, should not in themselves be further complicating the assessment process. The government should prioritise making the assessment more efficient for practitioners, especially for simpler applications, as this will ultimately benefit applicants.

Yours Sincerely

John Harry Charles Mansueto

DEPUTY CHIEF EXECUTIVE OFFICER