

Council Assessment Panel Meeting Procedures



CAP (Council Assessment Panel) Procedures

Procedure Reference Number	6183759
Responsible Department	Urban Planning & Leisure Services
Related Policies	Accredited Professionals
Related Procedures	Council Assessment Panel Review of Decision of Assessment Manager
Date of Initial Adoption	23 October 2017
Last Reviewed by CAP	23 March 2021

These Meeting Procedures are to be read in conjunction with:

- the meeting procedures contained within the Regulations (Planning, Development and Infrastructure (General) Regulations 2017); and
- Review Procedures (CAP's Review of Decision of Assessment Manager Procedures).

Meeting Procedures to be followed when reviewing a decision of the Assessment Manager are contained in the Review Procedures.

1. CAP MEETINGS

Ordinary Meetings

- 1.1 Subject to clause 1.2, ordinary meetings of the Campbelltown Council Assessment Panel (CAP) will be held at such times and places as determined by the Assessment Manager in consultation with the CAP Presiding Member.
- 1.2 Ordinary Meetings will generally be scheduled on the 4th Tuesday of the month at 6.30pm and conducted at the Council Chambers, 172 Montacute Road, Rostrevor.
- 1.3 Notice of an ordinary meeting will be given to all CAP Members by the Assessment Manager not less than 5 clear days prior to the holding of the meeting in accordance with clause
- 1.4 Notice of a meeting of the CAP must:
 - 1.4.1 be in writing;
 - 1.4.2 set out the date, time and place of the meeting;
 - 1.4.3 be signed by the Assessment Manager;
 - 1.4.4 contain or be accompanied by the agenda and any documents and/or reports that are to be considered at the meeting (in so far as practicable); and

- 1.4.5 be given to a CAP Member personally, by post to a place authorised in writing by the Member or by other means authorised by the Member as being an available means of giving notice.
- 1.5 A notice that is not given in accordance with clause 1.4 is taken to have been validly given if the Assessment Manager considers it impracticable to give the notice in accordance with that clause and takes action the Assessment Manager considers reasonably practicable in the circumstances to bring the notice to the attention of the Member.
- 1.6 A copy of the agenda for all meetings of the CAP will be available for viewing by the public on the Council's website and at the Council's offices as soon as practicable after the time that notice of the meeting has been given to CAP Members.
- 1.7 The Assessment Manager may, with leave or at the request of the Presiding Member, include in the agenda an item to be considered at the meeting to which the agenda relates after notice of the meeting has been given to CAP Members. In such instance, the Assessment Manager shall provide an updated agenda and any documents and/or reports relating to that item to be considered at the meeting to Members as soon as practicable. The Assessment Manager will also make an updated agenda available to the public.
- 1.8 The Assessment Manager may, in consultation with the Presiding Member, reschedule or cancel an ordinary meeting of CAP where it is scheduled for a date that is unsuitable (eg a public holiday). Meetings can only be cancelled where there are no matters for assessment by the CAP.
- 1.9 The Presiding Member may adjourn a CAP Meeting to a future date and time, unless the CAP resolves to continue the meeting.
- 1.10 A meeting will break for 10 minutes once every 2 hours, or more or less often as determined by the Presiding Member.

Special Meetings

- 1.11 The Presiding Member, or two or more CAP Members, may by delivering a written request to the Assessment Manager require a special meeting of the CAP to be held. The written request must be accompanied by the agenda for the special meeting.
- 1.12 On receipt of a request pursuant to clause 1.11, the Assessment Manager must determine the date, time and place of the special meeting and give notice to all CAP members at least 4 hours before the commencement of the special meeting.

2. DEPUTY MEMBERS

- 2.1 If a CAP Member is unable to attend a meeting or part of a meeting, they must use their best endeavors to notify the Presiding Member or Assessment Manager at their earliest opportunity.
- 2.2 If notification pursuant to clause 2.1 is given, the Assessment Manager may request a Deputy Member attend the meeting in place of the CAP Member for the meeting or part of the meeting.
- 2.3 Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes a Deputy Member.

3. ADDITIONAL MEMBERS

- 3.1 The CAP may appoint up to two Additional Members in accordance with Section 85 of the Planning, Development and Infrastructure Act 2016 (Act).
- 3.2 Where the CAP has appointed Additional Member(s), the Presiding Member, in consultation with the Assessment Manager, may invite Additional Member(s) to attend any meeting (or part thereof) where they consider the Additional Member(s) will, by virtue of their qualifications, expertise or experience, assist the CAP in dealing with a matter that it must assess under the Act (or, during the transition to the Act, the Development Act 1993).
- 3.3 A request that an Additional Member attend a meeting must be made in writing and be accompanied by the notice for the meeting in accordance with clause 1.4, highlighting the item(s) the Additional Member is required to consider.
- 3.4 Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes an Additional Member, save that an Additional Member is not able to vote on any matter arising for determination by the CAP.

4. COMMENCEMENT OF MEETINGS

- 4.1 Subject to a quorum being present, a meeting of the CAP will commence as soon as possible after the time specified in the notice of a meeting.
- 4.2 If the number of apologies received by the Assessment Manager or Presiding Member indicates that a quorum will not be present at a meeting, the Presiding Member may adjourn the meeting to a specified day and time.
- 4.3 If at the expiration of thirty minutes from the commencement time specified in the notice of the meeting a meeting a quorum is not present, the Presiding Member may adjourn the meeting to a specified date and time.
- 4.4 In the event that the Presiding Member is absent from a meeting, the Assessment Manager, or such other person as nominated by the Assessment Manager, will preside at the meeting until such time as the meeting appoints an Acting Presiding Member.

5. DECISION MAKING

- 5.1 The Assessment Manager may at their discretion exclude:
 - 5.1.1 a representation or response to representation(s) which is received out of time;
 - 5.1.2 a representation in relation to Category 2 development from a person who was not entitled to be given notice of the application; or
 - 5.1.3 a representation or response to representation(s) which is otherwise invalid.
- 5.2 The Assessment Manager may at their discretion accept and allow to be considered by the CAP any new or additional material submitted by a representor or applicant. The CAP may defer consideration of the application to enable full and proper assessment of the further information.

- 5.3 Any material to be considered by the CAP pursuant to clause 5.2 must be provided to the applicant and/or representor(s) (as the case may be) in a manner directed by the Assessment Manager and those parties be provided with an opportunity to respond, either in writing or verbally, at the discretion of the Assessment Manager.
- 5.4 In relation to each application it considers, the CAP must:
 - 5.4.1 determine whether the proposal is seriously at variance with the Development Plan or the Planning Rules (as relevant) and provide reasons for its determination; and
 - 5.4.2 provide reasons for granting or refusing development authorisation and for the imposition of any conditions.
- 5.5 If the CAP determines that a proposal is seriously at variance with the Development Plan or the Planning Rules (as relevant), it must refuse development authorisation to the application.
- 5.6 In relation to each application to be considered and determined by the CAP:
 - 5.6.1 a person who has lodged a representation in relation to a Category 3 application under the Development Act 1993 which has not been excluded pursuant to clause 5.1 and who has indicated that they wish to be heard on their representation is entitled to appear before the CAP and be heard in support of their representation, in person or by an agent;
 - 5.6.2 a person who has lodged a representation in relation to either a Category 2 application under the Development Act 1993 or an application for which notice must be given under the Act, which has not been excluded pursuant to clause 5.1 and who has indicated that they wish to be heard on their representation may, at the discretion of the Assessment Manager, appear before the CAP and be heard in support of their representation, in person or by an agent;
 - 5.6.3 where one or more representors are heard by the CAP, the applicant is entitled to appear before the CAP to respond to any relevant matter raised by a representor, in person or by an agent;
 - 5.6.4 where no representors appear at the meeting, the Presiding Member may, at their discretion, allow an applicant to be heard in support of their application, in person or by an agent;
 - 5.6.5 representors and applicants will be allowed five minutes each to address the CAP. The Presiding Member may allow a party additional time at their discretion;
 - 5.6.6 CAP members may question and seek clarification from a representor or applicant who has addressed the CAP at the conclusion of their address; and
 - 5.6.7 following addresses from representors and the applicant, the Presiding Member will invite all Members to speak on any matter relevant to the application.
- 5.7 In relation to a matter related to review of decision of the Assessment Manager, the CAP will comply with the Review Procedures when making a decision.

- 5.7.1 A person may appear in relation to an application for review as provided for by the Review procedures.
- 5.8 Each Member present at a meeting of the CAP, including a Deputy Member who has been requested to attend the meeting or part of the meeting in place of a Member who is unable or unwilling to attend the meeting, is entitled to one vote on any matter arising for decision. If the votes are equal, the Presiding Member is entitled to a second or casting vote. Additional Members appointed to the CAP to provide expert advice and assistance are not entitled to vote.
- 5.9 Matters arising for decision at a meeting of the CAP will be decided by a majority of the votes cast by Members present at the meeting and entitled to vote.
- 5.10 The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by any person (including a CAP Member, applicant, representor or other member of the public) to a specified date and time.
- 5.11 The Presiding Member may ask a member of the public (including an applicant, representor or other member of the public) to leave a meeting where they are, in the opinion of the Presiding Member:
 - 5.11.1 behaving in a disorderly manner; or
 - 5.11.2 causing an interruption or disruption to the meeting.

6. MINUTES AND REPORTING

- 6.1 The CAP must ensure that accurate minutes are kept of all meetings.
- 6.2 The Assessment Manager, or a person nominated by the Assessment Manager, will take minutes of all meetings.
- 6.3 The minutes will record:
 - 6.3.1 the names of all Members present;
 - 6.3.2 the names of all Members from whom apologies have been received;
 - 6.3.3 the name and time that a Member enters or leaves the meeting;
 - 6.3.4 the name of every person who makes or responds to a representation;
 - 6.3.5 in relation to each application determined by the CAP:
 - 6.3.5.1 the determination of the CAP as to whether the proposal is seriously at variance with the Development Plan or Planning Rules (as relevant); and
 - 6.3.5.2 the reasons for granting or refusing development authorisation and for the imposition of any conditions; and
 - 6.3.5.3 where a decision is by majority vote, the decision and its mover and seconder, but not each Members' vote;
 - 6.3.6 if an application is not determined by the CAP, the deferral of the application and the reasons for the deferral;

- 6.3.7 a decision to exclude the public from attendance pursuant to the Regulations;
 - 6.3.8 any disclosure of a direct or indirect pecuniary interest in any aspect of a development or anybody associated with any aspect of a development made by a Member in accordance with Section 83(1)(g) of the Act, and the nature of the interest;
 - 6.3.9 any disclosure of a conflict of interest made by a Member pursuant to the Code of Conduct adopted by the Minister under Clause 1(1)(c) of Schedule 3 of the Act (Code of Conduct), and the nature of the interest; and
 - 6.3.10 if a meeting is adjourned by the Presiding Member, the reason for the adjournment and the date and time to which the meeting is adjourned.
- 6.4 All minutes must be confirmed by the Assessment Manager in conjunction with the Presiding Member as being accurate prior to, or at the commencement of, the following CAP meeting.

7. ADDITIONAL PROCEDURES

- 7.1 Insofar as any procedure to be followed by the CAP is not prescribed by the Act and Regulations (and, during the transition to the Act and Regulations, the Development Act and Development Regulations 2008), the CAP's Terms of Reference, the Code of Conduct, these Meeting Procedures and the Review Procedures - the CAP may by resolution determine the procedure for itself. Any such determination may be added to these Meeting Procedures or other relevant CAP document.
- 7.2 The CAP may call for and consider such professional assistance from the Assessment Manager and, in consultation with the Assessment Manager, other professional advisors as it deems necessary and appropriate from time to time.

TEMPORARY ADDENDUM TO FACILITATE ELECTRONIC MEETINGS

On 9 April 2020, the COVID-19 Emergency Response Act 2020 (COVID Act) commenced operation.

Section 17 of the COVID Act provides (relevantly) that despite a provision of any other act, a requirement that a meeting occur that requires 2 or more persons to be physically present will be taken to be satisfied if the persons meet remotely using audio-visual or audio only communication.

In reliance on Section 17 of the COVID Act, on Monday 11 May 2020, the CAP adopts the following temporary amendments to the ordinary meeting procedures numbered 1 to 7 above (Ordinary Meeting Procedures). These amendments will operate until the Expiry Day of the COVID Act.

8. DEFINITIONS

The following definitions apply in relation to these temporary amendments:

- 8.1 **connect** means able to hear and/or see the meeting by electronic means, including via a live stream
- 8.2 **disconnect** means to remove the connection so as to be unable to hear and see the meeting

- 8.3 **electronic** means includes a telephone, computer or other electronic device used for communication
- 8.4 **live stream** means the transmission of audio and/or video from a meeting at the time the meeting is occurring

9. AMENDMENTS TO CLAUSE 1

- 9.1 Sub-clause 1.4 of the Ordinary Meeting Procedures is supplemented with the inclusion of the following additional paragraphs:

- 1.4.6 *where attendance at the meeting is able to occur by electronic means (in whole or in part), include details of how to connect to the meeting; and*
- 1.4.7 *where the meeting is to be live streamed for viewing by members of the public, include details of how to access and/or connect to the live stream.*

- 9.2 Sub-clause 1.6 of the Ordinary Meeting Procedures is amended with the deletion of the words “and at the Council’s offices”.

10. ADDITIONAL CLAUSE 3A

A new clause 3A is inserted into the Ordinary Meeting Procedures as follows:

- 3A.1 *One or more Panel members may attend a meeting via electronic means.*
- 3A.2 *A Member attending a meeting by electronic means is taken to be present at the meeting provided that the Member:*
- 3A.2.1 *can hear and, where possible, see all other Members who are present at the meeting;*
- 3A.2.2 *can hear and, where possible, see, all representors (or their representatives) and applicants (or their representatives) who speak at the meeting;*
- 3A.2.3 *can be heard and, where possible, seen by all other Members present at the meeting; and*
- 3A.2.4 *can be heard and, where possible, seen by the person recording the minutes of the meeting.*
- 3A.3 *Where a meeting occurs via electronic means, it shall (to the extent that the public is not able to physically attend the meeting) be live streamed.*
- 3A.4 *Where a meeting is being live streamed, the live stream shall be disconnected only during those parts of the meeting during which the public has been excluded from attendance pursuant to Regulation 13(2) of the Regulations.*
- 3A.5 *Where the public has been excluded from attendance pursuant to Regulation 13(2) of the Regulations, the Assessment Manager or a person nominated by the Assessment Manager shall ensure that all parties except for CAP members disconnect from or are disconnected from the meeting.*

11. AMENDMENTS TO CLAUSE 5

11.1 Sub-clause 5.6 of the Ordinary Meeting Procedures is supplemented with the inclusion of the following additional paragraph:

5.6.8 Clauses 5.6.1 to 5.6.4 are satisfied if a representor or applicant (as the case may be) appears via electronic means. The Presiding Member may require that any such appearance be via electronic means.

11.2 Sub-clause 5.7.1, is supplemented with the addition of the following additional paragraph:

5.7.2 where a person is entitled or has been requested to appear before the CAP in relation to an application for review of an Assessment Manager decision (including the Assessment Manager or delegate), the person may appear via electronic means. The Presiding Member may require that any such appearance be via electronic means.

11.3 Sub-clause 5.11 of the Ordinary Meeting Procedures is amended with the inclusion of the words “or disconnect from” after the word “leave”. As amended, sub-clause 5.11 is as follows:

5.11 The Presiding Member may ask a member of the public (including an applicant, representor or other member of the public) to leave or disconnect from a meeting where they are, in the opinion of the Presiding Member: ...’

12. AMENDMENTS TO CLAUSE 6

Sub-clause 6.3 of the Ordinary Meeting Procedures is supplemented with the inclusion of the following additional paragraph:

6.3.4A methods of attendance by all Members present and by every person who makes or responds to a representation.

13. Review & Evaluation

Council Assessment Panel Procedures will be reviewed every two years in accordance with the requirements of Council’s Policy and Procedure Framework. The Manager Planning Services will report to the Council Assessment Panel on the outcome of the review to seek adoption of changes as appropriate.

14. Availability of the Procedure

Council Assessment Panel Procedures will be available for inspection at Council’s principal office during ordinary business hours and at Council’s website www.campbelltown.sa.gov.au. Copies will also be provided to interested members of the community upon request, and upon payment of a fee in accordance with Council’s Schedule of Fees and Charges.