SOUTH AUSTRALIA’S NEW PLANNING SYSTEM
THE REFORM JOURNEY

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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
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

- **Land division size category**
  - 1
  - 2
  - 3-5
  - 6-10
  - 11-50
  - >50

- **Years**
  - 2013/14
  - 2014/15
  - 2015/16
  - 2016/17
  - 2017/18

- **Additional allotments (net)**

  - 2013/14: Increase in >50 category
  - 2014/15: Increase in >50 category
  - 2015/16: Increase in >50 category
  - 2016/17: Increase in >50 category
  - 2017/18: Increase in >50 category
Other Key Trends

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

*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
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
Performance indicators
ePlanning platform
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

OUR NEW SYSTEM
ENGAGEMENT ACTIVITIES

- >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 ‘What We Have Heard’ reports
Read our discussion papers
Read our discussion papers

www.saplanningportal.sa.gov.au/have_your_say
PLANNING AND DESIGN CODE: UPDATE

- Manual & paper based
- 72 development plans
- >1500 zones

- Digital by default
- 1 electronic rulebook, the Code
- <60 zones
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
WHAT THE CODE WILL DELIVER

- All planning rules in one place
- Consistent application of relevant authority
- Planning rules consistently applied
- Sign-posts on land where consultation required
- New supporting tools
- Deemed approvals
- All development assessments lodged online
- Relevant rules auto-generated for each assessment
- 24-hour monitoring and reporting
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
ACCREDITED PROFESSIONALS SCHEME: UPDATE

Key outputs:

- Accredited Professionals Regulations
  The rules that will govern the classes of accreditation and the process for becoming accredited

- Accredited Professionals Competency Requirements
  The qualifications, experience and technical skills required by the Chief Executive of DPTI

- Accredited Professionals Code of Conduct
  The standards of professionalism expected of all Accredited Professionals
ASSESSMENT PATHWAYS: UPDATE

- **Accepted Development**
  - Categories of Development: None - Planning Consent not needed
  - Relevant Planning Authority: None
  - Public Notification: None

- **Code Assessed Development**
  - Deemed to Satisfy: Accredited professional, assessment manager or assessment panel (TBC)
  - Performance Assessed: Sign on land and notify adjacent land owners/occupiers

- **Impact Assessed Development**
  - Restricted Development: State Planning Commission
  - Impact Assessed Development: The Minister
  - Level of Assessment: EIS notified by the Minister
WHAT TO EXPECT

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