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## Introduction

The passage of the *Planning, Development and Infrastructure Act 2016* began the biggest modernisation of South Australia's planning system in over 20 years.

As we journey towards a 21<sup>st</sup> century planning system for our state, this plan sets out further detail on how we will implement our new planning system, under the new legislation which came into operation in April 2017.

While reforms have commenced, with parts of the Act already applied, many reforms will be brought in overtime to support a smooth transition from the previous planning system, under the *Development Act 1993*, to our new modern planning system.

The foundations are being laid with a number of key reforms commencing including the formation of the SPC, SCAP and the Building Committee. This will be followed by a staged introduction of innovative new planning and development instruments, clearer and less complex assessment pathways and, finally, the full ePlanning solution offering an easy-to-use online service for development applications for our whole state.

Importantly, this plan for implementing these vital reforms has been developed in the spirit of collaboration and partnerships and will seek to draw on expertise from the broader planning and development sector, while also seeking to build support and understanding of our new planning system for South Australia among those who are affected most, the South Australian community.

As we journey together towards our new planning system, this plan and the online SA Planning Portal, will be regularly updated as changes are proposed and endorsed by the State Planning Commission.

This plan is a working document that will be regularly updated as circumstances change. Where changes are proposed, the Chair or the ex-officio member of the State Planning Commission will present the changes to the State Planning Commission for endorsement. Following endorsement, the SA Planning Portal will be updated to reflect the updated delivery process and schedule.

Detailed engagement and implementation plans will be prepared for each instrument or scheme as required. Similarly, a monthly work plan and decision making schedule will be provided to the Commission for consideration, following its endorsement of this implementation strategy.

Furthermore, a dedicated ePlanning implementation strategy will be provided to the State Planning Commission.



# Implementation Approach

## Project Governance

To effectively deliver our important planning reforms, a structured governance model is essential both internally and across the broader planning and development community. This model is shown below and outlines how stakeholders and relevant groups will be involved in the process of implementing reforms.

There are three component bodies with responsibilities under the governance framework – these include statutory bodies, external governance and the Department of Planning, Infrastructure and Transport.

**Statutory Bodies** – Those with a statutory function under the new Act.

- **Governor** – Proclamations.
- **Parliament** – Oversight of statutory planning instruments and review of Regulations.
- **Minister for Planning** – Overarching responsibility for the Planning system.
- **State Planning Commission** – Fundamental role in preparing, consulting on, and providing advice on key instruments and elements of the new system.
  - A Building Committee has been established under the Commission to provide advice in relation to reform of building related aspects under the new Act.
- **Statutory Advisory Committees** – will provide advice to the Minister for Planning on the implementation of the reform program. Each Committee has an independent chair appointed by the Minister for Planning.

**External Governance** – External bodies with no statutory responsibilities under the new Act.

- **Collaborative Advisory Team** – An industry group chaired by the Minister for Planning to keep informed of the reform process and to seek informal advice.
- **Industry Liaison Group** – An informal group to provide updated information to the planning community. Workshop style to seek informal feedback. Chaired by the General Manager, Planning and Development.
- **Code Working Group** – A working group of practitioners across local government and industry to provide detailed feedback into the code library.
- **Expert and Practitioner Pool** – A pool of over 200 experts and practitioners has been identified through an expression of interest process to inform and assist in the development and implementation of various aspects of the system e.g. Planning and Design Code, Planning Instruments and ePlanning.

**DPTI Planning and Development Project Governance** – Internal project leads, committees and working groups.

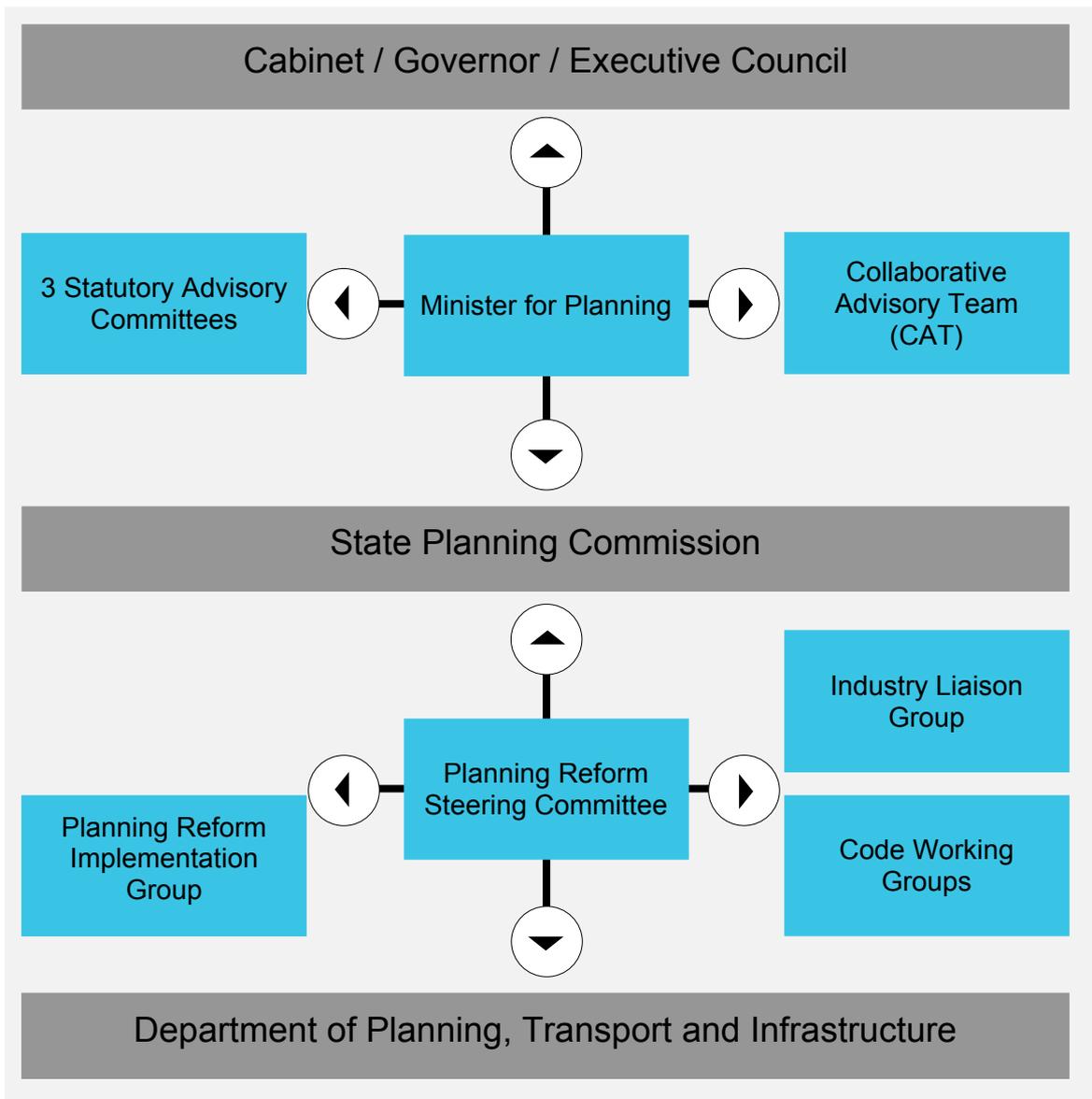
- **Planning Reform Steering Committee** – The senior management team of the Department of Planning, Transport and Infrastructure – Planning & Development Division - to oversee project delivery including ePlanning.
- **Planning Reform Implementation Group** – Representatives from the Department of Planning, Transport and Infrastructure – Planning & Development Division to have input into the reform program and to identify areas of change within the business.
- **State Agency Implementation Group** – Representatives from across the Government of South Australia to have input into the reform program.

Other groups may be formed across the course of the program to support its delivery.



## Governance Model

The governance model will be reviewed during various stages of implementation to ensure it is effectively supporting the implementation plan for the new reforms.





## Overarching Approach

### Consistent Information

To support consistent and effective implementation of the overarching program of reforms, the Department of Planning, Transport and Infrastructure will prepare:

- **Change Management Strategy** – to define the scope of the reform change program and identify strategies and tools to ensure a smooth transition.
- **Communications And Engagement Strategy** – to develop engagement approach.
- **Education And Training Plans** – training packages for different groups, including planners, developers, elected officials etc.
- **Communication Tools And Key Messages** – graphics, videos and key messages to be used in written materials and presentations.
- **Project Plans for Reforms** - detailed project plans to support each reform,

### Collaboration

Embedded in this Implementation Plan and future Engagement and Communication Plans is a genuine process of collaboration. A range of tools and methods will be adopted to partner with the broader planning and development sector including workshops, think tanks, one-on-ones, discussion panels and online feedback.

The Department of Planning, Transport and Infrastructure will work closely with Councils and State Agencies to develop collaborative work programs to assist these key groups in transitioning to the new system. Each Council and Agency will be assigned a Transition Manager to be their central point of contact on reform matters.

Transition managers will play a key role in assisting agencies to identify work required to ensure state interests are expressed within the Planning and Design Code, and will work with Councils as they transition from their local Development Plans into the Code.

### Champions

A key element of the implementation model involves appointing Commission members to act as champions for specific instruments or elements of the system. This will provide for the iterative development of the system between Commission meetings, and will allow for Commission members to provide strategic direction throughout the delivery of the work program.

Commission members will be endorsed by the State Planning Commission to act as champions to guide discussion and implementation for various elements, as well as being the key conduit for information and advice to and from the State Planning Commission on the topic.

### Partnerships

Where appropriate, the State Planning Commission will seek out key partnerships, thought leaders and organisations to work together on strategic policy development, particularly in challenging policy areas, including future proofing and preparing our communities for change and disruption. Commission direction will be sought when establishing such partnerships.



## Genuine Community Engagement

The new 'Community Engagement Charter', will encourage early engagement with our community on planning our cities, towns and spaces and will provide consistent guidance to support drafting a variety of community engagement plans.

## A Consistent Implementation Model

The following model for implementing the reforms offers a consistent approach to the preparation and development of the new planning system instruments. The model is repeatable, flexible and adaptable to ensure each work program is clear, and includes an appropriate level of engagement, depending on the nature and function of the reform element. Key steps include:

**Research and drafting** – The research and drafting phase will be used as an opportunity to scope and develop the project, as well as a discussion draft, for refinement in later implementation phases. The intent of this phase is to gather information, data and knowledge on the subject, and to identify key questions and research topics requiring further evidence or exploration. The Department of Planning, Transport and Infrastructure will engage thought leaders from across state and local government and the private sector to ensure each project scope is robust and considers diverse views and ideas in all areas of the new system.

**Testing and preliminary consultation** – This involves proactively seeking early input from external stakeholders with an interest or specialist expertise in the project. The testing phase involves further review of draft content, receiving feedback and answering questions, as well as achieving broader external buy-in. Stakeholders across the state will include local government, industry bodies, and thought leads within specialist planning and development areas, and where relevant key community representatives. Testers will be drawn from the Governance model, including the Expert Pool.

**Endorsement and Public Consultation** – Consultation and engagement will occur for implementation of all elements of the new system. While Champions will work closely during the development of each element, the full Commission will continue to approve all matters requiring formal consultation under the Community Engagement Charter. While only Designated Instruments are required to comply with the principles of consultation established under the Charter, in the spirit of open and transparent implementation of the program, the Department of Planning, Transport and Infrastructure will ensure the principles of the Charter are embodied in engagement plans for all system elements.

**Operation and Evaluation** – Following consultation, the State Planning Commission will be required to approve the commencement of an instrument. Some system elements will also require the approval of the Minister for Planning, Cabinet, Executive Council or the Governor – these are detailed within the relevant sections below. Direction will also be sought from the State Planning Commission in relation to monitoring and reporting on the performance of instruments and new system elements once in operation. DPTI will be responsible for delivering training and support packages for planning and development practitioners in transitioning and adapting to new processes in the system.



# Statutory Procedures

## Staged Introduction of new legislation

The new legislation is being progressively introduced by Proclamation to support the new system and enable the planning profession to adapt and respond as changes are introduced. Some key elements which are now operational include:

- Objects, principles, and general responsibilities under the Act.
- The establishment of the new State Planning Commission.
- A Community Engagement Charter.
- The Minister for Planning's Statutory Advisory Committees.
- Basic Infrastructure Scheme provisions and pilot General Scheme provisions.
- The Environment Food Production Areas (EFPAS) to preserve our vital food and agricultural lands and ensure growth is sustainable and supports better service delivery.
- Joint Planning Agreements and Joint Planning Boards.
- State Planning Policies.
- Assessment Panels and Assessment Managers.

The supporting Regulations are being introduced in stages as they are required to support the Act and its implementation. The Minister for Planning has progressively consulted on draft Regulations and Codes of Conduct to support their introduction.

## Regulations, Practice Directions and Guidelines

### Role in the Planning System

- **Regulations** are subordinate to the Act and set out technical requirements or details as to how provisions are to operate.
- **Practice Directions** may specify procedural requirements relating to any matter under the Act, and will likely address a range of matters currently covered by the *Development Regulations 2008*. Throughout the Act there are many instances where the State Planning Commission must or may issue a Practice Direction. They are issued by the State Planning Commission by a notice in the Gazette and must be published on the SA Planning Portal.
- **Practice Guidelines** will provide guidance on the interpretation of the Planning Rules (i.e. the Planning and Design Code) and the Building Rules. This will be most helpful where ambiguity or differing interpretations occur. Assessment authorities will be taken to be acting consistently with the Planning or Building Rules if they act in accordance with a Practice Guideline. They are issued by the State Planning Commission by notice in the Gazette and must be published on the SA Planning Portal.



## Implementation Approach

The new legislation will be progressively introduced in stages as the *Development Act 1993* is phased out over the next three years. As instruments are prepared, they will require an accompanying package of Regulations and where required Practice Directions.

There are three main categories of regulatory or process reform:

- **Low change** – Regulations or Practice Directions which draw upon the current *Development Act 1993* and *Development Regulations 2008*, which are well understood, work effectively, and are procedural in nature.
- **Medium change** – refinements to existing Regulations.
- **Transformational change** – new concepts, processes or frameworks are required that are fundamentally different in nature to what is within the current Act.

The approach to the introduction of regulations is to develop an agreed set of principles around what procedural content should be in regulations, Practice Directions, or in the Planning and Design Code. The general implementation approach may include:

- **Research and Drafting** – prepare a short scoping paper setting out principles and approach to procedural matters, including an approach for the introduction of the low; medium; or high change procedural elements.
- **Testing and Preliminary Consultation** – test paper with Industry Liaison Group, Minister for Planning's Collaborative Advisory Team, State Planning Commission and Minister for Planning.
- **Endorsement and Public Consultation** – regulation packages drafted as required and endorsed by Minister for Planning for consultation. Draft Regulations are then released for consultation in stages aligned with other reform initiatives.
- **Operation and Evaluation** – education package to be prepared. The Commission may also, with the approval of the Minister, establish a scheme for the monitoring and evaluation of performance in relation to various elements of the Act. An assessment of performance and trends under such a scheme must be included in the Commission's annual report.

## Roles and responsibilities

- The State Planning Commission has no formal role under the Act in the establishment of Regulations. This is the role of the Minister for Planning and the Governor through Cabinet.
- The State Planning Commission is responsible for issuing Practice Directions for the purposes of the Act.
- The State Planning Commission may, with the approval of the Minister for Planning, make Practice Guidelines with respect to the interpretation, use, or application of both the Planning and Building Rules.

## Interdependencies with other reform elements

The regulations and Practice Directions underpin all elements of the reform program. They have a strong interdependency with the preparation of statutory instruments, and introduction of new components of the planning system, including the ePlanning program.



## Governance Framework

### **State Planning Commission - Refer Sections 17-32 of the PDI Act**

#### **Role in the Planning System**

The State Planning Commission is the state's principal planning advisory and development assessment body. The State Planning Commission is responsible for preparing statutory instruments, consulting on these instruments, running inquiries, and providing advice to the Minister for Planning and the Government.

Under the PDI Act the Commission are responsible for:

- Issue of Practice Directions – section 42
- Establishing and maintaining a Community Engagement Charter – section 44
- Preparing State Planning Policies - section 58
- Preparing regional plans for each planning region – section 64
- Preparing and maintaining the Planning and Design Code - section 65
- Preparing design standards that relate to the public realm or infrastructure for the purposes of the PDI Act – section 69

#### **Implementation Approach**

The State Planning Commission was formalised on 1 April 2017 with the commencement of the new Act. It comprises six members with widespread expertise in urban design, construction, economics and public policy and an *ex officio* representative from the Department of Planning, Transport and Infrastructure. The full Commission was appointed on 30 May 2017.

#### **Roles and Responsibilities**

A Governance Charter is currently being prepared for the State Planning Commission. The roles and responsibilities will be set out through this as well as a Service Level Agreement.

### **Joint Planning Arrangements - Refer Sections 35 to 41 of the PDI Act**

#### **Role in the Planning System**

The Act provides the opportunity for councils to perform certain functions as a Joint Planning Board established by way of a Planning Agreement entered into with the Minister for Planning.

A **Planning Agreement** is an arrangement which allows for planning functions to be delegated to groups of Councils subject to performance targets set out by the Minister on the recommendation of the State Planning Commission. Where appropriate other entities may be party to an agreement. In addition to allowing planning powers to be delegated to Joint Planning Boards the Agreements may also include matters approved by other Ministers (e.g. regional development or natural resource management under other Acts).



Each Agreement is delivered by establishing a **Joint Planning Board** (comprising of between three and seven members) to perform functions such as regional planning or assessment. This instrument is designed to allow parties to determine planning arrangements that best suit their region.

## Implementation Approach

The Department of Planning, Transport and Infrastructure sought Expressions of Interest from Councils in May 2017 to pilot Joint Planning Boards. Eight separate groups of councils (40 Councils in total) lodged an Expression of Interest to form a Joint Planning Board. This represents more than half of all councils in the State.

While it was originally proposed to pilot three Joint Planning Boards, it was agreed by the previous Minister for Planning to include all eight groups. Jeff Tate Consulting Pty Ltd and Stephanie Hensgen of Planning Futures Pty Ltd have been appointed to facilitate the pilot project and each pilot group has a representative nominated from the region on the project working group.

A Steering Committee has oversight of the project, which includes senior representatives of the Department of Planning, Transport and Infrastructure, Office for Local Government and the Local Government Association. The project encourages councils to initially oversee the delivery of planning related functions, (a *'walk before you can run'* approach) and proposes three bands of activity:

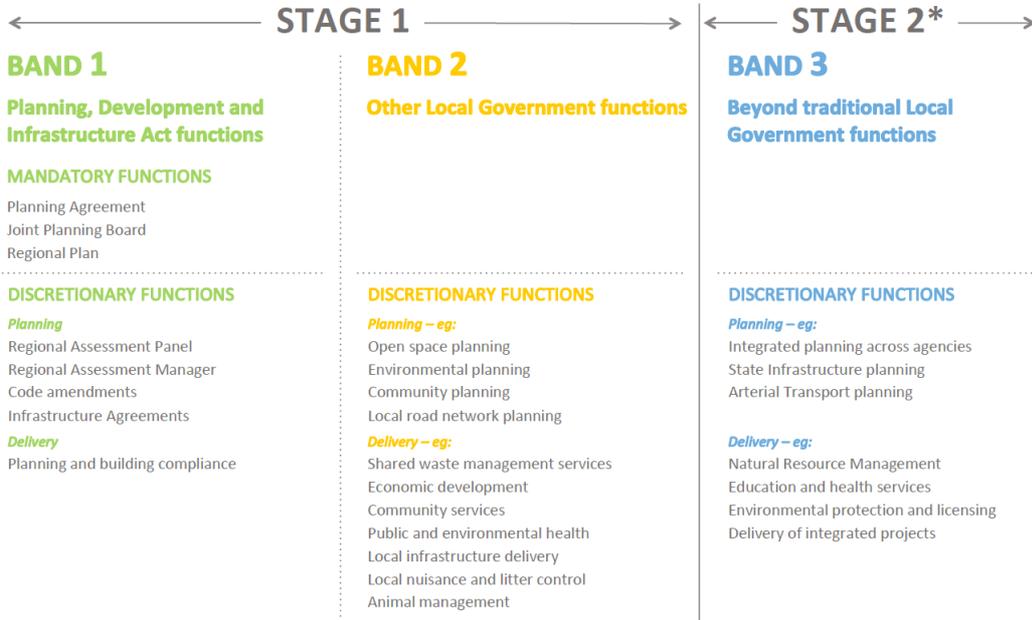
- **Band 1** (now) - includes formation of the Board and Preparation of the Regional Plan.
- **Band 2** (now) - for advanced councils and includes other local government functions
- **Band 3** (longer term) - other areas of public administration (e.g. NRM, public health, economic development, infrastructure planning etc.).

The three bands are detailed in the following diagram:



# INTRODUCING JOINT PLANNING BOARDS

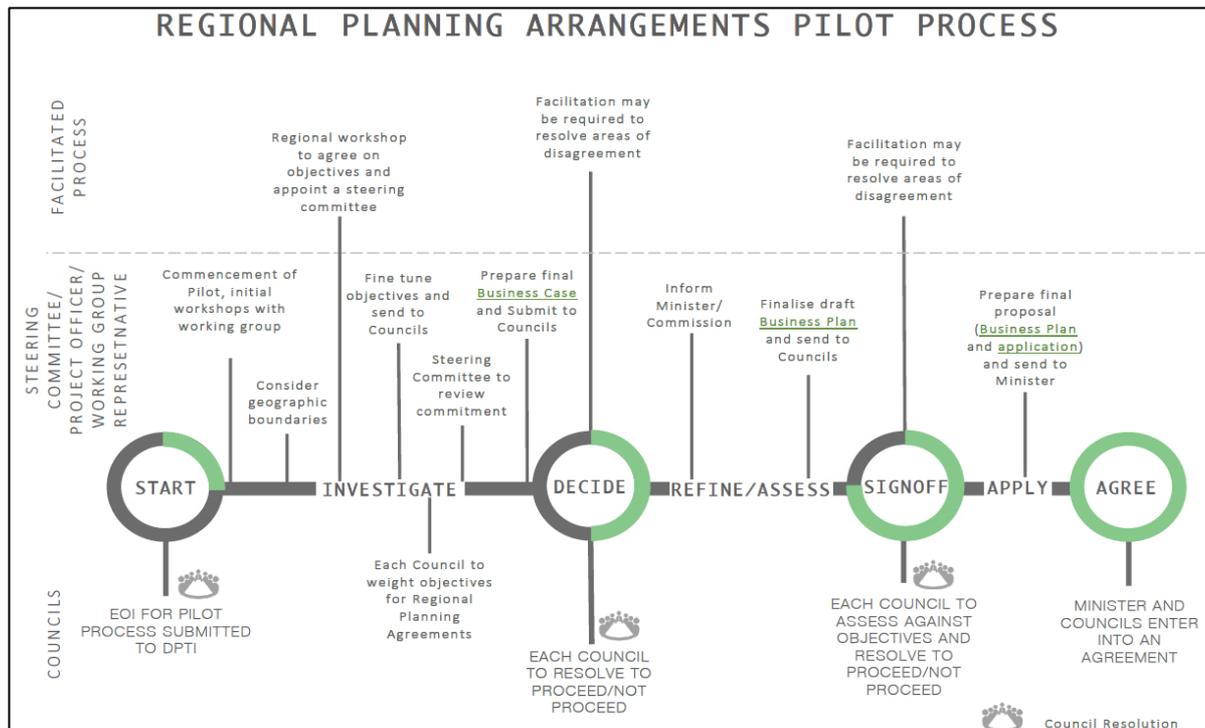
The introduction of Joint Planning Boards will start with the basics and can grow to meet the needs of its constituent Councils moving towards delivery and adding wider other functions if and as needed. Options that include functions other than the mandatory components of a Joint Planning Board may be better suited to other governance arrangements – all governance options should be considered when planning shared services.



\* Stage 2 involves functions that are not currently the role of local government and is therefore subject to legislative and/or regulatory change.

Most Councils will establish their first board within Band 1 and expand over time.

The approach for the project is summarised in the diagram below.





## **Roles and Responsibilities**

### **Minister for Planning**

- Responsible for entering into Joint Planning Agreements
- Issue criteria for membership of a Joint Planning Board.
- Responsible for establishing a Joint Planning Board in accordance with the terms of the agreement.
- Cause copies of the Planning Agreement (or any variation) to be laid before both Houses of Parliament within 6 sitting days after a planning agreement is entered into (or varied).
- May set clear and measurable performance targets in relation to a planning agreement.

### **State Planning Commission**

- Provide advice to the Minister for Planning before entering into a Planning Agreement.
- Provide advice to the Minister for Planning before appointing an administrator for a Joint Planning Board.
- Provide recommendations to the Minister on any performance targets to be set in relation to a planning agreement.

### **DPTI Chief Executive**

- Must maintain a register of Planning Agreements.

### **DPTI Planning and Development**

- Will prepare draft advice for the State Planning Commission's endorsement and forwarding to the Minister for Planning as Planning Agreements are prepared.
- Will provide updates to the State Planning Commission via the *ex officio* report on the status of Planning Agreements.

### **Local Government**

- Responsible for preparing the Planning Agreement and seeking approval from the Minister for Planning.



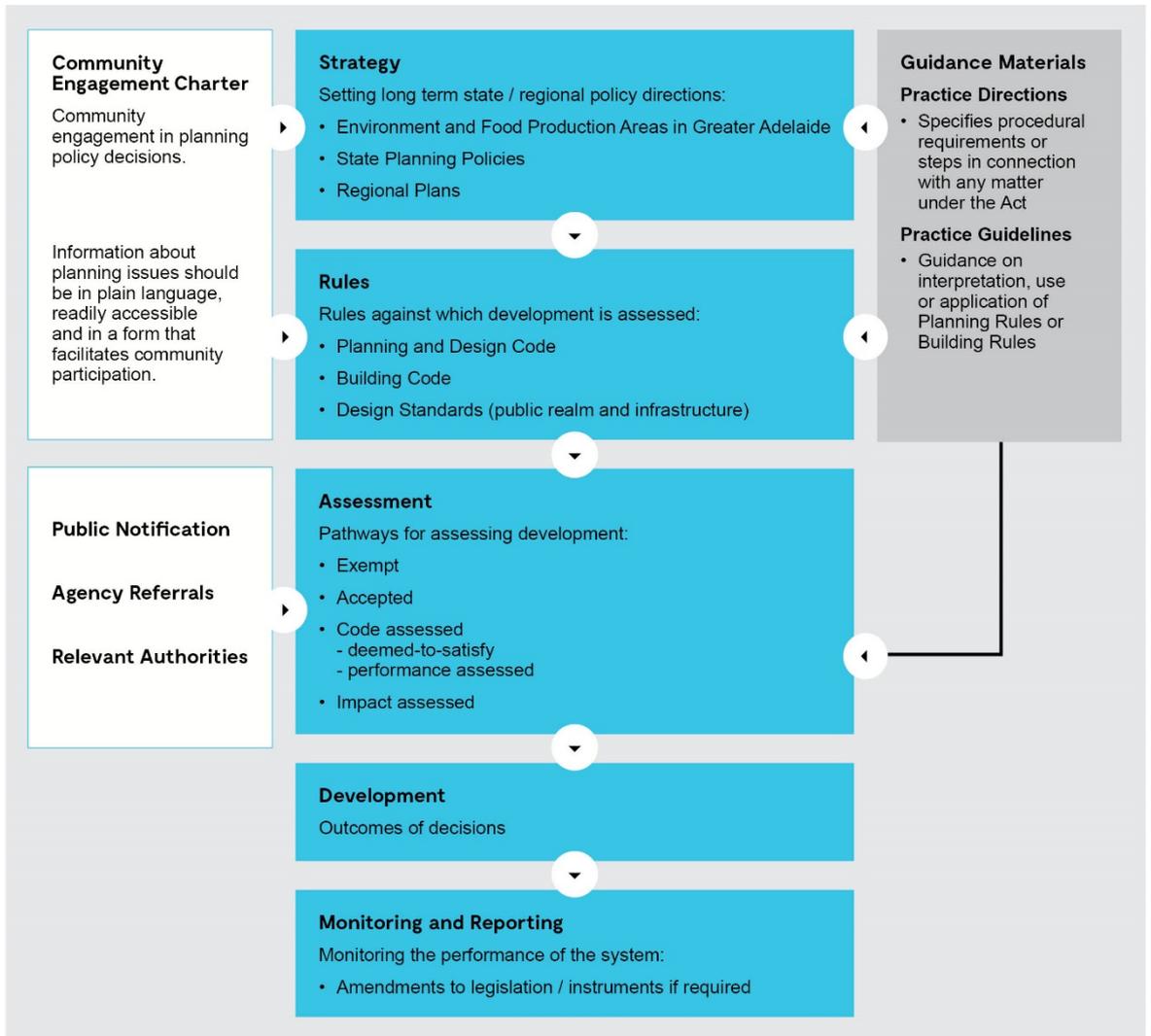
### Interdependencies with other reform elements

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"><li>• Relevant sections have been proclaimed.</li></ul>
<b>Regulations</b>	<ul style="list-style-type: none"><li>• Section 35(7) enables Regulations providing for the form of planning agreements; or for the termination of agreements.</li><li>• Section 36(2) (e) requires Regulations to prescribe the requirements of the annual report that a Joint Planning Board must prepare.</li><li>• Section 40 (2)(b) requires a joint planning board to delegate functions or powers to a committee of the board in prescribed circumstances.</li></ul>
<b>Instruments</b>	<ul style="list-style-type: none"><li>• Where a Joint Planning Board has been established it must prepare a Regional Plan.</li></ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"><li>• None</li></ul>



# Planning Instruments

Our new system includes the following key elements as shown below:





## **The Community Engagement Charter - Refer Sections 44 to 47 of the PDI Act**

### **Role in the Planning System**

The Community Engagement Charter puts consultation and participation at the forefront of the planning process. It establishes outcome-based measurable requirements for engaging the community on changes to planning policy. The Charter also allows tailored engagement to suit the needs of the community and support more meaningful engagement.

The new legislation outlines that the Charter must be used to develop the community engagement process for the preparation and amendment of State Planning Policies, Regional Plans, the Planning and Design Code and Infrastructure Schemes. The State Planning Commission will have the authority to give directions to entities or, to “step in” if it considers the entity has failed to meet the principles for engagement and consultation set out by the Charter.

### **Implementation Approach**

The Charter was developed through a deliberative process undertaken with the community from the beginning of its development. The Charter has been developed to be a high level and performance based and, includes a supporting guide to assists users with its implementation.

Steps in its development include:

#### **Discussion and Drafting**

- A Planning Together Panel, stakeholder groups and a practitioner panel worked to inform the preparation of the *Discussion Draft of the Community Engagement Charter* including the foundation principles.

#### **Testing and Preliminary Consultation**

- A Discussion Draft was released for 6 weeks of consultation in late August 2017 with submissions closing on 9 October.
- Workshops were held for elected members, planning practitioners and the ‘Practitioner Group’.
- Draft Guide to Implementation was tested with DPTI Planning Reform Implementation Group and practitioners.

#### **Endorsement and Consultation**

- The State Planning Commission released the Draft Community Engagement Charter and the Guide for a formal 6 weeks consultation from 30 October 2017 to 8 December 2017.

#### **Operation and Evaluation**

- After considering the Commission’s engagement report the Minister for Planning endorsed the Charter and took effect in January 2018 by publishing on the SA Planning Portal.
- The State Planning Commission will continue to test and identify areas for improvement.
- A training and education package including an online toolkit will be developed during 2018.



## Roles and Responsibilities

### Minister for Planning

- Adopts Charter as recommended, may make alterations or determine it should not proceed.
- Provides to Environment, Resources and Development Committee of Parliament for review once complete.

### State Planning Commission

- Commission Champions to work with Department in refining Discussion Draft and preparation of the Guide and toolkit.
- Approves each stage of the release of the Charter.
- Ensures the Charter is reviewed at least every 5 years and report outcomes to the Minister for Planning.
- The Commission determines whether engaging entities have complied with the Charter.

### DPTI Planning and Development

- Prepares the Charter and supporting documents including administrative process and consultation.
- Ensures the Charter, its guiding documents and toolkit are available on the SA Planning Portal.
- Reports to the State Planning Commission on progress through the *ex officio* report.
- On behalf of the Commission facilitates the consultation process in accordance with the Charter for State Planning Policies, Regional Plans, The Planning and Design Code and Design Standards.

### Local Government

- In preparing an amendment to the Planning and Design Code, engages the Community in accordance with the Charter.

## Interdependencies with other reform elements

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"> <li>• None required. Provisions are operational.</li> </ul>
<b>Regulations</b>	<ul style="list-style-type: none"> <li>• Regulations under section 44(12) should set out a prescribed time for entities to comply with a direction of the State Planning Commission to undertake further consultation.</li> </ul>
<b>Instruments</b>	<ul style="list-style-type: none"> <li>• Section 73 - The Charter is required to be operational prior to consulting on all designated instruments.</li> <li>• Section 166 (1) – The Charter is required to be operational prior to consultation in relation to an Infrastructure Scheme.</li> </ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"> <li>• A Practice Direction will be prepared to outline the Commission's requirements and practice for ensuring Charter compliance.</li> </ul>



## **State Planning Policies - Refer Sections 58 to 63 and Section 73 of the PDI Act**

### **Role in the Planning System**

The new legislation provides for the State Planning Commission to prepare State Planning Policies on behalf of the Minister for Planning. The Act prescribes specific State Planning Policies around design quality (including universal design and best practice in access and inclusion), the integration of land use, transport and infrastructure, adaptive reuse of buildings and places, climate change, biodiversity and any special legislative scheme recognised by the legislation.

State Planning Policies set out the Government's objectives and requirements for the planning system and are to be taken into account when preparing other statutory instruments such as Regional Plans, the Planning and Design Code and Design Standards. They are not to be considered for the purposes of decision making in development assessment, with the exception of proposals that require an Environmental Impact Statement.

State Planning Policies will in some circumstance include policies that have a direct 'line of sight' to an Overlay in the Planning and Design Code and may therefore have an influence in regards to statutory referral processes for development assessment. In parallel, mapping of state matters is being undertaken with State Agencies to support the development of the on-line Atlas which will contain all spatial planning information.

### **Implementation Approach**

State Planning Policies will include aspirational policy with an overarching role to play in the planning system. They are likely to be reflected in the outcomes, targets and land use arrangements within Regional Plans and will inform the policy within the Planning and Design Code.

The Department for Planning, Transport and Infrastructure has been working with an Agency Reference Group to identify key planning policy matters for the State. Staff have also been seconded from the Environment Protection Authority and the Department of Environment, Water and Natural Resources to assist with this work. As part of this process existing State Government policies, Planning Strategies and the statutory referral framework for assessments to help identify State policy matters have been reviewed

A series of Policy Discussion Papers are currently being prepared. These papers will incorporate the outcomes from strategic work undertaken for State Planning Policies and together with more technical Planning and Design Code policy matters (see section on Planning and Design Code) will provide a foundation for discussions around state level matters.

Next steps include:

### **Endorsement and Public Consultation**

- Draft to be released by the Minister for Planning in mid-2018, with community engagement undertaken in accordance with the Charter.

### **Operation and Evaluation**

- By the end of 2018. Continued development of the online Atlas with state planning layers for inclusion in the Planning and Design Code for statutory referral processes where appropriate. Future generations of the State Planning Policies could contain performance targets set by the Minister, on the recommendation of the Commission.



## **Roles and responsibilities**

### **Parliament**

- Parliament scrutinises the State Planning Policies adopted by the Minister for Planning.

### **Minister for Planning**

- The Minister for Planning can request the State Planning Commission to initiate the preparation of State Planning Policies.
- The Minister for Planning ultimately adopts State Planning Policies.
- The Minister may set clear and measurable performance targets in relation to any goal, policy or objective under a State Planning Policy.

### **State Planning Commission**

- Provides direction to the Department of Planning, Transport and Infrastructure on the engagement and consultation approach.
- Commission Champions are proposed to be involved in workshops with agencies and other key groups.
- Provides advice to the Minister for Planning.
- Releases State Planning Policies for formal consultation.
- May recommend to the Minister to set performance targets in relation to State Planning Policies.

### **DPTI Planning and Development**

- Prepares the policies under direction of the State Planning Commission and Minister for Planning.
- Investigates, and obtains information to prepare an SPP as specified by the State Planning Commission.
- Consults on a State Planning Policy with any person or body specified by the State Planning Commission, in accordance with the Community Engagement Charter.

### **Local Government**

- Give consideration to State Planning Policies when preparing Regional Plans.
- May with the approval of the Minister, acting on the advice of the Commission, initiate an amendment to a State Planning Policy.

**Interdependencies with other reform elements**

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"> <li>Proclamation of section 63 Special legislative Schemes.</li> </ul>
<b>Regulations</b>	<ul style="list-style-type: none"> <li>Section 122 - state agency referrals will be influenced by SPPs.</li> </ul>
<b>Instruments</b>	<ul style="list-style-type: none"> <li>SPPs must be considered when preparing all designated instruments including Regional Plans, the Planning and Design Code and Design Standards.</li> </ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"> <li>A Practice Direction will be prepared for the post consultation requirements of the preparation stage for SPP's.</li> </ul>
<b>ePlanning</b>	<ul style="list-style-type: none"> <li>Section 49 - The Chief Executive of the Department of Planning, Transport and Infrastructure is to establish and maintain an electronic database (the SA planning database) that provides access to the State Planning Policies.</li> </ul>

**Regional Plans - Refer Section 64 of the PDI Act****Role in the Planning System**

The Act provides for South Australia to be divided into Planning Regions by the Governor. This allows regional areas to be clearly defined so collaborative arrangements can be established between Councils for planning purposes. It is expected planning regions will be based upon existing planning regions which closely align with existing South Australia Government Regions. Adjustment to the regional boundaries may be considered as a result of the establishment of a Joint Planning Board.

Regional Plans need to be prepared within 24 months of the proclamation of the Planning Region unless a longer period is stipulated at the time of proclamation.

Regional Plans will provide a long term (15-30 years) vision for the relevant region or area. These plans will include provisions about the integration of land use, transport infrastructure and the public realm and be consistent together with any State Planning Policy. They may be divided into parts relating to sub-regions and may include Structure Plans, Master Plans, Concept Plans or other similar documents. These plans will also include recommendations about the application and operation of the Planning and Design Code in the region.

**Implementation Approach**

The preparation of Regional Plans is a significant task. For this reason, the transitional legislation provides for the existing volumes of the South Australian Planning Strategy to apply as Regional Plans in the interim.

The State Planning Commission is responsible for the preparation of Regional Plans and will prepare these in conjunction with relevant councils. Where a Joint Planning Board is in place it must prepare the Regional Plan for its area in line with a practice direction prepared by the State Planning Commission with the approval of the Minister.

Currently Joint Planning Boards are being piloted (see Joint Planning Boards section). Next steps include:



- The Governor on the recommendation of the Minister for Planning proclaims Planning Regions consistent with the existing Planning Strategy boundaries.
- The State Planning Commission must resolve that existing Planning Strategies under the *Development Act 1993* will constitute Regional Plans under the PDI Act.
- Following the establishment of Joint Planning Boards, the Minister for Planning must consider whether it is necessary to realign the regional boundaries to provide a better framework for the preparation of Regional Plans (and will take advice from the State Planning Commission accordingly).
- Prepare a practice direction for the preparation of Regional Plans by Joint Planning Boards.
- Commence preparation of Regional Plans.

The Department of Planning, Transport and Infrastructure is developing a more detailed work program about this element of the reform program and will provide this to the State Planning Commission for endorsement.

## **Roles and Responsibilities**

### **Minister for Planning**

- Recommends to Cabinet that the Governor issue a proclamation be made to create planning regions.
- Seek advice of the State Planning Commission before recommending a proclamation be made by the Governor.

### **State Planning Commission**

- Provides advice on the request of the Minister for Planning prior to the proclamation of a region; or a variation to the regional boundary.
- Must resolve that existing Planning Strategies under the *Development Act 1993* will constitute Regional Plans under the Act.
- Is responsible for preparing a Regional Plan for each region. If however a Joint Planning Board has been established, the Board is responsible.

### **DPTI Planning and Development**

- Assist Councils and Joint Planning Boards to develop Regional Plans as appropriate.
- Coordinate the preparation of draft Regional Plans at the direction of the State Planning Commission, for the endorsement by the State Planning Commission.

### **Local Government**

- May with the approval of the Minister, acting on the advice of the Commission initiate an amendment to a Regional Plan.

### **Joint Planning Board**

- Must prepare a Regional Plan in accordance with any practice direction.
- May with the approval of the Minister, acting on the advice of the Commission initiate an amendment to a Regional Plan

**Interdependencies with other reform elements**

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"> <li>Section 5 - Planning Regions.</li> <li>Section 64 - Regional Plans.</li> </ul>
<b>Regulations</b>	<ul style="list-style-type: none"> <li>Regulations outlining the process for amending a designated instrument (except where a Practice Direction can be prepared in lieu).</li> </ul>
<b>Instruments</b>	<ul style="list-style-type: none"> <li>State Planning Policies must be in place prior to preparation of new Regional Plans.</li> </ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"> <li>Practice Direction relating to the preparation of a Regional Plan by a Joint Planning Board.</li> <li>Practice Direction outlining the process for preparing or amending a designated instrument.</li> </ul>

## **Planning and Design Code - Refer Sections 65 to 68 and Section 73 of the PDI Act**

### **Role in the Planning System**

The creation of a new Planning and Design Code requires a new approach to the drafting, presentation and interpretation of planning rules.

The Code will be based on a design-oriented style of zoning with a focus on built form and mixed use and will set out a comprehensive set of planning rules for development assessment classified into zones, subzones and overlays.

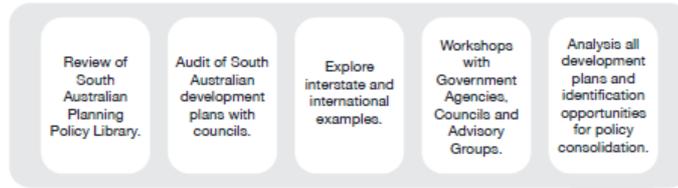
Preparation of the Code will also take into account the state level policies contained within the State Planning Policies. The Code will be also applied in each region in a manner consistent with the relevant Regional Plan. This will make it the single point of reference for development assessment.

### **Approach to implementation**

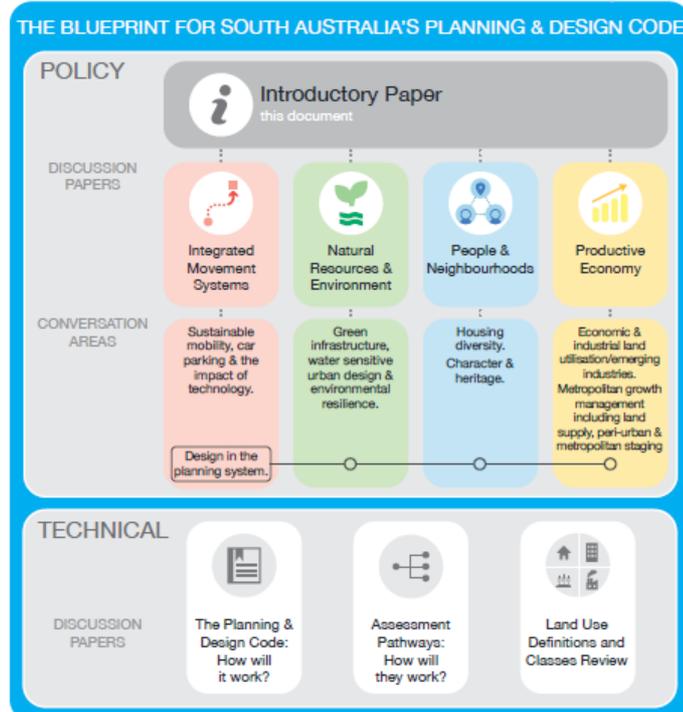
It is proposed that delivery of the Code involve four key stages of work, as outlined in the transition flow diagram below:



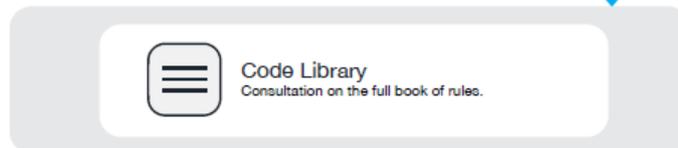
## 1. INVESTIGATION & DRAFTING



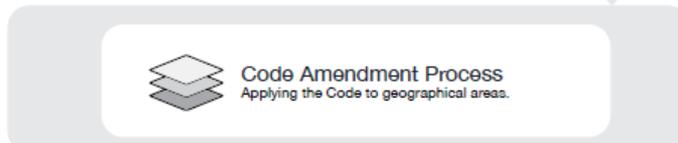
## 2. TESTING & ENGAGEMENT



## 3. STATUTORY CONSULTATION



## 4. IMPLEMENTATION



- Investigations and Drafting** – that together provide directions for and define the scope of the first generation of the Code. The South Australian Planning Policy Library (the State's current collection of planning policies and rules) has been used as a basis for most of the State's Development Plans. The majority of its content is sound and will be carried over to the Code. However, it is being reviewed to identify any gaps or issues with policy intent, and is being informed by an audit and review of all of the State's Development Plans. Draft code content is proposed to be released for informal feedback from mid-2018.



- **Testing and Engagement** – the Commission is preparing the Blueprint for South Australia’s Planning and Design Code (the Blueprint), a suite of Discussion Papers available for public comment. These discussion papers will come under two series, **Policy and Technical**, depending on how they relate to, and inform development of the Code. They all sit beneath *The Blueprint for South Australia’s Planning & Design Code - Introductory Paper* which provides high level context and overview for the introduction of the Code. The Introductory Paper was released on 23/3/18.

The **technical series** seeks to build an understanding of **how the Code will work** (focussing on the form and application of the Code, how the Code will be structured, the governing rules and principles and relationships with other planning instruments), and **how assessment pathways will work**, in an operational and functional sense. A technical discussion paper reviewing of **land use definitions** for the Code (released on 23/3/18) will ensure future land use definitions are fit for purpose for the Code.

The **policy series** is being released over several months and includes conversations about the future policy content of the Code, and will be lead the Commission. Large parts of the Code will be transitioned across from existing Development Plans and the South Australian Planning Policy Library (SAPPL), building on what works well and identify opportunities to streamline policy and reduce duplication. The papers will provide guidance on this. The policy series will also identify significant medium and longer policy challenges facing the State will face, and how these might be tackled.

Policy and technical papers will continue to be released through to mid-2018.

- **Statutory Consultation** – Formal consultation on the whole Code Library will also occur on completion of drafting, in early 2019. Amendments to the Code may be made as result of feedback, after which the Code Library can be approved.
- **Implementation** - Spatial application of the Code across the State is proposed to occur over a small number of stages. The Code will most likely first be applied to those parts of the State where policy complexity is low (e.g. land not within a Council area). Staged spatial application of the Code offers scope for testing and evaluation of the Code and the spatial application methodology as the Code is progressively rolled out across the state. Spatial application must occur in parallel with the delivery of the e-planning solution.

## Roles and Responsibilities

### Parliament

- Scrutinises the Code and any amendments made to the Code.

### Minister for Planning

- Adopts or alters the first generation of the Code as prepared by the State Planning Commission.
- Adopts or alters any amendment to the Code (noting that spatial application of the Code is considered an amendment to the Code).
- Publishes Commission advice regarding preparation of any amendment to the Code on SA Planning Portal.



### State Planning Commission

- Prepares and maintains the Code.
- Commission Champion provides input and direction into Discussion Papers for the future development of the Code Library.
- Endorses Discussion Papers prior to release for any external engagement.
- Endorses Code Library prior to undertaking statutory consultation in accordance with the Charter.
- Minister may consult with the Commission post consultation.
- Provides report for parliamentary scrutiny of any adopted or amended Code.

### DPTI Planning and Development

- Drafts and prepares Discussion Papers.
- Drafts and prepares the Code Library.
- Works with Councils in development and implementing a Collaborative Work Program to transition to the Code.
- Keeps the Commission informed on progress of Code development through *Ex Officio* report.

### Local Government

- Provides input into the drafting of Discussion Papers and the Code library
- An individual council may draft a proposal to spatially apply the Code to the area of the council

### Interdependencies with other reform elements

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"> <li>• Complete</li> </ul>
<b>Regulations</b>	<ul style="list-style-type: none"> <li>• Section 66(2)(e)(i) - The Code may include “any matter prescribed by the Regulations” – no such matters contemplated at this juncture.</li> <li>• Section 66(3)(f) The Code “must comply with any principle prescribed by the Regulations” – no such principle contemplated at this juncture.</li> </ul>
<b>Instruments</b>	<ul style="list-style-type: none"> <li>• State Planning Policies.</li> </ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"> <li>• Section 73 (7) - Code amendment consultation report.</li> <li>• Section 42(3) Planning assessment or control.</li> <li>• Section 144 - Inspections (refer to Assessment Pathways).</li> </ul>
<b>ePlanning</b>	<ul style="list-style-type: none"> <li>• The Code is to be delivered as an on-line platform.</li> </ul>



## **Design Standards - Refer Section 69 of the PDI Act**

### **Role in the Planning System**

The purpose of Design Standards is to provide guidance on the planning, design and delivery of infrastructure and high quality public realm.

The provision of physical and social infrastructure is covered by a range of standards, codes, guidelines, manuals and other documents that are often applied on an informal basis. They can apply to specific areas or projects and often differ from one planning jurisdiction to the next.

It is anticipated that Design Standards will comprise of technical specifications and policy responses to various elements of infrastructure and the public realm. This is an important innovation and represents the first time a system-wide approach to public realm design has been provided for in planning legislation.

### **Approach to Implementation**

The State Planning Commission “may prepare design standards related to public realm and infrastructure to supplement the Planning and Design Code”. Design Standards have the potential to deliver enhanced public realm outcomes and provide a clear standard to support new development and infrastructure delivery.

This project will be delivered in two key phases:

- **Phase 1** – Provide the framework for design standards. This includes the framework for how they are drafted and linked to the Code. This stage will also prioritise the preparation of standards based on location (e.g. main streets, suburban, rural etc.) or theme (e.g. public realm, stormwater etc.). This work is planned to begin in early 2018 in parallel with the Code Library.
- **Phase 2** – Prepare the standards in stages in parallel with the spatial application for the Code. More detailed project planning on this phase will occur in November - December 2018.

### **Roles and Responsibilities**

#### **Parliament**

- Scrutinises Design Standards.

#### **Minister for Planning**

- Approves the first generation of Design Standards as prepared by the State Planning Commission.

#### **State Planning Commission**

- Prepares Design Standards relating to the public realm and infrastructure.
- Facilitates the engagement process for Design Standards in accordance with the Charter.

#### **Local Government**

- Identifies potential design standards
- Provides input into the drafting of Design Standards

**Interdependencies with other reform elements**

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"><li>• Section 69 to be proclaimed prior to operation.</li></ul>
<b>Regulations</b>	<ul style="list-style-type: none"><li>• N/A - the Act does not identify Regulations that need or may be created to facilitate creation, amendment and administration of design standards.</li></ul>
<b>Instruments</b>	<ul style="list-style-type: none"><li>• Planning and Design Code – Design Standards for public realm infrastructure can be called up through the Code and linked to any spatial layer in the Code.</li></ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"><li>• Section 73(7) - Design Standard amendment consultation report.</li></ul>



# Infrastructure Frameworks

## Infrastructure Schemes - *Refer to Part 13*

### Role in the Planning System

Infrastructure frameworks are innovative tools that enable new infrastructure to be delivered for our communities through a fair and transparent process.

Infrastructure Schemes are proposed to spread the cost of infrastructure equitably among the beneficiaries and importantly, will help to renew our neighbourhoods and create the vibrant, safe, healthy and affordable neighbourhoods.

Basic and General Infrastructure Schemes can supplement existing schemes such as planning conditions, deeds and bonding arrangements. They can replace the need for complex infrastructure agreements with individual landowners which currently slows implementation processes considerably. They provide tools to help facilitate investment enabling new infrastructure to be delivered to communities on time and within budget.

### Approach to Implementation

To assist in the implementation of this new approach, the Department of Planning, Transport and Infrastructure has initiated an Infrastructure Schemes Pilot Project to test the framework and improve our understanding of how these schemes can be effectively implemented. The program allows for real-time testing and review of the infrastructure framework and its delivery mechanisms.

To support the program an Infrastructure Reference Group has been established that includes people nominated by industry groups (e.g. Institute of Public Works Engineering Australasia, Property Council of Australia, and Urban Development Institute of Australia) and councils to provide advice and direction on the project. Based on an Expression of Interest process conducted in February 2017 three projects were selected as Pilot Schemes:

- **Bowden/Brompton** - Charles Sturt with support from Landowners.
- **Mount Barker** - Mount Barker Council with the agreement of Lanser Communities.
- **Kilburn/Blair Athol** - Port Adelaide Enfield Council.

The Pilot Project is expected to run for approximately 12 months and will deliver:

- A toolkit to support future infrastructure schemes.
- A recommendations paper, documenting learnings from the pilot program.
- Progression of Pilot Schemes ready to be progressed through a scheme coordinator.

For those project sponsors that nominated a scheme that has been selected the Department of Planning, Transport and Infrastructure has offered support by inviting them participation on the Reference Group and by sharing templates and documents developed through the Pilot Project. The project encompasses three phases of implementing a scheme:



- **Phase 1** – strategic infrastructure investigations to define the scope and benefits.
- **Phase 2** – costing of infrastructure, establishing contribution areas and apportioning costs.
- **Phase 3** – initiation of an infrastructure scheme, appointment of a Scheme Coordinator, and establishing funding arrangements (models) and implementation model.

## **Roles and Responsibilities**

### **Governor**

- Is responsible for the approval of funding arrangements.

### **Parliament**

- Scrutinises any proposed schemes and funding arrangements.

### **Minister for Planning**

- After seeking advice of the State Planning Commission may on his/her own initiative or at the request of another person or body (a Council, developer, Urban Renewal Precinct or an infrastructure provider among others) initiate a scheme for the provision and delivery of basic or general infrastructure and put funding in place.
- Can only act on the advice of the State Planning Commission in initiating an Infrastructure Scheme.

### **State Planning Commission**

- Provides advice to the Minister for Planning before initiating an Infrastructure Scheme.
- Must report on the outcome of pilot schemes to the Minister.

### **ESCOSA**

- Provides advice on proposed funding arrangements.

### **Registrar General**

- Has a role in entering notations against real property relating to any charge over land.

### **DPTI Planning and Development**

- The Chief Executive has responsibility for appointing or replacing a scheme coordinator, and must act with the concurrence of the State Planning Commission.
- The Minister for Planning will consult with the Chief Executive on such other functions of the scheme coordinator as needed.
- The Chief Executive must ensure the Minister for Planning is informed on the operation of the scheme.

### **Local Government**

- Ability to propose Schemes
- Ability to comment/respond to the Minister on proposed designated growth areas being considered under a basic scheme or on proposed general scheme including any contributions area



- Consider the implications of asset transfer/application of charges on the land
- Can apply for periodic review of the levels and amounts of contributions being collected
- Responsibility to make financial contribution in relation to a contributions area based on an amount specified by the Minister
- Responsibility to make payments on a quarterly basis

### Interdependencies with other reform elements

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"><li>• Specific provisions of the Act to be 'turned on' for Subdivision 3 General Schemes</li></ul>
<b>Regulations</b>	<ul style="list-style-type: none"><li>• Drafting of regulations required particularly in regard to funding arrangements and charges on land</li></ul>
<b>Instruments</b>	<ul style="list-style-type: none"><li>• State Planning Policy and Regional Plans - the State Planning Commission must in providing advice to the Minister for Planning on a scheme take into account State Planning Policy, Regional Plans and the provisions of the Code Planning and Design Code.</li><li>• Community Engagement Charter – will establish the parameters (if any) for undertaking engagement and consultation on a scheme.</li><li>• Design Standards – The State Planning Commission may prepare design standards that relate to the public realm or infrastructure, and may supplement the Planning and Design Code.</li><li>• A design standard may be linked to any spatial layer in the Planning and Design Code; and apply to an infrastructure delivery scheme under Part 13 Division 1.</li></ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"><li>• No prescribed Practice Directions.</li></ul>



## Assessment Framework

### **Authorities - Schedule 3 Codes of Conduct + Part 6 Relevant Authorities**

#### **Role in the Planning System**

A key part of our new planning system involves establishing relevant authorities to make decisions in regards to new development proposals. Which authority is most relevant will be based on the scale, impact and risk of a development and its expectations in the given area.

The authorities are:

- The Minister for Planning.
- The State Commission Assessment Panel.
- Councils.
- Assessment Panels (Council, Local, Regional, and Combined).
- Assessment Managers.
- Accredited Professionals.

#### **Approach to Implementation**

The new legislation contemplates a staged implementation of new relevant planning authorities. Councils have established new Council Assessment Panels that include no more than one elected member and a maximum of 5 members in total. A Code of Conduct has been adopted together with regulations to reflect the role of the new panels created by the Act.

#### **Roles and Responsibilities**

##### **Minister for Planning**

- Establishes the scheme and relevant codes of conduct.

##### **Planning Commission**

- Creates a State Commission Assessment Panel (SCAP).
- Hears and adjudicates complaints for alleged breaches of Assessment Panel Code of Conduct (A Complaints Handling Procedure has been endorsed by the State Planning Commission).

##### **DPTI Planning and Development**

- Provides documentation and an education program for Assessment Panels.

##### **Local Government**

- Creates joint planning boards by agreement with the Minister
- Creates Assessment Panels at local and regional levels
- Employs assessment managers who are accredited under the accredited professionals scheme

**Interdependencies with other reform elements**

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"> <li>Completed.</li> </ul>
<b>Regulations</b>	<ul style="list-style-type: none"> <li>Set of development assessment regulations</li> </ul>
<b>Instruments</b>	<ul style="list-style-type: none"> <li>Assessment against the planning rules</li> </ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"> <li>Section 85(2) – a Practice Direction regarding appointment of additional members to an assessment panel may be created.</li> </ul>

## **Accreditation Scheme - Refer section 88-92 and 97 – Accredited Professionals**

### **Role in the Planning System**

A key element of the Act is the establishment of a Professional Accreditation Scheme by the Minister for Planning.

The Professional Accreditation Scheme is intended to lift the performance of, and improve confidence in, professionals undertaking functions across the planning system.

The new Accreditation Scheme will:

- Allow for classes of accreditation for differing roles based on qualifications and standing.
- Specify ongoing training requirements linked to periodic renewal of accreditation.
- Require the holding of professional indemnity insurance.
- Include arrangements for regular auditing of Accredited Professionals.
- Provide grounds for suspension or cancellation of accreditation.
- Enable provision of accreditation by peak professional groups / institutes, subject to appropriate cost recovery arrangements being in place.

### **Approach to Implementation**

The Accreditation Scheme will include Regulations comprising the scheme, a Code of Conduct to be adopted by the Minister for Planning and procedures for operation to be adopted by the State Planning Commission.

A draft Discussion Paper has been prepared that proposes details of who will be required to be accredited, the levels of accreditation, the related administrative requirements to administer the scheme and the implications for existing private certifiers and Council.

The discussion paper includes details on the following levels of accreditation:

- **Assessment Panel Member** – not required to be planners and may come from a range of professional backgrounds).



- **Assessment Manager** – high level of experience in planning is anticipated due to the level of decision making that is required.
- **General Accreditation** – for a level of Planner below Assessment Manager.
- **Building Accreditation** – will also be reviewed as part of the process of creating and implementing the new Accreditation Scheme.
- The role of the **surveying industry** will also be considered and may play role going forward in relation to land division applications.

As part of framing the overall approach the Commissioner for Consumer Affairs, Liquor and Gambling has also been consulted; particularly regarding registration and audit processes.

Next steps include:

- **Research and drafting** – a Draft Discussion Paper has been prepared based on investigations undertaken to-date.
- **Testing and Preliminary Consultation** – The Discussion Draft will be released for review and testing with key interest groups (Planning Institute, Engineers Australia, Surveyors Institute, Consumer Affairs and other relevant bodies) as well as Commission Champions. A Discussion Draft will then be released for broader consultation with councils and practitioners (after it has been endorsed by the State Planning Commission).
- **Endorsement and Public Consultation** – The Regulations and Code of Conduct will be released by the Minister for Planning for formal consultation.
- **Operation and Evaluation** – Regulations to come into operation and procedures for implementation to be developed by the Commission.

## Roles and Responsibilities

### Governor

- Approves the Accreditation Scheme.

### Minister for Planning

- Establishes the Accreditation Scheme in association with the Commissioner for Consumer Affairs.
- Adopts the Code of Conduct for accredited professionals.

### State Planning Commission

- Provides advice in relation to the Accreditation Scheme.
- Likely to register and oversee accreditation and related matters.
- Establishes a Registered Accredited Professional Database (on Planning Portal).

### DPTI Planning and Development

- Supports the Planning Commission meet its responsibilities.
- Supports and oversees education and training.



## Interdependencies with other reform elements

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"><li>• Section 88 to be proclaimed to enable operation.</li></ul>
<b>Regulations</b>	<ul style="list-style-type: none"><li>• Regulations that detail the Accreditation Scheme required.</li><li>• Regulations that detail the circumstances in which accredited professionals can act as a relevant authority are required.</li></ul>
<b>Instruments</b>	<ul style="list-style-type: none"><li>• Planning and Design Code.</li></ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"><li>• N/A</li></ul>
<b>Other</b>	<ul style="list-style-type: none"><li>• Accredited Professional Code of Conduct.</li><li>• Proposed reform of compliance and enforcement requirements in the building system, as they relate to building certifiers under the Scheme.</li></ul>

## Assessment Pathways - *Parts 7 – 11*

### Role in the Planning System

The new Act introduces streamlined assessment pathways to match the scale, impact and risk of a proposed development. The new assessment system is structured around:

- A general scheme for planning, building and land division consents.
- New assessment categories for planning consent and better tools for assessment facilitation.
- Improvements to building related aspects of assessment.
- Special schemes for the assessment of Essential Infrastructure and Crown Development.

For a planning consent, development may be categorised as:

- Accepted.
- Code Assessed (may be further classified as 'deemed-to-satisfy' or 'performance-assessed')
- Impact Assessed.
- Restricted.

### Implementation Approach

The Assessment Pathways are set by the new legislation and will be reflected in the Planning and Design Code. The Code will identify the Assessment Pathways triggered by a particular development proposal in a particular zone, sub-zone, overlay etc.

Assessment pathways will come into operation upon spatial application of the Planning and Design Code in any part of the State.



## Roles and Responsibilities

### State Planning Commission

- Assigns Assessment Pathways to development types through the creation of the Planning and Design Code.
- Delegates section 94 assessment functions to the State Commission Assessment Panel for Restricted Development, development outside a Council area and by the Crown etc.

### DPTI Planning and Development

- Reviews current assessment pathways under the *Development Act 1993* to identify where benefits can be built into the new arrangement.

### Local Government

- Input on the assignment of development types to assessment pathways through contributions to Code writing, and through consultation on the Code.

## Interdependencies with other reform elements

Interdependency	Description
<b>Proclamations</b>	<ul style="list-style-type: none"> <li>• All assessment sections of the PDI Act yet to be proclaimed</li> </ul>
<b>Regulations</b>	<ul style="list-style-type: none"> <li>• A comprehensive set of Regulations that detail the operation of the new development assessment procedures (e.g. identification of development that the Regulations deem impact assessed)</li> </ul>
<b>Instruments</b>	<ul style="list-style-type: none"> <li>• Planning and Design Code</li> </ul>
<b>Practice Directions</b>	<ul style="list-style-type: none"> <li>• Section 82 – identification of Relevant Authorities</li> <li>• Section 93 – identification of circumstances in which the State Planning Commission is a relevant authority</li> <li>• Section 102(1) - the development assessment framework including required consents</li> <li>• Section 42(3) - control over conditions and other assessment functions</li> <li>• Section 109(1) - assessment parameters in relation to restricted development</li> <li>• Section - 109(2) - issues pertaining to restricted and impact assessed development</li> <li>• Section 112(a) - level of detail required within an Environmental Impact Statement</li> <li>• Section 113 – Environmental Impact Statement processes (including notification)</li> <li>• Section 120 - outline consents</li> <li>• Section 127 - imposition of conditions</li> <li>• Section 144 – inspection policy</li> </ul>



# ATTACHMENT 1

Implementation Programs



## Accredited Professionals – Detailed Implementation Program



# Policy Discussion Paper Engagement Approach



# Community Engagement Charter



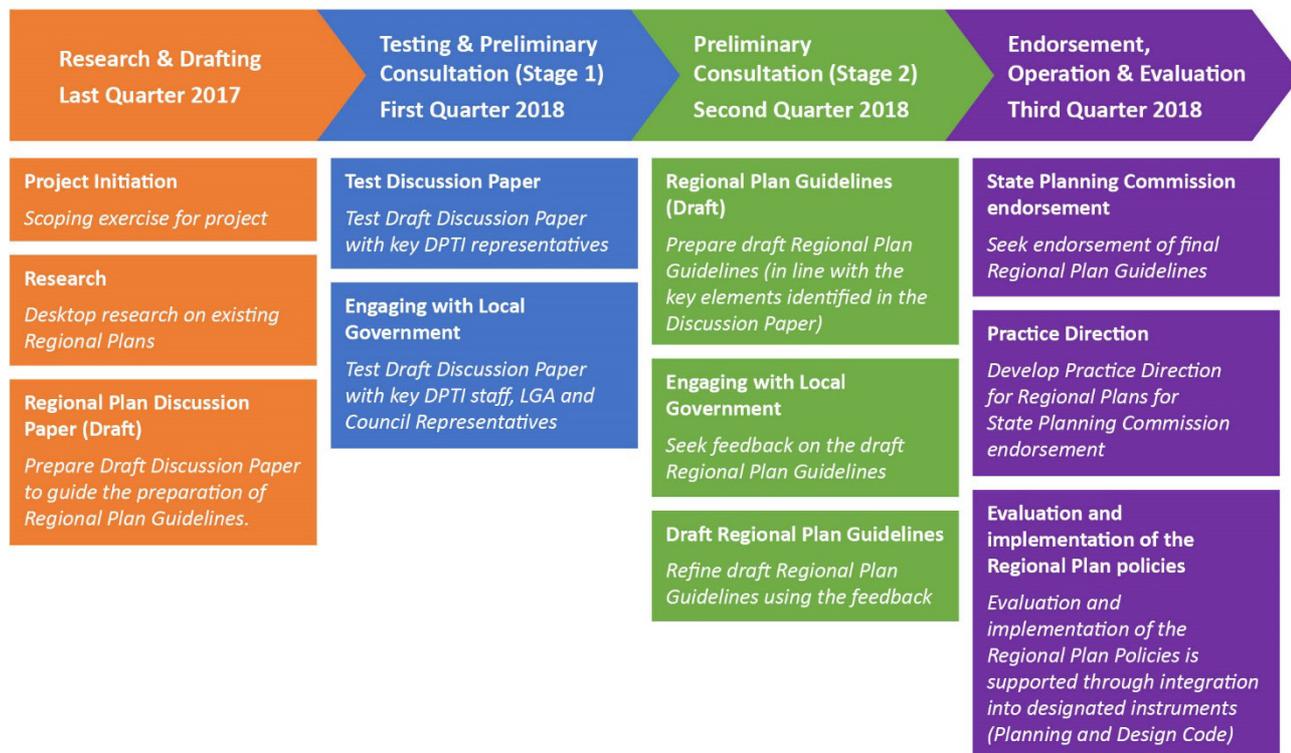
# Assessment Pathways – Detailed Implementation Program



# Joint Planning Arrangements



# Regional Plan Guidelines



# Infrastructure Schemes Engagement Approach



# State Planning Policies





You can get involved with  
South Australia's planning future at:  
[saplanningcommission.sa.gov.au](http://saplanningcommission.sa.gov.au)

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Transport and Infrastructure