

14 December 2022

Mr John Stimson
Planning System Implementation Review
GPO Box 1815
ADELAIDE SA 5001

Dear John,

HPG Deputation submission: Expert Panel Discussion Papers

Hot Property Group (HPG) are pleased to present recommendations regarding the following discussion papers:

- **e-Planning System and the Plan SA website Reform Options**
- **Planning, Development, and Infrastructure Act 2016 Reform Options**
- **Planning and Design Code Reform Options**

We believe that the following issues have been identified within the system, and require addressing:

- **Councils be held accountable for exceeding mandated response timeframes when assessing Development Applications.**
- **Planning and building assessment be allowed to run concurrently.**
- **The verification stage applicable to lodging Development Applications onto the planning portal is either combined into the planning assessment stage or has a scheduled list of items (documents) councils may refer to.**
- **The appeal process is removed from “deemed consent” notices.**
- **Councils be held to account for multiple information requests, exceeding their mandatory obligations.**
- **The portal should facilitate multiple forms of media, not just word and PDF documents.**
- **Councils must be educated on the legislative requirements for public notifications, and that complying elements within a Development Application not be included in such notices.**
- **A pre-lodgement system be available for applicant to use where applications involve heritage listed buildings, similar to an “outlined consent”.**
- **Tree canopy policy is restricted to crown/government land, negating the need for a tree-canopy offset scheme.**
- **The planning portal be adjusted allowing notifications for building work to be registered through a tablet i.e. phone, i-pad, and that the use of telephone or email notifications remain.**
- **Adjustment of planning policies and overlays to allow more “Deemed-to-Satisfy” planning applications.**

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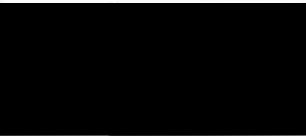
The building industry has been heavily impacted by trade shortages, rising interest rates and availability of building materials, leading to a dramatic price rise in housing affordability. However, we believe that better planning systems will decrease housing costs and lead to the construction of more affordable housing.

HPG would like to thank the Expert Panel for the opportunity to provide feedback on the Discussion Papers.

Please do not hesitate to contact myself on mobile: 0431 506 597 or email: peter@hotpropertygroup.com.au for any further information.

Yours sincerely,

Peter Fleming



General Manager
Hot Property Group