

Salisbury Council Assessment Panel

Meeting Procedures

Adopted by the CAP on 19 December 2023

ROLE OF THE PANEL

The Council Assessment Panel (CAP) is an independent planning authority appointed by Council to make decisions on development applications. Its purpose is to determine development applications that are assigned to it under the *Planning Development and Infrastructure Act 2016*. The CAP may also provide advice to Council on trends, issues and other matters relating to planning or development matters.

The CAP acknowledges that in performing its statutory function, it is bound by the:

- Code of conduct adopted by the Minister for Planning.
- Objects, Planning Principles and General Responsibilities under the Planning, Development and Infrastructure Act 2016.
- Meeting Procedures established by the Panel. These Meeting Procedures are to be read in conjunction with:
 - the meeting procedures contained within the *Planning, Development and Infrastructure (General) Regulations 2017 (Regulations)*; and
 - the CAP's Policy for Assessment Panel Review of Decision of Assessment Manager (**Assessment Manager Review Policy**).

1. CAP MEETINGS

Ordinary Meetings

- 1.1 Subject to clause 1.2, ordinary meetings of the Salisbury Council Assessment Panel (**CAP**) will be held at such times and places as determined by the CAP.
- 1.2 The time and place of the first meeting of the CAP following its establishment will be determined by the Assessment Manager. The Assessment Manager must give notice of the first CAP meeting to the CAP and the public in accordance with clauses 1.4 and 1.6.
- 1.3 Notice of an ordinary meeting will be given to all CAP Members by the Assessment Manager not less than three (3) clear days prior to the holding of the meeting in accordance with clause 1.4

- 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);
 - 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;
 - 1.4.6 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.
- 1.5 A notice that is not given in accordance with clause 1.4 is taken to have been validly given if the Assessment Manger 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 Manger 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 Manger 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 Presiding Member may adjourn a CAP Meeting to a future date and time, unless the CAP resolves to continue the meeting.
- 1.9 A meeting will break for 10 minutes once every 2 hours, or more or less often as determined by the Presiding Member.

Special Meetings

- 1.10 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.
- 1.11 On receipt of a request pursuant to clause 1.10, 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 or unwilling to attend a meeting or part of a meeting, he or she must use his or her best endeavours to notify the Presiding Member or Assessment Manager at his or her earliest opportunity.
- 2.2 If notification pursuant to clause 2.1 is given, the Assessment Manager in consultation with the Presiding Member 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 one or both Additional Members to attend any meeting (or part thereof) where he or she considers 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 (D Act)*).
- 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. ELECTRONIC MEETINGS

- 4.1 One or more CAP Members may attend a meeting via electronic means.
- 4.2 A CAP Member attending a meeting via electronic means is taken to be present at the meeting provided that the CAP Member:
 - 4.2.1 can hear and, where possible, see all other CAP Members who are present at the meeting;
 - 4.2.2 can hear and, where possible, see all representors (or their representatives) and applicants (or their representatives) who speak at the meeting;
 - 4.2.3 can be heard and, where possible, seen by all other CAP Members present at the meeting; and
 - 4.2.4 can be heard and, where possible, seen by the person recording the minutes of the meeting.
- 4.3 Where a meeting occurs via electronic means, it will (to the extent that the public is not able to physically attend the meeting) be live streamed.
- 4.4 Where a meeting is being live streamed, the live stream must 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.
- 4.5 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 must ensure that all parties except for the CAP Members disconnect from or are disconnected from the meeting.

5. COMMENCEMENT OF MEETINGS

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 That the CAP appoint an Acting Presiding Member for the remainder of the CAP term. If both the Presiding Member and Acting Presiding Member are absent from a CAP meeting (or part thereof), a CAP Member will be

appointed from those CAP Members present by means of resolution, and will preside over the meeting. (Council's Terms of Reference 25/10/20201)

6. ASSESSMENT OF DEVELOPMENT APPLICATIONS

The procedures in Part 6 of these Meeting Procedures relate only to the CAP's assessment of development applications under Part 7 of the Act and Part 4 of the D Act. **NB:** The procedures for determining an application for review of an Assessment Manager's decision are contained in the Assessment Manager Review Policy.

6.1 The Presiding Member may in his or her discretion exclude:

6.1.1 a representation or response to representation(s) which is received out of time;

6.1.2 a representation in relation to Category 2 development from a person who was not entitled to be given notice of the application; or

6.1.3 a representation or response to representation(s) which is otherwise invalid.

6.2 The Presiding Member may in his or her 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.

6.3 Any material to be considered by the CAP pursuant to clause 6.2 must be provided to the applicant and/or representor(s) (as the case may be) in a manner directed by the Presiding Member and those parties be provided with an opportunity to respond, either in writing or verbally, at the discretion of the Presiding Member.

6.4 In relation to each application it considers, the CAP must:

6.4.1 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

6.4.2 provide reasons for granting or refusing development authorisation and for the imposition of any conditions.

6.5 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.

6.6 In relation to each application to be considered and determined by the CAP:

6.6.1 a person who has lodged a representation in relation to a Category 2 or 3 application under the D Act or an application for which notice must be given under the Act, which has not been excluded pursuant to clause 6.1 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;

6.6.2 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;

6.6.3 where no representors appear at the meeting, the Presiding Member may, in his or her discretion, allow an applicant to be heard in support of his or her application, in person or by an agent;

6.6.4 representors and applicants will be allowed five minutes each to address the CAP. The Presiding Member may allow a party additional time at his or her discretion;

6.6.5 CAP members may question and seek clarification from a representor or applicant who has addressed the CAP at the conclusion of their address; and

6.6.6 following addresses from representors and the applicant, the Presiding Member will invite all Members to speak on any matter relevant to the application.

6.6.7 Clauses 6.6.1 to 6.6.3 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.

7. **DECISION MAKING**

7.1 Subject to the PDI Act and these Operating Procedures, the Presiding Member will facilitate the meeting in a manner which promotes relevant, orderly, constructive, respectful and expeditious discussion, but not repetitious discussion, with the intent of ensuring well-informed decisions and debate leading to a determination of any matters before the Panel.

7.2 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.

- 7.3 Where a consensus is reached the Presiding Member shall then call for a mover and confirm the consensus by a show of hands.
- 7.4 Where it is evident through debate and discussion that a consensus will not be reached by the Panel, the Presiding Member shall call for a mover and put the matter to a formal vote to determine.
- 7.5 All decisions of the CAP shall be made on the basis of a majority decision of the Members present and the Minutes shall record that decision only (Votes for/against will not be recorded, and are not relevant once the majority is determined).
- 7.6 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.
- 7.7 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 he or she is, in the opinion of the Presiding Member:
 - 7.7.1 behaving in a disorderly manner; or
 - 7.7.2 causing an interruption or disruption to the meeting.
- 7.8 Where a person is entitled to appear before the CAP in relation to an application for review of an Assessment Manager's decision (including the Assessment Manager or delegate), the person may elect to appear via electronic means. The Presiding Member may require that any such appearance be via electronic means.

8. MINUTES AND REPORTING

- 8.1 The CAP must ensure that accurate minutes are kept of all meetings.
- 8.2 The Assessment Manager, or a person nominated by the Assessment Manager, will take minutes of all meetings.
- 8.3 The minutes will record:
 - 8.3.1 the names of all Members present;
 - 8.3.2 the names of all Members from whom apologies have been received;
 - 8.3.3 the name and time that a Member enters or leaves the meeting;
 - 8.3.4 the name of every person who makes or responds to a representation in relation to a development application;

- 8.3.5 methods of attendance by all Members present and by every person who makes or responds to a representation;
- 8.3.6 the name of every person who appears in relation to an application for review of an Assessment Manager decision (including the Assessment Manager or delegate);
- 8.3.7 in relation to each development application:
 - 8.3.7.1 the determination of the CAP as to whether the proposal is seriously at variance with the Development Plan or Planning Rules (as relevant); and
 - 8.3.7.2 the reasons for granting or refusing development authorisation and for the imposition of any conditions; and
- 8.3.8 in relation to each application for review of an Assessment Manager decision:
 - 8.3.8.1 the determination of the CAP as to whether the proposal is seriously at variance with the Development Plan or Planning Rules (as relevant); and
 - 8.3.8.2 the reasons for the CAP's decision under Section 203(4) of the Act, including the reasons for the imposition of any new or varied conditions; and
- 8.3.9 where a decision is by majority vote, the decision and its mover and seconder, but not each Members' vote;
- 8.3.10 if an application is not determined by the CAP, the deferral of the application and the reasons for the deferral;
- 8.3.11 a decision to exclude the public from attendance pursuant to the Regulations;
- 8.3.12 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;
- 8.3.13 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
- 8.3.14 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.

8.4 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.

9. **ADDITIONAL PROCEDURES**

9.1 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 D Act and *Development Regulations 2008*), the CAP's Terms of Reference, the Code of Conduct, the Assessment Manager Review Policy, or these Meeting Procedures, the CAP may by resolution determine the procedure for itself. Any such determination may be added to these Meeting Procedures.

9.2 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.

10. **APPEALS**

10.1 The Assessment Manager is authorised to make decisions as to the conduct of appeals that do not change the nature of the decision of the Panel including preparing documentation required by the Court, engaging and instructing legal representation or expert witnesses, attending preliminary conferences, conciliation hearings or direction hearings, subject to consulting with the Presiding Member.

10.2 Where the Assessment Manager has acted on a matter under appeal, a report will be provided to the Panel at the next meeting.

10.3 Any compromise proposal arising from an appeal shall be presented to the Panel for decision.

10.4 In the event of an urgent matter, that the Presiding Member may convene a special meeting of the Panel in accordance with these Meeting Procedures.

11. **ANNUAL REPORT**

11.1 The Panel shall prepare and consider an Annual Report for presentation to the Council via the appropriate Standing Committee. The Annual Report may be presented by the Presiding Member and may contain (but not be limited to) statistical information in relation to the number of items considered, the outcomes of decisions on those items, and matters identified by the Panel in the course of its assessment of development applications that warrant referral to Council for consideration of Planning Rules policy, legislative, or procedural change.

11.2 The Annual Report shall be prepared at the end of the financial year.

12. **REPORTING TO THE PANEL**

12.1 The Assessment Manager will prepare:

12.1.1 A quarterly report of the development applications with representations determined under delegated authority for the previous period.

12.1.2 A report at the next meeting of the Panel for any development application delegated by the Panel where a deemed consent notice has been received.

13. **DEFINITIONS**

The following definitions apply in relation to these Meeting Procedures:

13.1 *connect* means able to hear and/or see the meeting by electronic means, including via a live stream;

13.2 *disconnect* means to remove the connection so as to be unable to hear and see the meeting;

13.3 *electronic* means includes a telephone, computer or other electronic device used for communication;

13.4 *live stream* means the transmission of audio and/or video from a meeting at the time the meeting is occurring.