



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 21 November 2022
at 5.30 pm
in the Colonel Light Room, Adelaide Town Hall



Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 21 November 2022, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

Present -	Presiding Member -	Nathan Cunningham
	Panel Members -	Colleen Dunn and Emily Nankivell
	Deputy Panel Member -	Prof Mads Gaardboe (Attending for Panel Member vacancy)
Apology-	Panel Member -	Mark Adcock

Opening and Acknowledgment of Country

At the opening of the Panel Meeting, the Presiding Member stated:

'The City of Adelaide Council Assessment Panel acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

1 Item 1 - Confirmation of Minutes - 26/9/2022

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 26 September 2022, be taken as read and be confirmed as an accurate record of proceedings.

2 Item 2 - Declaration of Conflict of interest

Nil

3 Item 3 - Applications assessed under PDI Act 2016 (SA) with Representations

Nil

4 Item 4 - Applications assessed under PDI Act 2016 (SA) without Representations

Nil

5 Item 5 - Appeal to CAP for Assessment Manager's Decision Review

Nil

6 Item 6 - Other Business

7 Item 6.1 - Other Business

Nil

8 Item 6.2 - Other Business Raised at Panel Meeting - Planning System Implementation Review

The Assessment Manager gave the following summary to provide Council Assessment Panel members with a brief overview of Council feedback for the Planning System Implementation Review.

General

- positive to see review being undertaken
- Expert Panel is being proactive in seeking early intervention on key issues.

What is Working Well

- SAPP (South Australian Property and Planning Atlas)
- e-planning system has streamlined processes, however simple fixes could yield further improvements.

Assessment & Efficiency Improvements

Planning

- removal of third party appeal rights resulting in reduced input for representors and complicating assessment process
- policies specific to local areas lacking and could be improved
- prioritising system fixes needs to occur together with Councils
- reduce 'all code assessed' development for simple applications
- deemed consents should not be issued outside of the DAP
- reporting needs to be improved as different reports provide varying data
- \$10 million threshold for SCAP applications should be increased
- concern Crown Development being assessed outside of the DAP
- the DAP should withdraw proposals when not passed verification after certain time
- ongoing system complexities
- assessment clocks not always functioning properly
- searchability of Code could be improved.

Building

- Expert Panel appears to be strongly focused on planning

- system should be better utilised to support compliance and enforcement
- effective and useful online reporting required to support building compliance
- support Expert Panel enabling building notification process via mobiles
- improve Essential Safety Provision maintenance reporting
- consider 2018 Building Confidence report (by Shergold Weir)

Heritage

- Historic Area statements need updating (Expert Panel supporting this)
 - status of heritage listings and heritage policy requires strengthening, including education, communication and compliance.
-

9 **Item 6.3 - Next Meeting**

Monday 12 December 2022

10 **Item 7 - Exclusion of the Public**

Item 7 – Exclusion of the Public from attendance to receive, discuss or consider Information/Matter in confidence

Item 8.1 – 5 Albert Lane, Adelaide

Section 13(2) (a) (ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place [*Planning, Development and Infrastructure (General) Regulations 2017 (SA)*]

Decision

That the public be excluded from this part of the meeting of the City of Adelaide Council Assessment Panel dated 21/11/2022, (with the exception of members of Corporation staff who are hereby permitted to remain) to enable the Panel to receive, discuss or consider information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place associated with Item 8.1 – 5 Albert Lane, Adelaide.

Members of the public and City of Adelaide staff not directly involved with the matter left the Colonel Light Room at 5.46pm.

11 **Matters for Consideration on a Confidential Basis**

12 **Item 8.1 - Item 8.1 - Subject Site 5 Albert Lane, Adelaide Development No. 21037088**

Document is Restricted

13 Matter Considered in Confidence to remain Confidential

Item 8.1 – Subject Site 5 Albert Lane, Adelaide SA 5000, Development No. 21037088

Decision

The Council Assessment Panel resolves that:

1. Item 8.1 having been dealt with on a confidential basis (information relating to actual litigation, or litigation that the panel believes on reasonable grounds will take place) remain confidential until the matter has been finalised.
2. Item 8.1 be excluded from the Minutes [Regulation 14(4) *Planning, Development and Infrastructure (General) Regulations 2017 (SA)*]

Closure

The meeting closed at 6.04 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel