

Guidelines for Applications to the State Coordinator-General Schedule 10, Clause 20 of the Development Regulations 2008

Purpose

These guidelines provide advice to proponents on the assessment process and information to accompany a request to the State Coordinator-General that the State Commission Assessment Panel (SCAP) (formerly the Development Assessment Commission) be appointed the relevant authority for a private sector development proposal.

What Proposals are Eligible?

The State Coordinator-General may call-in investment proposals when capital works for all stages of the development are completed exceeds \$5 million in urban councils or exceeds \$3 million in councils with regional towns and cities.

A map detailing the (Phase Three) councils is attached at Appendix A.

The proposal must satisfy the criteria prescribed in Schedule 10 of the Development Regulations 2008 but excludes development solely for residential purposes.

Proposed developments which include purpose-built student accommodation, aged care or serviced accommodation, industrial, commercial or retail uses can be considered if the works exceed the threshold values.

The total amount to be applied to any work includes any amount to be applied to:

- (a) any building or structure or any improvements or other physical changes to a building or structure; and
- (b) any improvements or physical changes to land; and
- (c) any preliminary work (including, without limitation, site clearance, demolition and remediation); and
- (d) any professional services; and
- (e) the provision of, or any modifications to, infrastructure; and
- (f) any construction work, fit out, signage, utilities, communications, security services, landscaping and contingencies, but

does not include an amount to be applied for the purchase of land or any interest in land.



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Legislation requires the State Coordinator-General to advise, by notice in writing, the proponent and relevant council or regional assessment panel of any determination to call-in a proposal.

Assessment Process

Proposals are assessed against the threshold tests and with regard to subclause (1) of Schedule 10. The capital works threshold test and the requirement to have a commercial, industrial, retail or other commercial component in the proposed development must be met to satisfy subclause (1).

Proponents with a portfolio of applications across separate Council areas and which satisfy the threshold tests may be offered a single assessment authority as this approach provides consistency in process and interpretation of the relevant Development Plans.

It is important to stress, however, that each site under consideration must meet the two threshold tests in subclause (1).

As part of the assessment process, consideration by the State Coordinator-General is given to the value of the project, creation of jobs as a result of direct employment outcomes in construction and flow on jobs from expenditure within the broader economy, and further employment created through the ongoing maintenance of the public realm, buildings and servicing of the proposed development.

The result of the State Coordinator-General's determination (or call-in) is to appoint the SCAP as the most appropriate assessment authority. In agreeing to assign the SCAP as the relevant authority, proponents are asked to work collaboratively with the Planning and Land Use Services Division of the Attorney-General's Department and the relevant council in the finalisation of an application to the SCAP.

The time taken to determine an application is dependent upon a range of factors including whether State agencies need to be consulted, the complexity of the application and the nature of any issues raised and potential additional information required.

It should be noted that making this determination does not constitute a form of advocacy nor does it imply a favourable assessment outcome or otherwise for the proposal. Following the assessment process, planning consent approval will be made by the SCAP.

How do I apply to the State Coordinator-General?

When the prescribed requirements of Schedule 10 of the Development Regulations have been met, proponents can formally write to the State Coordinator-General to request consideration of a proposal.

The following material should be provided as a minimum to assist the State Coordinator-General:

Information	Description
Proposal Description	<ul style="list-style-type: none"> • Letter to the State Coordinator-General detailing description of the proposal including proposed land use/s, relevant zoning, indicative building form etc. • Demonstration of land ownership or control.
Economic Value	<ul style="list-style-type: none"> • Summary of the ongoing employment data specific to the site under consideration.
Development Costs	<ul style="list-style-type: none"> • Estimate of total amount to be applied to any work when all stages of the development are completed. • A report from a quantity surveyor, or equivalent, on the total amount to be applied to any work includes any amount to be applied to: <ul style="list-style-type: none"> (a) any building or structure or any improvements or other physical changes to a building or structure; and (b) any improvements or physical changes to land; and (c) any preliminary work (including, without limitation, site clearance, demolition and remediation); and (d) any professional services; and (e) the provision of, or any modifications to, infrastructure; and (f) any construction work, fit out, signage, utilities, communications, security services, landscaping and contingencies, but <p>does not include an amount to be applied for the purchase of land or any interest in land</p>
Plans	<ul style="list-style-type: none"> • Site plan, architectural plans and elevations. • Details on each proposed land use within the site (ie retail, commercial, industrial). • Traffic and parking – details of any off-street parking proposed and traffic access arrangements. • Location of external signs or advertising displays (if relevant) and if signs are to be illuminated or contain a moving display need to be identified.

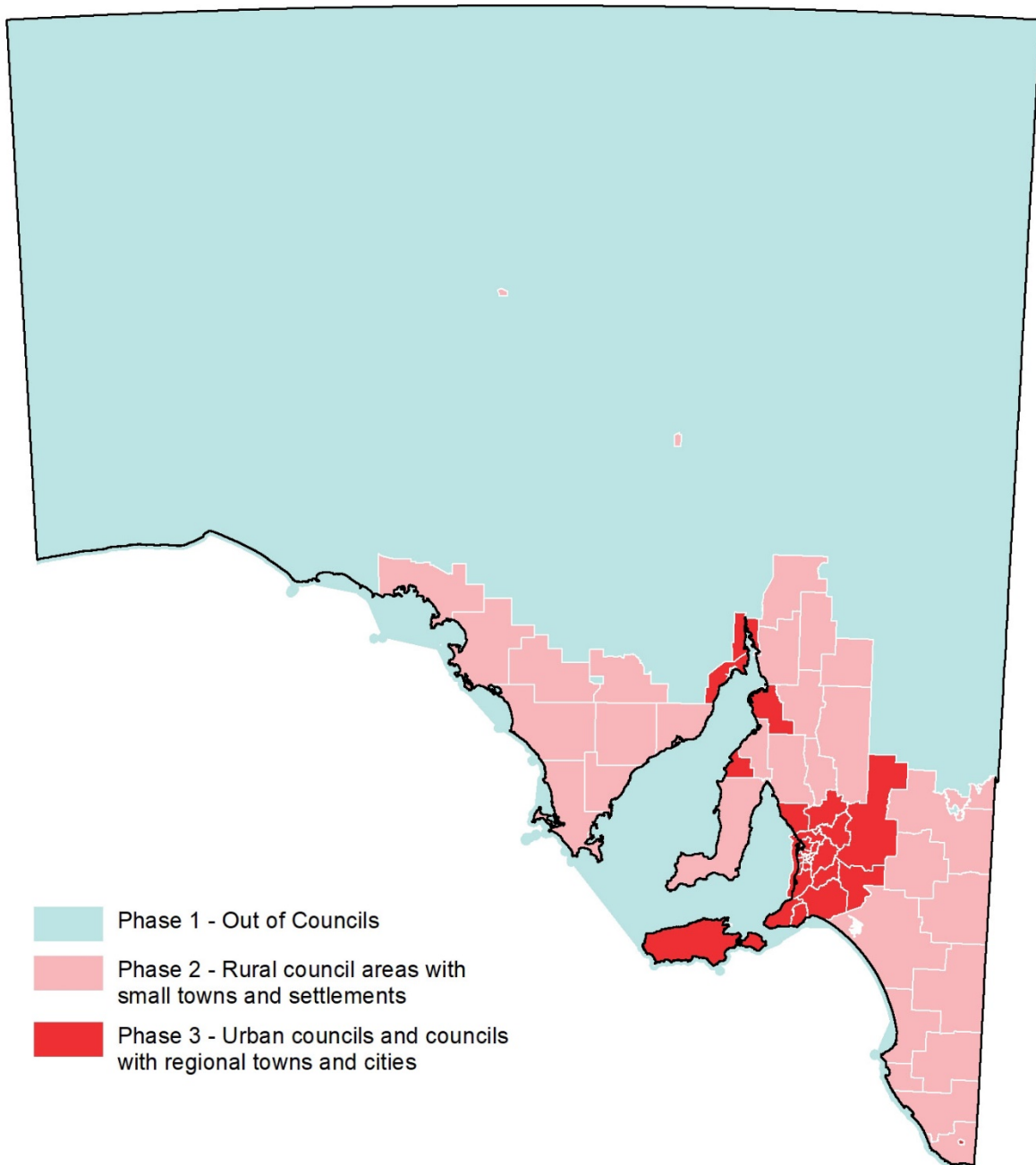
Who to contact?

Requests to the State Coordinator-General should be in the form of a letter addressed to:

Mr Graeme Jackson
Director, Legal and Statutory Services
Department for Infrastructure and Transport
Level 4, 50 Flinders Street
ADELAIDE SA 5000

Via email: graeme.jackson@sa.gov.au

APPENDIX A



Phase Three councils:

Adelaide
Adelaide Hills
Adelaide Plains
Alexandrina
Barossa
Burnside
Campbelltown
Charles Sturt
Copper Coast
Gawler
Holdfast Bay
Kangaroo Island
Light

Marion
Mid Murray
Mitcham
Mount Barker
Mount Gambier
Murray Bridge
Norwood, Payneham & St
Peters
Onkaparinga
Playford
Port Adelaide Enfield
Port Augusta
Port Lincoln

Port Pirie
Prospect
Salisbury
Tea Tree Gully
Unley
Victor Harbor
Walkerville
West Torrens
Whyalla
Yankalilla
Metro Coastal Waters