

21 November 2018

State Planning Commission announces phased implementation of new planning system

South Australia is one step closer to enjoying a revitalised planning system, with the announcement by the State Planning Commission on how it will be rolled out across the state.

“The new planning system will fundamentally change the way we think about and do planning in South Australia,” said State Planning Commission Chair, Mr Michael Lennon.

Mr Lennon, who recently took up the position as Chair of the Commission, said he and his fellow members were excited to announce the approach and provide certainty to South Australians on when it will commence.

“We have been working closely with councils and local communities over the last 18 months and we know there is a desire to understand what, and when the new planning system will apply in local areas; and what it will mean for them,” he said.

The new planning system will see Development Plans revoked and replaced with a state-wide Planning and Design Code (Code).

“While Development Plans will not operate in the new planning system, our intention is to build a Code that will capture existing planning and development aspirations of local communities across the state,” Mr Lennon said.

The need for a new planning system was identified in 2015 after an expert panel identified fundamental flaws with the current planning system, which operates now under the *Development Plan 1993*.

“The new planning system will be different for South Australians, but it aims to provide greater consistency, transparency, be more responsive and allow more people to get involved in it,” Mr Lennon said.

Delivering the new planning system in three phases will see the Planning and Design Code operational across three areas of South Australia.

“Each phase will bring different changes across the state and allow us to focus our energies on supporting those communities,” Mr Lennon said.

Phase one, being delivered in mid-2019, will see the introduction of the Code in parts of South Australia that are managed by the State Government (called *Land Not Within a Council Area*). This phase will not bring about significant changes to the broader local community.

The second phase will see the Code commence in Regional Council Areas in late-2019.

“Local communities living in Regional Council Areas will be able to interact with the planning system in an entirely different way from late next year. Instead of looking through large documents, community and developers will be able to go online, search their property and see what policy applies and what development can be done, with or without an assessment; and if required, prepare, lodge and track their application online,” Mr Lennon said.

The current system requires the community to search and read through many documents, and seek professional advice to lodge a development application. The new system will remove that and empower South Australians to drive their own developments.

“The ability for the community and applicants to access our new 24/7 SA Planning Portal to prepare, lodge and track their applications is a game changer; and puts us ahead of every other state in the country,” Mr Lennon said.

The final phase in mid-2020 will see Greater Adelaide Council areas start using the Code. At this point the whole of South Australia will be enjoying the benefits of a simplified and online system, via the SA Planning Portal.

The Department of Planning, Transport and Infrastructure will work alongside councils over the coming months to convert current Development Plans to the Code; which will then be released for public comment, at three separate points, from early 2019.

“I encourage South Australians to get involved in the conversation over the coming months, as this is indeed an exciting time for planning in our great state,” Mr Lennon said.

Visit the SA Planning Portal for more information about the new planning system.

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