



## Councils' Guide to implementing the new planning system

This guide outlines the fundamentals of the implementation approach, describing each phase and what it means for council, practitioners and community. It aims to outline how the Department of Planning Transport and Infrastructure (DPTI) will work with and support each council with opportunities to provide feedback or formal submissions.

Understanding the fundamentals of the implementation approach is essential and this document aims to assist councils with resource planning and also assist with planning when may be the best times to engage their Elected Members.

**As elements of the implementation program are confirmed, we will update this document and make it available on Council Connect.**

The changes will be outlined below to make it easier for users to go to the updated sections. Additional implementation resources will be referenced in this document and stored on Council Connect.

Version	Date	Description	Author
1	9 Oct 2018	Description of the implementation process	M. Catchpole (DPTI)

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## Implementation fundamentals

This section outlines some of the fundamentals of implementation. We will describe these further in upcoming briefings so you understand the key elements.

The implementation is planned over three phases.

**Phase 1** (mid-2019) – Land not within a Council Area

**Phase 2** (late-2019) – Regional Councils

**Phase 3** (mid-2020) – Greater Adelaide Councils

## What parts of the Act are operational (and when others will be)

The *Planning, Development and Infrastructure Act 2016* (PDI Act) will be fully proclaimed and operational by mid-2019. The following section outlines parts of the Act that have already been proclaimed and sections that will be proclaimed throughout implementation.

### Operational now

- Planning, Development and Infrastructure (General) Regulations 2017
- Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017
- Eastern Eyre Peninsula Regional Assessment Panel and Riverland Regional Assessment Panel - to Section 84 (1) (a) and Schedule 8, Clause 13 (1) (a)
- Codes of Conduct relating to the State Planning Commission, Assessment Panel Members, Infrastructure Scheme Coordinators (Schedule 3)
- Community Engagement Charter (Section 44, 45, 46 and 47)

### Early 2019

Section 88 (Accredited Professional Scheme) of the *PDI Act* will be proclaimed in early 2019, along with the Regulations to provide practitioners time to complete their accreditation by the end of 2019, when the Code is operation in regional areas.

This will also provide time for Councils to adjust their internal processes in time for their Development Plan's conversion to the Code (from late 2019). Building Certifiers recognised under the *Development Act 1993* can operate as if accredited until their certification is due for renewal. At this time, they will need to become accredited under the *PDI Act*.

### Mid-2019

Phase one will see the proclamation of all remaining sections of the *PDI Act*.

Transitional regulations will also be made that will specify development applications lodged in *Land not within a Council Areas* will be assessed under the *PDI Act*. Any other development applications (lodged in a Regional or Greater Adelaide council area) will continue to be assessed under the *Development Act 1993* provisions.

More information on the *PDI Act* is explained within each phase description.

## The rationale of three phases

The State Planning Commission will be leading the phased implementation of the Code. There are several reasons for this approach:

- *Managing the change:* Turning on the Code simultaneously across the state would represent a major shift for councils, industry, practitioners and the community. Implementing the new planning system across three phases (and geographical areas), will allow us to better support people and practitioners in these areas.
- *Learning through implementation:* By switching on the Code progressively, we will be able to gain many insights on preparation and implementation, which will inform future phases.
- *Departmental resources:* The resources required to develop and implement the Code is significant. Phasing the release will help us use our resources effectively so we can better support councils, practitioners and local communities.
- *Meeting the legislative timeframes:* A Commission-led process to establish the first Code will provide for expedited process and allow us to talk with South Australians at the same time about what the new planning system means for them.

## Council readiness for each phase

In addition to working with Council on converting Development Plans to the Code (see next section), DPTI will support councils by providing readiness support to ensure your organisation (and team) is ready to operate as each phase is 'switched on'.

Readiness support tools will include (but are not limited to):

- Organisational readiness checklists
- Education material on the new planning system
- Classroom and online training (ePlanning)
- Explanatory material (including videos) to assist your organisation and local community to understand each phase and what it means to them
- Elected Member updates and presentations for use by Council.

Closer to each go-live date, we will share the intended support pack and we welcome feedback on other elements that will be helpful to support councils' readiness.

## Communication throughout implementation

Implementing the new planning system is going to be a resource-intensive exercise for both state and local government. Ensuring we keep each other informed and up-to-date is critical. To support implementation, we will share information in the following ways:

- Council Connect will be your one-stop-shop for all information on reform and implementation. Improvements include new libraries, regular content and simplified discussion forums
- Fortnightly 'Transition eNews' will be sent to councils to keep you updated on planning reform. This will reduce the need to send multiple emails and ensure consistent information across the council network
- All questions and answers will be posted on Council Connect and stored in a central register that will be available to councils.

## **Statutory consultation on the Code**

Each phase will undergo statutory consultation that will be led by the State Planning Commission. Councils can make formal submissions and we will provide opportunities for practitioners and the community to learn more throughout consultation.

The details of the phased consultation periods is not yet confirmed (as of November 2018). However, we will present our initial ideas to councils in late 2018 and welcome your input on how we can improve. We also welcome partnership opportunities throughout consultation, so the local community can hear from both state and local government representatives. Following the close of consultation, DPTI will:

- make all submissions publicly available
- release a 'What We Have Heard Report'
- document how submissions were treated in the final package
- host a council briefing (live-streamed) on the treatment of submissions so council teams are in a stronger position to understand the reasoning.

## **Other statutory consultation throughout implementation**

In addition to statutory consultation to support each phase, other periods of consultation will be required during 2018 and in early 2019 on other reform elements.

We are cognisant of the effort required for councils to provide meaningful comment and the internal processes required, in addition to the work we will commence soon on the Development Plan conversion.

To support council teams, we will provide updates on likely release dates for upcoming consultations via our fortnightly update so you can prepare and there will be no surprises.

We have also listed the various elements that have been on consultation and dates they have closed and when further consultations on discussion papers are open until.

DPTI will also assist by providing more upfront and targeted explanatory material (including video and live-streams) to help Council teams understand the key elements to assist you to make formal submissions.

See [Appendix B: Statutory Consultation](#) for details on completed, current and future consultations.

## Conversion of Development Plans into the Code

A significant part of the implementation program for councils is the conversion of Development Plans into the Code. While the State Planning Commission will establish the first Code, following its implementation ongoing improvements and reform will be driven by councils.

This section outlines the work of the Code team to date and how we will partner with councils throughout this process.

### How the code is being developed

The State Planning Commission will be responsible for preparing and maintaining the Planning and Design Code. Preparation and implementation of the first phase of the Code has and/or will involve the following key stages:

- working with Councils to review current Development Plan policies (Development Plan Review and Strategic Plan Analysis)
- the release of a series of Policy Discussion Papers that seek to inform important issues that will need to be addressed by the Code in a staged approach
- the release of Technical Papers Discussion Series
- the preparation of the Code in collaboration with Code Working Groups (which include a number of Council representatives)
- discussions relating to the spatial application of the Code.

### The role of Elected Members in Development Plan conversion

The conversion of Council Development Plans is Commission-led, which means no formal endorsements from council are required (as outlined under Section 73, Ministerial Approval). However, councils will be consulted at every stage.

We appreciate this is a very different proposition for council teams and their Elected Members. The Commission and DPTI are committed to supporting councils and keeping Elected Members informed throughout the conversion process and this includes:

- regular updates to Elected Members from the Commission on the process via correspondence and briefings
- times made available for council teams to provide an update to Elected Members, ahead of statutory consultation
- statutory consultation to assist councils who wish to make formal submissions.

Through your Transition Managers we are also keen to identify any additional support we can provide to help keep Elected Members informed throughout this journey.

## How we will convert Development Plans to the Code

While Commission-led, DPTI will work closely with councils to convert Development Plans into the Code.

A *Transition Plan* will be created for every Development Plan to explain how it will convert to the Code. The Transition Plan will include council advice provided throughout the process, either informally, or as formal advice from council.

The Transition Plan will include zone names and policy transitions and also the current and future mapping within council areas. The Department will provide the mapping and spatial support to apply the Code to their local government area that will be presented for public consultation.

The core information within the Transition Plan will be presented to the community for comment during the statutory consultation periods for phases two and three.

The Transition Plan will be updated following any changes as a result of consultation and will evolve in several versions:

- **Version 1** – high level zone by zone transition table (based on high level Code Framework)
- **Version 2** – full transition table with local content and spatial data as applied to your local government area (based on draft Code Policy Modules)
- **Version 3** – post consultation update of transition table and spatial data, ready for approval.
- **Version 4** (Regional Councils only) – any required updates to transition table and spatial application as a result of Phase 3 consultation.

## A structured approach

The methodology to convert Development Plans into the Code is structured to ensure transparency and consistency across all councils, prior to and following statutory consultation.

The timing of our collaboration and the versions of the Transition Plan is outlined below and shows activities to support all council teams, along with council-specific activities (dependent on the phase). Please note that the following timeframes:

- do not include readiness activities to support each implementation
- provide for only one meeting with council on Transition Plans, but there will be ongoing dialogue and discussions in between these forums
- reference only officer-to-officer activities and not Elected Member activities
- do not provide dates from round two onwards and will be updated when available
- provide either formal or informal opportunity for council responses (round two and three) will be confirmed over the coming weeks
- do not include dates of other consultations that will occur throughout this period.

Collaboration	Timing	Regional Councils	Greater Adelaide Councils
Round one Process and key elements	Oct/Nov 2018	<ul style="list-style-type: none"> <li>LGA Briefing on phased approach (live stream) – Friday 19 October</li> <li>Practitioner briefing on implementation, transition plans and <b>Phase 1 Not within a Council Area Code</b> (live stream) – Tuesday 20 November</li> </ul>	
		<ul style="list-style-type: none"> <li>Council briefings (group) to outline phased approach (Oct/Nov)</li> </ul>	<ul style="list-style-type: none"> <li>Council briefings (group) to outline Transition Plan template (Nov)</li> </ul>
Round two Consultation on Draft Regional Code	Early-2019	<ul style="list-style-type: none"> <li><b>Phase 1 Not within a Council Area Code</b> statutory consultation</li> <li>Practitioner Briefing on draft <b>Phase 2 Regional Code</b> (live stream)</li> </ul>	
		<ul style="list-style-type: none"> <li>DPTI update Transition Plans (V1)</li> <li>Meet with council to workshop (TPV1)</li> <li>Councils provided time to respond.</li> <li>DPTI considers and responds (TPV2).</li> </ul>	<ul style="list-style-type: none"> <li>Briefings (group) and meetings to workshop elements of Regional Code relevant to Greater Adelaide Transition Plans (V1).</li> <li>Councils provided time to respond.</li> <li>DPTI considers and responds (TPV2).</li> </ul>
Round Three Consultation on Draft Greater Adelaide Council Code	Mid-2019 – late 2019	<ul style="list-style-type: none"> <li><b>Phase 2 – Regional Code statutory consultation</b></li> <li>Practitioner briefing on draft <b>Phase 3 – Greater Adelaide Council Code</b> and response to Phase 1 and 2 (live streams)</li> </ul>	
		<ul style="list-style-type: none"> <li>DPTI updates Transition Plan (V3) based on Phase 2 consult changes.</li> <li>Meetings to discuss TPV3.</li> </ul>	<ul style="list-style-type: none"> <li>DPTI update Transition Plans (V3) - include draft Phase 3 Greater Adelaide Council Code.</li> <li>Meetings to discuss TPV3.</li> <li>Councils provided time to respond.</li> <li>DPTI considers and responds (TPV4).</li> </ul>
Round Four – Follow-up sessions following Phase 3 Stat Consultation	Late-2019 – mid-2020	<ul style="list-style-type: none"> <li><b>Phase 3 – Greater Adelaide Council Code</b> statutory consultation</li> </ul>	
		<ul style="list-style-type: none"> <li>Go Live on TPV3</li> <li>DPTI updates Transition Plan (V4) based on Phase 3 consult changes.</li> </ul>	<ul style="list-style-type: none"> <li>Department updates Transition Plan (V4) based on consult response.</li> <li>Meetings to discuss TPV4.</li> </ul>
Go Live	Mid-2020	<ul style="list-style-type: none"> <li>Operate under TPV4</li> </ul>	<ul style="list-style-type: none"> <li>Go live on TPV4</li> </ul>

## Development Plan Amendments

As indicated in the formal communications, the government will continue to assess council-initiated Development Plan Amendments (DPA's) that support the state's ongoing economic performance and Ministerial DPA's that respond to issues of state importance.

In-progress DPA's must be completed by, or, at minimum, have had undergone public consultation, at least 6 months prior to the relevant phase (mid-2019 for Regional Councils and late 2019 for Greater Adelaide Councils). This will provide sufficient time to enable the transition of amendments into the Code.

To consider a new Development Plan amendment, it must meet the following requirements:

- to amend or introduce policies that apply to a local area and/or resolve an outstanding issue that cannot reasonably be deferred until introduction of the Code
- demonstrate a clear and present – albeit unrealised – economic benefit
- use the current South Australia Planning Policy Library to enable practical transition into the Code, thereby avoiding any delays to rezoning proposals or implementation of the Code
- infrastructure impacts must be resolved, and
- amendments must be the best, most cost effective and time efficient mechanism for unlocking development opportunities.

We will confirm the timings associated with each phase over the coming months. If council realistically cannot reach the agreed timeframes and is not responding to critical matters, then it is recommended council reconsider the DPA.

Our Transition Managers will talk with you in more detail if your council has a DPA or is considering one. The Department will also prepare general communications to sit alongside any DPA public consultations so your local community understands how it fits into the new planning system.

## Phased consultation and the evolution of the Code and Transition Plans

The phased consultation of the Code will mean that an element consulted on in phase one may be changed as a result of a later consultation. While DPTI will aim to reduce this likelihood, it should be noted as a possibility.

This means that in areas where the Code is operational, subsequent changes may be required post-implementation which will need to go through a formal process to update and operationalise in a later phase.

## Phase one: Land not within a Council Area (mid-2019)

The first phase will be the *Land not within a Council Area Code*. These areas are predominantly managed by the State Government and therefore will not greatly impact the broader community, council or development network. This phase will see the Code spatially applied in paper-based PDF format and available on the SA Planning Portal.

### Prior to implementation

The details of the phase one package will describe the mechanics of the Code and how it will operate. DPTI will involve practitioners prior to statutory consultation to help you better understand these fundamentals and seek informal feedback.

Section 88 (the Accredited Professionals Scheme) of the *PDI Act* will be proclaimed in early 2019, along with those Regulations, to provide practitioners time to complete their accreditation by end of 2019 when the Code is operation in regional areas.

### ***Planning, Development and Infrastructure Act in phase one***

Phase one will see the proclamation of all remaining sections of the *Planning, Development and Infrastructure Act 2016* and therefore will be operational state-wide.

Transitional regulations will also be made that will specify development applications lodged in *Land not within a Council Areas* will be assessed under the *PDI Act*. Any other applications (lodged in a Regional or Greater Adelaide council areas) will continue to be assessed under the *Development Act 1993* provisions.

### What elements of the ePlanning solution will be available in phase one?

The *Land not within a Council Area Code* (and associated Practice Directions) will be paper-based and spatially applied. South Australians will be able to find zones and overlay information relating to their property in these areas (via access to PDF documents) on the SA Planning Portal.

### What will it mean for Councils?

The implementation of phase one will have no impact on the way development assessments are processed in councils.

Councils will need to consider other elements within the *PDI Act* that will be operational and require a change to operations or governance e.g. the Accredited Professionals Scheme. Guidance material and organisational checklists will be provided to ensure readiness for day one.

## Phase one: Land not within a Council Area Code

DPTI will provide support material for Councils who have this type of land close to their council boundaries. During this phase Regional and Greater Adelaide Councils will continue to assess development applications under the *Development Act 1993*.

### **What will it mean for local communities living in these areas?**

Communities living in these areas will access the Code instead of the now revoked Development Plan via the SA Planning Portal to find out what applies to their property or land. Development assessment forms will be accessible via the SA Planning Portal for preparation and lodgement.

### **What will phase one mean for planning practitioners?**

The Accredited Professionals Scheme will be operational from early 2019 but planning practitioners will have until mid-2019 to complete their accreditations. Checklists, guidelines, registration details and dates will be provided following finalisation of the Regulations so practitioners understand what they need to do and when.

Building Certifiers recognised under the *Development Act 1993* can operate as if accredited until their certification is due for renewal. At this time, they will need to become accredited under the *PDI Act*.

### **What will this mean for development applications in this area?**

#### *In-progress development applications*

Development applications lodged before the conversion of the *Land not within a Council Area* Development Plans will continue to be assessed against the *Development Act 1993*.

#### *New development applications*

New development applications will be assessed using the *PDI Act* provisions. Lodgement and assessment processes will continue to be paper-based and information on the new process will be available on the SA Planning Portal.

### **What does it mean for Development Plan Amendments?**

There are no Development Plan Amendments currently being progressed in *Land not within a Council Area*.

## Phase two: Regional Council Code (late 2019)

Phase two will see the *Regional Council Code* and our new ePlanning platform operational. Phase two will include a broader suite of General Modules, Overlays, Zones and Sub-zones as applicable to regional councils.

The *Regional Council Code* will be spatially applied and accessible via the SA Planning Portal. Applicants in regional areas will be able to prepare, lodge and track development applications online and council can assess them via the Portal.

### Prior to implementation

We will be working closely with councils in the lead-up to statutory consultation on phase two. The *Regional Council Code* will be supported by statutory consultation. DPTI is keen to partner with councils in regional areas in particular to help local communities understand what it will mean for them.

A number of readiness tasks will need to be completed by Regional Councils prior to this implementation to ensure they are ready for day one.

### The PDI Act becomes operational in Regional Council areas

Phase two will see conversion of the Regional Council Development Plans to the Code (Section 73, Ministerial approval).

Transitional regulations will ensure that as Development Plans are converted to the Code, development applications will be assessed under the *PDI Act* provisions.

Development applications lodged in Greater Adelaide Council areas will be assessed under the *Development Act 1993* provisions until Phase three, when Development Plans are converted to the Code.

### What will phase two mean for Regional Councils?

For Regional Councils, the Code is operational and previous Development Plans are now revoked. Planning teams or consultant planners will now reference the *PDI Act* and associated regulations and use the ePlanning solution to progress development applications through to decision.

DPTI will support councils with organisational readiness activities including education and training (around IT systems) so they are ready to go on day one.

## **What does phase two mean for Development Plan Amendments?**

Regional Councils will need to have completed any in-progress Development Plan Amendments (or have at least finished public consultation) by mid-2019 so it can be incorporated into the Code. Your Transition Manager will speak with you about this.

## **What will phase two mean for Greater Adelaide Councils?**

Phase two will not require any changes for Greater Adelaide Councils. However, some elements of the Code will be relevant to councils' Transition Plans. The Department will speak with you about these elements prior to statutory consultation and councils will have the opportunity to provide informal feedback (prior to statutory consultation) and also proffer formal submissions during statutory consultation.

## **What elements of the ePlanning solution will be available?**

South Australians living in regional areas will now be able to search a property to find out what policy applies and the types of development that can be undertaken, with or without an assessment.

If an assessment is required, an applicant can then prepare, lodge and track their development application online. Regional councils will now be able to receive, assess and decide on development applications using the state's new ePlanning system.

At this point, the SA Planning Portal will provide for Accredited Professionals to register and lodge or simply submit their documents to ensure compliance; more detail will be provided on this in early 2019.

Accredited Professionals (working in or for Regional Councils) can log in and complete relevant tasks they have been assigned to e.g. assess components of a building or planning application.

EDALA will continue to operate to complete existing land division applications under the *Development Act 1993*. Any new land division applications will be lodged, assessed and decided upon within ePlanning.

Prior to phase two, DPTI will release more information on the ePlanning system to assist future users e.g. demonstrations and screenshots. Training will be provided to councils to use ePlanning and a DPTI technical Help Desk will also be in operation to assist users.

The team is working with councils (via a Working Group) to establish what information from ePlanning will be required to support council processes. More information on this will be available in the coming months.

## What will phase two mean for planning practitioners?

Practitioners working in (or for) Regional Councils, will need to have completed their Accredited Professional requirements to undertake their role. They will now access development applications referencing the *PDI Act* via the ePlanning platform.

Private planning, building and development practitioners working in Regional and Greater Adelaide Council areas, will (for a short period) be assessing applications under two pieces of legislation. DPTI will ensure the private consultant industry sector is informed in order to support correct decision-making.

## What will phase two mean Regional Council communities?

For communities living in regional areas, a new world of planning is now open to them. Community members and local developers will be able to search a property via the SA Planning Portal and understand what policies apply and what development can be undertaken with or without an assessment. If an approval is required, they can prepare, lodge and track their application through the Portal.

Whilst the new planning system will operate with minimal paper, DPTI will work with councils and the broader community to ensure alternate preparation and lodgement options are available.

The department will support council by providing explanatory material which can be placed on their websites and/or sent to constituents leading up to or following gazettal of the *Regional Council Code*.

## What will phase two mean for development applications?

### *In-progress development applications*

As outlined in the Transitional Regulation, development applications lodged before the conversion of Council's Development Plan will continue to be assessed against the *Development Act 1993*.

DPTI will provide support material for Councils to contact applicants to inform them of the change and their options e.g. continue or cancel and lodge under the new system. Advice may vary from council to council and your Transition Manager will work with you on this.

### *New development applications*

Applicants can now prepare, lodge and track their development application in regional council areas using the SA Planning Portal. All functions will be online, including payments. Applications will be assessed using the *PDI Act* provisions. Paper-based lodgement will continue to be available (details to be confirmed).

## Phase three: Greater Adelaide Council Code (mid-2020)

Phase three will see the *Greater Adelaide Council Code* and ePlanning solution operational. The *Greater Adelaide Council Code* will be spatially applied and accessible via SA Planning Portal, and online preparation and lodgement of development applications in these areas is also available.

### Prior to implementation

We will be working closely with councils in the lead-up to statutory consultation on phase three. DPTI is keen to partner with councils to help communities understand what it means for them.

A number of readiness tasks will need to be completed by Greater Adelaide councils prior to implementation to ensure readiness for day one.

### The PDI Act is operational in Greater Adelaide Council areas

Phase three will see conversion of the Greater Adelaide Council Development Plans to the Code (Section 73, Ministerial approval) and all new development applications will be assessed under the *PDI Act* provisions.

### What will phase three mean for Greater Adelaide Councils?

For Greater Adelaide councils, the Code is operational and previous Development Plans are now revoked. Planning teams or consultant planners will now reference the *PDI Act* and associated regulations and use ePlanning to progress development applications through to decision.

DPTI will support council with readiness activities including education and training so they are ready to go on day one.

### What does phase three mean for in-progress Development Plan Amendments?

Greater Adelaide Councils will need to have completed any in-progress Development Plan Amendments (or at least have finished public consultation) by late-2019 so it can be incorporated into the Code. Your Transition Manager will speak with you about this.

### What elements of the ePlanning solution will be available in phase three?

South Australians living in metropolitan areas will now be able to search a property to find out what policy applies and the types of development that can be undertaken with or without an assessment.

If an assessment is required, an applicant can then prepare, lodge and track their development application online. Greater Adelaide Councils will now be able to receive, assess and decide on development applications using the state's ePlanning system.

ePlanning will allow Accredited Professionals to register and complete tasks they have been assigned to e.g. assess components of a building or planning application.

The benefit for Greater Adelaide councils is that we will have a live system to demonstrate and showcase from late 2019, which will also assist councils' transition. Training will be provided to councils to use the online ePlanning system and a DPTI technical Help Desk will also be in operation to assist users.

EDALA will continue to operate to complete existing land division applications under the *Development Act 1993*. Any new land division applications will be lodged, assessed and decided upon within ePlanning.

Councils who have existing systems will continue to use these to progress *Development Act 1993* applications and new applications lodged under the *PDI Act* will be processed through ePlanning.

The team is liaising with councils (via a working group) and their technology vendors to establish what information from ePlanning will be required to support council processes. More information on this will be available in the coming months.

## **What will phase three mean for Regional Councils?**

Should elements of the Code relevant to regional councils be adjusted as a result of phase three consultation, updates will need to be made and introduced at this time. DPTI will support regional councils should elements of the Code change, so your community understands what it means for them.

## **What will phase three mean for planning practitioners?**

Practitioners working in (or for) Greater Adelaide councils will need to have completed their Accredited Professional requirements. They will now access development applications referencing the *PDI Act* via ePlanning.

## **What will phase three mean for local communities living in Greater Adelaide council areas?**

For communities living in Greater Adelaide Council areas, the new world of planning is open to them. Community members and local developers will be able to find a relevant property and understand what policies apply and what types of development can occur with or without an assessment. If required, they can then prepare, lodge and track their application in a seamless online process.

Whilst the new planning system will operate with minimal paper, DPTI will work with councils and the broader community to ensure alternate preparation and lodgement options are available.

DPTI will support councils by providing explanatory material that can be placed on their websites to help the local community understand what it means to them.

### **What will it mean for development applications?**

#### ***In-progress applications***

As outlined in the Transitional Regulations, development applications lodged prior to council's conversion of Council's Development Plan to the Code will continue to be assessed against the *Development Act 1993*.

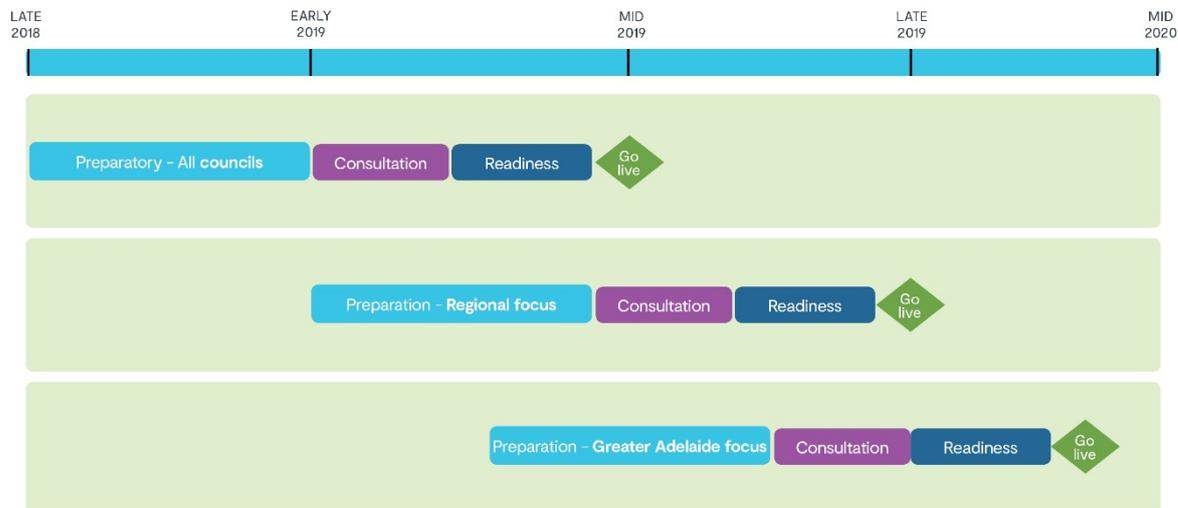
As several Greater Adelaide councils have existing systems to process development applications, those systems will be required for a period of time until all existing *Development Act 1993* applications have been decided.

DPTI will provide draft messages to outline applicant options e.g. continue under *Development Act* or cancel and lodge under the *PDI Act*. Advice may vary from council to council and your Transition Manager will work with you on this.

#### ***New applications***

All applications in Greater Adelaide councils will now be lodged and assessed under the *PDI Act*. Applicants will now prepare, lodge and track their application via the SA Planning Portal. Paper-based lodgement will continue to be available (details to be confirmed).

## Appendix A: Our Roadmap



## Appendix A: Statutory Consultation

### Consultation completed on:

- Draft Design Guidelines (Vol. 1 – Design Quality and Housing Choice) closed 25 July 2017
- Community Engagement Charter Stage 2: closed 8 December 2017
- Car parking in Local Streets in Adelaide – closed 16 February 2018
- Discussion Papers on:
  - The Planning and Design Code – how will it work: closed 22 July 2018
  - Accredited Professionals Scheme – closed 30 April 2018
- State Planning Policies: closed 21 September 2018.
- Performance Indicators – Monitoring Development: closed 17 October 2018
- Assessment Pathways Technical Discussion Paper: closed 17 October 2018
- Accredited Professionals Scheme Regulation: closed 17 October 2018

### Currently on consultation:

- Discussion Papers – until 3 December
  - Integrated Movement Systems
  - Natural Resources and Environment

## Upcoming consultations:

- Joint Planning Boards
- Infrastructure Scheme
- Discussion Papers on:
  - Productive Economy – on consultation until 8 February 2019
  - People and Neighbourhoods
  - Design in the Planning System
- Regulations
  - Fees and Charges
  - Referrals
  - Building Inspection
- Phase one Code – Land not within a Council Area
- Phase two Code – Regional councils
- Phase three Code – Greater Adelaide councils

