

ANNUAL REPORT

2021-2022

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 2021 until 30 June 2022. The member Councils have been operational under the new planning system (under the Planning Development and Infrastructure Act 2016 [PDI Act]) for approximately two 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:

- Annual report requirements
- Delegation limitations for Powers of an Assessment Panel
- Site Inspection for panel members (as needs basis)
- Time elapsing for decisions and delegations to Assessment Manager
- Updates for amendments to delegations Instrument C – Powers of An Assessment Panel
- Consideration to the appointment of a deputy panel member
- Amendment to Meeting Procedures

EPRAP Membership

The EPRAP membership is 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 9 August 2021 and discussed and resolved administrative matters relating to the ongoing operation of the Panel. Eight subsequent meetings (9 in total) were held by the Panel during the reporting period, with a total of 8 development applications considered, ie, two development applications lodged under the Development Act 1993, with the remaining six development applications lodged under the PDI Act.

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 in this format, the Panel, at its meeting held on 14 June 2022 adopted an amendment to its Meeting Procedures to include the option of attendance via electronic means.

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

| Member | Meetings Eligible to Attend | Meetings Attended |
|----------------|-----------------------------|-------------------|
| Rob Donaldson | 9 | 9 |
| Alex Mackenzie | 9 | 8 |
| Cheryle Pedler | 9 | 9 |
| Darren Starr | 9 | 8 |
| Jodie Isle | 9 | 9 |

Appeals

No appeals were 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 then 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 predominantly where public notification is required (or due to other mitigating circumstances where the EPRAP is requested to make the decision). 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 57 applications across the ten member Councils for which the EPRAP was determined as the relevant authority (or 7.75% of the total applications), and almost 50 of those were determined by the RAM or sub-delegate exercising authority delegated by the Panel. The remaining applications – over 90% of all DAs - were determined by the RAM (or delegate) or Private Certifier (two only).

The following key points from the data are noted:

- No development applications lodged for Restricted forms of development
- Only 2 (0.27%) approvals were granted by privately certifier
- DC Lower Eyre Peninsula and City of Port Lincoln accounted for 50% of DA's and 52% of development value
- DC Ceduna only had 87 DA's lodged but with a value of \$27.59 million dollars. When added to DCLEP and CoPL, these three councils accounted for 60% of the DA volume and 82% of regional development value.

Assessment Manager

The Regional Assessment Manager continues to be responsible for the ongoing governance and operations of the Panel. In addition, the Assessment Manager provided support, advice and guidance to Council staff and consultants engaged by each of the member Councils throughout the reporting period. 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.

On 10 June 2022 Jess Burns resigned her position as Regional Assessment Manager (being an employee of the City of Port Lincoln). The Panel acknowledged and thanked Ms Burns for her work and support in establishing the Panel, the regional assessment arrangements and related governance frameworks and facilitating the delivery of all of those functions.

By formal agreement the 10 member Councils appointed Ben Green as Regional Assessment Manager effective as of 10 June 2022 for a period of 5 years.

Closure

The EPRAP had a productive second 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.

A final thank you is also extended to Rachel McGuire for her diligent service preparing our Agendas and Minutes for the EPRAP meetings and assisting with my role as the Regional Assessment Manager, which I am already enjoying.



Ben Green
Regional Assessment Manager
Eyre Peninsula Regional Assessment Panel

08 September 2022

ATTACHMENT 1: EPRAP STATISTICS 01 JULY 2021 – 30 JUNE 2022

Applications Lodged per Council and Development Value

| Council | DAs Lodged | Total Development Cost (millions) |
|----------------------|------------|-----------------------------------|
| DC Ceduna | 87 | \$27.59 |
| DC Cleve | 29 | \$1.10 |
| DC Elliston | 34 | \$5.13 |
| DC Franklin Harbour | 34 | \$4.05 |
| DC Kimba | 21 | \$0.50 |
| DCLEP | 203 | \$33.31 |
| DC Tumby Bay | 122 | \$12.75 |
| DC Streaky Bay | 85 | \$12.26 |
| Wudinna DC | 19 | \$0.64 |
| City of Port Lincoln | 228 | \$35.96 |
| Total | 862 | \$133.29 |

Total Planning Consents Across all Councils by Development Category

| Development Category | No. | % |
|----------------------|------------|-------------|
| Accepted | 18 | 2.45% |
| Deemed to Satisfy | 48 | 6.53% |
| Performance Assessed | 668 | 90.88% |
| Exempt | 1 | 0.14% |
| Restricted | 0 | 0.00% |
| Total | 735 | 100% |

Total Planning Consents Across all Councils by Relevant Authority

| Relevant Authority | No. | % |
|---------------------------|------------|-------------|
| Assessment Manager | 677 | 91.98% |
| Regional Assessment Panel | 57 | 7.75% |
| Accredited Professional | 2 | 0.27% |
| State Planning Commission | 0 | 0.00% |
| Total | 735 | 100% |