



Pre-lodgement service

The Inner Metropolitan Development Assessment Committee – IMDAC

Purpose

This fact sheet provides an overview of the integration of the pre-lodgement service offered by the Department of Planning, Transport and Infrastructure (DPTI) with the Inner Metropolitan Development Assessment Committee.

Introduction

On 28 November 2013, the *Development Regulations 2008* were amended, removing the Capital City Development Assessment Committee (CCDAC) and providing instead for a new Inner Metropolitan Development Assessment Committee ('the Committee').

The Committee was established as a sub-committee of the Development Assessment Commission (DAC) to determine applications for—

- a) development in the City where the value exceeds \$10 million
- b) developments involving five storeys or more in an Urban Corridor Zone as described in the Council areas of—
 - Burnside
 - Norwood, Payneham & St Peters*
 - Prospect
 - Unley
 - West Torrens

* including the 'District Centre Zone' as identified in the suburb of Norwood

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 above in addition to the relevant council representatives that are as follows:

City of Adelaide

- John Hodgson
- Sue Clearihan (Proxy)

City of Burnside

- Ross Bateup
- Alison Brookman (Proxy)

City of Norwood Payneham & St Peters

- Jenny Newman
- Gavin Lloyd-Jones (Proxy)

City of Prospect

- David Cooke
- Cherie Gill (Proxy)

City of Unley

- Brenton Burman
- Terry Tysoe (Proxy)

City of West Torrens

- Wayne Stokes
- Nathan Cunningham (Proxy)



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What is the pre-lodgement service?

The Committee's process is supported by the 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 IMDAC 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 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 to make the most of your briefing

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 IMDAC?

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



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It is often most useful to present to IMDAC 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 IMDAC 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.
- 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 or ask DPTI to mail it to you.

To discuss the case management service, phone or email:

Investment Team
Department of Planning, Transport and Infrastructure
Level 5, Roma Mitchell House
136 North Terrace, Adelaide

Call: (08) 7109 7081

Email: dpti.pdprelodgementenquiries@sa.gov.au

You can find out more information about DAC committees from www.dac.sa.gov.au/committees.

You can find out more information about IMDAC from www.dac.sa.gov.au/inner_metropolitan_development_assessment_committee



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