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Expert Panel

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**SUBMISSION TO THE EXPERT PANEL FOR THE IMPLEMENTATION REVIEW OF THE
SOUTH AUSTRALIAN PLANNING SYSTEM**

Dear Panel Members,

I write concerning the implementation of the new planning system in South Australia. Specifically to matters concerning the Essential Infrastructure provisions and the need for flexible adaptation of the Technical Variations to update the P&D Code.

Essential infrastructure of a 'prescribed class'

I understood that, following Part 8, Division 2, S.130—Essential infrastructure—alternative assessment process of the PDI Act, the alternative assessment process only applies to essential infrastructure of a 'prescribed class'.

I am advised this alternative assessment process cannot be applied given "essential infrastructure of a prescribed class" is not defined in PDI Act or Regulations.

For essential infrastructure to be assessed, a more complicated pathway via Part 9, S.131—Development assessment—Crown development must be achieved to allow a similar assessment pathway (akin to S. 130 of the PDI Act) to be adopted. This failure within the planning system results in considerable inefficiencies for the private sector and government administration.

Recommendation

That "essential infrastructure of a prescribed class" be defined in PDI Act or Regulations to enable the use of Part 8, Division 2, S.130—Essential infrastructure—alternative assessment.

Essential Infrastructure schemes

There is a need for effective measures to plan, approve and deliver essential infrastructure that supports growth development and community well-being. This issue is most relevant in the future urban growth areas as defined in the 30-Year Plan for Greater Adelaide (refer to Map 3 attached), such as northern metropolitan Adelaide, which has been experiencing the highest growth rates across greater Adelaide recently.

Basic infrastructure schemes appear to have garnered little interest, and the general infrastructure scheme provisions in the PDI Act appear not activated. Perhaps the former is due to the complexity of infrastructure schemes resulting in their underutilisation. The legislative requirements surrounding infrastructure schemes under the PDI Act appear convoluted.

Infrastructure schemes can help facilitate clarity around infrastructure projects by providing a legislative instrument for infrastructure delivery options and financial settings for long-term management and maintenance.

Recommendation

Review the mechanisms for infrastructure schemes within the PDI Act to ensure infrastructure schemes are in place, are efficient and are pragmatic.

P&D Code amendments and Technical Variations

There should be greater flexibility for using the Technical Variations process to update hazard mapping within the P&D Code.

Where development (specifically greenfield developments) modifies landforms to address the risk of hazards (such as flooding or bushfire), there should be efficient solutions to update the mapping in the P&D Code rather than undertaking a lengthy and costly Code amendment process.

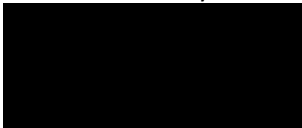
The efficiencies created by adopting Technical Variations to address real-time on-ground realities could prevent future or prospective property owners from being hesitant about homeownership or being unduly burdened by potential and unnecessary insurance premium increases.

Recommendation

Ensure there are efficient and flexible mechanisms within the PDI Act for using the Technical Variations process to update the hazard mapping in the P&D Code rather than undertaking lengthy and costly Code amendment processes.

Thank you for considering this submission, and please get in touch with me should you wish to discuss this further.

Yours faithfully



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Map 3 — Designated urban areas and township boundaries

