Our new planning system will be delivered across three phases:

- Phase 1 (mid-2019) – Land Not Within a Council Area
- Phase 2 (late-2019) – Regional Councils
- Phase 3 (mid-2020) – Greater Adelaide Councils

This fact sheet describes each phase in detail and what it will mean for you. For more information on the new planning system, please visit [www.saplaningportal.sa.gov.au](http://www.saplaningportal.sa.gov.au)

*The Planning, Development and Infrastructure Act 2016 (PDI Act)* underpins the new planning system, which will replace the current legislation (*the Development Act 1993*).

While parts of the PDI Act are already in operation, the entire Act will be proclaimed (a notice stating when an Act, or parts of an Act will commence) to enable the phased delivery. Prior to each phase, the Minister for Planning will also be required to approve the conversion of the relevant Development Plans to the Planning and Design Code (the Code).

More information about the process of how Development Plans will be converted to the Code (and statutory consultation that will occur) will be available in late 2018. Keep an eye out on the SA Planning Portal, or sign up for updates to find out more.

### Phase One: Land Not Within a Council Area (mid-2019)

The first phase will see the new planning system operational in areas called *Land Not Within a Council Area*. These areas are managed by the State Government and will have minimal impact to councils or industry. The broader community will see no differences at this point.

For this phase to be delivered, the Minister for Planning will approve the conversion of the relevant Development Plans (seven in total) to the Code. This Code will be spatially applied and available in paper format only (PDF). The ePlanning solution will not be online at this point. The PDI Act will be proclaimed and operational in these areas only from mid-2019.

- Department of Planning Transport and Infrastructure key operator in these areas.
- Paper based Land Not Within a Council Area Code (PDF) and is spatially applied.
- Minimal impact to councils and developers.
- New applications in these areas are assessed under PDI Act; and lodged using paper-based forms.
- Applications lodged prior to this date, will continue under the Development Act 1993, unless abandoned and re-lodged under the PDI Act.
- EDALA still in operation for Land Division Development Act 1993 applications.
Phase two: Regional Councils (late-2019)

Phase two will see the new planning system operational in Regional Council Areas. From this point development applications are prepared and lodged via the SA Planning Portal and assessed using the new Development Assessment framework. The PDI Act is now operational in Regional Council areas.

Regional communities and councils will now start to see and feel the new planning system in operation; and industry working in these areas will operate under the PDI Act.

For this phase to be delivered, the Minister for Planning will approve the conversion of the relevant Regional Council Development Plans (43 in total) to the Planning and Design Code. This Regional Council Code will be spatially applied and available via the SA Planning Portal.

- Regional Council Code is spatially applied and available on SA Planning Portal.
- Community and industry can search properties (in regional council areas) to see what zones apply and what development can occur.
- Applicants can prepare, lodge and track development applications through the SA Planning Portal.
- New development applications are assessed under the PDI Act.
- Regional Councils will use the SA Planning Portal to access and assess new development applications.
- Development applications lodged prior to this date, will continue under the Development Act 1993, unless abandoned and re-lodged under the PDI Act.
- EDALA still in operation for Land Division Development Act 1993 applications.
- Greater Adelaide Councils and applicants lodging in these areas, continue to operate under the Development Act 1993 (until mid-2020).

Phase three: Greater Adelaide Councils (mid-2020)

The final phase will see the new planning system operational in Greater Adelaide Areas (and therefore the entire state). Development applications in these areas will now be prepared and lodged via the SA Planning Portal and assessed using the new DA framework. The PDI Act is now operational state-wide.

Greater Adelaide communities will now start to see and feel the new planning system in operation; and councils and industry will operate under the PDI Act.

For this phase to be delivered, the Minister for Planning will approve the conversion of the relevant Greater Adelaide Council Development Plans (23 in total) to the Planning and Design Code. The Code will be spatially applied and available via the SA Planning Portal.

- Greater Adelaide Council Code is spatially applied and available on SA Portal.
- Community and industry can search properties (in Greater Adelaide council areas) to see what zones apply and what development can occur.
- Applicants can prepare, lodge and track development applications through the SA Planning Portal.
- New development applications lodged through the Portal, are assessed under the PDI Act.
- Greater Adelaide Councils will use the SA Planning Portal to assess new development applications.
- Development applications lodged prior to Phase 3, will continue under the Development Act 1993, unless abandoned and re-lodged under the PDI Act.
- EDALA still in operation for Land Division Development Act 1993 applications.