



Proposed assessment timeframes

The draft Planning, Development and Infrastructure (General) (Development Assessment) Variation Regulations 2019 (the draft Regulations) set out proposed timeframes for the assessment of new developments in South Australia.

The proposed timeframes are based on those currently set out under the *Development Act 1993*, median time authorities currently take, as well as feedback received on the 2018 Assessment Pathways Discussion Paper.

New features and some fundamental changes will ensure the overall system is more efficient; so good, smart and innovative development, can happen.

The new planning and development system has specified over 50 simple matters that will not require an assessment. This means less applications that will slow the system.

Proposals that are expected and low-risk (like a house on a residential block), will still undergo assessment, however can take a more efficient 10-day decision path, called 'deemed-to-satisfy'. If the proposal meets the criteria, it will be approved.

Several new measures will help the community have more say in what development is happening in their local area. A simple, yet profound change is the introduction of new signage requirements, so more people know what is proposed in their local neighbourhood; and therefore more people can have their say.

The new system also provides more time for the community to have their say, so for straight-forward applications they have 15 business days (instead of 10); and for more complex applications, the time has doubled from 10 to 20 business days.

The new system also provides more power to applicants to ensure assessment bodies make the decisions within the legislated timeframes. For more straight-forward applications, the authority can only stop the clock once to request further information. This change will address a key issue in the current system that sees vastly different times taken by different authorities to assess and decide on similar application types.

Decisions and the time it took, will be published and made available on the SA Planning Portal, so we can ensure the system is performing at a high standard that continues to support the growth and development of South Australia.

Our new planning system

- Simple applications taken out of the system.
- Simpler and faster process for expected and low-risk proposal.
- Greater consistency and certainty for applicants.
- More opportunities and time for the community to have their say.
- Our decision-makers are more accountable and skilled to make the right decisions.
- Greater transparency of development proposals across our state.

Development Assessment timeframes under the existing Development Regulations 2008

Assessment clock starts



Decision issued = (5 business days)

Decision issued = (2 business days)

*Business days = bds

Proposed Development Assessment timeframes under the Draft Regulations



Decision issued = (5 business days)

Decision issued = (2 business days)

*Business days = bds