

Preliminary Implementation Program 2016

Planning, Development and Infrastructure Act 2016

The recent passing of the *Planning, Development and Infrastructure Act 2016* (the Act) means the government can begin its most significant overhaul to the South Australian planning system in over 20 years.

This modern, more efficient and effective planning system will shape the future of South Australia, revolutionising the way planning decisions are made.

Our New System is set to be progressively implemented over a number of years, with the first year focused on setting up governance structures and frameworks.

A Shared Vision

Our new planning system brings to life the government's vision for attracting competitive investment and world class development to SA while supporting our already great liveability.

Great planning has the power to positively affect all South Australians. As we begin implementing the new planning system, our working relationships with the community, Local Government and industry partners become more important than ever.

As well as our new Community Engagement Charter, which promises transparent and easy to follow updates, we will be working closely with Councils on developing Our New System and the ePlanning Portal.

What needs to be done?

The priorities for the first year are:

- **Legislation**

To introduce the new legislation that supports Our New System, we need to pass a Transitional Bill through Parliament. This Transitional Bill sets out how we move from the existing *Development Act 1993* to the new legislation, along with the drafting of new Regulations.

- **Project governance**

Project governance structures will be put in place to help guide the implementation of the new planning system. We will work with the Local Government Association and individual Councils to ensure appropriate input as the program develops.

- **System governance**

The first year focuses on setting up the new State Planning Commission (the Commission), as well as the framework for Accredited Professionals, Assessment Managers and Assessment Panels. These will need to be established before the new assessment system can be phased in.

- **Community Engagement Charter**

One of the first responsibilities for the Commission will be to prepare and consult on the Community Engagement Charter. Due to its importance, we will be commencing discussions on the Charter before the Commission is established.

- **Planning instruments framework**

Work will commence on identifying what the key planning instruments (e.g. the Planning and Design Code) will look like and how they will link into the new ePlanning system.

- **Specifications for the ePlanning system**

Creating an ePlanning system that is effective and efficient for all South Australians will take some time. While the SA Planning Portal will be available in the first year, the ePlanning system itself will not be delivered until the third year of the implementation program.

A new way to share information

The ePlanning solution will take South Australian planning online, dramatically reshaping how practitioners and communities engage with the whole system.

ePlanning will form the basis of a new SA Planning Portal and will allow for the early development of, and consultation on, new planning instruments such as the Planning and Design Code.

Order and Timing

With a new planning system of this significance, it's important certain elements are put in place before others. For example, the establishment of the Commission is a lead task that will enable the development of the Community Engagement Charter, which in turn is required for the development of State Planning Policies, and so on.

In view of this, the sequencing of Our New System is critical because it will determine when communication is required, along with consultation and engagement on rules and policies in development.