

# Council Assessment Panel - Annual Report 2023

Strategic Alignment - Our Places

Public

**Tuesday, 5 March 2024**

**City Planning, Development and Business Affairs Committee**

**Program Contact:**

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**Approving Officer:**

Ilia Houridis, Director City  
Shaping

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## EXECUTIVE SUMMARY

The purpose of this report is to provide the Council Assessment Panel (CAP) Annual Report to the City Planning, Development and Business Affairs Committee.

The Council Assessment Panel Annual Report 2023 was endorsed by CAP on 29 January 2024.

A summary of overall development assessment performance for the City of Adelaide during 2023 compared to 2022 is also presented.

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## RECOMMENDATION

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

That Council:

1. Notes the Council Assessment Panel Annual Report 2023 contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 5 March 2024.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Places</b> Reduce red tape and streamline processes.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	While there is no legislated requirement for the CAP to provide an annual report to Council or Committee, it is considered beneficial to provide awareness and transparency.
Opportunities	Open, transparent and informed decision making.
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# DISCUSSION

## Background

1. The Council Assessment Panel (CAP) is established under section 83 of the *Planning, Development and Infrastructure Act 2016* (PDI Act). The CAP acts as the Relevant Authority for performance assessed development applications that require public notification in the City of Adelaide.
2. The CAP delegates the assessment of these applications to Council's Assessment Manager when no speaking representations are received.
3. Development applications are assessed against the relevant provisions of the Planning and Design Code.

## CAP Annual Report

4. The CAP Annual Report (Attachment A) provides an overview of the CAP workload and performance throughout 2023.
5. The Annual Report also includes additional commentary added by CAP.
6. The CAP endorsed the Annual Report 2023 for submission to Council at the 29 January 2024 meeting.
7. The report includes:
  - 7.1. Number of meetings held and cancelled.
  - 7.2. Panel Member attendance.
  - 7.3. Number of submitted development applications and associated development costs.
  - 7.4. Number of decisions made in accordance with Administration recommendations.
  - 7.5. Extent of public notification undertaken.
  - 7.6. Number of Court Appeals.
  - 7.7. Key Case Law updates relevant to CAP.
  - 7.8. Additional CAP commentary and advice to Council.

## City of Adelaide Development Assessment Activity

8. In addition to the CAP Annual Report, this report provides summary information relating to development assessment activity within City of Adelaide more broadly.
9. Table 1 provides a summary of development applications received and processed in 2023, in comparison to 2022.

TABLE 1 – CITY OF ADELAIDE DEVELOPMENT APPLICATIONS				
Year	DAs Submitted	Development Cost	Average Assessment Time	Within Statutory Timeframe
2023	969	\$231.4 million	16.3 days	92.6%
2022	936	\$260.9 million	14.3 days	94.2%

10. Table 2 provides a summary of technical referral comments provided by Council Administration to the State Planning Commission, for development applications for which they are the Relevant Authority.

TABLE 2 – REFERRAL COMMENTS TO STATE PLANNING COMMISSION		
Year	DA Referral Comments	Development Cost
2023	42	\$1.4 billion
2022	57	\$810 million

11. Of the 704 development applications granted Development Approval in 2023, 351 (49.8%) notified Council that construction had commenced. This compares to 622 development applications granted Development Approval in 2022 and 382 (61.4%) notifying the commencement of construction. Not all builders/applicants notify Council of the commencement of construction, particularly for shop and office fit-outs.
12. The Development Assessment function is also responsible for undertaking 'Section 7 searches'. Section 7 searches are requested during the sale/purchase of properties. A total of 1,488 requests were processed in 2023 and 1,406 requests in 2022. All requests were process within the legislated 8 business day timeframe.

### **Legislative Updates and Council's Response to Planning Skills Shortage**

13. On 26 May 2023, gazetted amendments to the PDI Regulations included requiring an applicant provide evidence that a strata or community corporation has authorised the carrying out of certain works before a development application for these works can be formally lodged.
14. This amendment positively responded to concerns included in Council's submission to the Planning System Implementation Review Expert Panel, endorsed by Council on 31 January 2023.
15. Between 26 May and 31 December 2023, Council received approximately 15 development applications requiring this evidence be provided. There have been two applications where the required evidence has not been provided, and therefore the applications have not proceeded to formal lodgement.
16. To help address the significant statewide shortage of planners, a Graduate Planner recently commenced in the Development Assessment team, as part of Council's Graduate Program endorsed in the 2023/24 Annual Business Plan and Budget.
17. In addition, the City of Adelaide will be participating in the 'Para-Planner Cadetship Program' recently launched by the State Government in January 2024 ([New cadet planning program to provide opportunities and address skills shortage | Premier of South Australia](#)).

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## **ATTACHMENTS**

**Attachment A** – Council Assessment Panel Annual Report 2023

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