

# Developments over \$3 million



## Role of the State Coordinator-General for private sector investments over \$3 million in value in South Australia

### Purpose

This fact sheet provides an overview of the government's approach for managing private sector projects over \$3 million in construction value to provide an environment that supports and welcomes investment and jobs growth.

### Overview

The Planning System is a key influencer on our State's economic competitiveness, which is critical for attracting private investment at a time that we need it the most.

To support our economic reform agenda, the government has expanded the role of the State Coordinator-General and the successful case management approach that has been applied to planning and assessment for developments in the Adelaide City Council and inner metro council areas.

This new approach is intended to streamline the process and unlock red tape and delays in dealing with land use assessment bodies.

These reforms have the potential to unlock and significantly speed up the delivery of in excess of \$2 billion worth of private sector investment in South Australia that will help to stimulate economic development and support job creation.

### Role of the State Coordinator-General

His Excellency the Governor in Executive Council appointed Mr James Hallion to the position of State Coordinator-General (SCG) in 2014.

Historically, the role of the SCG has been to implement government stimulus reforms and initiatives, such as the Nation Building – Economic Stimulus Plan and South Australia's recent *Affordable Housing Stimulus Package*.

The Government of South Australia has expanded the role of the SCG to apply to development proposals with an investment construction value of \$3 million or greater.

In undertaking this role, the SCG is supported by the Department of Planning, Transport and Infrastructure (DPTI), the Department of State Development, Renewal SA and a senior government executive Task Force.

### What proposals are eligible?

Projects proposed by the private sector with construction value over \$3 million dollars for commercial and mixed use development. Proponents with multiple projects that exceed \$3 million dollars are also eligible, subject to the proponent demonstrating to government that they have a viable business case to deliver the projects and associated jobs.

# Developments over \$3 million



## **What powers does the State Coordinator-General have?**

The CoG will also have the ability to call in projects for approval by the Development Assessment Commission (DAC). This can occur as a result of a direct approach from the proponent and the SCG considers the developments to be of economic significance to the State; or in circumstances whereby the proponent can clearly demonstrate that their development has not been dealt with appropriately by local government in a timely manner.

It is important to note that this approach would still involve a rigorous assessment against the existing zoning in the relevant Council Development Plan and does not obviate statutory referrals and consultation with Council. In this regard the role of the SCG differs to that previously associated with the *Affordable Housing Stimulus Package*.

Where existing zoning is not considered appropriate for a proposal, the SCG is able to make recommendations to the Minister for Planning about zoning changes.

## **State Coordinator-General Task Force**

The SCG has established a cross-government Task Force that includes senior decision makers from key land use agencies. The Task Force will address any blockages or impediments to good development outcomes that may be occurring with State Government agencies.

These impediments might be related to issues such as planning, environment, council regulations, water, liquor licensing and so on.

## **Case Management Approach**

The case management team from DPTI will support the SCG and will allocate a case manager to each proposal.

This will capitalise on the case management service (combined with design review) operated by DPTI over the last two years which has delivered \$1 billion worth of new development approvals in the city since March 2012.

Along with increased approvals, the case management service has results in an average 58% reduction in assessment timeframes.

## **For further information**

Please contact:

### **DPTI Case Management Team**

Department of Planning, Transport and Infrastructure

Level 5, Roma Mitchell House

136 North Terrace, Adelaide

Call: (08) 7109 7081

Via email: [dpti.ocg@sa.gov.au](mailto:dpti.ocg@sa.gov.au)

### **Office of the State Coordinator-General**

Department of the Premier and Cabinet

GPO Box 2343

Adelaide SA 5001

Call: (08) 8303 2080

Via email: [dpti.ocg@sa.gov.au](mailto:dpti.ocg@sa.gov.au)