



# Pre-lodgement service

## The Port Adelaide Development Assessment Committee (PADAC)

### Purpose

This fact sheet provides an overview of the Port Adelaide Development Assessment Committee (PADAC).

It is produced by the Investment Team of the Department of Planning, Transport and Infrastructure (DPTI), which offers a pre-lodgement case management service. The team can be contacted by emailing [dpti.pdprelodgementenquiries@sa.gov.au](mailto:dpti.pdprelodgementenquiries@sa.gov.au) or calling (08) 7109 7081.

### What is the Port Adelaide Development Assessment Committee?

On 9 April 2015, the *Development Regulations 2008* were amended, establishing a new Port Adelaide Development Assessment Committee (PADAC).

PADAC was established as a sub-committee of the Development Assessment Commission (DAC) to determine applications for developments exceeding \$3 million in value in the whole of the Port Adelaide Regional Centre Zone.

DAC comprises the following members appointed by the Minister for Planning:

- Simone Fogarty (Presiding Member)
- Helen Louise Dyer (Deputy Presiding Member)
- David O'Loughlin
- Chris Branford
- Sue Crafter
- Peter John Dungey
- Dennis Ray Mutton

The Committee includes the DAC members mentioned above, as well as a council representative of the City of Port Adelaide Enfield.

### What is the pre-lodgement service?

The Committee's process is supported by the DPTI pre-lodgement service. The pre-lodgement service involves free case management offered by DPTI which assists proponents in the preparation of their application from the initial concept stages of the project, right through to a decision by the Committee. As part of this service, proponents are also offered an opportunity to attend a briefing session with the Committee.

The purpose of the briefing session is to provide the Committee with a better understanding of an upcoming project. It is not intended to pre-empt any later assessment or to commit the Committee to any position. It also enables the Committee to understand the evolution of the project and what changes have been made in response to referral agency feedback. If appropriate, the Committee will provide verbal feedback to the proponent or case manager.

### How are briefing sessions to PADAC run?

A briefing paper is prepared by your case manager which is distributed with the agenda for the meeting. The briefing paper will provide an overview of the project and the case management process to date. This is not a planning assessment report, so the Committee will not be assessing your proposal against the relevant



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Council Development Plan applicable to your proposal.

The briefing will be conducted as follows:

- Introduction from relevant case manager (and other government advisors as deemed appropriate) to provide context and background.
- The proponent will then be invited to make their presentation.
- Committee members may then ask questions, seek clarification or request further information of the proponent, case manager or other advisors.
- The briefing will then conclude. As briefings are in relation to projects not yet lodged as an application, all information, discussions and minutes will be treated in confidence.

In most cases, the Government Architect or delegate will also attend the briefing to assist the Committee in understanding the progress of the project through design review.

## How do I make the most of my briefing to PADAC?

In planning your presentation, it is important to be mindful of the time allocated to your project (approximately 30 minutes), which also includes time for questions and discussion. In preparing for the briefing, you should consider the following process and timing:

- *Proponent*  
May introduce the project (2 minutes)
- *Architect/design team*  
Present the scheme and broadly highlight how it has progressed (10 minutes)
- *Planning consultant*  
The planning merit of the application (5 minutes)

This briefing session is a good time to test your approach and ideas, particularly where there are inconsistencies against the Development Plan.

## When should I brief PADAC?

Your case manager will work with you to set a date for your PADAC briefing, as this will often depend on the nature and complexity of your project, and your status within the pre-lodgement process.

It is often most useful to present to PADAC following the second or third Design Review Panel (DRP) session, as by this time the design is relatively resolved, although there is still opportunity to make changes if necessary.

## How are PADAC hearings conducted?

Hearings are held for applications that are Category 2 or 3 and require public notification. IMDAC hearings are conducted in accordance with the established procedures and terms of reference for the Development Assessment Commission. Your case manager will attend the hearing, as well DPTI technical advisors and agency representatives as required.

The hearing will be conducted as follows:

- The applicant (or consultant on the applicant behalf) will be invited to speak first to provide a short outline of the proposal and the design approach adopted. This should be around 10 minutes.
- Any representors wishing to be heard will then be invited to address the Committee.
- Other relevant agencies (eg. Government Architect, State Heritage Unit) will then be invited to address the Committee.



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- The applicant will then be invited to respond to the representor/agency comments.
- The public component of the hearing will conclude and the applicant will then be required to leave the meeting so that the Committee may consider the matter in private.

## For more information

You can download a pre-lodgement pack from [www.dpti.sa.gov.au/planning/prelodgementservice](http://www.dpti.sa.gov.au/planning/prelodgementservice) or ask DPTI to mail it to you.

To discuss the case management service, phone or email:

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You can find out more information about DAC committees from [www.dac.sa.gov.au/committees](http://www.dac.sa.gov.au/committees).



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