

Engaging an accredited professional as a decision-maker

If your application is a Deemed-to-Satisfy development, you can use the PlanSA register to engage an independent accredited professional as your decision-maker.

PlanSA - a new planning system for all of South Australia

Effective 19 March 2021, a new planning system - PlanSA - applies across the entire state of South Australia that will help shape your community, both now and into the future.

PlanSA includes the new Planning and Design Code and associated ePlanning platform for South Australia, replacing hard copy council development plans and the manual processing of development applications.

If you are looking to build or renovate your home, subdivide your land, add a shed or carport to your property, you can now submit and track your application online at www.plan.sa.gov.au.

You will experience a simpler online planning system with everything in one place.

The Accredited Professionals Scheme

PlanSA, in accordance with the *Planning, Development and Infrastructure Act 2016* (PDI Act), has established an Accredited Professionals Scheme for planners, building certifiers, land surveyors and other industry professionals.

Professionals are accredited based on their qualifications, technical skills and level of experience. Accredited professionals may make decisions on development applications based on their level of accreditation and are bound by a Code of Conduct to ensure they act honestly and ethically with a high degree of accountability in respect to the functions they perform.

Continuing professional development (CPD) has been introduced for all accredited professionals under the PDI Act. CPD ensures an accredited professional maintains and broadens their knowledge and abilities and keeps up to date with current issues.

When can I engage an accredited professional?

For Deemed-to-Satisfy applications you now have a choice to lodge with Council or an accredited professional.

If engaging an accredited professional you can be assured that the decision made on your application will be made by a qualified, skilled and experienced professional who regularly undergoes training and is periodically audited by the Accredited Authority for competency.

Which professional should I engage?

Planning consent

If your development requires planning consent, you can engage an independent accredited professional as your decision-maker if your proposal is defined as a **Deemed-to-Satisfy development** in the Planning and Design Code. Deemed-to-Satisfy development is straightforward and ticks all the boxes because it is considered appropriate for the location it is proposed.

Professionals that can make decisions on Deemed-to-Satisfy developments are accredited as:

- Planning Level 1 (Assessment Manager)
- Planning Level 3 (Deemed-to-Satisfy, Deemed-to-Satisfy with minor variations)
- Planning Level 4 (Deemed-to-Satisfy development)
- Surveyor (for land division applications only)

Professionals accredited as Planning Level 2 (Assessment Panel Member) cannot be engaged to grant planning consent for a Deemed-to-Satisfy development.

Building consent

If your development involves building work, you can engage an independent accredited professional to assess and grant a decision to the required building consent.

Professionals that can grant building consent are accredited as:

- Building Level 1 (Building Surveyor) - can grant consent to any building class
- Building Level 2 (Building Surveyor Limited) - can grant consent to any building class that does not exceed 3 storeys in height or 2000m² in floor area
- Building Level 3 (Assistant Building Surveyor) - can grant consent to any class 1 or 10 building that does not exceed 2 storeys in height or 500m² in floor area

Professionals accredited as Building Level 4 (Inspector) cannot be engaged to grant building consent.

How to find an accredited professional

Every accredited professional in South Australia is published in the PlanSA online register:

plan.sa.gov.au/accredited_professionals_register.

To find a professional, search by typing in a name or filter your search by accreditation level.

Complaints and help

You may make a complaint to the Accreditation Authority about an accredited professional within 12 months of the day you first had notice of the matter alleged in the complaint.

You can find more information here https://plan.sa.gov.au/have_your_say/make_a_complaint

To find out more visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.