

## Agenda Report for Noting

**Meeting Date: 19 August 2021**

<b>Item Name</b>	SPC Communications & Engagement
<b>Presenters</b>	Megha Abraham
<b>Purpose of Report</b>	Noting – Fortnightly report on C&E activity
<b>Item Number</b>	5.1
<b>Confidential Item (Y/N)</b>	Not Confidential (Release Immediately)
<b>Related Decisions</b>	N/A

### Recommendation

It is recommended that the Commission resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately).
2. Note the Communication and Engagement report as read.

### Summary

This report provides an overview of the current work program of the Commission's C&E Manager, highlighting major communications and engagement activity conducted since 22 July 2021 as well as upcoming opportunities and media issues.

### Communication Platforms

Key Element	Status
Commission Website	The SPC website has an updated carousel banner linking to an official statement to clarify the misinformation in recent comments made in relation to land in the Character Preservation Districts. This is in relation to the EFPA review public consultation. The PlanSA EFPA and News pages have been updated respectively.
Commission LinkedIn	As of 4 August, the Commission has 877 followers, an increase of 15 followers. New posts have included the Open Space Grant Program, 50 <sup>th</sup> Anniversary of the Australian Height Datum, SA Government Climate Change Action Plan, Variation to Planning Regulations (COVID-19), Code Amendment Online Map Viewer Tool, and the 7 day extension to the EFPA Review public consultation (until 5.00 pm 6 August 2021)
Commission Events	The SPC Chair attended and spoke at the Inter-jurisdictional Forum of Independent Planning Bodies on 16 June 2021. The event was held virtually, speaking notes and a presentation providing an overview of the SPC's structure was prepared. A calendar of SPC Events is at <b>Attachment 1</b> .

## Communications Activity

Key Element	Status
EFPA Review	Following the release of the SPC's Position Statement and EFPA Review report and the commencement of public consultation, concerns relating specifically to the McLaren Vale CPD was raised by a elected official. These concerns were clarified as being incorrect and unwarranted and was subsequently addressed via an official statement. The copy of the final statement is at <b>Attachment 2</b> .
Local Design Review Code Amendment Consultation	Preparations are underway for consultation on the Local Design Review Code Amendment to commence on 12 August 2021 (pending SPC's approval on documentation presented at its 5 August 2021 meeting). A YourSAy consultation page, along with a 'Have your Say' page on the PlanSA portal are currently being set-up ahead of 12 August 2021. ODASA will be overseeing the consultation process, PLUS-AGD Comms will provide support as needed/required.
Bushfire Hazard Overlay Code Amendment	Comms to support the SPC initiated Code Amendment on the Bushfire Hazard Overlay.
June Planning Ahead	The July issue of Planning Ahead was published on 13 July. The SPC Chair's column is at <b>Attachment 3</b> .

## Media

The following media items appeared during the reporting period:

Key Element	Status
Print	The Advertiser ran an article titled 'Development Chiefs' conflicts of interest' referencing the SPC's Conflicts of Interest Register as backdrop to story that spotlights the Chair's conflicts of interest due to potential ties between the SPC's work and private consultancy firm. The article was run after conducting a telephonic interview with the Chair, a copy of which is at <b>Attachment 4</b> .
Media Interest	Over the past month, the media has shown an interest in the SPC's work around the EFPA Review, which has led to other enquiries related to the planning system and its key components including the Code Amendment process, SAPPa and the system's overall performance. The Communication team will continue to monitor and flag any potential 'issues' and/or 'topics of interest' to help prepare required responses to help manage the conversations / response in relation to media coverage.

## Attachments:

1. SPC Events Calendar #16621574
2. SPC Statement in relation to land in the CPD #17342880
3. Chair's Column April Planning Ahead newsletter #17300581
4. Exclusive Advertiser Article 'Land of Promise' #17459084

Prepared by: Megha Abraham (updates while Emma is on leave)

Date: 04 August 2021



# 2021 MONTHLY CALENDAR

APRIL											
			Thursday 1	Friday 2	Sat/Sun	Monday 5	Tuesday 6	Wednesday 7	Thursday 8	Friday 9	Sat/Sun
			SPC Meeting	<b>PUBLIC HOLIDAY</b>		<b>PUBLIC HOLIDAY</b>		Aldinga DPA public hearing		Weekly Council update Weekly Acc. Prof update	
Monday 12	Tuesday 13	Wednesday 14	Thursday 15	Friday 16	Sat/Sun	Monday 19	Tuesday 20	Wednesday 21	Thursday 22	Friday 23	Sat/Sun
			SPC Meeting to be held in Mount Barker including tour of Mt Barker & Council presentation	Weekly Council update Weekly Acc. Prof update						Weekly Council update Weekly Acc. Prof update	
Monday 26	Tuesday 27	Wednesday 28	Thursday 29	Friday 30	Sat/Sun						
<b>PUBLIC HOLIDAY</b>			SPC Meeting	Weekly Council update Weekly Acc. Prof update  MLG Meeting – Helen Dyer & Craig Holden							

MAY											
						Monday 3	Tuesday 4	Wednesday 5	Thursday 6	Friday 7	Sat/Sun
										Weekly Council update Weekly Acc. Prof update	
Monday 10	Tuesday 11	Wednesday 12	Thursday 13	Friday 14	Sat/Sun	Monday 17	Tuesday 18	Wednesday 19	Thursday 20	Friday 21	Sat/Sun
		Premier's Climate Change Council – AA Presenting	SPC Meeting	Weekly Council update Weekly Acc. Prof update			AIUS Living SA Webinar – Helen Dyer speaker	PIA 'On the Couch – Minister & Craig Holden presenting, Hilton Hotel		Weekly Council update Weekly Acc. Prof update	
Monday 24	Tuesday 25	Wednesday 26	Thursday 27	Friday 28	Sat/Sun	Monday 31					
PIA Congress	PIA Congress – Helen Dyer – Panel member	PIA Congress	PIA Congress SPC Meeting	PIA Congress – Helen Dyer - address closing function Astor Hotel  Weekly Council update Weekly Acc. Prof update							



# 2021 MONTHLY CALENDAR

JULY											
			Thursday 1	Friday 2	Sat/Sun	Monday 5	Tuesday 6	Wednesday 7	Thursday 8	Friday 9	Sat/Sun
				Weekly Council update Weekly Acc. Prof update						Weekly Council update Weekly Acc. Prof Update	
Monday 12	Tuesday 13	Wednesday 14	Thursday 15	Friday 16	Sat/Sun	Monday 19	Tuesday 20	Wednesday 21	Thursday 22	Friday 23	Sat/Sun
				Weekly Council update Weekly Acc. Prof update						Weekly Council update Weekly Acc. Prof update	
Monday 26	Tuesday 27	Wednesday 28	Thursday 29	Friday 30	Sat/Sun						
				Weekly Council update Weekly Acc. Prof update							

AUGUST											
					Sat/Sun	Monday 2	Tuesday 3	Wednesday 4	Thursday 5	Friday 6	Sat/Sun
										Weekly Council update Weekly Acc. Prof Update	
Monday 9	Tuesday 10	Wednesday 11	Thursday 12	Friday 13	Sat/Sun	Monday 16	Tuesday 17	Wednesday 18	Thursday 19	Friday 20	Sat/Sun
				Weekly Council update Weekly Acc. Prof Update						Weekly Council update Weekly Acc. Prof Update	
Monday 23	Tuesday 24	Wednesday 25	Thursday 26	Friday 27	Sat/Sun	Monday 30	Tuesday 31				
				Weekly Council update Weekly Acc. Prof Update							

# 2021 MONTHLY CALENDAR

SEPTEMBER											
					Sat/Sun			Wednesday 1	Thursday 2	Friday 3	Sat/Sun
										Weekly Council update Weekly Acc. Prof Update	
Monday 6	Tuesday 7	Wednesday 8	Thursday 9	Friday 10	Sat/Sun	Monday 13	Tuesday 14	Wednesday 15	Thursday 16	Friday 17	Sat/Sun
				Weekly Council update Weekly Acc. Prof Update						Weekly Council update Weekly Acc. Prof Update	
Monday 20	Tuesday 21	Wednesday 22	Thursday 23	Friday 24	Sat/Sun	Monday 27	Tuesday 28	Wednesday 29	Thursday 30		Sat/Sun
				Weekly Council update Weekly Acc. Prof Update							

OCTOBER											
				Friday 1	Sat/Sun	Monday 4	Tuesday 5	Wednesday 6	Thursday 7	Friday 8	Sat/Sun
										Weekly Council update Weekly Acc. Prof Update	
Monday 11	Tuesday 12	Wednesday 13	Thursday 14	Friday 15	Sat/Sun	Monday 18	Tuesday 19	Wednesday 20	Thursday 21	Friday 22	Sat/Sun
				Weekly Council update Weekly Acc. Prof Update						Weekly Council update Weekly Acc. Prof Update	
Monday 25	Tuesday 26	Wednesday 27	Thursday 28	Friday 29	Sat/Sun						
				Weekly Council update Weekly Acc. Prof Update							





## **Statement: Correcting misinformation in recent statements made in relation to land in the Character Preservation Districts**

You may have heard or read recent statements in the media indicating the potential conversion of rural lands in the McLaren Vale Character Preservation District (CPD) for new housing.

### **This is not correct.**

The CPD (which came into operation with the Barossa and McLaren Vale CPD Acts of Parliament in 2012), is shown in **purple** in the [Environment and Food Production Areas map](#).

The former Department of Planning, Transport and Infrastructure (DPTI) conducted a review of both CPD in 2018 during which some landowners provided submissions requesting removal of their land from the CPD areas. The review report recommended that the State Planning Commission (the Commission) investigate these requests further, in the context of Greater Adelaide's future growth.

The Planning and Land Use Services department within the Attorney-General's Department (PLUS-AGD) recently completed a detailed land supply analysis of the Greater Adelaide Area, which concluded that there is sufficient land supply in Greater Adelaide to support housing and employment growth over the next 15 years.

Following on from the report's findings, the Commission has released a [Statement of Position](#) which concludes it is not necessary to remove any land from the Character Preservation Districts.

It is further noted that changes to either Character Preservation District can only be achieved via a Bill through both houses of the South Australian Parliament.

### **Review of Environment and Food Production Areas**

The Commission is currently undertaking a review of our state's Environment and Food Production Areas (EFPA). These areas are shown in **green** in the [map](#) and are completely separate to the CPD.

The scope of the EFPA review is to identify whether there are any anomalies to the boundary that are trivial in nature.

More information about the EFPA review can be found at [plan.sa.gov.au/en/EFPA](http://plan.sa.gov.au/en/EFPA).

Thank you

**State Planning Commission**

# Planning Ahead – July 2021

## **Message from the Chair of the State Planning Commission– Helen Dyer**

The Commission is required to prepare Regional Plans as a key plank of the new planning system and is now gearing up to commence this process, with Plans due for completion in 2023.

These Regional Plans will provide a high level blueprint for the future development of each of the currently designated planning regions - Far North, Eyre and Western, Yorke and Mid North, Murray and Mallee, Limestone Coast, Kangaroo Island and Greater Adelaide.

Councils in the regions will be able to use these plans as framework for more detailed statutory planning, infrastructure delivery and project implementation. As a pre-cursor to this, we know there are groups of councils exploring how a Joint Planning Board might work for their region and we are looking forward to working with such boards as they are established in the delivery of these important plans.

The State's regions are an integral part of our South Australian community and economy and the Commission is aware that the planning system must work equally well for regions and the Greater Adelaide Area.

To ensure the Commission maintains a focus on the regions it is purposefully making its way to various parts of the state to get a first-hand appreciation of regional issues and opportunities. In line with this, the Commission recently visited Kangaroo Island where it held its June meeting.

The new financial year signalled three months of the Planning and Design Code coming into full operation. The Commission remains committed to continual improvement. Regular technical updates have and will continue to occur.

The Local Design Review Code Amendment, which was initiated by the Commission in May will need to be finalised before we see Local Design Review in operation in South Australia. Consultation on this draft Amendment will occur in the coming months.

Australia has seen very significant natural disaster events over the recent years, with South Australia having itself experienced 3 significant bushfires over the past two summers. With this in mind the Commission is looking at strengthening the Planning and Design Code to provide protection in the event of bushfire and flood.

Finally, the 8-week public consultation for the inaugural statutory review of Environment and Food Production Areas (EFPAs) is wrapping up at the end of the month.

Noting there has been some confusion as to the scope of this review, an explanatory statement is available on the PlanSA website. We're encouraging all South Australians to submit their feedback online, with submissions invited until 5.00 pm, 30 July 2021.

The Commission will consider all submissions and release the outcomes of the review later this year.

Regards

Helen Dyer

Chair, State Planning Commission

**Message from the Acting Executive Director – Michael Burdett**

As we all take learning from using South Australia's new planning system we have been actively looking at ways of improving its effectiveness and efficiency.

More than 16,000 development applications have now been lodged in the ePlanning portal – with approximately 9000 approvals issued.

Thanks to all who have been so generous with their time to identify where to expend our resources to achieve the highest value from our improvement program.

We have already implemented a significant number of enhancements and have developed a future enhancement roadmap.

Recent determinations of the State Commission Assessment Panel (SCAP) include some particularly high profile projects including a development on the Le Cornu site – after 30 years of sitting vacant and several failed development attempts.

The development is seen to assist with the transformation of O'Connell Street and the wider locality by increasing the residential population and invigorating the activation of O'Connell Street through new commercial offerings.

On 16 June SCAP gave Southern Launch permission to fire 3 rockets from the site at Whalers Way on Eyre Peninsula before the end of 2021. It is a big step as Australia strives to realise its full space market potential whilst proceeding under strict environmental protections.

At the national level, we work closely with the Australian Building Codes Board (ABCB) on the topic of building resilience, particularly habitable buildings. This topic has been on the ABCB's radar for some time but given the changing climate and increased threat levels, the ABCB is now taking a renewed focus on this key issue.

To continue to improve accessibility for all into the planning system – especially early in the process where key directions are set – the system has been enhanced to enable people to use an online map viewer to access information about all proposed Code Amendments. Now anyone who wishes to provide feedback, can do so online.

As we work to enhance South Australia's status as one of the world's most liveable cities, funding is now available under the 2021-22 Open Space Grant Program. The grants play an important part in ensuring our state remains liveable, healthy and sustainable.

Mike Burdett

**Acting Executive Director, Team PLUS**

## **Code Amendments Portal**

In a South Australian first, members of the public can view the status of all proposed amendments to the Planning and Design Code (the Code) through an online map viewer and provide feedback online.

The new planning system was designed to achieve greater community involvement in planning, and use technology to assist the community to interact with the planning system.

The Planning, Development and Infrastructure Act 2016 places the emphasis on engaging communities early, when the rules such as the Planning and Design Code and other regulatory instruments, are being developed rather than at the later stages of the planning process when it may be too late to influence outcomes.

This new Code Amendment Map Viewer is designed to make information about proposals to amend the Code easily accessible and to support the community participation early in the planning process.

This ensures that communities have a greater opportunity to have their say in developing planning policy for our state.

Use the online map viewer to monitor the status of all Code Amendments that have been initiated or that are on public consultation.

## **Planning and Design Code Review**

The State Planning Commission (the Commission) is commencing its inaugural review of South Australia's Planning and Design Code (the Code) this month, with a focus on technical amendments to improve the general performance, interpretation and consistency of the Code. The scope does not include substantial policy reform.

The Commission is undertaking a preliminary engagement process to help inform the scope of the amendment and call for issues on potential technical matters to be addressed through a Code Amendment; including:

- improving policy clarity and interpretation
- procedural matters – such as assessment pathways and public notification
- system improvement/efficiency – reviewing classification tables/assessment pathways, particularly for common/minor forms of development.

Based on current feedback it is expected to include a review of public notification, streamlining assessment pathways for common development types, improving the application of relevant policies for specified classes of development, and general policy refinement to improve clarity and consistency of code policies and definitions.

The Commission welcomes feedback on potential matters to be addressed through a proposed amendment.

To suggest an improvement to the Code, please submit using the Request a Change to the Code page by 5.00 pm Friday 13 August 2021.

## **Supporting high quality design in SA**

An updated Local Design Review Scheme (the Scheme) commenced on 1 July 2021 following extensive consultation.

The draft Scheme was available for public comment for 8 weeks in June and August 2020, with 39 submissions received.

The Office of Design and Architecture SA (ODASA) updated the Scheme to reflect that feedback and it was further tested and refined in early 2021 after targeted consultation with council staff and representatives from peak industry bodies.

The Scheme provides a consistent state-wide approach for councils to provide Design Review for locally assessed development proposals with the aim of:

- supporting high-quality design
- improving access to independent and expert advice early in the planning and design process
- supporting consistent and informed planning decisions
- facilitating collaboration between allied professionals
- supporting the State's planning system to meet objects and principles in the Planning Development and Infrastructure Act 2016.

ODASA prepared the draft Scheme on behalf of the Minister for Planning and Local Government in collaboration with the State Planning Commission and other stakeholders.

Find out more on the PlanSA portal.

## **Open Space Grant Program launched**

Councils and organisations representing outside-of-council areas can now apply for grants under the 2021-22 Open Space Grant Program.

The new grant round opened on 1 July 2021 for a period of 8 weeks.

Financed by the Planning and Development Fund, grants can be requested for the development of significant open space and public realm initiatives, as well as the purchase of land to support future open space opportunities. This grant round will not include planning and urban design studies as standalone projects.

Cover of Open Space Grant program Guidelines document

There is no minimum or maximum grant amount, however councils must be able to match the requested funding. The new grant round has a revised set of guidelines. Unlike previous rounds the funding categories of 'open space' and 'places for people' are now combined.

This change means proposals can demonstrate alignment with all objectives under the highly competitive program; in turn improving the quality of selected projects. If you have any questions about this grant round contact the Open Space Team at [OpenSpace@sa.gov.au](mailto:OpenSpace@sa.gov.au) or call 8402 1852. The team is also available to support councils through the application process.

To learn more about the 2021-22 Open Space Grant Program, please download your copy of the guidelines.

## **PlanSA working groups and user forms**

The PlanSA team have established 2 user group forums and 4 working groups.

The user group forums provide professionals using the system with technical support and advice. They provide learning opportunities that enable users to raise technical questions and be informed about technical enhancements to the system.

The forums are held electronically:

- Building User Group Forum – 9.00 to 9.45 am on Teams.
- Planning User Group Forum – 10.00 to 10.45 am on Teams.

The 4 working groups have been set up to regularly meet and discuss the prioritisation of planning and building related enhancements.

The working groups actively review any items in development, provide feedback and make sure items are considered ready for inclusion in the working of the PlanSA system.

These groups include the Planning and Building Working Groups, the Reporting Working Group and the Building Accredited Professionals Sub-Committee.

The Building Accredited Professionals Sub-Committee includes both planning and building accredited professionals on a rotational basis, to raise system and process related issues.

Accredited planning and building professionals interested in joining a working group or user group forum can contact the PlanSA Service Desk via 1800 752 664 or by email: [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au).

## **PlanSA: Trending topics and resources**

Nearly four months on from the official launch of our new State-wide planning system here are the top three enquiries raised with our PlanSA Service Desk – and links to the resources to help address them.

1. How to deal with a request for additional documentation for applications and how to upload mandatory documentation – in order to verify consent (planning, land division or building) the relevant authority will check if all ‘mandatory’ documentation has been provided and will issue a request for any missing documentation.
2. How to mark a Building Rules Consent Stage as not required – the applicant is required to provide a Building Consent Not Required letter.
3. How to apply for the next consent – when the Relevant Authority grants the first consent, an email is sent advising a Decision Notification Form (DNF) has been granted and this email is the prompt to submit the next consent, i.e. building consent.

For more resources related to the planning system, please visit the PlanSA Support Library

## **Municipal services infrastructure in Aboriginal communities**

In 2020 the SA government committed \$9 million to upgrade a wide range of municipal services infrastructure in Aboriginal communities across the state, to be administered by AGD's Office of Local Government.

Projects to date include:

- upgrading wastewater systems in Dunjiba (Oodnadata) and Yarilena (near Ceduna)
- partnering with the SA Housing Authority to repair septic tanks
- resealing the roads at Point Pearce, Yorke Peninsula
- clearing illegally dumped waste at Davenport, Port Augusta
- drilling a new water bore at Iga Warta in the northern Flinders Ranges
- coordinating with Commonwealth funding programs to reseal roads in Nepabunna, 70 km east of Leigh Creek.

Road and other service upgrades in Umoona and Coober Pedy are being delivered by the District Council of Coober Pedy, providing value for money and local employment for Umoona community members.

**DRAFT TEXT (For reference only)**

## **EFPA Public Info Sessions**

**(update to come on how sessions went)**

The State Planning Commission has released its Statement of Position and Review Report — as part of its first statutory review of South Australia's Environment and Food Production Areas (EFPA) — commencing eight weeks of public consultation from 4 June 2021 to 5.00 pm, 30 July 2021.

The Environment and Food Production Areas (EFPA) were introduced in 2017 to help protect our vital food and agricultural lands and contain urban sprawl by reducing the ability to subdivide land for housing in these areas and are currently undergoing their first review.

The Commission's Statement of Position confirms that there is sufficient land supply in Greater Adelaide to support housing and employment growth over the next 15 years.

In light of the reports' findings, South Australians are now invited to make submissions to vary the EFPA boundaries where anomalies are identified.

As part of Stage 2 of the EFPA review, a series of community information sessions will be held across the EFPA locations to help stakeholders and the community to learn more about the EFPA Review and how it is relevant to them. Following the public consultation process, stage 2 will include a public hearing later in the year. On completion, the Commission will consider the submissions and deliver its 'Findings Report' to the Minister for Planning and Local Government, outlining the outcomes of the review.

22 June 2021 - 4pm to 6pm - Victor Harbor Council Chambers, Civic Centre, 1 Bay Road, Victor Harbor 5211

23 June 2021 - 4pm to 6pm - Murray Bridge Council Office, Mobilong Suite, 2 Seventh Street, Murray Bridge 5253

24 June 2021 - 4pm to 6pm - Light Regional Council Chambers, Kapunda Office, 93 Main Street, Kapunda SA 5373

28 June 2021 - 4pm to 6pm - Strathalbyn Library, 1 Colman Terrace, Strathalbyn, 5255

30 June 2021 - 4pm to 6pm - Adelaide Hills Council Stirling Office, West Wing Conference Room, 63 Mount Barker Road, Stirling

5 July 2021 - 4pm to 6pm - Adelaide Plains Council, Mallala Council Chambers, 2A Wasleys Road, Mallala, 5502

[Online submission form Submissions will close at 5.00 pm on 30 July 2021.](#)

## **Local design review**

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If you have any questions about this grant round contact the Open Space Team at [OpenSpace@sa.gov.au](mailto:OpenSpace@sa.gov.au) or call 8402 1852. The team is also available to support councils through the application process.

To learn more about the 2021-22 Open Space Grant Program, please download your copy of the guidelines on the [PlanSA website](#).

### **Minister Call Ins**

Copy to come

## **PlanSA working groups**

The PlanSA team have established 4 working groups which meet regularly to discuss the prioritisation of planning and building related enhancements.

The working groups actively review any items in development, provide feedback and make sure items are considered ready for inclusion in the working PlanSA system.

These groups include the Planning and Building Working Groups, the Reporting Working Group and the Building Accredited Professionals Sub-Committee.

The Building Accredited Professionals Sub-Committee includes both planning and building accredited professionals on a rotational basis to raise system and process related issues.

## **PlanSA System Updates**

PlanSA system deployments are occurring fortnightly with system upgrades happening more frequently.

These upgrades have ensured system stability and processing time improvements.

Key system improvements relate to minor variations processing, the payment of fees online and increasing a relevant authorities ability to edit data.

## **PlanSA: Trending topics and resources**

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For more resources related to the planning system, please visit the [Support Library](#) on the PlanSA port.

## Development chiefs' conflicts of interest

RENATO CASTELLO



THE head of the state's peak planning and development advisory body has declared dozens of conflicts of interest due to potential ties between the commission's work and her private consultancy firm.

State Planning Commission chair Helen Dyer, pictured, also excused herself from a meeting last month because the board was considering a report prepared by her husband Steve Copus, who is the planning department's principal planner.

Ms Dyer, who replaced Michael Lennon as chair in March and has been commissioner since November 2018, has raised almost 40 conflicts, between August 2020 and July this year, due to the board's work potentially affecting clients of her consultancy, Holmes Dyer.

Ms Dyer is a co-director of planning consultancy Holmes Dyer, which undertakes work and provides advice to developers, councils and government. She said the number of "potential conflicts" reflects her obligations to report those matters. "I hope that people can take comfort that I do declare them," she said. "I think Adelaide is a pretty small place and people will understand that people will have potential conflicts."

On 17 occasions, Ms Dyer left commission meetings after declaring a potential or direct conflict of interest in matters that had come before the commission for discussion,

"The conflicts and potential conflicts I've declared are really about quite a minimal function of the commission ... around code amendments (rezoning requests), which is a small part of the commission's work," she said.

Ms Dyer has cited conflicts with work her firm has done or is doing for the Walkercorp at Buckland Park, the developers of the Concordia housing estate near Gawler and private landowners who are seeking rezoning of land through the commission.

Ms Dyer said much of the work she personally did for the company was in Hobart and Sydney to help provide additional "separation" from her public role.

She sought personal legal advice on how to "discharge my duties properly" before becoming a commissioner.

Mr Lennon declared four conflicts of interest and developer Craig Holden one, according to the commission's conflict of interest register.

Planning Minister Vickie Chapman said Ms Dyer had "exceptional real-world experience" across government and the private sector. "As she works and has business here in South Australia, there are instances where she must declare a conflict of interest or potential conflict of interest and I

am pleased to see she is doing so," she said. "However, her opinion and advice on big picture discussions is invaluable."

The commission does not make decisions on individual planning applications, which are determined by councils or the State Commission Assessment Panel.