

CITY OF ADELAIDE

COUNCIL ASSESSMENT PANEL

Annual Report 2025

January 2026

CITY OF ADELAIDE

COUNCIL ASSESSMENT PANEL

ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

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COUNCIL ASSESSMENT PANEL

1. PURPOSE

The City of Adelaide Council Assessment Panel (CAP) has been established pursuant to section 82 and 83 of the *Planning, Development and Infrastructure Act 2016*.

The CAP is the relevant authority for granting of planning consent for performance assessed development applications that are publicly notified, subject to delegations.

This report provides an overview of the performance of CAP during 2025 in terms of attendance at meetings, the number and development value of applications determined, details relating to public notification and the number of appeals.

It should be noted several figures in this report rely on the PlanSA reporting system which is subject to ongoing improvements.

Attendance of Panel Members

At the end of 2025, four meetings of the Panel had been held with eight cancellations. The attendance record between 1 January 2025 and 31 December 2025 is provided as follows:

Panel Member	Meetings Held	Attended	Apology
Nathan Cunningham (Presiding Member)	4	4	-
Colleen Dunn	4	3	1
Robert Gagetti	4	3	1
Mark Adcock	4	4	-
Professor Mads Gaardboe (Deputy Member) *	3	1	-
Councillor Abrahamzadeh	4	4	-
Councillor Noon (Deputy Council Member) *	1	-	-
Councillor Snape (Deputy Council Member) *	2	-	-
Councillor Freeman (Deputy Council Member) *	1	-	-

* *Professor Mads Gaardboe, Councillor Noon, Councillor Snape and Councillor Freeman as Deputy Members had reduced or no attendance*

2. PLANNING DECISIONS

Tables 2.1 and 2.2 refer to the number of development applications in 2025 compared with 2021 to 2024. The figures do not include development applications for which the State Planning Commission is the Relevant Authority (Schedule 6 and Section 131 applications).

At its meeting on 29 January 2024, the CAP determined to continue to assess development applications that were publicly notified with speaking representations. This is based on the model of delegations provided by the Local Government Association. If there are no speaking representations, the application is delegated to Council’s Assessment Manager for a decision.

TABLE 2.1 – CITY OF ADELAIDE TOTAL DEVELOPMENT APPLICATIONS			
YEAR	DAs SUBMITTED	ASSESSMENT MANAGER DELEGATION	DEVELOPMENT COST
2021	992	456	\$178.8 million
2022	936	554	\$260.9 million
2023	969	526	\$231.4 million
2024	827	402	\$294.9 million
2025	829	482	\$229.2 million

- *Assessment Manager Delegation figures do not include development applications where either CAP or other Accredited Professionals were the Relevant Authority*

TABLE 2.2 – APPLICATIONS DETERMINED BY CAP				
YEAR	DAs ASSESSED	SUPPORT ADMINISTRATION RECOMMENDATION	AGAINST ADMINISTRATION RECOMMENDATION	DEVELOPMENT COST
2021	27	23 <i>(all granted)</i>	4 <i>(2 granted & 2 refused)</i>	\$45.63 million
2022	13	12 <i>(11 granted & 1 refused)</i>	1 <i>(refused)</i>	\$24.05 million
2023	18	15 <i>(14 granted & 1 refused)</i>	3 <i>(1 granted & 2 refused)</i>	\$29.75 million
2024	7	7 <i>(6 granted & 1 refused)</i>	0	\$24.82 million
2025	4	4 <i>(4 granted)</i>	0	\$19.72million

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3. PUBLIC NOTIFICATION

Table 3.1 refers to the level of public notification activity in 2025, compared with 2021 to 2024. The figures do not include development applications for which the State Planning Commission is the Relevant Authority (Schedule 6 and Section 131 applications).

TABLE 3.1 – PUBLIC NOTIFICATIONS				
YEAR	APPLICATIONS PUBLICLY NOTIFIED	REPRESENTATIONS RECEIVED FOR CAP APPLICATIONS	SPEAKING REPRESENTATIONS	DAs DETERMINED BY CAP
2021	41 (4.1% of all DAs submitted)	75	45	27
2022	33 (3.5% of all DAs submitted)	106	39	13
2023	32 (3.3% of all DAs submitted)	197	67	18
2024	20 (2.4% of all DAs submitted)	68	23	7
2025	25 (3% of all DAs submitted)	49	12	4

4. APPEALS INITIATED

No development applications were refused by the CAP in 2025. However, there were two appeals against refusals issued by Council’s Assessment Manager as follows:

- 88 Pirie Street, Adelaide (DA 25019332)
Install illuminated LED advertisement facing Pirie Street within existing shop
 - This matter has been resolved with a compromise proposal reducing the extent of advertising.
- 81 Franklin Street, Adelaide (DA 25017177)
Change of use to open lot car parking for a temporary period of three years
 - This matter is currently ongoing in the Environment, Resources and Development Court.

5. ANALYSIS AND ADVICE

The Panel is fulfilling its requirements set out in its Terms of Reference with the 2025 figures demonstrating the Panel undertook its obligations effectively.

5.1 Analysis

There was a high level of participation from Panel Members in 2025, with 20 attendances required overall, and only two apologies.

The number of planning applications considered by the Panel decreased from seven in 2024 to four in 2025. While this can result from many factors, notable attributing aspects include:

- planning system reforms implemented in March 2021 reducing public notification triggers which in turn has gradually reduced public notification.
- a similar lower number of overall applications submitted in 2025 of 829 compared to 827 in 2024. This compares to over 900 applications per year from 2021 to 2023.

An overall trend of reduced applications being considered by the Panel is also being experienced by other Councils throughout the State.

At this stage, the low number of applications determined by the CAP in 2025 is unlikely to be repeated in 2026 with two applications to be considered at the January meeting and significantly more applications expected to be presented to CAP for determination in the next few months.

The number of development applications publicly notified increased from 20 in 2024 to 25 in 2025. The number of representations received for Panel applications reduced from 68 in 2024 to 49 in 2025. Despite a reduced number of representations, the number is still relatively high considering there were only four applications considered by CAP during this period. This reflects a broader approach to public notification since the implementation of planning reforms in 2021, which allows any member of the public to provide feedback.

The consistency of the CAP supporting Administration recommendations was 100% in 2025.

There were no Appeals against CAP decisions in 2025.

5.2 CAP Advice to Council

At the 28 January 2026 CAP meeting the Panel advised the following:

- **Car Parking**
 - The Planning and Design Code requirement for no minimum car parking in various zones in the city is a complex issue often not aligned with community expectations. Additional messaging to the public from the State Government explaining the intent for these policies could be beneficial and raise community awareness and align them with the reality of Code policy.
 - Research and evidence on the impact of high-rise developments without parking, or case studies on people living in these developments without a car could be beneficial now that numerous examples in the city have been delivered.
- **Interface Concerns**
 - There is significant transformational policy in the Planning and Design Code showing a direction of change of built form in the city, particularly at the interface between low scale residential zones and high scale mixed use and commercial zones. The CAP notes this has been a regular community concern in several meetings.
 - Additional messaging to the public from the State Government explaining the reasons for this is encouraged to assist the community to understand this policy.
- **CAP Volume**
 - There is a reduced number of development applications being assessed by the Panel, and Panels generally across South Australia.
 - As the planning system continues to evolve, changes resulting in Panels being the Relevant Authority for a greater number of appropriate developments is encouraged.

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- CAP considers such changes would better align with community expectations regarding the role of a Council Assessment Panel, which includes Accredited Professionals assembled to utilise their skills to assess and determine complex applications.
- SCAP Threshold
 - Reiterate the view that the SCAP threshold should be reviewed, possibly removed given the level of change in the planning system since it was established or at the very least increased from the \$10 million figure initially set.
 - Supports progress Administration is making in this regard.
- Demolition
 - The CAP notes an increase in demolition in the city not requiring development approval since the planning reforms in March 2021. This can deliver poor outcomes and is resulting in an increase in open lot car parks.