

ANNUAL REPORT

2022-2023

EYRE PENINSULA

REGIONAL ASSESSMENT PANEL



**THE CITY OF PORT LINCOLN, DISTRICT COUNCIL OF CEDUNA, DISTRICT COUNCIL OF CLEVE,
DISTRICT COUNCIL OF ELLISTON, DISTRICT COUNCIL OF FRANKLIN HARBOUR, DISTRICT
COUNCIL OF KIMBA, DISTRICT COUNCIL OF LOWER EYRE PENINSULA, DISTRICT COUNCIL OF
STREAKY BAY, DISTRICT COUNCIL OF TUMBY BAY AND WUDINNA DISTRICT COUNCIL**

ANNUAL REPORT

The Eyre Peninsula Regional Assessment Panel (EPRAP) Terms of Reference requires the Assessment Manager to present an annual report detailing the EPRAP's activities to each of the member Councils, before 30 September each year.

This report provides details of the activities of the EPRAP for the preceding financial year, being from 1 July 2022 until 30 June 2023. The member Councils have been operational under the new planning system (under the Planning Development and Infrastructure Act 2016 [PDI Act]) for approximately three years. Phase 2 Councils commenced on 31 July 2020, whilst Port Lincoln as a Phase 3 Council became operational on 19 March 2021.

Governance matters

Throughout the reporting period the following governance matters were addressed:

- Reappointment of current Panel Members for a further term of two (2) years until July 2025.
- Provided comment in respect of the Ministers review of the Planning, Development and Infrastructure Act 2016 (PDI Act).
- Change of Minute Secretary from to Gaye Scholz.
- Appointment of Ben Green as Regional Assessment Manager for a five (5) year period.
 - Acceptance of Ben Green to be a member of the Local Government Assessment Managers Forum who meet every 3 months and share information across South Australia.
- Adoption of a standard EPRAP Report Template and best practice set of Conditions and Notes.
- Sought legal advice in relation to assessment and determination of DA's while "on hold".
- Commitment from the 10 Eyre Peninsula Councils to ensure the Regional Assessment Manager (or appropriate Delegate) physically inspect every Item on the EPRAP Agenda prior to the Panel Meeting.
- Resignation of Jodie Isle as Panel Member (effective 30 June 2023).
- Appointment of Stewart Payne as Panel Member (effective 1 July 2023).
- Appointment of Andrew Humby as Deputy Panel Member (effective 1 July 2023)
- Primary and Ordinary returns

EPRAP Membership

The EPRAP membership was comprised of five panel members as per the below:

- Rob Donaldson – Presiding Member
- Alex Mackenzie – Independent Member
- Cheryle Pedler – Independent Member
- Darren Starr – Independent Member
- Jodie Isle – Independent Member

Meeting Attendance

The EPRAP held its first meeting for this reporting period on 8 August 2022 and discussed and resolved administrative matters relating to the ongoing operation of the Panel. Five subsequent meetings (6 in total) were held by the Panel during the reporting period, with a total of 22 development applications considered, with three development applications lodged under the Development Act 1993 and the remaining nineteen development applications lodged under the PDI Act 2016.

All panel meetings have been and will continue to be held in a hybrid format with attendance by Panel members, Council staff, consultants, applicants and representors either in the City of Port Lincoln Council Chamber or electronically via Zoom teleconference to ensure continuity of meetings.

Panel members' attendance at meetings throughout the reporting period is summarised in the following table:

Member	Meetings Eligible to Attend	Meetings Attended
Rob Donaldson	6	6
Alex Mackenzie	6	5
Cheryle Pedler	6	5
Darren Starr	6	6
Jodie Isle	6	5

Reviews

There were no requests for a Review of the Assessment Managers decision to the EPRAP during the reporting period.

Appeals

There were no appeals lodged against determinations made by the EPRAP during the reporting period.

Statistical Snapshot

Attachment 1 of this report provides a statistical snapshot of development applications lodged across the ten Council areas during the reporting period. Not all of the data is specifically relevant to the operations of the Panel and it is provided for information purposes only.

The EPRAP is the relevant authority for performance assessed forms of development where public notification is required. Where no representations are received or where no representors wish to be heard in support of their submission, delegations and sub-delegations are in place that allow the Regional Assessment Manager (RAM) and/or consultants to make determinations on these applications under delegated authority (subject to any other conditions/limitations applying to the Instrument of Delegation).

There were a total of 62 applications across the ten member Councils for which the EPRAP was determined as the relevant authority (or 8.55% of the total applications, up from 7.75% in 2021/22), and 26 of those were determined by the RAM or sub-delegate exercising authority delegated by the Panel. Of the 22 applications that were heard by the panel, 19 decisions were carried as per the recommendation, 1 was deferred and 2 decisions supported an alternate recommendation. The remaining applications – over 90% of all DAs - were determined by the RAM (or delegate), Private Certifier (thirty five) or State Planning Commission (only one).

The following key points from the data are noted:

- No development applications lodged for Restricted forms of development
- 35 (4.83%) approvals were granted by a private certifier

- DC Lower Eyre Council and City of Port Lincoln accounted for almost 51% of DA's and 50% of the development value
- DC Ceduna only had 50 DA's lodged but with a value of \$32.79 million dollars. When added to DCLEP and CoPL, these three councils accounted for 57% of the DA volume and 70% of the regional development value.

Assessment Manager

The Regional Assessment Manager continues to be responsible for the ongoing governance and operations of the Panel.

In addition to providing a service to the Eyre Peninsula community and development industry as a whole, the Assessment Manager provided support, advice and guidance to Council staff and consultants engaged by each of the member Councils throughout the reporting period. A number of new delegates have also been vetted and appointed by the Assessment Manager across the Eyre Peninsula member Councils to assist with a growing number of more complex development proposals.

The Assessment Manager is the relevant authority for Deemed to Satisfy and Performance Assessed (where no public notification is required) forms of development, with delegations established to enable qualified staff or contracted consultant/s at each Council to assess and determine planning consent applications lodged within their respective Council areas.

Closure

The EPRAP had a productive third year of operation, considering and determining a number of diverse development applications on the Eyre Peninsula. I thank the Panel members for their knowledge and expertise across both development assessment matters and related administrative/governance arrangements.

Thanks is also extended to the relevant staff and consultants at the member Councils for their cooperation and participation that enabled the EPRAP to continue the success of its function and operation whilst constantly trying to evolve and improve.

A final thank you is also extended to Mr Matthew Morgan as the CEO of the host Council for his assistance in my role as the Regional Assessment Manager who has now moved on to a new challenge in his career.

Its been a productive year and a great experience for me personally. I look forward to the year ahead!

Regards



Ben Green
Regional Assessment Manager
Eyre Peninsula Regional Assessment Panel

29 September 2023

ATTACHMENT 1: EPRAP STATISTICS 01 JULY 2022 – 30 JUNE 2023

Applications Lodged per Council and Development Value

	DAs Lodged 2023	Das Lodged 2022	Total Development (millions) 2023 / 2022	Cost
DC Ceduna	50	87	\$32.79	\$27.59
DC Cleve	41	29	\$7.92	\$1.10
DC Elliston	41	34	\$6.92	\$5.13
DC Franklin Harbour	35	34	\$3.63	\$4.05
DC Kimba	24	21	\$3.85	\$0.50
Lower Eyre Council	201	203	\$33.36	\$33.31
DC Tumby Bay	89	122	\$12.58	\$12.75
DC Streaky Bay	82	85	\$12.27	\$12/26
Wudinna DC	24	19	\$3.32	\$0.64
City of Port Lincoln	198	228	\$49.62	\$35.96
Total	785	862 (2022)	\$166.26	\$133.29 (2022)

Total Planning Consents Across all Councils by Development Category

Development Category	No.	%
Accepted	4	0.55%
Deemed to Satisfy	52	7.16%
Performance Assessed	670	92.29%
Exempt	0	0.00%
Restricted	0	0.00%
Total	726	100%
Notified	89	12.26%

Total Planning Consents Across all Councils by Relevant Authority

Relevant Authority	No.		%	
Assessment Manager	627		86.48%	
Regional Assessment Panel / No & % of Recommendations Supported	22	19	8.55%	86%
Accredited Professional	35		4.83%	
State Planning Commission	1		0.14%	
Total	725		100.0%	