

→ OUR
NEW
SYSTEM

ePlanning

LGITSA State Conference

- Reforms background
- P&D Code
- Tools
- Single Solution

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18 October 2018



Government of South Australia
Department of Planning,
Transport and Infrastructure

Our New Planning System



State Planning Policies



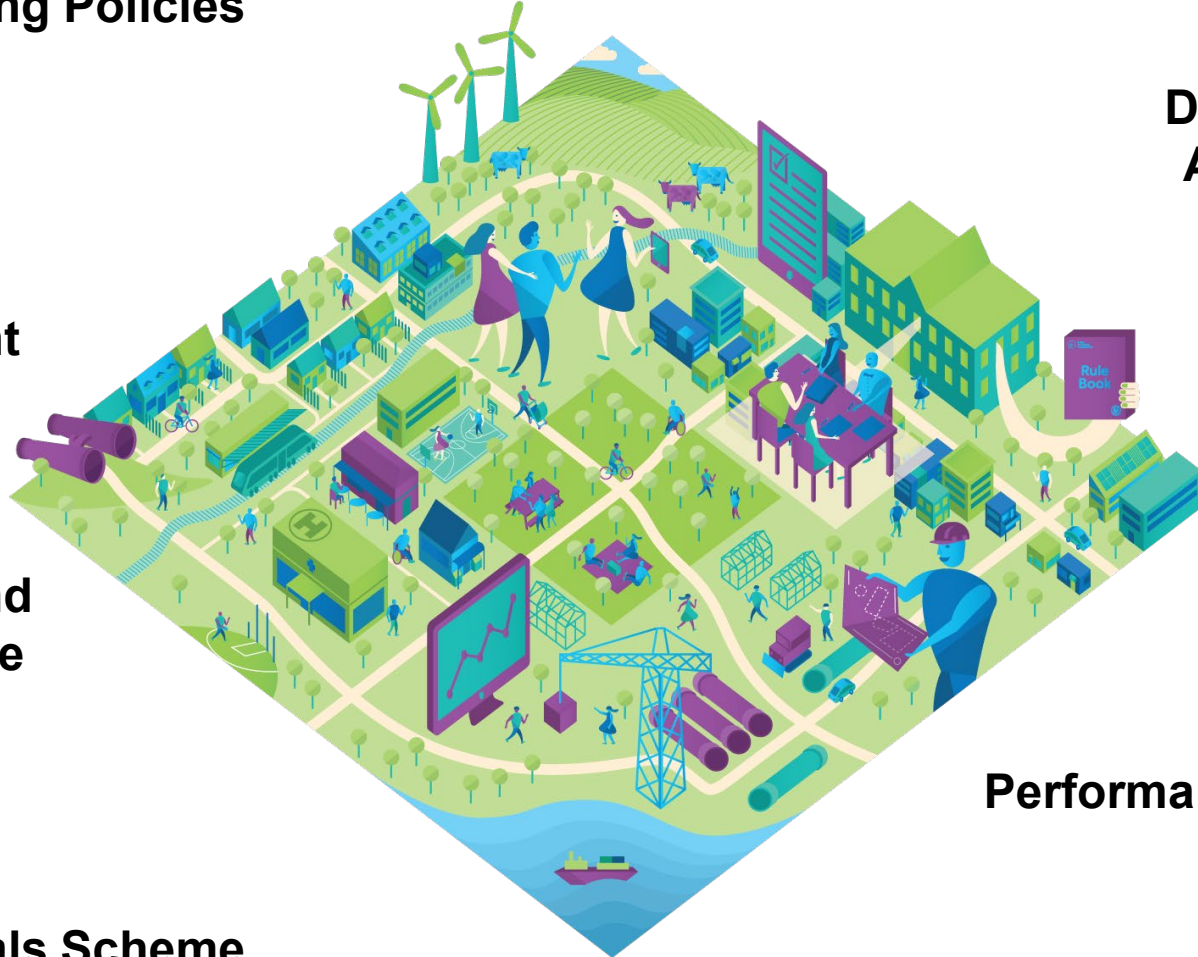
**Community
Engagement
Charter**



**Planning and
Design Code**



**Accredited
Professionals Scheme**



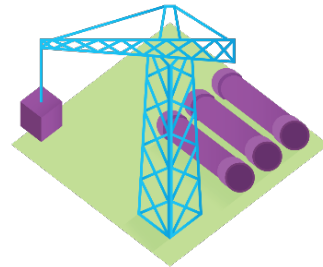
ePlanning platform



**Development
Assessment
Framework**



**Infrastructure
planning**



Performance indicators



Challenges in the current system



**Too slow to
get a
decision**

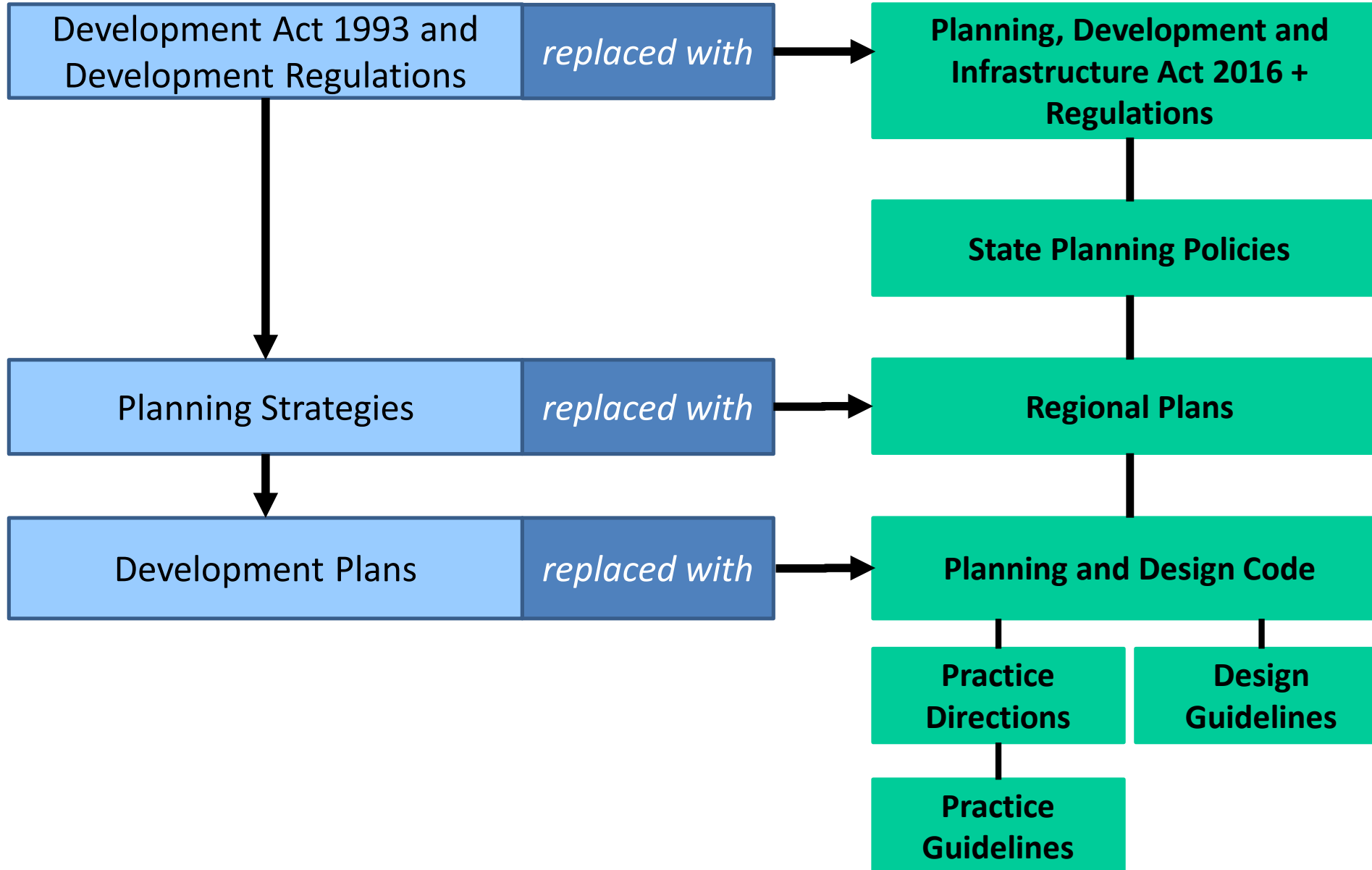
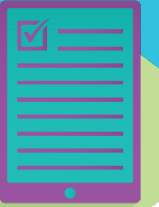
**Inconsistent
rules**

**Inconsistent
application of
the rules**

**Too slow to
change zoning**

**Too many
zones**

Local politics



What the Code Will Mean



All planning rules in one place

**Consistent application
of relevant authority**

**All development
assessments lodged online**

**Planning rules
consistently
applied**

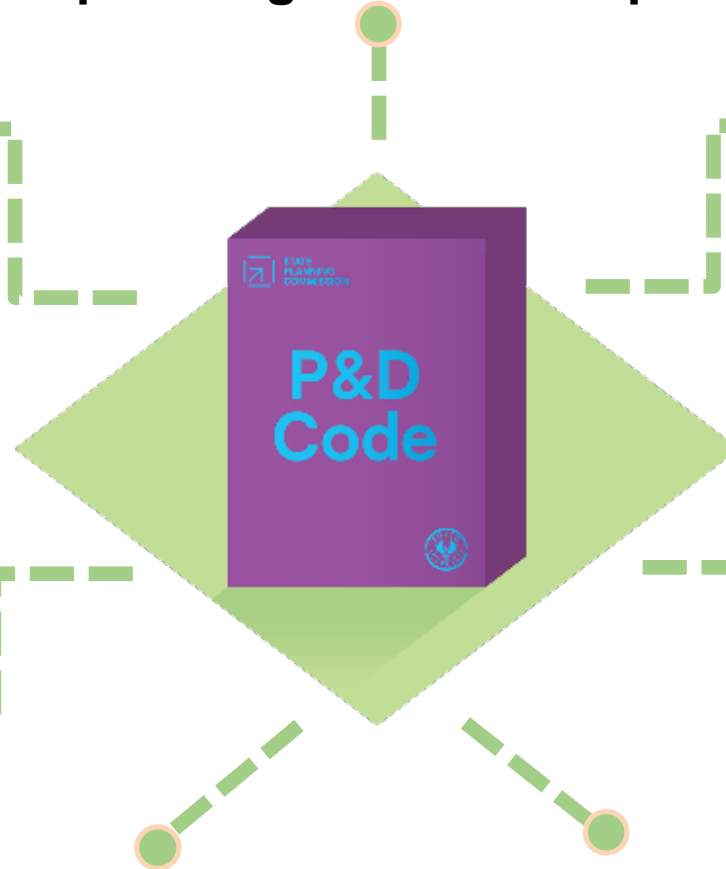
**Relevant rules auto-
generated for each
assessment**

**Sign-posts on land
where consultation
required**

**24-hour monitoring
and reporting**

New supporting tools

Deemed approvals





Minor renovations or small building projects at home such as the erection of a shed, retaining wall or solar panels do not normally require approval before they can be built, unless the property is in a special area such as an historic conservation area or the size or location of the project is not what would normally be expected.

Approval is not generally required because these development types are considered to have little impact on the surrounding environment, community and neighbouring properties.

The Virtual House guides you through types of developments which you may or may not need approval to build at your property.

[read about exemptions](#)

How to use the Virtual House

- Click or hover over the part of the house you are planning to build or change. You can also select this from the menu.
- Type in your property address. You will be shown whether approval is required or not with advice on next steps.
- Always [contact your local council](#) if you're not sure whether approval is needed or have a question about what to do next.

Decks

Fences

Outbuildings [eg sheds]

Pergolas

Retaining Walls

Shade Sails

Solar Panels

Spas

Swimming Pools

Trees

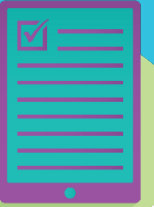
Water Tanks

saplanningportal.sa.gov.au/virtual_house

Government of South Australia

Department of Planning,
Transport and Infrastructure

PLB (Property Location Browser)



← → ↻ ⓘ Not secure | maps.sa.gov.au/plb/

Apps HRMS Kiosk V 5 Flexi Spotify APPIAN PLB Pro EDALA Location SA Development plans MAPS sails JIRA File Request SA Planning Portal Transport SA Tea Tree Gully Golf C CASELAW Land Use Coordinat

Find Layers Tools Info

Search for address or location

Hybrid Map

Info

Land Parcels

Plan Parcel: F181498 A656
Unit No:
Street No: 47-49
Street Name: WAKEFIELD
Street Type: ST
Suburb: ADELAIDE
Title Ref: CT5827/140
Valuation No: 0207016253
Crown Ref:
Hundred: ADELAIDE
PARCEL_IDENTIFIER: F181498AL656
SAILIS: [Link](#)
Parcel Report: [Print report](#)

Show on screen

Plan Parcel: F181503 A661
Unit No:
Street No: 53
Street Name: WAKEFIELD
Street Type: ST
Suburb: ADELAIDE
Title Ref: CT6128/96
Valuation No: 0207323958
Crown Ref:
Hundred: ADELAIDE
PARCEL_IDENTIFIER: F181503AL661
SAILIS: [Link](#)
Parcel Report: [Print report](#)

Show on screen

Plan Parcel: F181530 A688
Unit No:
Street No: 53
Street Name: WAKEFIELD
Street Type: ST
Suburb: ADELAIDE
Title Ref: CT5855/800
Valuation No: 0207323958
Crown Ref:
Hundred: ADELAIDE
PARCEL_IDENTIFIER: F181530AL688
SAILIS: [Link](#)
Parcel Report: [Print report](#)

Show on screen

new land parcels (1)

Grange Woodville Prospect Croydon North Adelaide Norwood Rosslyn Park Norton Summit Uraidia Summerstown Mount Osmond Glenide Unley Plympton West Beach

Enfield Hillcrest Rostrevor

Happy Valley Reservoir

STREET MAP TOPOGRAPHIC

SATELLITE MAP HYBRID MAP

Visibility

Remove Zoom to Print Export table to: CSV PDF HTML Excel SAILIS Link

Property Data Planning

Plan	Title	Crown Ref.	Property Unit	Property St No.	Property St Name	Property St Type	Property Suburb	Valuation No.
D113190AL...		CT6181/901		34	ANGAS	ST	ADELAIDE	0207324264

1 5 items per page 1 - 1 of 1 items

maps.sa.gov.au/plb/



Government of South Australia
Department of Planning,
Transport and Infrastructure

What is ePlanning?



Planning
Commission



Publications &
Tools



Online
Engagement



Online Planning
& Design Code



Online
Enquiries



Development
App. Processing



Reporting and
Analysis



SA Planning
Atlas

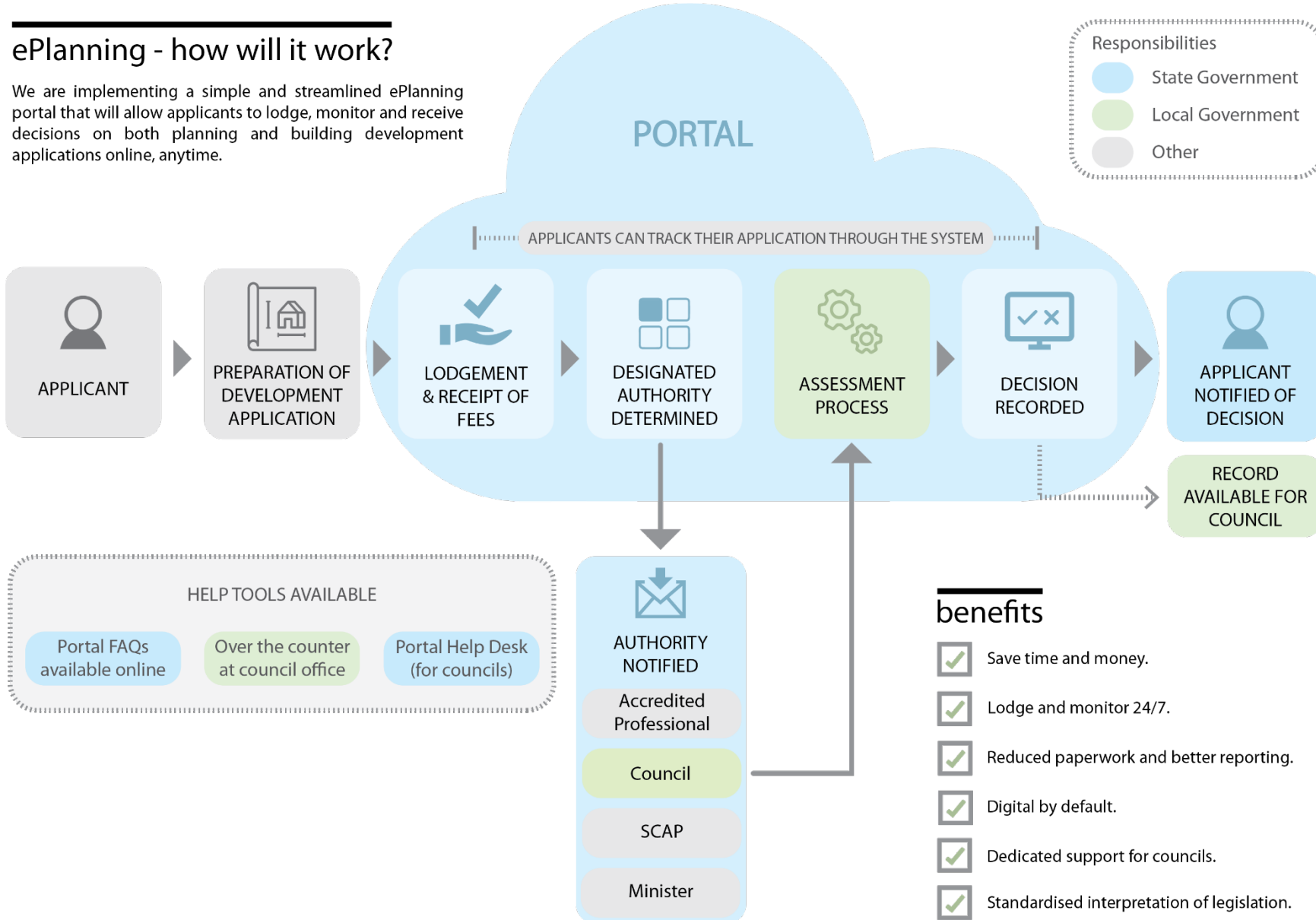


- **Quick and easy service for lodging, monitoring and tracking all development applications**
- **Decision notices delivered faster electronically**
- **Free mapping services, guides and data**
- **Register of all accredited professionals who make development application decisions**
- **Easy access to clear planning rules and pathways, and any changes to planning rules**
- **Help tools – virtual house shows developments which do not require approvals**
- **Across our state, the latest planning and development news, updates and newsletters**

How will it work?

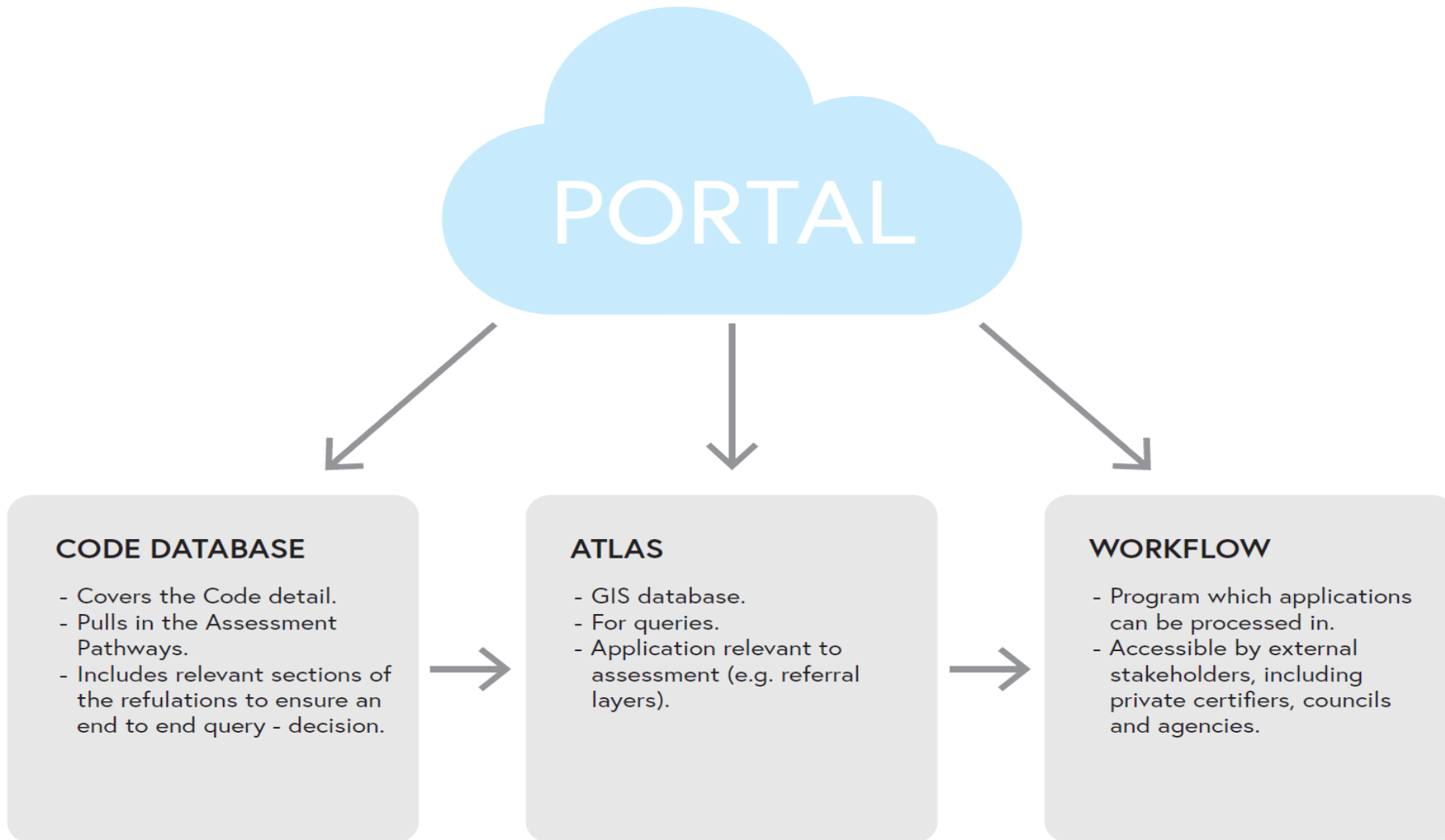
ePlanning - how will it work?

We are implementing a simple and streamlined ePlanning portal that will allow applicants to lodge, monitor and receive decisions on both planning and building development applications online, anytime.





HOW WILL THE CODE OPERATE WITHIN ePLANNING?

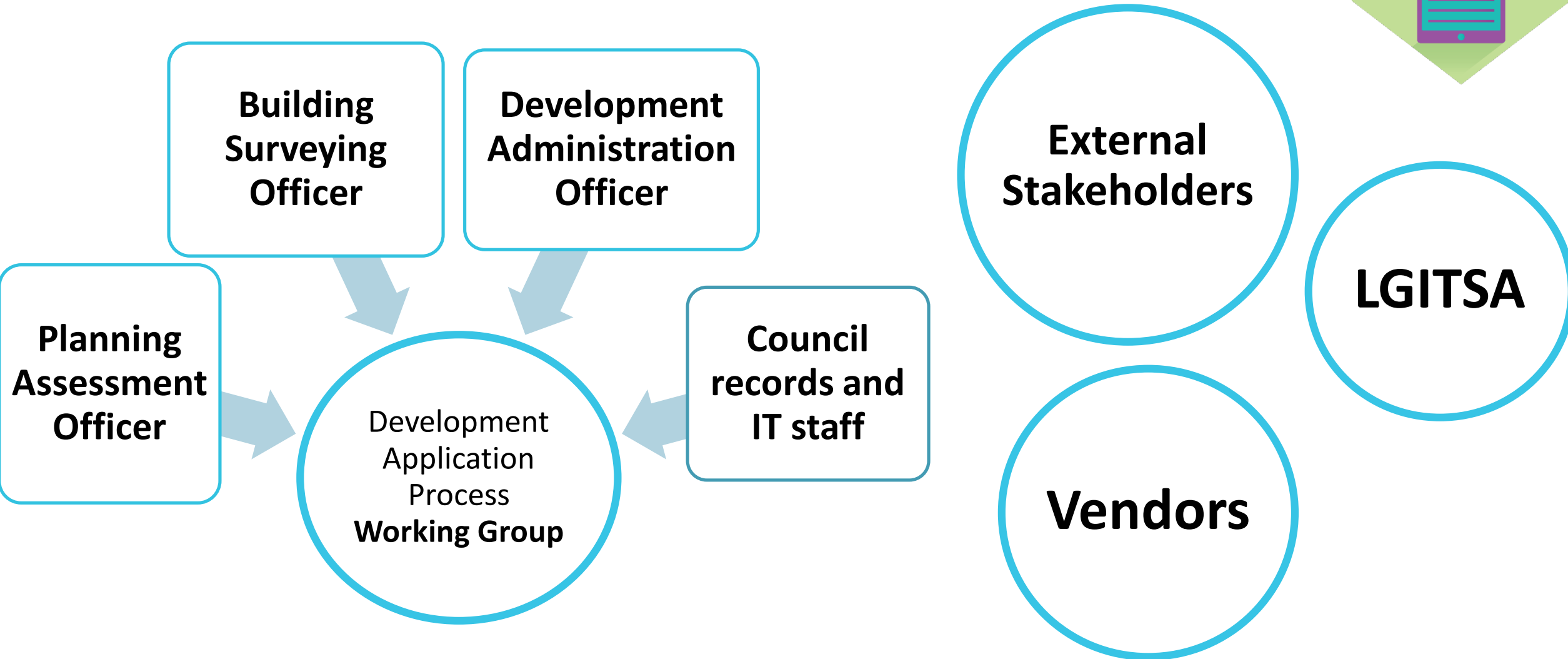




- **Save time and money**
- **Lodge and monitor 24/7**
- **Reduced paperwork**
- **Improved consistent reporting and system performance**
- **Digital by default**
- **Dedicated support for councils**
- **Standardized interpretation of legislation**
- **Consistent user experience**



- **EDALA**
- **DACO**
- **Council / Interstate / International examples**
- **Online Planning and Design Code**
- **PLB & Location SA**





2018

2018/2019

2019/20

Step 1: Understanding Needs

- What the service for development applications needs to offer
- What other services to offer or replace

- User needs working groups involving a mix and breadth of local councils (mid-2018)
- User needs working groups involving all stakeholders including vendors, the public, and planning and building practitioners

Step 2: Design and Test

- Testing of the system and its functions
- Testing of support and roll out models

- Testing with all users including local councils
- User Acceptance

Step 3: Supported & Staged Roll Out

- Progressive releases with final solution in place as planning rulebook introduced
- Council by council introduction

- Training for all local councils
- User guides, discussion platforms and ongoing support will be available
- Ongoing help tools for council staff – online FAQ's & central help desk

What is in scope?



- **Central development assessment workflow**
- **Electronic Planning and Development Code**
- **Virtual House**
- **Online lodgement**
- **Application tracking**
- **Ability to communicate with other software**
- **Document storage**
- **Basic internal referral processes**
- **Building notification tracking**
- **ABS reporting**
- **Reporting**
- **Appeals tracking**
- **Development related Section 7 data**
- **External referrals**

What is out of scope?



- **Essential Safety Provisions**
- **Compliance functionality**
- **Fines and expiations**
- **Appeals workflows**
- **Section 7 workflows**
- **Customised internal referrals**
- **Public notification online**



COMMUNITY



INDUSTRY



PRACTITIONER

SA Planning Portal

Online Enquiries
Spatial (ATLAS)
Planning Information
Development Application
Planning & Design Code

Submit
Development
Applications

Track
Development
Applications

Assess
Development
Applications

Request & Track
amendments to
planning
instruments

Online
engagement

Accreditation
Scheme Public
Register

Planning &
Design Code
Solution

Geographical
Information
System

Development
Assessment
Application
Solution

Accreditation
Scheme
Management
Solution

Core ICT Platform Components

(Core ICT platform components needs to integrate with Central DA solution, P&D code library & GIS)

Document Management

eDocs (Knet)

MS Office 365

Reporting & Analytics

Performance
Indicators

Financial Management

Fee & Charges
Disbursements

Fee & Charges
Receipt

Online Payment
Gateway

Support Services

Future Assessment

User Management
Citizen Account

Business Intelligence

Data warehouse

Reporting

Planning
Information
Exchange

Development
Application
Data

External
Systems
- Councils
- Agencies
- Other
stake-
holders

Thank you!

You can get involved with
South Australia's planning future at:
www.saplanningportal.sa.gov.au



- **Questions**
- **Discussion**

You can contact us:

Visit

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