

To the Expert Panel

13/12/2022

Summary of HIA's submission on the 3 discussion papers - state planning system review

The State Planning Implementation Panel are conducting a full review into South Australia's planning system, there are three discussion papers out for public consultation as shown below.

- e-Planning System and the PlanSA website Reform Options
- Planning, Development and Infrastructure Act 2016 Reform Options
- Planning and Design Code Reform Options

In response to these papers, a summary of dot points is presented by HIA outlining the issues within the system which need to be addressed.

- Councils be held accountable for exceeding mandated response timeframes when assessing Development Applications.
- Planning and building assessment be allowed to run concurrently.
- The verification stage applicable to lodging Development Applications onto the planning portal is either combined into the planning assessment stage or has a scheduled list of items (documents) councils may refer to.
- The appeal process is removed from "deemed consent" notices.
- Councils be held to account for multiple information requests, exceeding their mandatory obligations.
- The portal should facilitate multiple forms of media, not just word and PDF documents.
- Councils must be educated on the legislative requirements for public notifications, and that complying elements within a Development Application not be included in such notices.
- A pre-lodgement system be available for applicant to use where applications involve heritage listed buildings, similar to an "outlined consent".
- Tree canopy policy is restricted to crown/government land, negating the need for a tree-canopy offset scheme.
- The planning portal be adjusted allowing notifications for building work to be registered through a tablet i.e. phone, i-pad, and that the use of telephone or email notifications remain.
- Adjustment of planning policies and overlays to allow more "Deemed-to-Satisfy" planning applications.

We have implored the panel reach an outcome that considers the current working environment including trade shortages, rising interest rates and availability of building materials. It is our belief the planning system can promote (improve) housing affordability through better systems.

Regards
Jamie Nesci
Director