

# Council Assessment Panel - Annual Report 2022

Tuesday, 4 April 2023  
City Planning, Development and Business Affairs Committee

Strategic Alignment - Strong Economies

Public

**Program Contact:**  
Lisa Loveday, Acting Associate Director, Regulatory Services

**Approving Officer:**  
Ilia Houridis, Director City Shaping

---

## 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 2022 was endorsed by CAP on 27 February 2023.

A summary of overall development assessment performance for the City of Adelaide during 2021 and 2022 is also presented.

---

## RECOMMENDATION

### THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Notes the Council Assessment Panel Annual Report 2022 contained in Attachment A to Item 5.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 April 2023.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<a href="#">Strategic Alignment – Strong Economies</a> 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	Not as a result of this report
Opportunities	Open, transparent and informed decision making
22/23 Budget Allocation	Not as a result of this report
Proposed 23/24 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
22/23 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](#). There is no specific annual reporting requirement for the CAP under the PDI Act and the last City of Adelaide CAP Annual Report was provided in 2017.

## Supporting Information

4. The CAP Annual Report provides an overview of the CAP performance throughout 2022. The CAP has provided its commentary, which is included in the latest version of the report in **Attachment A**. The CAP has endorsed the City of Adelaide Council Assessment Panel Annual Report 2022 for submission to Council. The report referred to the following:
  - 4.1. Number of meetings held and cancelled.
  - 4.2. Panel Member attendance.
  - 4.3. Number of submitted development applications and associated development costs.
  - 4.4. Number of decisions made in accordance with Administration recommendations.
  - 4.5. Extent of public notification undertaken.
  - 4.6. Number of Court Appeals.

## Planning Reform

5. On 19 March 2021, a new State Government planning system became operational for all South Australian metropolitan Councils and Councils with regional towns and cities, including the City of Adelaide.
6. Particularly relevant to CAP development applications, the public notification process changed as part of the planning reform as follows:
  - 6.1. There is now a requirement to directly notify properties within a 60 metre radius of the site boundaries of a development.
  - 6.2. A sign is required to be placed on the subject land during the notification period.
  - 6.3. Anyone can provide comment on a development application that is publicly notified.
  - 6.4. There is a 15 business day notification period compared to the previous 10 business day notification period.
7. The CAP functions under the new planning system and the Annual Report provides further insights into how this progressed over the first full calendar year the new system has been in operation.

## Overall City of Adelaide Development Assessment Activity 2021 and 2022

8. During 2021 there were a total of 992 development applications submitted comprising a development cost of \$178.76 million. Applications were assessed within an average 11.07 days per application and 93.14% of applications were assessed within statutory timeframes. The 2021 average days and within statutory timeframe figures are only available from April 2021 due to implementation of planning reforms on 19 March 2021.
  9. During 2022 there were a total of 936 development applications submitted comprising a development cost of \$260.9 million. Applications were assessed within an average of 14.29 days per application and 94.17% of applications were assessed within the statutory timeframes.
-

# ATTACHMENTS

**Attachment A** – Council Assessment Panel Annual Report 2022

---

- END OF REPORT -