

28 February 2019

Re: Draft Assessment Draft Regulations and Practice Directions 2019

Key points

- Who makes what decisions is complex and confusing - it is not clear whether decision makers will always have the appropriate skills, experience and qualifications.
- Determining the relevant authority via the monetary value of a project is opposed.
- The commencement and finish dates for public notification periods is complex and confusing and should be more clearly defined in both the regulations and the practice directions.
- The extended time frames for public consultation are generally supported. However the words “at least” should be inserted in regards to the minimum number of business days for the public to lodge representations for impact assessed development, to allow flexibility for the consideration of particularly complex applications.
- The sign on a property describing a proposed development and how the public can comment is a positive step. However a neighbour to the rear of the property and perhaps other affected locals may not see the sign. To assist these people the Planning Portal should include an automated function where the public can receive an alert when there is a notifiable development proposal in their Council area. The wording needs to be clear and avoid where possible technical language such as deemed to satisfy.
- No application is required to demolish a single storey building except if it is a Local Heritage Place in a zone, subzone or overlay set out in the new code or it involves a party-wall. A further exception should be contributory items. These are important heritage buildings which have been listed by Councils and form the “building blocks” of heritage conservation zones.
- Should include reduction of the 30% threshold for pruning regulated and significant trees as this often results in the death of the tree and subsequent complete removal.
- Should include limited types of Crown development as this development not subject to usual processes.

Comment to DPTI.PlanningEngagement@sa.gov.au by 1 March 2019