

Deputy Lord Mayor, Councillor Noon - MoN - Development Planning Transparency

Tuesday, 11 August 2026
Council

Council Member
Deputy Lord Mayor, Councillor
Carmel Noon

Public

Contact Officer:
Jo Podoliak, Director City
Community

MOTION ON NOTICE

Deputy Lord Mayor, Councillor Carmel Noon will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council:

1. Notes the correspondence dated 21 July 2026 from the East End Coordination Group, together with similar concerns raised by residents, property owners and ratepayers in the East End regarding access to information and engagement concerning significant developments.
2. Acknowledges the actions already taken by the Chief Executive Officer and Administration to improve information on the City of Adelaide website, including clearer:
 - a. explanations of Council-assessed and State Commission Assessment Panel-assessed applications;
 - b. links to the PlanSA Development Application Register and SCAP agendas and minutes;
 - c. information about public notification and representations; and
 - d. contact information for the relevant planning authority.
3. Affirms Council's support for well-designed development and investment, while recognising that public confidence in the planning system requires transparency, timely access to information and meaningful engagement with affected stakeholders.
4. Requests the Lord Mayor write to the Minister for Housing, Urban Development and Planning and the Minister for the City of Adelaide seeking a review of the Planning, Development and Infrastructure Act 2016 and associated processes, particularly in relation to:
 - a. access to architectural drawings and relevant technical reports for significant developments;
 - b. notification and engagement with affected stakeholders;
 - c. transparency regarding reserved matters and compliance with planning conditions; and
 - d. consideration of cumulative precinct impacts and construction management requirements.
5. Requests the Chief Executive Officer provide a report by 8 September Council meeting 2026 identifying any further practical measures available to Council to improve communication with affected residents, businesses and property owners before and during the construction of significant developments.'

ADMINISTRATION COMMENT

1. The State Government implemented planning reforms on 19 March 2021 and since implementation there has been a significant Expert Panel Review of the system which identified areas for improvement.

Access to Development Application Documents

2. The introduction of State Government planning reforms reduced the ability for a relevant authority to provide development application documentation to third parties. This has been identified by several Councils and there has been ongoing advocacy to the State Government to improve public access to development application documents.

Public Notification

3. The introduction of State Government planning reforms reduced public notification for many types of development throughout the State, including the City of Adelaide. This issue was raised as part of Council's response to the Expert Panel on the State Government Planning System Implementation Review in early 2023 ([Link 1](#)). At this time Council requested an increased scope of public notification for development applications.
4. The Response of the South Australian Government to the Final Report and Recommendations of the Expert Panel for the Planning System Implementation Review ([link 2](#)) in 2024 recommended increased education regarding public notification and a new category of notification for boundary development.
5. The Expert Panel Implementation Program - March 2026 ([link 3](#)) update suggests a factsheet for greater education on public notification and how to make a submission on a development application is due to be released this year. The additional 'on boundary' category of public notification for only directly affected neighbours to be notified of on boundary development is also listed to be progressed this year.

Reserved Matters and Conditions

6. There are strict requirements for reserved matters and conditions outlined in the *Planning, Development and Infrastructure Act 2016* (SA), Plan SA Practice Direction 12 and Case Law.
7. Reserved matters and conditions are available in publicly available Decision Notification Forms once a decision has been made.
8. From a compliance perspective, the monitoring and enforcement of conditions is undertaken in accordance with Council's enforcement policies, procedures and legislative obligations.
9. While Administration can provide information regarding the existence of conditions and the outcomes of compliance investigations where appropriate, it is not always possible, as doing so may compromise Council's ability to effectively achieve compliance and respond appropriately to individual circumstances.

Cumulative Precinct-wide Impacts

10. Administration understands this relates to a recent complaint from neighbouring residents regarding a Schedule 6 development application in the Capital City Zone approved by the State Commission Assessment Panel.
11. The State Government's Planning and Design Code anticipates high-density mixed-use development throughout the Capital City Zone.
12. Better managed height and design at the interface between existing and new development was raised as part of Council's response to the Expert Panel on the State Government Planning System Implementation Review in early 2023 ([Link 1](#)). This matter was not specifically addressed in the State Government response and there is instead a focus on catalyst site improvements which do not apply in the Capital City Zone.

Precinct-wide Construction Management Considerations

13. Administration considers cumulative impacts of construction activities within a precinct when assessing construction management setups for developments. This includes assessing combined impacts on traffic, pedestrian access, bicycle access, public transport, residents and local businesses. Measures are implemented to minimise disruption and to maintain safe operations.
14. Administration also works with key stakeholders, including the Department for Infrastructure and Transport, Public Transport South Australia, utility providers, adjoining developers and teams within Council to coordinate construction activities, manage competing demands and minimise impacts on the broader community.

Improvements to Construction Site Stakeholder Communication

15. Administration undertook a review of stakeholder communication in 2024 to identify measures available to improve communication with affected residents, businesses and property owners before and during the construction of significant developments.
16. When larger scale works meet the threshold of impacting 'traffic to a material degree', public consultation is required under Section 223 of the *Local Government Act 1999* (SA). Administration has criteria to determine which projects meet this threshold.
17. Prior to 2024, public consultation for these works relied on advertisements in the newspaper per the legislation at the time. However, in practice this often did not reach those who may be impacted.
18. From late 2024, Administration undertook improvements to the stakeholder engagement process. Specific methods change to suit the location and type of work. However, improved methods include targeted letterbox drops, focused social media campaigns and visible signage/QR codes on-site. While these create additional costs for Council, data shows these have been effective in generating higher volumes of consultation feedback and awareness prior to city works permits being issued.
19. Additionally, Administration encourages builders to establish an email distribution list that residents and businesses can opt in to. This provides the community with ongoing project updates and a direct line of communication with the builder throughout the construction period. This approach is currently being used for developments at 275 North Terrace, 108 Franklin Street and 345 Angas Street.

Should the proposed motion be supported by Council, 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	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	If needed – 5 hours.
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 9 hours.

– END OF REPORT –