The Expert Panel would like your views on **e-Planning and PlanSA** reform options.

Early Recommendations

The Expert Panel has made seven (7) early recommendations to the Minister for Planning.

Those early recommendations relate to e-Planning and PlanSA enhancements that can be made in the next six (6) months. Further information on the early recommendations can be found in the Discussion Paper.

User Experience Reform Options

The Expert Panel has specifically considered what improvements may be made to the e-Planning system that would improve the user experience of the system and the PlanSA website.

The following ideas for improvement are separated into medium term (6-12 months to implement) and long-term implementation (as these would require changes to the current legislation).

Medium Term (6 – 12 Months)

Website Re-Design
Changes could be made to the PlanSA website to make it easier to find the information you need and improve how users interact with the website.

Mobile Application for Submission of Building Notifications and Inspections
Exploring development of a smartphone or tablet application (app) to allow building notifications, and inspections to be submitted through a mobile device.

Online Submission Forms
Simplify the process by allowing a new (optional) online submission form that will allow applicants to submit development applications without a PlanSA login and receive notifications via email.

Increase Relevant Authority Data Management
There is opportunity to investigate increasing the ability for relevant authority users to 'self-service' changes to development applications in the Development Application Processing, to reduce (or potentially remove) the need for PlanSA to provide

validation of any amendments.

Inspection Clocks
Councils must undertake inspections of different stages of development of certain building works. There is opportunity to add inspection clocks to the PlanSA Portal to improve the management, monitoring, and reporting on inspection compliance.

Longer term (Legislative amendments required)

Collection of lodgement fee at submission

This change would require an applicant to pay the lodgement fee upon application (currently fees are only payable after verification), which would have the effect of 'locking in' the Code provisions relevant to the application.

Combined Verification and Assessment Processes
There may be an opportunity to combine the verification and assessment process of more straight forward applications.

If the lodgement fee is paid on submission, the assessing authority could then complete the verification and assessment on the application at the same time.

It is thought that this could be undertaken by the assessing authority where all documents are provided and the proposal does not require an agency referral or public notification.

Automatic Issue of Decision Notification Form
If a relevant authority was able to verify and assess an application and then seek the relevant planning fees from the applicant, there is opportunity for the e-Planning system to automatically issue a Decision Notification Form when all outstanding fees have been paid.

Building Notification through PlanSA
The Panel proposes an amendment to regulation 93 of the PDI Regulations to require builders to submit building notifications directly into the PlanSA portal rather than to councils.

Remove Building Consent Verification
To simplify the assessment of an application the Panel proposes to remove the requirement to verify an application for building consent.

Concurrent Planning and Building Assessment

The Panel considers there is opportunity to enhance the e-Planning system to allow consents to be assessed at the same time. This would also likely require further changes to the e-Planning system to ensure assessment timeframes are accurately recorded i.e., as each consent has its own assessment clock, the clock would need to be able to be paused once each consent has been assessed.

Further information regarding future thinking opportunities for improvement (i.e., innovative ideas that are not 'project ready' and require further investigation on how they can be introduced) can be found in the Proposed Reform to the e-Planning System and the PlanSA website Discussion Paper.

If there are other improvements to the e-Planning system that you think are worthy of consideration, please advise the Panel in your submissions.

How You Can Provide Feedback

For more information on the Planning System Implementation Review, visit:

www.plan.sa.gov.au/planning_review

You can **email a submission** to the Panel at DTI.PlanningReview@sa.gov.au or **respond to the survey** on the Expert Panel's YourSAy.

Summary Papers are also available for the following topics being considered in this community engagement process:

- the PDI Act
- Code – Trees
- Code – Carparking
- Code – Character and Heritage
- Code – Infill

For further information on the matters raised in this Summary Paper, please read the full version of the e-Planning and PlanSA Discussion Paper.

Questions To Guide Your Feedback

Website Re-Design

1. Is the PlanSA website easy to use?

2. What improvements to the PlanSA design would you make to enhance its usability?

Mobile Application for Submission of Building Notifications and Inspections

3. Would submitting building notifications and inspections via a mobile device make these processes more efficient?

4. Where relevant, would you use a mobile submission function or are you more likely to continue to use a desktop?

Online Submission Forms

5. Is there benefit to simplifying the submission process so that a PlanSA login is not required?

6. Does requiring the creation of a PlanSA login negatively impact user experience?

7. What challenges, if any, may result from an applicant not having a logon with PlanSA?

Increase Relevant Authority Data Management

8. What would be the advantages of increasing relevant authorities' data management capabilities?

9. What concerns, if any, do you have about enabling relevant authorities to 'self-service' changes to development applications in the DAP?

Inspection Clocks

10. What are the advantages of introducing inspection clock functionality?

11. What concerns, if any, would you have about clock functionality linked to inspections?

12. What, if any, impact would enabling clock functionality on inspections be likely to have on relevant authorities and builders?

Collection of lodgement fee at submission

13. Would you be supportive of the lodgement fee being paid on application, with planning consent fees to follow verification?

14. What challenges, if any, would arise as a consequence of 'locking in' the Code provisions at lodgement? How could those challenges be overcome?

Combined Verification and Assessment Processes

15. What are the current system obstacles that prevent relevant authorities from making decisions on DTS and Performance Assessed applications quickly?

16. What would be the advantages of implementing a streamlined assessment process of this nature?

17. What, if any, impact would a streamlined assessment process have for non-council relevant authorities?

Automatic Issue of Decision Notification Form

18. What are the advantages of the e-Planning system being able to automatically issue a Decision Notification Form?

19. What do you consider would be the key challenges of implementing an automatic system of this nature?

20. If this was to be implemented, should there be any limitations attached to the functionality (i.e., a timeframe for payment of fees or the determination will lapse)?

Building Notification through PlanSA

21. Would you be supportive of mandating building notifications be submitted through PlanSA?

22. What challenges, if any, would arise as a consequence of removing the ability for building notifications to be received by telephone or in writing to a relevant council? How could those challenges be overcome?

23. Would this amendment provide efficiencies to relevant authorities?

Remove Building Consent Verification

24. Would you be supportive of removing the requirement to verify an application for building consent?

25. What challenges, if any, would arise as a consequence of removing building consent verification? How could those challenges be overcome?

Concurrent Planning and Building Assessment

26. What would be the implications of enabling multiple consents to be assessed at the same time?