

# ANNUAL REPORT

## 2024-2025

### 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 Regional Assessment Manager (RAM) to present an Annual Report detailing the EPRAP's activities to each of the member Councils, before 30 September each year, (slightly later this year due to workloads and Panel Meeting timing).

This Report provides details of the activities of the EPRAP for the preceding financial year, being - 1 July 2024 to 30 June 2025. The member Councils have been operational under the new planning system (under the Planning Development and Infrastructure Act 2016 [PDI Act]) for approximately four 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:

- Primary and Ordinary returns finalised for Panel Members and the Regional Assessment Manager.
- Appointment of Deputy Presiding Member – Darren Starr.
- Resignation of Alexander Mackenzie as Panel Member (effective 6 May 2025).
- Sought legal advice in relation to replacement of a Panel Member with the Deputy Member, which will occur after the full Panel Membership is reviewed in August 2026.
- The City of Port Lincoln Council was the Host Council for the first five year term and on consultation with the CEO's of the 10 Eyre Peninsula Councils was unanimously confirmed to extend its role as the Host Council for a further five year term.

### ***EPRAP Membership***

The EPRAP membership is comprised of five experienced panel members, as per below:

- Rob Donaldson – Presiding Member
- Alex Mackenzie – Independent Member (until 6 May 2025)
- Cheryle Pedler – Independent Member
- Darren Starr – Independent Member – Deputy Presiding Member
- Stewart Payne – Independent Member
- Andrew Humby – Deputy Independent Member

### ***Meeting Attendance***

The EPRAP held its first meeting for this reporting period on 16 September 2024 where it discussed the Annual Report and considered the delegations of Instrument C – Powers of an Assessment Panel. The Conditions and Limitation clauses were updated and brought into alignment with current development costs, the RAM delegations were clarified and improved, and further clarity was provided through an Acting RAM protocol (in the event the RAM is unavailable). Norman Waterhouse Lawyers advised in relation to the roles of the RAM and the EPRAP, and the delegations were updated in accordance with that advice.

Two subsequent meetings were held by the Panel during the reporting period, with a total of seven development applications considered, all of which were lodged under the PDI Act 2016.

All Panel meetings were held in a hybrid format with attendance by Panel members, RAM, Council staff, consultants, applicants and representors either in person or electronically via Zoom teleconference. Panel Meetings were held in the City of Port Lincoln Council Chamber, the Nautilus Arts Centre Green Room and the Port Lincoln Library to ensure meetings could occur with a quorum.

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

| Member         | Meetings Eligible to Attend | Meetings Attended |
|----------------|-----------------------------|-------------------|
| Rob Donaldson  | 3                           | 2                 |
| Alex Mackenzie | 2                           | 2                 |
| Cheryle Pedler | 3                           | 3                 |
| Darren Starr   | 3                           | 3                 |
| Stewart Payne  | 3                           | 3                 |
| Andrew Humby   | 3                           | 3                 |

## Reviews

There were no requests for a Review of any of the decisions of the Regional Assessment Manager to the EPRAP during the reporting period.

## Appeals

There was one appeal lodged against determinations made by the EPRAP / RAM during the reporting period, as follows:

- ERD-25-000016 Greg SMART and Lyndy SMART v. Assessment Manager at Eyre Peninsula Regional Assessment Panel (KJ 230404). The matter concerned a retroactive development approval on a property, (10 Matson Terrace, Venus Bay) for a detached dwelling and retaining wall. The matter is still ongoing in the Court regarding notification requirements and ability for joinders.

## Statistical Snapshot

Attachment 1 of this report provides a statistical snapshot of development applications lodged across the ten Eyre Peninsula Council's 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 Delegates to make determinations on those applications under delegated authority (subject to any other conditions/limitations applying to the Instrument of Delegation).

There were a total of 70 Applications lodged across the ten member Councils, for which the EPRAP was determined as the relevant authority (or 5.46% of the total consents, up from 3.21% in 2023-24), all of which were Performance Assessed, with 63 of those determined by the RAM or sub-delegate exercising authority delegated from the Panel. Of the seven applications that were determined by the Panel, all decisions were consistent with the Report recommendations.

For the remaining consents, over 80% of decisions were determined by the RAM (or delegate) and the remaining nearly 20% were determined by an Accredited Professional (196), the Minister for Planning (3) or the State Planning Commission (7).

The following key points from the data are noted:

- One development application was lodged as a Restricted form of development with the South Australian Planning Commission being the Relevant Authority.
- 196 (15.28%) of overall approvals were granted by a private planning certifier.
- Lower Eyre Council and City of Port Lincoln accounted for just over 53% of lodged DA's and just over 60% of the development value.
- One Crown Application was lodged in City of Port Lincoln with a value of \$330 million, this application is not included in the table below as it was a variation to a previous Crown Application and was subsequently withdrawn. However, two Crown Applications in DC Ceduna, one Crown Application in DC Cleve, and one Crown Application in DC Franklin Harbour are included in the data.
- Over 50% of the Development Value is attributed to projects occurring in the City of Port Lincoln and Lower Eyre Council Areas.

### ***Regional Assessment Manager (RAM)***

The Regional Assessment Manager (RAM) 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 RAM 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 RAM across the Eyre Peninsula member Councils to assist with a growing number of more complex development proposals.

The RAM 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 applications lodged within their respective Council areas.

A number of applications with a value well over \$1 million were also endorsed by the RAM following a thorough assessment by the relevant Delegates.

There were also a small number of applications endorsed by the RAM for refusal, following exhaustive efforts to work with the Applicant towards application amendments that may enable more positive assessment against the Planning and Design Code.

The RAM undertook a number of Eyre Peninsula region road trips for site inspections over the year, travelling to inspect and meet with various applicants and stakeholders in a large number of the Council areas. The RAM will continue to undertake such trips in the next financial year with the aim of visiting all of the ten Eyre Peninsula Council areas.

The RAM also represents the Eyre Peninsula at the quarterly Local Government Assessment Manager Forum Meetings where all Assessment Managers across South Australia work together collaboratively to understand various planning processes, case law consideration, Planning and Design Code and South Australian Planning Portal updates.

### ***Closure***

The EPRAP had a productive fifth 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.

A big thanks is also extended to the relevant staff and consultants at the ten Eyre Peninsula member councils for their cooperation and participation, enabling the EPRAP to continue the success of its function and operation whilst constantly trying to evolve and improve and provide consistent quality decision making.

Following a very active year with many interesting and diverse proposals determined, we can look forward to the ongoing growth of the Eyre Peninsula as a destination for people to live, pursue business and education opportunities and enjoy the special recreation / tourism activities, embracing our unique and varied environment.

Regards



Ben Green  
**Regional Assessment Manager**  
**Eyre Peninsula Regional Assessment Panel**

**8 October 2025**

## **ATTACHMENT 1: EPRAP STATISTICS 01 JULY 2024 – 30 JUNE 2025**

### **Applications Lodged per Council and Development Value**

|                      | <b>DAs Lodged<br/>2024/25</b> | <b>Das Lodged<br/>2023/24</b> | <b>Total Development Cost (millions)</b> |                           |
|----------------------|-------------------------------|-------------------------------|------------------------------------------|---------------------------|
| DC Ceduna            | 37                            | 40                            | \$18.06                                  | \$7.78                    |
| DC Cleve             | 27                            | 43                            | \$1.69                                   | \$11.27                   |
| DC Elliston          | 42                            | 34                            | \$11.24                                  | \$2.86                    |
| DC Franklin Harbour  | 52                            | 46                            | \$6.17                                   | \$34.58                   |
| DC Kimba             | 16                            | 21                            | \$1.23                                   | \$2.14                    |
| Lower Eyre Council   | 159                           | 170                           | \$24.74                                  | \$38.03                   |
| DC Tumby Bay         | 78                            | 60                            | \$11.76                                  | \$6.73                    |
| DC Streaky Bay       | 78                            | 37                            | \$10.96                                  | \$8.01                    |
| Wudinna DC           | 15                            | 15                            | \$3.17                                   | \$1.86                    |
| City of Port Lincoln | 231                           | 194                           | \$82.12                                  | \$31.24                   |
| <b>Total</b>         | <b>735</b>                    | <b>660</b>                    | <b>\$171.13</b>                          | <b>\$114.50 (2023/24)</b> |

### **Total Planning Consents Across all Councils by Development Category**

| <b>Development Category</b>           | <b>No.</b>  | <b>%</b>    |
|---------------------------------------|-------------|-------------|
| Accepted                              | 52          | 4.05%       |
| Deemed to Satisfy                     | 84          | 6.55%       |
| Performance Assessed                  | 1137        | 88.62%      |
| Restricted                            | 1           | 0.08%       |
| Transitional (Planning under Dev Act) | 3           | 0.23%       |
| Crown                                 | 5           | 0.39%       |
| To Be Determined                      | 1           | 0.08%       |
| <b>Total</b>                          | <b>1283</b> | <b>100%</b> |

### **Total Planning Consents Across all Councils by Relevant Authority**

| <b>Relevant Authority</b>      | <b>No.</b>  | <b>%</b>      |
|--------------------------------|-------------|---------------|
| RAM (Endorsements)             | 621         | 48.4%         |
| Council (under RAM Delegation) | 386         | 30.09%        |
| Regional Assessment Panel      | 70          | 5.46%         |
| Accredited Professional        | 196         | 15.28%        |
| Minister for Planning          | 3           | 0.23%         |
| State Planning Commission      | 7           | 0.55%         |
| <b>Total</b>                   | <b>1283</b> | <b>100.0%</b> |