



**RENEWING OUR
PLANNING SYSTEM**
UNLOCKING
SOUTH AUSTRALIA'S
POTENTIAL

Unlocking SA's potential

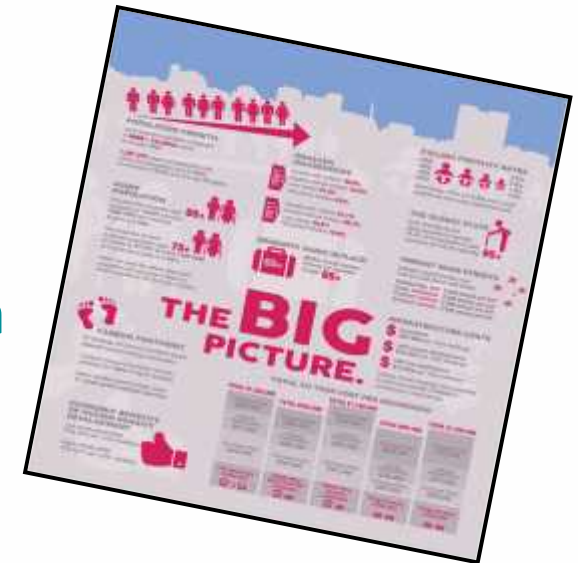


Planning can help us to—

- build on our strengths
- stimulate investment
- become a destination of choice for people and jobs
- focus on urban renewal
- Protect our environmental assets
- keep the next generation here

Some quick facts

- 1.5 m people in Greater Adelaide by 2035
- New suburbs - Infrastructure costs
- Ageing population
- Smaller households – increasing lone-person households
- Adelaide lowest density capital
- main streets & public transport need more people/density

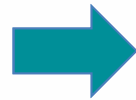
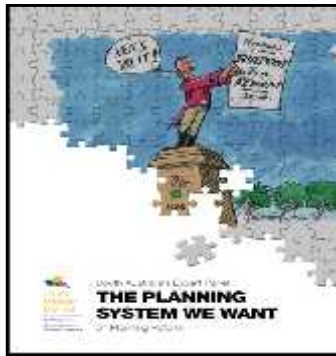


More quick facts

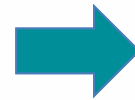
- Too many rules **X** 2,500+ zones
- Too much paperwork **X** 23,000 pages, 82 plans
- Too long to build **X** 3-12 month home approvals
- Too much detail **X** >90 per cent over-assessed
- Too many check-ups **X** up to 70,000 approvals a year
- Too long to update **X** 3 years to rezone

How we got here

December 2014



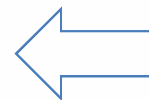
March 2015



September 2015



2016
30 Year Plan for Greater
Adelaide update



The new system at a glance

- A better framework for long-term planning
- Better ways to engage South Australians
- A better focus on design quality
- A better, clearer rulebook for everyone
- Better processes leading to quicker decisions
- Better coordination and delivery of infrastructure
- Better environmental outcomes
- Better information that is digital by default

The new system at a glance

Planning, Development and Infrastructure Bill

- responds to government response
- builds on existing Act—migrated provisions
- implementation issues—second bill

The bill www.legislation.sa.gov.au

The debate www.parliament.sa.gov.au

The new system at a glance

✓ Better leadership

- independent planning commission
- expert advice, guidance and oversight

✓ Better ways to collaborate

- new capacity for ‘planning agreements’
- joint planning boards—councils and agencies

✓ Better role for parliament

- early input, expanded scrutiny

The new system at a glance

- ✓ **Better community engagement**
 - new community engagement charter
 - focus on upfront engagement
- ✓ **Better information, easier to find**
 - single online planning portal
 - on-site development notices
- ✓ **Better guidance and assistance**
 - practice directions and guidelines

The new system at a glance

- ✓ **Better commitment to design**
 - design quality principles
- ✓ **Better rules grounded in design**
 - design-based zoning approach
 - new design standards—public realm & open space
- ✓ **Better role for design input**
 - design review panels
 - accreditation of design professionals

The new system at a glance

- ✓ **Better plans and directions**
 - State-wide directions and targets
 - planning regions & integrated plans
 - limit urban sprawl—protect our environment & food areas
- ✓ **Better rules and standards**
 - clear, user-friendly rules
 - single menu of zoning rules—the State code
 - design standards—public realm & open space
 - better recognition of building rules

The new system at a glance

- ✓ **Better assessment pathways**
 - accepted—no planning consent needed
 - code-assessed—performance standards
 - impact-assessed—scaleable EIS
 - restricted—gateway decision
- ✓ **Better choices for applicants**
 - outline consent, case management
 - tailored assessment process
 - deemed consent

The new system at a glance

✓ E-planning system

- single online planning portal
- information at the touch of a button
- online applications and tracking

✓ Professional decision-making

- skills-based assessment panels
- accredited professionals
- step-in powers

The new system at a glance

- ✓ **Better enforcement tools**
 - new enforcement tools, tougher penalties
- ✓ **Better appeal procedures**
 - desktop review options

The new system at a glance

- ✓ **Better environmental outcomes**
 - Statutory protection for our farmlands, character landscapes and environmental lands
 - Statutory recognition of sustainability principles
 - Retention of existing requirements to integrate protection for the Port River Dolphin Sanctuary, the River Murray, marine parks, Arkaroola, McLaren Vale and the Barossa
 - Stronger enforcement mechanisms to ensure compliance with planning requirements

Benefits of reform

- better on-the-ground outcomes
- quicker decisions, cut red tape
- increased certainty and transparency
- unlock investment and jobs
- no more sprawl – \$ savings, agriculture, food & environment certainty
- Overall savings ~ \$2.3 billion over 20 years

The next steps to a new system

- **first bill** basic building blocks (now)
 aim to pass by end 2015
- **second bill** implementation (2016)
 leading to a 3-5 year implementation program



Online resources

- fact sheets
- Summary of benefits
- regulatory impact statement
- case studies, examples etc
- technical guide
- clause-by-clause commentary
- comparison with current Act
- line-of-sight to government response

How to provide feedback

- Minister is open to improvements
- feedback preferred via peak body to Minister's office

- or drop us a line
DPTI.Planning@sa.gov.au

“The government believes our planning system must be the most competitive in the nation if we are to attract and retain the investment we need to provide jobs and services for future generations of South Australians.”

Hon John Rau MP
Minister for Planning





www.dpti.sa.gov.au/planningreform
1300 857 392



**Government
of South Australia**