

## Engaging an accredited professional as a decision-maker

**If your application is a Deemed-to-Satisfy development, you can use the PlanSA register to engage an independent accredited professional as your decision-maker.**

### **PlanSA - a new planning system for rural South Australia**

Effective 31 July 2020, a new planning system - PlanSA - applies across South Australia's outback and rural areas\* that will help shape your community, both now and into the future.

PlanSA includes the new Planning and Design Code and associated ePlanning platform for South Australia, replacing hard copy council development plans and the manual processing of development applications.

If you are looking to build or renovate your home, subdivide your land, add a shed or carport to your property, you can now submit and track your application online at [www.plan.sa.gov.au](http://www.plan.sa.gov.au).

You will experience a simpler online planning system with everything in one place.

*\*The new planning system will be implemented in large regional towns and metropolitan areas in 2021.*

### **The Accredited Professionals Scheme**

PlanSA, in accordance with the *Planning, Development and Infrastructure Act 2016* (PDI Act), has established an Accredited Professionals Scheme for planners, building certifiers, land surveyors and other industry professionals.

Under the Scheme, these professionals can become accredited to make decisions on development applications, based on their level of accreditation. The levels are based on the qualifications, skills and experience.

The objective of the Scheme is to improve confidence in development decisions as well as the professionalism of decision-makers more generally.

### **Why engage a professional?**

Engaging an independent professional can result in faster, more responsive turnaround times for particular types of development decisions.

The decision made on your application will be made by a qualified and experienced professional who regularly undergoes training and is periodically audited by the Accredited Authority for competency.

## Which professional should I engage?

### Planning consent

If your development requires planning consent, you can engage an independent accredited professional as your decision-maker if your proposal is defined as a **Deemed-to-Satisfy development** in the Planning and Design Code. Deemed-to-Satisfy development is straightforward and ticks all the boxes because it is considered appropriate for the location it is proposed.

Professionals that can make decisions on Deemed-to-Satisfy developments are accredited as:

- Planning Level 1 (Assessment Manager)
- Planning Level 3
- Planning Level 4
- Surveyor (for land division applications only)

Professionals accredited as Planning Level 2 (Assessment Panel Member) cannot be engaged to grant planning consent for a Deemed-to-Satisfy development.

### Building consent

If your development involves building work, you can engage an independent accredited professional to assess and grant a decision to the required building consent.

Professionals that can grant building consent are accredited as:

- Building Level 1 (Building Surveyor) - can grant consent to any building class
- Building Level 2 (Building Surveyor Limited) - can grant consent to any building class that does not exceed 3 storeys in height or 2000m<sup>2</sup> in floor area
- Building Level 3 (Assistant Building Surveyor) - can grant consent to any class 1 or 10 building that does not exceed 2 storeys in height or 500m<sup>2</sup> in floor area

Professionals accredited as Building Level 4 (Inspector) cannot be engaged to grant building consent.

## How to find a professional

Every accredited professional in South Australia is published in the PlanSA online register:

[plan.sa.gov.au/accredited\\_professionals\\_register](http://plan.sa.gov.au/accredited_professionals_register).

To find a professional, search by typing in a name or filter your search by accreditation level.

## Complaints and help

You may make a complaint to the Accreditation Authority about an accredited professional within six months of the day on which you believe the incident occurred. You can do this by emailing [APSqueries@sa.gov.au](mailto:APSqueries@sa.gov.au)

To find out more visit [www.plan.sa.gov.au](http://www.plan.sa.gov.au), email [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au) or call the PlanSA Service Desk on 1800 752 664.