

TREASURER TOM KOUTSANTONIS

Thursday, 7 July 2016

Bringing South Australia's planning system into the digital age

The most significant planning reforms in South Australia in more than 20 years will be kick started with funding in the 2016-17 State Budget.

A \$24.8 million investment over four years will modernise and simplify our planning system, unleashing the potential of new developments to create jobs and strengthen the economy.

A new on-line platform will give home owners, developers and business operators quick and easy access to see which laws and regulations apply to their property and enable them to track the progress of development applications.

The reforms will also help to cut red tape and improve community engagement.

A new State Planning Commission is being established, charged with giving independent advice to government, guiding councils and the industry and assessing certain classes of project.

Background

Planning Reform Implementation

The *Planning, Development and Infrastructure Bill 2015* was passed by Parliament in April 2016.

Under the changes, developers will have more certainty in making investment decisions by receiving an early "yes" or "no" to their proposed development, and not a lengthy and costly "maybe".

The Act allows for the creation of Environment and Food Protection Area zones. The first designated area, covering the Fleurieu Peninsula and Adelaide Hills, safeguards cherished landscapes but also keeps available plenty of space for residential, commercial and industrial development in appropriate areas.

Changes can now only be made by Parliament not by the Minister alone.

A new approach will be taken on engaging with communities affected by proposed developments.

Instead of the rigid approach of the previous system, the new community engagement charter will be flexible, tailored to individual projects and communities.



It will bring people into the process earlier and promote plain language and easy-to-understand explanations of what is proposed.

Assessment of projects will follow new and simpler pathways, local government assessment panels will be restructured with a limit of only one elected member being appointed to a panel, and a new system established to decide on priorities and funding of infrastructure.

Quotes attributable to Treasurer Tom Koutsantonis

New projects stimulate the building sector and that means more jobs and a stronger economy.

We want to encourage more activity by making the planning process as seamless as possible.

These planning reforms bring South Australia up-to-date to encourage a faster, more user friendly system.

Additional funding for projects in Port Adelaide will help to breathe new life into the area, creating more activity, sustaining local businesses, promoting growth and ensuring a brighter future.

Quotes attributable to Planning Minister John Rau

The major reforms passed by Parliament will create a highly efficient and transparent planning system.

Faster and clearer pathways for assessing development proposals will attract investors and make the process easier to navigate for ordinary home owners.

Simultaneously, requirements that there must be deep engagement with affected local communities and that design of buildings must be of high standard and sympathetic to surroundings will ensure development occurs in a harmonious way.

Now the reforms have been passed, the hard work begins to implement the changes. This funding is the start of that process – one that will benefit all South Australians.

