



# MINUTES

of

## STRATEGY AND SERVICES COMMITTEE MEETING

*Pursuant to the provisions of Section 84(1) of the  
Local Government Act 1999*

HELD IN

**COUNCIL CHAMBERS  
PLAYFORD CIVIC CENTRE  
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**TUESDAY, 13 FEBRUARY 2024  
AT 7:00PM**

The meeting commenced at 7.00 pm.

In the absence of Presiding Member Cr Norris, Ms Hudson opened the meeting and advised that technology would not be available to support the live streaming and/or recording of the meeting.

### COMMITTEE RESOLUTION

5727

Moved: Cr Halls

Seconded: Mayor Docherty

**The Strategy and Services Committee meeting continues in the absence of technology to record and/or stream the meeting.**

**CARRIED**

Ms Hudson called for nominations to preside over the meeting.

**COMMITTEE RESOLUTION****5728****Moved: Cr Smallwood-Smith      Seconded: Cr Onuzans**

- 1. The Committee appoint Mayor Docherty as Presiding Member for the Strategy and Services Committee Meeting held on 13 February 2024.**
- 2. That, if required, the Private Ballot process outlined in the Code of Practice for Council and Committee Meetings – Section 16, be utilised to elect a Presiding Member, with the results of the ballot becoming the outcome.**

**CARRIED**

*Mayor Docherty assumed the Chair at 7.04 pm to preside over the meeting.*

**1 ATTENDANCE RECORD****1.1 Present**

Cr Marilyn Baker	Cr Zahra Bayani	Mayor Glenn Docherty
Cr Shirley Halls	Cr Clint Marsh	Cr Jane Onuzans
Cr Peter Rentoulis	Cr Gay Smallwood-Smith	Cr Tanya Smiljanic
Cr Katrina Stroet	Cr Rebecca Vandepeear	

**Also in attendance for the meeting:**

Chief Executive Officer	Mr Sam Green
General Manager, City Services	Ms Tina Hudson
General Manager, City Assets	Mr Dale Welsh
General Manager, Corporate Services	Mr Luke Culhane
Executive Strategic Advisor	Mr Greg Pattinson
Senior Manager, Assets & Delivery	Ms Janey Mitson (via Zoom)
Senior Manager, Community Engagement & Experience	Ms Bree Goodchild
Senior Manager Development Services	Mr Matt Dineen
Senior Manager Families and Young People	Ms Elena Casciano
Senior Manager Financial Services	Ms Trisca Price
Senior Manager Ageing & Inclusion	Ms Erin Findlay
Manager Positive Ageing	Ms Georgia Proctor
Manager Connection & Inclusion	Ms Amy Godfrey
Manager Planning Services	Mr Adam Squires
Social Planner	Ms Julie Douglas
Acting Sports and Recreation Planner	Mr Tyson Roling
Transport Planner	Mr Jordan Ward
Research & Policy Specialist	Ms Grace Trimboli
Urban Policy Planner	Mr Leif Burdon
Corporate Planner Specialist	Ms Sarah Young (via Zoom)
Growth & Infrastructure Coordinator	Mr Ben Woodrow
Manager Governance	Ms Zoey Squires
Minute Taker	Ms Jo Cross
Senior Governance Officer	Mrs Sarah Schutz
Governance Support Officer	Ms Kiraly Gosnell
ICT Technical Specialist	Mr Abdoulaye Barry
ICT Support Engineer	Mr Nick Gehlert

## 1.2 Apologies

Cr Misty Norris  
Cr Akram Arifi  
Cr Chantelle Karlsen  
Cr Andrew Craig  
Cr David Kerrison

## 1.3 Not Present

Nil

## 2 CONFIRMATION OF MINUTES

### COMMITTEE RESOLUTION

5729

Moved: Cr Stroet

Seconded: Cr Halls

The Minutes of the Strategy and Services Committee Meeting held 12 December 2023 be confirmed as a true and accurate record of proceedings.

CARRIED

## 3 DECLARATIONS OF INTEREST

Nil

## 4 DEPUTATION / REPRESENTATIONS

Nil

## 5 STAFF REPORTS

**Matters to be considered by the Committee and referred to Council**

*Matters which cannot be delegated to a Committee or Staff*

### 5.1 AMENDMENT TO DELEGATIONS REGISTER

**Responsible Executive Manager : Luke Culhane**

### COMMITTEE RECOMMENDATION

5730

Moved: Cr Onuzans

Seconded: Cr Halls

That Council makes the following amendments to its Delegations Register:

1. In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure (the 'General Approval') (Attachment 1) the Council authorises the following persons pursuant to Clause A.7 of the General Approval to endorse Traffic Impact Statements for the purposes of Clause A of the General Approval provided that

such persons shall take into account the matters specified in Clause A.7 of the General Approval in respect of Traffic Impact Statements:

- Najibullah Mozaffari
- Susheel Chimnani
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Wahidullah Yousafzai
- Aravinthan Udayak
- Adithya Joshy

2. In accordance with Clause A.7 of the General Approval, the Council is of the opinion that the following persons are experienced traffic engineering practitioners for the purposes of preparing a Traffic Impact Statement as required by Clause A.7 of the General Approval:

- Najibullah Mozaffari
- Susheel Chimnani
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Wahidullah Yousafzai
- Aravinthan Udayak
- Adithya Joshy

3. In accordance with Clause E.2 of the General Approval, the Council is of the opinion that the following persons have an appropriate level of knowledge and expertise in the preparation of Traffic Management Plans:

- Najibullah Mozaffari
- Susheel Chimnani
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Wahidullah Yousafzai
- Aravinthan Udayak
- Adithya Joshy

4. Council's previous authorisation to Derek Langman and Jason Yii pursuant to clause A.7 of the General Approval to endorse Traffic Impact Statements for the purpose of clause A of the General Approval is hereby revoked.

**CARRIED**

## 5.2 STRATEGIC PLAN 2025-28 - COMMUNITY ENGAGEMENT PLAN

Responsible Executive Manager : Luke Culhane

### COMMITTEE RECOMMENDATION

5731

Moved: Cr Smiljanic

Seconded: Cr Baker

1. Council endorses the Draft Community Engagement Plan (included in Attachment 1) for the development of the Strategic Plan 2025-2028.

- 2. Council authorise the CEO to make further minor amendments to the submission that do not alter the intent of the document.**

**CARRIED**

*Matters which can be delegated to a Committee or Staff but the Council has decided not to delegate them*

**5.3 STATE-WIDE BUSHFIRE HAZARDS OVERLAY CODE AMENDMENT**

**Responsible Executive Manager : Sam Green**

**COMMITTEE RECOMMENDATION**

**5732**

**Moved: Cr Smallwood-Smith**

**Seconded: Cr Onuzans**

**That Council endorse:**

- 1. The City of Playford's submission provided as Attachment 1 that responds to the State-Wide Bushfire Hazard Overlay Code Amendment out on consultation.**
- 2. Council authorise the CEO to make further minor amendments to the submission that do not alter the intent of the document.**

**CARRIED**

**6 INFORMAL DISCUSSION**

Nil

**7 INFORMAL ACTIONS**

Nil

**8 CONFIDENTIAL MATTERS**

*Item 8.4 was brought forward for consideration*

**8.4 ANGLE VALE (SOUTH) GROWTH AREA FINAL STORMWATER INFRASTRUCTURE DEED**

**A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE FOR ITEM 8.4**

**COMMITTEE RESOLUTION**

**5733**

**Moved: Cr Onuzans**

**Seconded: Cr Halls**

**Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:**

- Chief Executive Officer**
- General Manager City Assets**
- General Manager City Services**

- General Manager Corporate Services
- Executive Strategic Advisor
- Senior Manager Assets and Delivery
- Senior Manager Community Engagement and Experience
- Senior Manager Development Services
- Senior Manager Families and Young People
- Senior Manager Financial Services
- Manager Governance
- Manager Planning Services
- Growth and Infrastructure Coordinator
- Senior Governance Officer
- Governance Support Officer
- ICT Technical Specialist
- ICT Support Engineer
- Minute Taker

in order to consider in confidence agenda item 8.4 under Section 90 (3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which -

i) 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

ii) would, on balance, be contrary to the public interest.

This matter is Confidential because it is considered to prejudice the commercial position of Council in negotiations with third parties.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Committee consider it necessary to consider this matter in confidence.

**CARRIED**

*The meeting went into confidence at 7.14 pm.*

## **B. THE BUSINESS MATTER**

**Presenter:** Matt Dineen

**Outcome:** The Committee received a presentation regarding the Angle Vale (South) Growth Area Final Stormwater Infrastructure Deed

## **C. PROCEDURAL DECISION - COMMITTEE TO DECIDE HOW LONG ITEM 8.4 IS TO BE KEPT IN CONFIDENCE**

### **COMMITTEE RESOLUTION**

**5734**

**Moved:** Cr Marsh

**Seconded:** Cr Onuzans

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.4 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to Section 90 (3)(b) of the *Local Government Act 1999*:

**- Presentation for Item**

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Council delegates to the Chief Executive Officer the power to revoke this order at any time and the Chief Executive Officer must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

This order will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

**CARRIED**

*The meeting reopened to the public at 7.33 pm*

**8.1 ANGLE VALE (SOUTH) GROWTH AREA FINAL STORMWATER INFRASTRUCTURE DEED**

Responsible Executive Manager : Tina Hudson

**A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE FOR ITEM 8.1**

**COMMITTEE RESOLUTION**

**5735**

Moved: Cr Marsh

Seconded: Cr Stroet

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer
- General Manager City Assets
- General Manager City Services
- General Manager Corporate Services
- Executive Strategic Advisor
- Senior Manager Assets and Delivery
- Senior Manager Community Engagement and Experience
- Senior Manager Development Services
- Senior Manager Families and Young People
- Senior Manager Financial Services
- Manager Governance
- Manager Planning Services
- Growth and Infrastructure Coordinator
- Senior Governance Officer
- Governance Support Officer
- ICT Technical Specialist
- ICT Support Engineer
- Minute Taker

in order to consider in confidence agenda item 8.1 under Section 90(3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which -

i) 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

ii) would, on balance, be contrary to the public interest.

**This matter is Confidential because it is considered to prejudice the commercial position of Council in negotiations with third parties**

**On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Committee consider it necessary to consider this matter in confidence.**

**CARRIED**

*The meeting went into confidence at 7.34 pm.*

## **B. THE BUSINESS MATTER**

### **COMMITTEE RESOLUTION**

**5736**

**Moved: Cr Marsh**

**Seconded: Cr Halls**

**That Council:**

- (a) Endorses the Final Stormwater Infrastructure Deed for the Angle Vale (South) Growth Area to be entered into by Council and each respective landowner of sites within the Precincts as defined within the Final Stormwater Infrastructure Deed for the Angle Vale (South) Growth Area.**
- (b) Authorises Council Administration to undertake stakeholder engagement on the Final Stormwater Infrastructure Deed for the Angle Vale (South) Growth Area and Supplementary Land Management Agreement.**
- (c) Authorises the CEO to finalise for execution and make minor amendments to the Final Stormwater Infrastructure Deed for the Angle Vale (South) Growth Area that do not alter the overall intent of the document, prior to execution and that may respond to (but are not limited to) matters resulting from the stakeholder engagement.**
- (d) Authorises the affixation of the Common Seal of the City of Playford by the Mayor and CEO to and execute the Final Stormwater Infrastructure Deed for the Angle Vale (South) Growth Area following stakeholder engagement.**
- (e) Endorses the Supplementary Land Management Agreement as annexed to the Final Stormwater Infrastructure Deed for the Angle Vale (South) Growth Area to be entered into by Council, each respective landowner of sites within the Precincts as defined within the Final Stormwater Infrastructure Deed for the Angle Vale (South) Growth Area, and the Minister for Infrastructure and Transport (as the case may be).**
- (f) Authorises the CEO to finalise for execution and make minor amendments to Supplementary Land Management Agreement that do not alter the overall intent of the document, prior to execution and that may respond to (but are not limited to) matters resulting from the stakeholder engagement.**
- (g) Authorises the affixation of the Common Seal of the City of Playford by the Mayor and CEO to and execute the Supplementary Land Management Agreement following stakeholder engagement.**
- (h) Authorises the Mayor and CEO to apply to the Registrar General on behalf of Council to note the Supplementary Land Management Agreement following execution pursuant to section 192(15) of the *Planning, Development and***



**Infrastructure Act 2016 against the relevant Certificates of Title.**

- (i) Authorises the Council Administration, upon or following transfer of ownership of any of the respective sites within the Precincts, to undertake further engagement with any subsequent landowner(s) and thereafter for the Mayor and CEO to affix the Common Seal and execute a new deed in substantially the same terms as the Final Stormwater Infrastructure Deed with those landowner(s).

**CARRIED****C. PROCEDURAL DECISION - COMMITTEE TO DECIDE HOW LONG ITEM 8.1 IS TO BE KEPT IN CONFIDENCE****COMMITTEE RESOLUTION****5737****Moved: Cr Marsh****Seconded: Cr Bayani**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.1 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to *Section 90 (3)(b) of the Local Government Act 1999*:

- Report for Item 8.1
- Attachment 8.1

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Council delegates to the Chief Executive Officer the power to revoke this order at any time and the Chief Executive Officer must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

This order will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

**CARRIED**

*The meeting reopened to the public at 7.36 pm*

**8.2 PLAYFORD AND GAWLER BOUNDARY REALIGNMENT**  
**Responsible Executive Manager : Dale Welsh**

**A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE FOR ITEM 8.2****COMMITTEE RESOLUTION****5738****Moved: Cr Marsh****Seconded: Cr Smallwood-Smith**

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer
- General Manager City Assets
- General Manager City Services
- General Manager Corporate Services
- Executive Strategic Advisor

- Senior Manager Assets and Delivery
- Senior Manager Community Engagement and Experience
- Senior Manager Development Services
- Senior Manager Families and Young People
- Senior Manager Financial Services
- Manager Governance
- Senior Governance Officer
- Governance Support Officer
- ICT Technical Specialist
- ICT Support Engineer
- Minute Taker

in order to consider in confidence agenda item 8.2 under Section 90 (3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which -

i) 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

ii) would, on balance, be contrary to the public interest.

This matter is confidential because Council is currently undertaking commercial negotiations with the Town of Gawler regarding the Playford and Gawler boundary.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Committee consider it necessary to consider this matter in confidence.

**CARRIED**

*The meeting went into confidence at 7.37 pm.*

#### **C. PROCEDURAL DECISION - COMMITTEE TO DECIDE HOW LONG ITEM 8.2 IS TO BE KEPT IN CONFIDENCE**

#### **COMMITTEE RESOLUTION**

**5740**

Moved: Cr Marsh

Seconded: Cr Stroet

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.2 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to Section 90 (3)(b) of the *Local Government Act 1999*:

- Report for Item 8.2
- Minutes for Item 8.2

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

The Chief Executive Officer may revoke the minutes for Item 8.2 upon the submission of a joint application to the Boundaries Commission. The Chief Executive Officer must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

**CARRIED**

*The meeting reopened to the public at 7.40 pm.*

### 8.3 KALARA RESERVE PRUDENTIAL REPORT

Responsible Executive Manager : Luke Culhane

#### A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE FOR ITEM 8.3

#### COMMITTEE RESOLUTION

5741

Moved: Cr Marsh

Seconded: Cr Onuzans

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer
- General Manager Corporate Services
- General Manager City Services
- General Manager City Assets
- Executive Strategic Advisor
- Senior Manager Community Engagement and Experience
- Senior Manager Development Services
- Senior Manager Financial Services
- Senior Manager Families & Young People
- Manager Governance
- Sport and Recreation Planner
- Senior Governance Officer
- Governance Support Officer
- ICT Technical Specialist
- ICT Support Engineer
- Minute Taker

in order to consider in confidence agenda item 8.3 under Section 90 (3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which -

i) 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

ii) would, on balance, be contrary to the public interest.

This matter is Confidential Subject to an order pursuant to Section 90(3)(b) of the *Local Government Act 1999*, this matter is confidential because it involves a commercial process in the open market and the disclosure of information may affect negotiations.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Committee consider it necessary to consider this matter in confidence.

**CARRIED**

*The meeting went into confidence at 7.41 pm.*

**C. PROCEDURAL DECISION - COMMITTEE TO DECIDE HOW LONG ITEM 8.3 IS TO BE KEPT IN CONFIDENCE**

**COMMITTEE RESOLUTION**

**5743**

**Moved: Cr Smiljanic**

**Seconded: Cr Marsh**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.3 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to *Section 90(3)(b) of the Local Government Act 1999*:

- Report for Item 8.3
- Attachment(s) for Item 8.3
- Minutes for Item 8.3

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

**CARRIED**

*The meeting reopened to the public at 7.46 pm.*

**9 CLOSURE**

The meeting closed at 7.46 pm.