

Councillor Martin - MoN - State Commission Assessment Panel (SCAP) Development Assessment Threshold

Tuesday, 26 March 2024
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Iliia Houridis, Director City Shaping

MOTION ON NOTICE

Councillor Phillip Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council;

1. Requests Administration to prepare a report to be considered by Council that details the case for an increase to the \$10m financial threshold for State Commission Assessment Panel development assessment. This is noting the advice of the Council Assessment Panel to Council in its 2023/24 Annual Report. The report should outline:
 - a. The key considerations relating to a change in the current \$10 million development assessment threshold.
 - b. The types of development to which a revised threshold/s should be applied.
 - c. Projected revenue and resourcing implications and the net cost to Council of any changes.
 - d. The options and approval pathways for projects that would be assessed through Council.
2. Notes that the report form the basis of a submission to the State Government (to be copied to the Capital City Committee) seeking a change to the \$10 million threshold for approval by Council by the end of 2024.
3. Notes that in Council's submission to The State Planning System Implementation review, Council sought consideration of an increase to the financial threshold for State Commission Assessment Panel from \$10 million to \$50 million.'

ADMINISTRATION COMMENT

1. In 2008, Council's powers relating to development were reduced. The State Government introduced regulations for the State Commission Assessment Panel (SCAP) – known then as the Development Assessment Commission – to become the relevant authority for development applications over \$10 million within the City of Adelaide.
2. The \$10 million threshold has remained unchanged since 2008.
3. On 12 March 2024, the City of Adelaide's Council Assessment Panel (CAP) 2023 Annual Report was presented to Council for noting.
4. CAPs advice to Council included the following (at section 6.2):
 - 4.1. *The Panel encourages Council to have the Schedule 6 development application threshold of \$10 million reconsidered and discussed.*
 - 4.2. *It is noted there have been several changes since the threshold was introduced, particularly regarding the composition of Panels.*
 - 4.3. *This should be discussed further with the State Government*

5. CAPs recent advice is consistent with Council's previous position on the matter.
6. In January 2023, in response to the State Government's Planning System Implementation Review, Council lodged a submission covering a range of planning matters.
7. Council's submission ([Link 1](#)) highlighted the SCAP threshold, recommending it be reviewed and raised from \$10 million to \$50 million.
8. Council has not received a response to our submission or the Expert Panel's findings.
9. The SCAP threshold was one of many aspects covered in Council's submission, as such it was discussed in broad terms.
10. Should this motion be supported, a more detailed report will be provided to Council which outlines the considerations, options, benefits and implications of reviewing the \$10 million SCAP threshold.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	The intent of the motion complements Council's previous submission to the Planning System Implementation Review.
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	1 month
Other	
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4.5 hours.

- END OF REPORT -