



Agenda Report for Decision

Meeting Date: 07 November 2024

Item Name	Amendment to Practice Direction 18 – Outline Consents 2023, Combined code amendment and outline consent	
Presenters	Ben Sieben and Cassia Byrne	
Purpose of Report	Decision	
Item Number	5.1	
Strategic Plan Reference	2 Enhancing our Planning System	
Work Plan Reference	2.2. Implement Outline Consents to increase pathway options	
Confidentiality	Not Confidential (Release Delayed)	
Related Decisions	5 October 2023	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed).
2. Approve the amended *State Planning Commission Practice Direction 18 (Outline Consent) 2023* at **Attachment 1**.
3. Authorise the Chair of the Commission to sign the draft Gazette Notice at **Attachment 2** to give notice of amendments to *State Planning Commission Practice Direction 18 (Outline Consent) 2023*.
4. Authorise the Chair of the Commission to sign the letter at **Attachment 3** to the Minister for Planning advising that further amendments have been made to *State Planning Commission Practice Direction 18 (Outline Consent) 2023* in support of the delivery of the Government's Housing Roadmap.
5. Authorise the Chair of the Commission to make any amendments to the Attachments as required to finalise.

Background

On the 25 June 2024, the Premier released the South Australian Government's Housing Roadmap (the Roadmap). The Roadmap seeks to address land supply, housing diversity and housing affordability across the State to help tackle the current housing supply crisis.

One of the key planning processes identified in supporting the supply of land and housing was the rezoning process. South Australia is the only state that allows the private sector/proponents to be responsible for a code amendment process. A rezoning process can be initiated for a number of reasons. In some cases, developers seek to rezone land to capitalise on the land sale potential of the rezoned land. In other cases, the rezoning is undertaken to facilitate a site-specific development outcome. Irrespective of the reason, the private sector is being encouraged by the Government to bring rezoned land to market faster.

The Roadmap recognises the introduction of the outline consent assessment pathway by the Commission as being an important tool to enable an applicant to obtain an early 'outline' approval before committing substantial resources to a project. Leveraging on the foundations of this work, one of the projects identified in the Roadmap was:

Combined code amendment and outline consent

Linking together the code amendment process with an outline consent for site specific rezonings that facilitate a development outcome, reducing the amount of time to receive development approval.

The purpose of this report is to seek the Commission's support for amendments to *Practice Direction 18 – Outline Consent 2023* (PD 18) to facilitate a development application (in the form of an outline consent) being assessed against policy proposed through a Code Amendment.

The benefits to the concurrent assessment of a development application (in the form of an outline consent) and a code amendment are:

- enabling developers to undertake formal discussions with the referral agencies and the Commission on the proposed development against proposed policy before the final determination of a code amendment;
- improved assessment timeframes of a subsequent planning application; and
- enabling the community to better understand a development outcome trying to be achieved through the amendment to the planning policy.

The concurrent assessment of a rezoning and development application has previously been implemented in other jurisdictions, albeit in a different format. This approach seeks to provide both progressive certainty and time efficiencies for proponents.

Discussion

Code amendments are recognised in the Roadmap as a key component in the delivery of residential land supply. While the State's rezoning process is already fast by national standards, the Roadmap identifies administrative enhancements that will be implemented to speed this up, including:

- Faster code amendment process.
- Combined code amendment and outline consent.
- Transparent tracking of code amendments.

The Commission has already considered amendments to *Practice Direction 2 - Preparation and Amendment of Designated Instruments* for a streamlined code amendment process. This report addresses the deliverable related to 'combined code amendment and outline consent'.

It is anticipated that the proposed changes to PD 18 will facilitate a proponent being able to submit an application for outline consent for their development following the initiation of a code amendment. This change has the potential to reduce the assessment timeframes of a subsequent planning application from 70 business days to less than 20 business days, with an estimated saving of 8-10 weeks.

Practice Direction 18 – Outline Consent 2023

Outline consent is a relatively new planning tool within the South Australian planning system that can be used to provide greater certainty to an applicant regarding specific elements of a proposed development at an earlier stage, without having to provide the same level or extent of information required to obtain planning consent.

The idea was borne from the Expert Panel's Report in 2014 that suggested the two-step consent process – planning and building consent - may not suit all contemporary development approvals. That same Panel recognised a need for a more flexible consent process that could be broken up into smaller steps, covering issues such as land use, building envelope and layout.

Section 120 of the *Planning, Development and Infrastructure Act 2016* (the Act) provides for this concept of a 'provisional consent', stating that a relevant authority may, on application, grant a consent in the nature of an outline consent and that it may be done so in circumstances specified by a practice direction.

At its meeting on 5 October 2023, the Commission approved the initial version of PD 18 and its publication on the SA Planning Portal. PD 18 was published and brought into effect on the 22 February 2024.

An application for outline consent is yet to be lodged, so the assessment pathway remains untested. It is anticipated that broadening the application of outline consents to be used alongside a code amendment may improve the uptake by proponents and developers.

Proposed Amendments

The original application of outline consent remains unchanged through the proposed amendments to facilitate concurrent assessment. Instead, PD 18 is proposed to be expanded to contemplate an outline consent assessed against a *relevant amendment* as in **Attachment 1**.

A relevant amendment in the context of PD 18 will mean a proposal to amend the Planning and Design Code under section 73(2) of the Act that has been initiated and has commenced consultation. The result being that an outline consent can be submitted and assessed against the Planning Rules and the policy proposed through a code amendment.

The other key changes to PD 18 include clarification that:

- the Commission remains the relevant authority for the outline consent and the subsequent planning consent;
- an outline consent cannot be granted until the relevant amendment has been endorsed by the Minister and adopted into the Code;
- an outline consent will lapse if the Minister determines not to proceed with the code amendment; and
- the subsequent planning consent may not necessarily require public notification unless the proposal has been substantially amended and the amendments then warrant notification or referral under sections 107 or 122 of the Act.

The amendments to PD18 were drafted to be pragmatic and maintain flexibility for proponents by not intrinsically binding the two processes together. There is no requirement for an outline consent be nominated at the time of an initiation or during the engagement phase of a code amendment, unless determined appropriate by the proponent.

More than one outline consent could be lodged for consideration against a relevant amendment and can be submitted at any stage of the process. Having said that, it is recognised that a proponent may derive greater benefit the earlier an outline consent is lodged in the code amendment process.

An overview of the relationship between an outline consent assessed against a relevant amendment and the code amendment process is outlined in **Appendix 1**.

Proposed Regulation Changes

Under regulation 53(1)(ca) of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations), an application for an outline consent should be determined within 20 business days.

The amendments relating to Part 2, Clause 7(b)(i) of the proposed amended PD 18 stipulate that an outline consent must not be granted unless the relevant amendment is adopted (with or without) amendments by the Minister. This clause is intended to safeguard against an outline consent being granted where a code amendment is either amended prior to adoption or where the Minister for Planning determines not to proceed with a code amendment. These outcomes would result in the approved outline consent being either invalid or requiring variation.

Should the amendments to PD 18 be approved, Planning and Land Use Services (PLUS) will investigate whether a regulation change could be drafted to address this misalignment in the assessment timeframes.

In the meantime, it is believed that there is little risk in approving amendments to PD 18 prior to a regulation change given:

- an outline consent cannot be subject to a deemed consent notice and where an applicant did seek for the assessment to be progressed, the application would need to be refused; and
- the number of applications for outline consent, assessed against a relevant amendment, anticipated to be lodged with the Commission.

Engagement, next steps and timing.

The State Government has been clear in its intent to move quickly on the projects identified in the Roadmap to deliver improvements and increase supply of housing.

Feedback on the original PD 18, amendments to the Regulations and a proposed assessment fee for outline consent were originally sought over a five-week period from 26 June 2023 until 31 July 2023.

In relation to the proposed amendments to PD 18 and the use of outline consents in this manner, targeted consultation has occurred with the Urban Development Institute of Australia (South Australian Division), Property Council of South Australia and the Planning Institute of Australia (South Australian Division). Overall, the feedback that was received, albeit minimal, was generally supportive of using outline consents in this matter. The feedback and questions raised during the targeted consultation will be used to inform updates to the guidance material.

Table 1. Summary of questions and feedback

Feedback/ questions	Proposed response/ answers
This concurrent process could assist in being able to commence discussions with the relevant authority (the Commission) and other referral agencies whilst a Code Amendment is under consideration. Currently limited pre-lodgement advice is able to be obtained until a Code Amendment is approved.	This is one of the benefits of the concurrent process. This advantage can be emphasised through information circulated following an update to Practice Direction 18.
Is there anything that prevents a proponent from submitting an outline consent alongside a Code Amendment for one particular proposal and then developing something else?	No. As with any other consent, more than one development authorisation can be submitted on a site. It is for the applicant to determine which authorisation they want to enact. The Code Amendment and outline consent are assessed separately from one another.
Can an outline consent and Code Amendment be on engagement/notification at the same time? There could be efficiencies with dealing with them together and may reduce confusion in circumstances where they are run separately.	Engagement on the Code Amendment must be undertaken in accordance with the principles of the Community Engagement Charter whereas notification (if required) of an outline consent must be undertaken in accordance with section 107 and 122 of the Act as well as <i>Practice Direction 3 – Notification of Performance Assessed Development Applications 2019</i> . At this stage the consultation processes should remain separate.
Does an application for outline consent need to be submitted at the same time as a Proposal to Initiate or identified during the engagement process?	There is no requirement to submit an outline consent and code amendment at the same time. This would be at the discretion of the proponent. If a development proposal would not require notification following the implementation of the proposed code amendment, notification is unlikely to be required during the outline consent process. This could form part of the engagement material for the Code Amendment but only if determined appropriate by the designated entity.
Can an application for outline consent for a land division be submitted alongside a Code Amendment?	Yes. The planning assessment of the land division can be assessed by way of an outline consent. However, the referrals undertaken by the Commission and assessment of land division requirements should be undertaken only during the assessment of the land division consent/ subsequent application.

Section 42(4) of the Act enables the Commission to update a Practice Direction via notification in the Government Gazette and publication of the Practice Direction on the SA Planning Portal. Should the Commission approve the amendments to PD 18, a notice will be published in the Government Gazette and come into operation once published on the SA Planning Portal.

Given the importance of these projects in the success of the Roadmap, PLUS staff will monitor and report back to the Commission within the next 12-months on the implementation of the streamlined code amendment and outline consent projects.

Guidance material

To assist in implementing the new broader outline consent process, updates to existing materials on the PlanSA website will also be made. Given the other code amendment Roadmap projects (streamlined code amendment process and website/dashboard) are in the process of being delivered within the next 6-8 weeks, it is anticipated that these collective changes will be communicated to key stakeholders together in the form of:

- fact sheets and Frequently Asked Questions documents;
- presentation to the regular planning policy forum;
- updates to the PlanSA website and Code Amendment toolkit; and
- information and training sessions.

Attachments:

1. Amendments to *Practice Direction 18 – Outline Consent* (#22188811)
2. Suggested Letter from SPC to Minister for Planning (#22258946)
3. Draft Government Gazette notice to publish amendment to Practice Direction 18 (#22256888)

Appendices:

- A. Flowchart of concurrent code amendment and outline consent process (#22356792)

Prepared by: Cassia Byrne, Ben Sieben

Endorsed by: Jane Trotter

Date: 24 October 2024

This practice direction is issued by the State Planning Commission (the Commission) under section 42 of the *Planning, Development and Infrastructure Act 2016* (the Act).

Introduction

Section 42 of the Act allows the Commission to issue practice directions for the purposes of the Act.

Generally, practice directions specify procedural requirements or steps in connection with a matter arising under the Act. In certain cases, the Act requires a particular matter to be addressed or dealt with by a practice direction.

This practice direction is made by the Commission to support the operation of section 120 of the Act regarding the circumstances in which an outline consent may be granted.

The relevant sections of the Act as they relate to this practice direction are outlined below:

120 – Outline Consent

- (1) Subject to this section, a relevant authority may, on application, grant a consent in the nature of an outline consent.*
- (2) An outline consent may be granted in circumstances specified by a practice direction.*
- (3) If an outline consent is granted and a subsequent application is made with respect to the same development (subject to any variations allowed by a practice direction), a relevant authority*
 - (a) must grant any consent contemplated by the outline consent; and*
 - (b) must not impose a requirement that is inconsistent with the outline consent.*
- (4) However, if—*
 - (a) there has been a material change to 1 or more elements of the development; or*
 - (b) a new or additional matter requires assessment (subject to any variations allowed by a practice direction),**then—*
 - (c) further notification and consultation may be required in accordance with any provision made by a practice direction; and*
 - (d) subsection (3) will not apply to the extent that a new assessment must be made in the circumstances.*
- (5) An outline consent remains operative for a period specified by a practice direction.*

An application for outline consent is an application to a relevant authority under Part 7 of the Act, meaning that the relevant provisions of Part 7 of the Act (and associated Regulations) apply for the purpose of an application for outline consent.

NOTE: Some procedural steps in the assessment process of an outline consent application may occur outside of the SA planning portal until such time as the SA planning portal facilitates the assessment of an application for outline consent.

Practice Direction

Part 1 – Preliminary

1 – Citation

This practice direction may be cited as the State Planning Commission Practice Direction 18 Outline Consent 2023.

2 – Commencement of operation

This practice direction will come into operation on the day on which it is published on the SA Planning Portal.

3 – Object of practice direction and related matters

- (1) The object of this practice direction is to:
 - (a) outline the circumstances under which an outline consent may be granted; and
 - (b) clarify procedural matters; and
 - (c) specify other matters associated with outline consents; and
 - (d) specify the operative period for an outline consent.
- (2) An outline consent may only contemplate the granting of a subsequent planning consent.
- (3) The Commission must be the relevant authority for the purposes of granting outline consent.

4 – Interpretation

In this practice direction, unless the contrary intention appears:

Act means the *Planning, Development and Infrastructure Act 2016*.

Commission means the State Planning Commission.

Regulations means the *Planning, Development and Infrastructure (General) Regulations 2017*.

Relevant amendment means a proposal to amend the Planning and Design Code under section 73(2) of the Act that has been initiated and the designated entity has commenced consultation in line with section 73(6) of the Act.

Subsequent application means a future application for planning consent, following the granting of outline consent, which is consistent with and relates to the development contemplated in the outline consent.

Note: Section 12 of the *Legislation Interpretation Act 2021* provides that an expression used in an instrument made under an Act has, unless the contrary intention appears, the same meaning as in the Act under which the instrument was made.

Part 2 – Outline consent

5 – Circumstances in which outline consent may be granted

- (1) Subject to this practice direction, an application for outline consent may be granted in the circumstances where:
- (a) if the aspects of development proposed in the outline consent formed part of an application for planning consent–
 - (i) if assessed against either the Planning Rules, or the Planning Rules and a relevant amendment, the proposed development would be assessed as ‘Code Assessed Development – Performance Assessed Development’¹; and
 - (b) in relation to that development–
 - (i) the applicant has received advice from a council or joint planning board that if the application were to be for planning consent, the council or joint planning board would request the Minister to give notice under section 94(1)(g) of the Act and the Minister has, acting at the request of that council or joint planning board, declared, by notice served on the proponent, that the Minister desires the Commission to act as the relevant authority in relation to the proposed development; or
 - (ii) the Minister has, by notice served on the proponent, called the proposed development in for assessment by the Commission as the relevant authority on a ground set out in section 94(2); or
 - (iii) the Commission would be the relevant authority under section 94(1)(a)(ii) of the Act and the following provisions of Schedule 6 of the Regulations:
 - A. Clause 1 – Areas of all councils – Subclauses (1)(a) and (1)(b) (*South Australian Housing Trust and Urban Renewal*)
 - B. Clause 3 – City of Adelaide – developments over \$10 million.
 - C. Clause 4 – Inner Metropolitan Area – buildings exceeding four storeys.
 - D. Clause 4A – Morphettville and Camden Park – building exceeding four storeys.
 - E. Clause 4B – Corporation of Town of Walkerville – buildings exceeding four storeys.
 - F. Clause 5 – City of Port Adelaide Enfield – developments over \$3 million in identified area.
 - G. Clause 8 – City of Charles Sturt – developments over \$3 million in identified area.

¹ Section 107(1) of the Act provides for ‘Performance Assessed Development’ being that where proposed development is to be assessed as Code Assessed Development and the development cannot be assessed, or fully assessed, as deemed-to-satisfy development, the development will be assessed on its merits against the Planning and Design Code.

- (2) An application for outline consent will lapse if:
- (a) The application relies on the operation of subparagraph (i) or (ii) of subclause (1)(b); and
 - (b) The Minister has not served a notice on the proponent under the relevant subparagraph within 30 days after the application is made; or
 - (c) in the case where the outline consent has been assessed against the Planning Rules and a relevant amendment – the Minister has determined to not proceed with the relevant amendment.
- (3) Where subclause (1) applies and after an assessment of the application against the relevant provisions of the Planning Rules or the Planning Rules and a relevant amendment, an outline consent may be granted for an application involving any of the following aspects of the development in respect of planning consent (and the outline consent will be limited to these aspects):
- (a) *Building height, bulk and scale* – the height (including number of storeys), width and length of each building proposed within the development in relation to its surroundings.
 - (b) *Building envelope* – the way in which buildings, movement (pedestrian, vehicle and cycling) and open spaces within the development are situated in relation to each other, to retained structures, and to buildings and spaces outside the development.
 - (c) *Access* – details regarding the accessibility to and within the site (for vehicles, bicycles, and pedestrians) in terms of the positioning and circulation and how these fit into the surrounding access network.
 - (d) *Land use* – the use of the land (this can include land uses such as affordable housing, community infrastructure, commercial or retail uses).
 - (e) *Density* – the minimum and maximum density with respect to site area; dwelling numbers; or dwellings per hectare.
 - (f) *Open space* – the location and quantum of land allocated for open space or recreation
 - (g) *Any other aspect*, agreed by an applicant and the relevant authority, that is necessary to determine the application for outline consent (such as tree damaging activity, or demolition of a heritage place).
- (4) For the purposes of determining whether an application for outline consent must be publicly notified and/or referred to a body prescribed in Schedule 9 of the Regulations (and without limiting any other requirement for the provision of information), an application for outline consent must be accompanied by the following information:
- (a) the upper and lower limit for the height (including number of storeys), width and length of all proposed buildings;
 - (b) the approximate location of buildings, movement (pedestrian, vehicle and cycling) and open spaces included in the development proposed;
 - (c) an indication of the area or areas where access points to the development will be situated;
 - (d) the proposed land use for each element of the development;

- (e) in the case of an outline consent being assessed against the Planning Rules and a relevant amendment– a copy of the relevant amendment that the outline consent is being assessed against.
- (5) If there is any ambiguity as to whether the circumstances specified in subclause (1) are met, the applicant must declare in writing whether the subsequent application will incorporate certain characteristics to the satisfaction of the relevant authority to allow it to determine the category of the subsequent application (and assessment of the outline consent may proceed on that basis).
- (6) If a relevant authority is unable to determine the application for outline consent separately from a matter that will require planning consent, it may refuse the application for outline consent and advise the applicant that an application for planning consent should be lodged instead.
- (7) An outline consent must not be granted:
 - (a) in circumstances where the outline consent is being assessed against the Planning Rules– if one or more of the aspects referred to in subclause (3), or the application as a whole is, in the opinion of the relevant authority, seriously at variance with the Planning Rules.
 - (b) in circumstances where the outline consent is being assessed against the Planning Rules and a relevant amendment–
 - (i) unless that relevant amendment is adopted (with or without amendments) by the Minister; and
 - (ii) if one or more of the aspects referred to in subclause (3), or the application is, in the opinion of the relevant authority, seriously at variance with the Planning Rules after:
 - A. the relevant amendment has been adopted by the Minister; and
 - B. the relevant amendment has taken effect.

6 – Procedural matters (outline consent application)

- (1) An application for outline consent will be assessed against either:
 - (a) the relevant provisions of the Planning Rules that would apply as if the application for an outline consent were an application for planning consent; or
 - (b) the relevant provisions of the Planning Rules that would apply as if the application for an outline consent were an application for planning consent after the relevant amendment has taken effect.
- (2) For the avoidance of doubt, where a relevant amendment has been amended by the designated entity following consultation or by the Minister prior to adoption, the relevant authority may permit an applicant to vary the application for outline consent under section 119(9) of the Act.
- (3) If a subsequent application would be required to be publicly notified under section 107(3) of the Act (in relation to any aspect being assessed under clause 5(3)), then the application for outline consent must be publicly notified in the same manner (except that any process required to occur via the SA planning portal by any relevant practice direction

may occur via an alternate mechanism where it is unable to occur via the SA planning portal).

- (4) If a subsequent application would be required to be referred to a prescribed body under section 122 of the Act (in relation to any aspect being assessed under clause 5(3)), the application for outline consent must be referred in the same manner.
- (5) If there is any ambiguity as to whether public notification or referral of an application for outline consent is required, the applicant must provide such additional information as is requested by the relevant authority (and this may include details on what the subsequent application will comprise).

7 – Procedural matters (subsequent application)

- (1) For the purposes of section 107(3)(a) of the Act, a subsequent application must be publicly notified where:
 - (a) the application for outline consent was publicly notified pursuant to clause 6(2) of this Practice Direction, or
 - (b) there has been a material change, in the opinion of the relevant authority, to one or more elements of the development; or
 - (c) there are one or more new or additional matters or elements that require assessment.
- (2) Subclause (1)(a) does not apply where:
 - (a) an application for outline consent was assessed against the Planning Rules and a relevant amendment; and
 - (b) an outline consent was subsequently granted in relation to all relevant aspects of clause 5(3).
- (3) Where an application for outline consent was referred to a prescribed body pursuant to clause 6(3), a subsequent application will also require referral pursuant to section 122(1) of the Act where one or more of the following apply:
 - (a) there has been a material change, in the opinion of the relevant authority, to one or more elements of the development; or
 - (b) there are one or more new or additional matters (including new or additional information regarding design and appearance) or elements that require assessment.
- (4) For the avoidance of doubt, if an application for outline consent was not publicly notified or referred, a subsequent application may be publicly notified or referred if required under section 107 or 122 of the Act.

8 – Operative period

- (1) Subject to subclause (2), an outline consent will remain operative for a period of three years from the date consent is granted by the relevant authority unless a subsequent application is lodged within that period, in which case it will lapse five years from the date the outline consent is granted.
- (2) The relevant authority who granted an outline consent may, on its own initiative or on the application of a person who has the benefit of the outline consent, extend the operative period of the outline consent.

Issued by the State Planning Commission.

Note: This practice direction commences operation in accordance with 'Part 2 – Commencement of operation'.

Versions

Version 2: Commences operation on 22 November 2024

Version 1: Commenced operation on 22 February 2024

14 November 2024

The Hon Nick Champion MP
Minister for Planning

By email: officeofministerchampion@sa.gov.au

Dear Minister

On the 25 June 2024, the Premier released the South Australian Government's Housing Roadmap (the Roadmap). The Roadmap seeks to address land supply, housing diversity and housing affordability across the State to help tackle the current housing supply crisis.

I am pleased to advise that the State Planning Commission (the Commission) has now delivered the following initiative identified in the Roadmap:

Combined code amendment and outline consent

Linking together the code amendment process with an outline consent for site specific rezonings that facilitate a development outcome, reducing the amount of time to receive development approval.

Specifically, the Commission has approved changes to *Practice Direction 18 – Outline Consent* (Practice Direction 18). The amendments result in an outline consent being able to be assessed against the Planning Rules and the policy proposed through a Code Amendment. Importantly, an outline consent cannot be granted approval until a Code Amendment has been approved and implemented into the Planning and Design Code.

The benefits of a concurrent assessment of a development application (in the form of an outline consent) and a Code Amendment are anticipated to be:

- enabling developers to undertake formal discussions with the referral agencies and the Commission on development against policy proposed through the Code Amendment;
- speeding up assessment timeframes of a subsequent planning application; and
- enabling the community to better understand a development outcome trying to be achieved on a site to be rezoned.

The Commission will Gazette the changes to Practice Direction 18 in the coming weeks.

The use and uptake of the concurrent Code Amendment and outline consent pathway will be monitored and further updates to Practice Direction 18 may be made as required to support the Government's intent to deliver homes faster through the reforms.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'C' followed by a long horizontal stroke that curves upwards at the end.

Craig Holden
Chair

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

NOTICE UNDER SECTION 42

Practice Directions

Preamble

The State Planning Commission may issue a practice direction for the purposes of this Act.

A practice direction may specify procedural requirements or steps in connection with any matter arising under this Act.

A practice direction must be notified in the Gazette and published on the SA planning portal.

A practice direction may be varied or revoked by the State Planning Commission from time to time by a further instrument notified in the Gazette and published on the SA Planning Portal.

NOTICE

PURSUANT to section 42(4)(b) of the *Planning, Development and Infrastructure Act 2016*, I, **Craig Holden**, Chair, State Planning Commission:

- a. vary *State Planning Commission Practice Direction 18 – Outline Consent 2023*; and
- b. fix the day on which the varied *State Planning Commission Practice Direction 18 – Outline Consent 2023* is published on the SA Planning Portal as the day on which the varied practice direction will come into operation.

Dated: 14/11/2024



CRAIG HOLDEN
CHAIR
STATE PLANNING COMMISSION

CODE AMENDMENT

OUTLINE CONSENT

