SOUTH AUSTRALIA’S NEW PLANNING SYSTEM
IMPACT AND OPPORTUNITIES

Sally Smith
General Manager, Planning and Development
WHAT DOES OUR CURRENT WORLD LOOK LIKE?

- Development Plan Amendments
- Development assessments
- Infrastructure Funding Deeds

PDI Act
NOW

PDI Act
END 2018

- State Planning Commission
- Community Engagement Charter
- Ministerial Advisory Committees
- Council and Regional Assessment Panels
- Environment Food Production Areas

- Joint Planning Boards toolkit
- Infrastructure Schemes toolkit
- State Planning Policies
- Accredited Professionals Scheme regulations
KEY LAND DIVISION TRENDS: SOUTH AUSTRALIA

- 3,060 land division proposals in 2017-18 (~10,500 allotments)
- Steady supply of 2 for 1 land divisions (~2,000)
- Gradual increase of other smaller divisions (~2,500)
- Mid-size (11-50) declining (~2000)
- Over 50 allotments – 26 proposals (~4,000)
THE CURRENT SYSTEM: A SNAPSHOT

Land divisions by project size over past five years

Additional allotments (net)

Land division size category

- 1
- 2
- 3-5
- 6-10
- 11-50
- >50

Year:
- 2013/14
- 2014/15
- 2015/16
- 2016/17
- 2017/18
Metro trends:
- Busy councils – over 2,000 applications per year
- 76% of development in infill locations (metro Adelaide)
- Average population growth rate in Greater Adelaide = 0.8% (2016-17)

Adelaide City Council:
- Average population growth rate = 2.2% (2011-17)
- Increase of 520 people in 2016-17
- Apartment sales in 2017 = 725 (up from 320 in 2011)
DEVELOPMENT APPLICATIONS LODGED 2017-18*

Top 10 councils

- Charles Sturt
- West Torrens
- Marion
- Tea Tree Gully
- Salisbury
- Mount Barker
- Playford
- Campbelltown
- Burnside
- Onkaparinga

Number of applications

*Incomplete statistics
ESTIMATED VALUE OF DEVELOPMENT APPLICATIONS LODGED 2017-18*

Top 10 Councils

- Charles Sturt
- Marion
- West Torrens
- Campbelltown
- Mount Barker
- Burnside
- Adelaide
- Tea Tree Gully
- Norwood Payneham St Peters
- Onkaparinga

Value of applications ($ millions)

*Incomplete statistics
NUMBER OF APARTMENT SALES IN CITY OF ADELAIDE
3D ADELAIDE: DEVELOPMENT ACTIVITY TRACKER
Status: Proposed
Address: 75-79 King William St
LGA: Adelaide
Height: 133m
Number of Floors: 45
Land Use 1: Hotel
Land Use 2: Residential
Land Use 3: Office
Description: 45 storey mixed use building with apartments, office and hotel rooms and 3 levels of basement parking.
OPEN FOR BUSINESS

- Development plan amendments
  34 development plan amendments in the system
- Office of the State Coordinator-General
- Pre-lodgement / design review
- Precinct powers
CRITERIA FOR DEVELOPMENT PLAN AMENDMENTS

- Address local issues that cannot wait for the Code
- Demonstrate clear economic benefit
- Use the SAPPL to expedite transition
- Identify and resolve potential infrastructure issues
- Where there is sufficient time (transitional regulations)
- Demonstrate that policy change is the most effective option
TRIAGE PROCESS FOR PROJECTS

Development Act
- DPA
  - Meets re-zoning criteria
    - Ministerial decision
- Major development
  - Major social, environmental and economic significance
    - Ministerial decision
- State Coordinator-General
  - Over $5 million in metro, over $3 million in regional
    - Coordinator-General call-in / SCAP decision

Urban Renewal Act
- Precinct process
- Master-planned communities
- Ministerial decision
CHALLENGES IN THE CURRENT SYSTEM

- Too slow to get a decision
- Inconsistent rules
- Inconsistent application of the rules
- Too slow to change zoning
- Too many zones
- Local politics
OUR NEW PLANNING SYSTEM: WHAT’S NEW

- State Planning Policies
- Community Engagement Charter
- Planning and Design Code
- Accredited Professionals Scheme
- Development Assessment Framework
- Infrastructure planning
- ePlanning platform
- Performance indicators
2018: THE ‘PREPARATION’ YEAR

- Policy on transport
- Policy on productive economies
- Assessment pathways
- Infrastructure Schemes toolkit
- Design in the planning system

- State Planning Policies
- Policy on environment
- Policy on people and neighbourhoods
- Accredited Professionals Scheme regs
- Joint Planning Boards toolkit
WE ARE HAVING CONVERSATIONS AND GETTING AROUND...

>400 submissions and counting

>100 engagement events in 2018

1,400 e-news subscribers

150 members of Council Connect

40,000 km travelled to visit councils
GET INVOLVED AS MUCH AS YOU WANT

- Sign-up for e-news
- Lodge a written submission
- Attend a drop-in session
- Watch our livestreamed workshops
- Complete a survey or poll
- Join a Live Chat
- Read our discussion papers
- Read our ‘What We Have Heard’ reports

www.saplanningportal.sa.gov.au/have_your_say
A CURRENT DEVELOPMENT PLAN
CODE: WHERE ARE WE UP TO?

- Established the ‘nuts and bolts’
- Understand policy that works and that doesn’t work
- Identified the gaps
- Completed land use definitions review
- Commenced drafting of the Code library
- Established transition plan for first generation of the Code
- Collaborating with industry peers to get the Code right
WHEN WILL THE CODE ‘SWITCH ON’?

- Code to be fully operational by July 2020
- Rollout to take place in three tranches
- Pilot to be run in out-of-council areas (mid-2019)
- Statutory consultation to commence approx February 2019
Deemed approvals

Sign-posts on land where consultation required

Consistent application of relevant authority

All planning rules in one place

All development assessments lodged online

Planning rules consistently applied

Relevant rules auto-generated for each assessment

Sign-posts on land where consultation required

New supporting tools

Deemed approvals

24-hour monitoring and reporting

WHAT THE CODE WILL MEAN FOR YOU

P&D Code

Our New System
Key outputs:

- Infrastructure Schemes toolkit
  - Guidelines to help navigate the process
  - Triage process – when are infrastructure schemes the right tool?
  - Templates for key steps
  - Role description for a Scheme Coordinator
- Panel of Scheme Coordinators
- Key learnings from the pilots
IMPACT ON DEVELOPMENT SECTOR

2018

- No change to development assessments
- Development Plan Amendments available
- Infrastructure Schemes toolkit
- Discussion papers: policy and technical
- Regulations

2019

- Statutory consultation on the Planning and Design Code
- Code pilot in out-of-council areas, mid year
- Second tranche of Code rollout, last quarter

2020

- NEW SYSTEM OPERATIONAL, JULY 2020
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