This fact sheet provides advice to practitioners, proponents and local government about the role and purpose of a precinct implementation plan under the Urban Renewal Act 1995.

What is a precinct implementation plan?

The Urban Renewal Act 1995 (the Act) requires a precinct authority to prepare and maintain one or more precinct implementation plans for an established precinct to provide more detail than a precinct master plan.

Precinct implementation plans can be prepared as development is staged to give more detail to what is proposed, while allowing for flexibility to vary as required from the precinct master plan. However, a precinct implementation plan should be largely consistent with the precinct master plan, as it cannot be used to specify complying development.

A precinct implementation plan should seek to promote the provisions of the Planning Strategy and may specify:

- detailed plans and maps relating to roads, sizes and arrangements of allotments, building heights and density, and public places
- an implementation framework, including in relation to infrastructure.

What should a precinct implementation plan include?

A precinct implementation plan may also address, adopt or incorporate any other matter specified by the Minister for Housing and Urban Development (the Minister).

- **Sequencing/staging**
  Staging requirements for development and infrastructure should be identified.

- **Procurement**
  A precinct implementation plan may outline project procurement processes, including appointment of consultant teams. It should also provide mechanisms for negotiating changes to the precinct master plan.

- **Urban form**
  Detailed plans and maps should be included that define allotment sizes, building heights and development densities.
• **Public realm**
  Detailed plans about the design and delivery of public spaces should be part of a precinct implementation plan.

• **Movement**
  A precinct implementation plan should include detailed plans about roads and other transport networks required to meet the movement patterns identified in the precinct master plan.

• **Community**
  How a precinct will specifically address housing choice, character, amenity, social services/facilities, arts and culture, health and well-being should be identified.

• **Infrastructure Works**
  A precinct implementation plan should set out the basis for provision and delivery of infrastructure and services.

• **Heritage**
  Identification of how important heritage items are to be integrated into the development of the precinct should be part of the precinct implementation plan.

What is the process for preparing the precinct master plan?

There are some minimum statutory steps that must be followed by a precinct authority in preparing a precinct implementation plan:

- Prepare a draft precinct implementation plan.
- Consult with any design review panel, community reference panel or other panel that has been established for the precinct.
- Consult with any government department or agency that has a direct interest in the matter.
- Consult with any council that has a direct interest in the matter.
- A precinct authority must undertake such public consultation as the Minister determines as appropriate. In certain circumstances, no public consultation may be needed.
- Provide the Minister and the Minister for Planning a report on the matters raised during any public consultation. The Minister may then seek the advice of the independent Development Assessment Commission.

_**Templates are provided on the website for a precinct implementation plan and a consultation report**_

How is a precinct master plan approved?

The Minister adopts a precinct implementation plan; rather than the Governor. An adopted precinct implementation plan must be published in the Government Gazette.

Approved precinct implementation plans do not need be referred to the Environment Resources and Development Committee of Parliament (ERDC) for formal review. However, within 28 days of adopting a precinct implementation plan the Minister must provide a report to the ERDC and publish a copy of that report on a website.

Questions for the precinct authority

In preparing a precinct implementation plan, useful questions to be considered by the precinct authority may include:

- Is the precinct implementation plan consistent with the precinct master plan?
- Does the precinct implementation plan set out development that fits within the parameters of complying development specified in the precinct master plan?
- Does the precinct implementation plan provide certainty to developers and the community regarding how development, infrastructure and the public realm will be delivered?
- Can the precinct implementation plan be delivered?
How is a precinct implementation plan implemented?

The Minister for Planning must amend the relevant Development Plan(s) by notice in the Gazette following the approval of a precinct implementation plan.

Further information

For further information on precinct planning and the Act please contact the Growth Areas Team at the Department of Planning, Transport and Infrastructure or visit the website:

Phone:  (08) 8303 0760
Email:  DPTI.PDgrowthareas@sa.gov.au
Mail:  Growth Areas Team
Department of Planning, Transport and Infrastructure
GPO Box 1533
Adelaide SA 5001
Website: www.sa.gov.au/precinctplanning

The website includes a full suite of fact sheets prepared about the precinct planning process and includes information on declared precincts, including key documents required to be published under the Act.

Fact sheet 1 | Overview of the precinct planning process
Fact sheet 2 | What does precinct planning mean for councils?
Fact sheet 3 | What are panels and how are they established?
Fact sheet 4 | How to prepare a precinct master plan
Fact sheet 5 | How to prepare a precinct implementation plan
Fact sheet 6 | Consultation and engagement

Also refer to Design Guidance Note 1.1.3 Master Plans (March 2014) from the Office of Design and Architecture SA, which is also available on the website.