

OUR
NEW
SYSTEM



Summary of technical discussion paper:

SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE - HOW WILL IT WORK?

The state-wide Planning and Design Code (the Code) is the cornerstone of South Australia's new planning system and a key reform under the Planning, Development and Infrastructure Act 2016 (the Act). This document summarises the key themes of the technical discussion paper, *The Planning and Design Code – How will it work?*

Technical discussion paper at-a-glance

The technical discussion paper sets out the proposed functional framework for the Code and describes how it will be structured, maintained and delivered in an ePlanning system.

It has been written with planning and development professionals in mind.

What will the Planning and Design Code include?

The key features of the Code will include:

A new performance-based planning system

The Code will provide a clear performance-based approach to planning, focusing on policies and rules that address scale, form and design of buildings and their relationship to the public realm as well as providing for tailored and defined land uses.

A focus on design

Instead of areas being divided into Zones based exclusively on land uses, areas will also be defined by Zones that indicate suitable density and form of development. This approach enables a stronger emphasis to be placed on the design of buildings and the way buildings interact with the public realm and neighbouring built form.



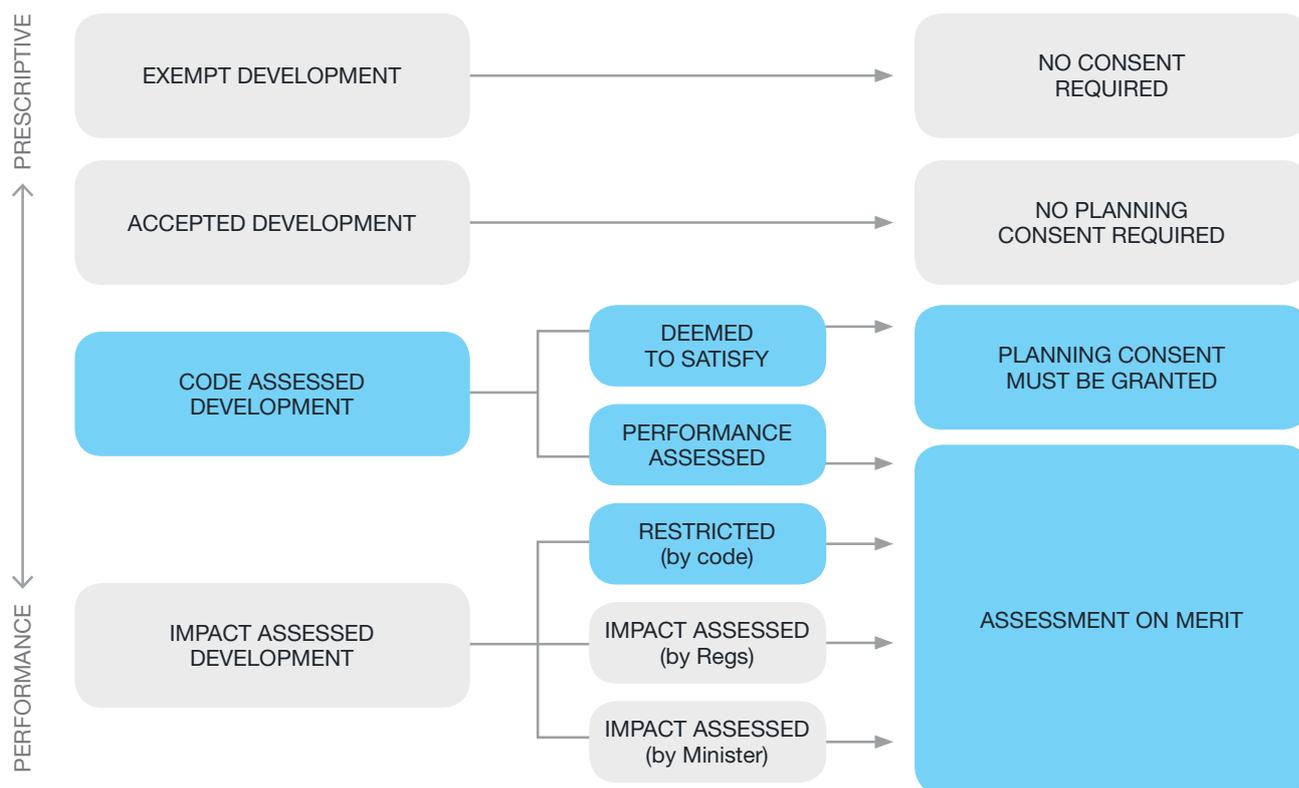


WHAT WILL THE PLANNING AND DESIGN CODE INCLUDE?

Improved assessment pathways

Development will be categorised into four Categories of Development (or ‘assessment pathways’) that are better tailored to respond to the impacts of a development. These will include exempt development; accepted development; Code-assessed development; and impact-assessed development. Non-complying development will be removed from the system.

The diagram below highlights how the new system will be the same as the current system (grey) and how it will be different to the current system (blue).



Consistency with state strategic directions

The Code will align with both State Planning Policies and Regional Plans. The State Planning Policies will identify the high-level planning priorities of the state and respond to current and future opportunities and challenges.

Regional Plans will provide a long-term vision (15-30 years) for a region and include provisions for the integration of land use, transport infrastructure and the public realm. *The 30-Year Plan for Greater Adelaide – 2017 Update* will serve as a Regional Plan until new Regional Plans are developed.



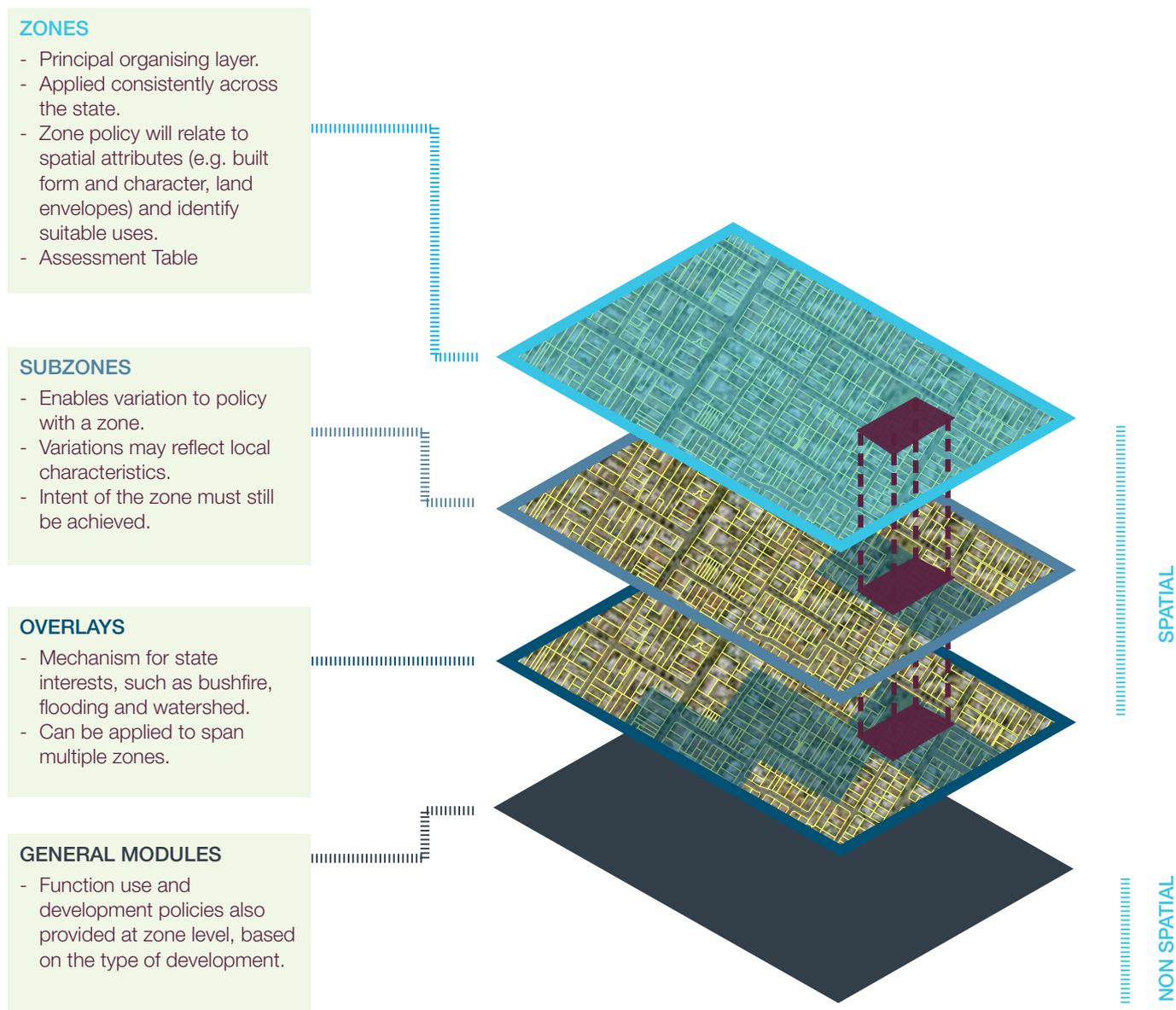
WHAT WILL THE PLANNING AND DESIGN CODE LOOK LIKE?

The Code will be a comprehensive set of planning rules for development assessment and become the single reference point for development assessment throughout South Australia. The policies, rules and classifications will be structured within the Planning and Design Code as:

- Zones
- Overlays
- Subzones

- General Development Policies
- Land Use Definitions and Land Use Classes
- Assessment Tables

The diagram below highlights the proposed layers of the Code, including three spatial layers that will dictate 'what' can occur in an area (Zones, Subzones, Overlays), and one non-spatial layer that will dictate 'how' a development should occur (General Development Policy modules).





How will the Planning and Design Code be structured?

Assessment Table

The Assessment Table will be a crucial new feature of the Code. It will be the organising feature that links types of development to assessment pathways and relevant assessment criteria, acting as the 'matrix' behind the ePlanning system.

Zones, Subzones, Overlays and General Development Policies will all be linked in the Assessment Table and contain three common components:

- **Desired Outcomes**

Desired Outcomes will outline the broad objectives, purpose and envisaged form of development to describe the essential desired future character for a Zone.

- **Assessment Criteria**

Assessment Criteria will be divided into Performance Outcomes and Deemed-to-Satisfy Criteria.

Performance Outcomes will be the performance-based policy used to clearly describe the outcome sought in relation to a particular issue (e.g. 'Buildings of a low rise scale that complement the surrounding residential built form and local character').

Deemed-to-Satisfy Criteria will be the prescribed, measurable criteria deemed to achieve a performance outcome (e.g. 'Building height as follows: two storeys up to a height of 9m').

- **Procedural Matters**

Some development types in certain circumstances will be required to be referred to a prescribed agency, undergo consultation, or be subject to a design review process.

In the new system, referrals will only be triggered where specialist agency advice is essential and policy intent is not met.

Public notification and appeal rights requirements are set out in the Act and determined by the Category of Development.

How will the Planning and Design Code work?

The ePlanning portal will host and operate the Code. It will allow applicants to lodge, monitor and receive decisions on development applications online at any time. It will also provide assessing authorities with the relevant policies from the Code that apply to a development application.

Under the current system, an assessing authority determines which policies from a council's Development Plan are relevant to a development application. This allows varying interpretations on which policies are relevant and can affect the consistency of planning decisions. An electronic system will remove this process, and bring all relevant policies within Zones, Subzones and Overlays to the attention of the assessing authority.

Keeping the Planning and Design Code current

In order to maintain its relevance, a regular process for modernising the policy suite in the Code will be implemented.

Role of the State Planning Commission

Under the Act, the Commission is responsible for preparing and maintaining the Code and will therefore have an important role in ensuring the Code is contemporary and responsive to emerging trends.

An inherent role of the Commission is to consider broad strategic issues influencing the planning process on an annual (or possibly bi-annual) basis.

The Code amendment process may comprise a call for amendments; consideration and drafting of amendment/s; consultation; and implementation.

HAVE YOUR SAY

The Department of Planning, Transport and Infrastructure is committed to genuine and inclusive collaboration with the community in the development of the operational framework for the Code.

Interested parties are invited to provide their feedback on the technical discussion paper, *The Planning and Design Code – How will it work?*

Submissions can be lodged **until 22 July 2018** via the following means:

- SA Planning Portal: www.saplanningportal.sa.gov.au/have_your_say
- Email: DPTI.PlanningEngagement@sa.gov.au
- Post: PO Box 1815, Adelaide SA 5001



Government
of South Australia

Department of Planning,
Transport and Infrastructure