

DTI:Planning Review

From: Adina Teaha [REDACTED]
Sent: Monday, 9 January 2023 2:25 PM
To: DTI:Planning Review
Subject: Planning System Implementation Review - Submission to the Expert Panel

[REDACTED]

To the Expert Panel,

The Port Pirie Regional Council would like to express its appreciation for the chance to comment on the new planning system. The following ideas have been put forth.

1. It is recommended that a question about whether affordable housing/allotments are proposed under Regulation 4 of the *South Australian Housing Trust Regulations 2010* be included on the Development Application Form in light of the most recent workshops from the South Australian Housing Authority regarding the Affordable Housing Overlay and the need for applicants to indicate whether the overlay is triggered and development requires referral to this agency.
2. PLUS to provide Development Application information guides illustrating diagrams and examples of the foundational concepts, such as what a site plan, floor plan, and elevation drawing are and how to create them, should be made available for community use.
3. Regional stormwater strategy to be undertaken by PLUS needs to be established more quickly in order to support community growth and understanding future needs of Port Pirie.
4. The creation of a planners guide to explain and aid in the application of P&D Code policies.
5. It is recommended that the "P&D Code Rules" generated at "Assessment Start" inside the applications documents tab have the capability of being generated as a Word document to be used by planners' as a report and minimise the need to copy and reformat policy into a planning report.
6. The timeline flow chart on page 2 of the fact sheet titled "Assessment periods in the new planning system" ([Fact Sheet - Assessment timeframes in the new planning system](#)) should be updated to reflect the stages at which the relevant authority might ask for more information. The community has been seeking clarification on this issue.
7. A notice that the application has entered the verification stage and not the assessment consent stage be included in the online submission form when an application is submitted. This remark clarifies that a planning consent is not provided within 5 business days of submission. In addition a note should be added to state that if not all of the baseline documentation is provided at the verification stage, more information might be needed which would make the verification process take longer. This matter can also be resolved with an automatic letter response once the application is submitted.
8. It is recommended that annual updates to the aerial photography mapping on SAPPa be made. Aerial charting of locations is frequently outpaced by expansion and development rates.
9. To ensure that there are no encumbrances that could affect the authorisation of a development and to guarantee that a proposal is entirely within the curtilage of the site, Schedule 8 of the PDI (General) Regulations should include the necessity for a Certificate of Title and associated plan image (where a map of the site is not accompanied within the Title).
10. It is considered that the Planning Consent and Land Division Consent should be combined into a single consent when it comes to Land Division applications. Due to the necessity for duplicate handling and assessment overlaps, the consent in many ways covers similar aspects, which delays the approval process. It is highlighted, for instance, that SA Water referral advice given during the Land Division Consent stage are equally relevant to the Planning Consent assessment, where one must determine whether access to appropriate utilities like water and sewer is available. If the two consents cannot be merged, it is recommended that the system include the ability of distributing referrals (i.e., SA Water and SPC) at the Planning Consent stage to help with reviewing assessment policies and shorten delays in the approval timeline.

It is also noted that upon obtaining Land Division Consent, Development Approval for a land division application is automatically generated by the portal. It is recommended that the portal be updated to ensure that these automated approvals are not undertaken by the portal and that Development Approval remain a stand-alone decision. Alternatively, you might wish to consider combining the Development Approval with the Planning Consent/Land Division Consent and eliminating the requirement for a separate Development Approval.

Please do not hesitate to contact me should you have any questions in relation to the above.

Warm Regards,

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