

## A smooth transition to the new planning system

### **Planning, Development and Infrastructure Act 2016**

The *Planning, Development and Infrastructure Act 2016* (PDI Act) was passed by Parliament on 12 April 2016 and was granted Royal Assent by the Governor on 21 April 2016. This means the government can now begin moving towards a modern, efficient planning system that will shape the future of South Australia.

The legislation behind our new planning system is supported by a government commitment of \$25.8 million over a five-year period (July 2016 – 30 June 2021) which includes a new ePlanning solution.

### **Why a Transitional Act?**

The *Statutes Amendment (Planning, Development and Infrastructure) Act 2017* (the Transitional Act) has passed through both Houses of the South Australian Parliament.

The Transitional Act, which is still to be assented to by the Governor, enables the PDI Act, its planning tools and governance frameworks, to be introduced in stages as the *Development Act 1993* is phased out. This will allow for the:

- establishment of a new State Planning Commission (the Commission) by April 2017
- development of a Community Engagement Charter (the Charter) as the Commission's first order of business
- development of other statutory instruments by the Commission required for the new system, including consultation on the new Planning and Design Code (the Code)
- transfer of the Development Assessment Commission's and other entities' statutory functions to the Commission

- implementation of the Code and new stream-lined assessment pathways by mid to late 2018.

All of these steps will be integrated progressively into the new ePlanning system, proposed to be fully functional by 2019.

The Transitional Act will also begin several initiatives key to South Australia's future, including:

- **Infrastructure Schemes** to support more efficient and effective provision of social and physical infrastructure in growth areas, including the early introduction of a pilot general infrastructure scheme
- **Environment and Food Production Areas** set out in the Act, to preserve our agricultural and tourism resources while still encouraging growth
- **Regional planning tools** to support a more strategic approach to planning from interested local governments.

The Transitional Act works to make the amendment of specific development plans—as the Code is introduced—as seamless as possible and gives professionals sufficient time to gain accreditation as requirements change. All accreditation requirements will be settled in consultation with peak professional bodies, local government and industry sectors.

Under the Transitional Act, the Minister for Planning is ultimately responsible for setting out high level planning directions for the state. Consistent with State Planning Policies (SPPs) on adaptive re-use and climate change, the Minister can request that the Commission prepare *all* SPPs. The Commission will then be responsible for their preparation and consultation, in line with the Charter. This amendment reflects the view that SPPs are the responsibility of the government of the day, through the Minister.

The Transitional Act is designed to support **business as usual** during the engagement and implementation phases of our new planning system by ensuring that processes commenced and rights accrued under the *Development Act 1993* will be transitioned to the new system.

Amendments to other Acts that cross-reference planning instruments and entities are also included.

## How will Our New System be implemented?

During the first year of implementation, the focus will be on establishing the Commission, Charter, new planning frameworks and development of the ePlanning system, with the new online system proposed to be delivered in 2019.

Engagement is integral to the successful implementation of our new planning system with the key priorities being:

- Collaboration with Councils, industry associations and interested groups. This includes working with the department through secondments, consultancies and workshops, as well as think tanks, testing and feedback.

- The establishment of three advisory committees encompassing local government, the development industry and community participation and sustainability.
- The development of a Community Engagement Charter as an early priority – a new way of engaging through a performance-based approach.

The Minister has also established the Collaborative Advisory Team (CAT). Representation on the CAT includes the Department of Planning, Transport and Infrastructure, the Local Government Association, Urban Development Institute of Australia, Property Council and Master Builders Association. The purpose of this team is to provide high level advice on the development of various aspects of Our New System.

## Stay informed

News and updates on the progress of our new planning system will be posted on:

[www.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au)