

What is the CAP?

CAP is the abbreviation for Council Assessment Panel. CAP is a body of people who consider and make decisions on some development applications.

The role of the Council Assessment Panel (CAP) is to make decisions on development applications presented by Council planning staff. CAP consists of one Elected member of Council and four independent members with relevant experience or qualifications, including an independent Chairperson.

All members have voting rights and decisions are made on a majority basis.

CAP members have to abide by the Code of Conduct under Schedule 3 of the Planning, Development and Infrastructure Act 2016. Under the Code of Conduct, panel members cannot:

- Talk to a representor or an applicant about a development that is going to be considered by the Panel, except at the CAP meeting when the application is considered; and
- Enter a development site unless it is part of the assessment of the development such as a formal panel viewing.

The independent members who are on the CAP are experienced professionals, who have worked in development related fields. Some of the professions include planners, architects, engineers, heritage experts, environmental experts, urban designers and lawyers. This means that decisions made by CAP will be informed by the Development Plan and what the Development Plan has envisioned for the area.

The Elected Members of Council as a whole have no role in decisions made by CAP. The CAP will weigh up the pros and cons of a proposal by referring to the relevant provisions of the Development Plan. Decisions are made on the 'balance' of the Objectives and Principles contained in the Development Plan. Decisions are not required to be endorsed or ratified by the elected Council. The mixture of Council representatives and independent members provides a balanced view on the CAP combining local experience and technical expertise.

Further Information

The above information is advisory and only a guide to give you a general understanding of the key issues associated with planning. For further information or assistance, please contact Council's Development Department on 8539 1414 or planning@murraybridge.sa.gov.au