

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL

Annual Report 2024

January 2025

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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TABLE OF CONTENTS

Acknowledgement of Country..... 1

Document Properties 1

Table of Contents 2

1. Purpose..... 3

2. Planning Decisions 4

3. Public Notification 5

4. Appeals Initiated..... 5

5. Analysis and Advice 5

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 2024 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 2024, eight meetings of the Panel had been held with four cancellations. The attendance record between 1 January 2024 and 31 December 2024 is provided as follows:

Panel Member	Meetings Held	Attended	Apology
Nathan Cunningham (Presiding Member)	8	8	-
Colleen Dunn	8	8	-
Robert Gagetti *	8	7	1
Mark Adcock	8	7	1
Professor Mads Gaardboe (Deputy Member) **	2	2	-
Councillor Snape	8	8	-
Councillor Noon (Deputy Council Member) **	-	-	-

* Robert Gagetti was an apology for one meeting due to an indirect pecuniary conflict of interest

** Professor Mads Gaardboe and Councillor Noon 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 2024 compared with 2021 to 2023. 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

- *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 (all granted)	4 (2 granted & 2 refused)	\$45.63 million
2022	13	12 (11 granted & 1 refused)	1 (refused)	\$24.05 million
2023	18	15 (14 granted & 1 refused)	3 (1 granted & 2 refused)	\$29.75 million
2024	7	7 (6 granted & 1 refused)	0	\$24.82 million

3. PUBLIC NOTIFICATION

Table 3.1 refers to the level of public notification activity in 2024, compared with 2021 to 2023. 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

4. APPEALS INITIATED

One development application was refused by the Panel in 2024 and this decision was appealed by the applicant:

- 108 Gilbert Street, Adelaide (DA 22043012)
Demolish existing building and construct six level mixed use building, comprising office at ground level, apartments above and car parking.
 - This matter is ongoing with a compromise proposal to be considered by CAP at the 29 January 2025 meeting.

5. ANALYSIS AND ADVICE

The Panel is fulfilling its requirements set out in its Terms of Reference with the 2024 figures demonstrating the Panel undertook its obligations effectively.

5.1 Analysis

There was a high level of participation from Panel Members in 2024, with 40 attendances required overall, and just two apologies.

The number of planning applications considered by the Panel decreased significantly from 18 in 2023 to seven in 2024. While this can be impacted by 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 reduction in overall applications submitted from 969 in 2023 to 827 in 2024.

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

The number of development applications publicly notified reduced from 32 in 2023 to 20 in 2024. The number of representations received for Panel applications also reduced from 197 in 2023 to 68 in 2024. Despite a reduced number of representations, the number is still relatively high considering there were only seven 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 high volume of representations in 2023 also related to an increase in licensed premises applications at the interface to neighbourhood-type zones as COVID-19 restrictions eased. This trend reduced during 2024.

The consistency of the CAP supporting Administration recommendations was 100% in 2024.

The number of Appeals against CAP decisions was low at only one in 2024.

5.2 CAP Advice to Council

At meetings throughout 2024 the Panel raised the following matters:

- A need for separate build-to-rent scheme and student accommodation provisions in the Planning and Design Code, for consideration by Council's planning policy team.
- Acknowledgment of Council's commencement of the Local Design Review pilot with ODASA, which was commended by the Panel.
- Raised by the Panel at 29 January meeting:
 - The Panel notes the 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 are encouraged
 - These changes are expected to align with community expectations regarding the role of a Council Assessment Panel, which includes Accredited Professionals assembled to assess and determine complex applications.