

Agenda Report for Decision

Meeting Date: 26 May 2022

Item Name	Update – State Commission Assessment Panel
Presenters	Rebecca Thomas
Purpose of Report	Decision
Item Number	5.5
Strategic Plan Reference	N/A
Work Plan Reference	N/A
Confidentiality	Not Confidential (Release Immediately)
Related Decisions	N/A

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately).
2. Note the update from the State Commission Assessment Panel (SCAP), including the feedback received as part of the SCAP's recent Industry, Local Government and Agency Forums (the Forums).
3. Note the recommended next steps by the SCAP and Planning and Land Use Services (PLUS) in response to the feedback received as part of the SCAP's Forums.
4. Approve and authorise PLUS to publish the Industry and Local Government/Agency Forums results for public release on SCAP's website and for distribution to the Forum participants (**Attachment 1**).

Discussion

The purpose of this report is to provide an update on any matters relating to the SCAP that the Commission should be aware of between 1 March 2022 and 30 April 2022 (the reporting period).

OFFICIAL

Development Applications and Crown Developments

SCAP considered nine Development Applications and one Crown Development in the reporting period, as outlined in the following tables:

Development applications		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
Zamia Property Pty Ltd C/- URPS	Eight-level residential flat building comprising 72 dwellings and associated basement car parking, bike store, refuse storage area and landscaping, Banksia Street, Glenside.	Approved.
WCK Pty Ltd	Elevated Detached Dwelling, Langhorne Creek Road, Langhorne Creek.	Proceed to assess.
Peter and Barbara Clutterbuck	Land Division 1 into 2, McFarlane Road, Coomunga.	Refused.
James Katsaros & Andrea Katsaros C/- URPS	Demolition of a Local Heritage Place, construction of five level residential flat building, three level addition with alterations to a local heritage place, extension and alterations to a state heritage place, with associated car parking and landscaping, Brougham Place, North Adelaide.	Refused.
Peter Booth	Construction of a new dwelling, Hunter Road, Nildottie.	Refuse to proceed to assess.
Future Urban	12-storey mixed use building, Dequetteville Terrace, Kent Town.	Approved.
Global Intertrade Pty Ltd	11-level residential flat building and associated car parking, East Terrace, Adelaide.	Refused.
Vintage Properties Pty Ltd (Subsidiary of Cedar Woods Properties)	Staged development of three residential flat buildings with associated car parking, Semaphore Road, New Port.	Approved.
70 GHD Pty Ltd C/- Phil Brunning & Associates	Construction of an eight-storey mixed-use building comprising 33 residential apartments, ground floor office, with associated basement and ground level car parking.	Deferred.

Crown developments		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
Department for Environment and Water (Mount Lofty Car Park)	Construction of a car park ancillary to Mount Lofty Botanic Garden including stonewalls, fencing and associated landscaping, Piccadilly Road, Crafers.	Recommendation provided in confidence to the Minister for Planning and Local Government.

Industry and Local Government/Agency Forums

At the 31 March 2022 meeting, the Commission noted the feedback raised during the Industry and Local Government/Agency Forums, held on 17 November and 19 November 2021, respectively.

At this meeting, it was proposed that SCAP further consider the feedback received, with a view of providing the Commission with more detail on the suggested next steps in response to the feedback, including public release of the Forum results.

A copy of the draft Forum results for public release is provided at **Attachment 1** for the Commission's approval.

The feedback received at the Forums generally addressed the following key themes:

- Hearing of verbal representations
- Time frames – setting of SCAP Agendas
- Access to information by Local Government/agencies and applicants
- Decision making and transparency.

In response to the feedback and ideas raised during the Forums, it is recommended that the next steps by SCAP and PLUS should include:

- Updating and refreshing the information on the SCAP website to improve the public's understanding of SCAP's roles and responsibilities and associated planning processes; present details on the format of SCAP meetings; and to provide additional guidance for local governments/Agencies, representors and applicants on their roles and participation at SCAP hearings.
- Updating the standard SCAP condition suite, enabling standard conditions to be shared across agencies for consistency and ensuring conditions are valid and fit for purpose.
- Reviewing the inclusion of internet links, 3D models and other media within the SCAP reporting template and ensure any amendments made to the project as a result of changes made post-notification are highlighted in reports.
- Reviewing assessment procedures/timeframes for referrals to Local Government and agencies.
- Ensuring the SCAP meeting minutes provide sufficiently detailed reasons for deferral and refusals.

It is noted that the recommended next steps are considered operational or administrative in nature, and do not warrant formal amendment to the SCAP's current Practice and Operating Directions. However, the Commission is asked to note that these operational next steps will occur before the SCAP and PLUS proceed.

Attachments:

1. Draft Industry and Local Government/Agency Forums results for public release (#18695811).

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Endorsed by: Rebecca Thomas

Date: 25 May 2022



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Industry and Local Government / Agency Forums – Summary of Feedback

The role of the State Commission Assessment Panel

The State Commission Assessment Panel (SCAP) has been established by the State Planning Commission under the Planning, Development and Infrastructure Act 2016 (the PDI Act).

The responsibilities of the SCAP are to:

- independently assess and determine development applications where the State Planning Commission is the relevant authority
- assess and report on Crown development and public infrastructure applications to the Minister for Planning
- act as the lodgement authority for South Australian land division applications.

The Forums

In mid-November 2021, the SCAP initiated three forums as part of its annual review, to gain feedback from key stakeholders working in industry, local government and state agencies who regularly interface with the SCAP. The purpose of the SCAP forums was to hear directly from participants as to what was working well and what could be improved.

The forums were also an opportunity for the SCAP to provide advice and feedback to stakeholders regarding engagement and the presentation of information to improve the assessment and decision-making processes.

The SCAP wishes to thank all participants who attended the forums for their constructive feedback, suggestions and interest in SCAP's continual improvement.

Key Themes

Four key themes emerged from the forums with a range of positions presented in regard to:

1. The conduct of SCAP hearings
2. Timeframes for referrals and SCAP meetings
3. Access to Information
4. Decision Making

The results will be used to advance the efficiency, transparency and appreciation of SCAP's role in South Australia's planning system.

Agreed Actions

1. Update the information on the SCAP website to include:
 - a) Additional guidelines to assist applicants in compiling information to submit with applications and when making presentations at SCAP hearings.
 - b) New reporting templates with consideration being given to embed links to relevant internet sites, 3D models and other visual media where appropriate, to better explain complex development proposals.
 - c) Standard SCAP conditions of approval.
 - d) Details on the format and operating procedures of SCAP meetings with clarity about the roles of the various meeting participants.

2. Review the process for local governments and referral agencies to seek extensions of time to submit their advice and consider providing longer response times for complex development proposals.
3. Advise stakeholders of tentative dates for SCAP meetings as early as possible.
4. Provide referral agencies with copies of the issues raised in representations on request, as they relate to the Agency's statutory referral role.
5. Obtain independent peer reviews on technical reports when the advice is beyond the expertise of government agencies.
6. Improve SCAP reporting through the inclusion of detailed reasons for decisions in meeting minutes to enhance confidence in the decision-making process.