



Image: Andre Castellucci



PHASE THREE (Urban Areas)

Planning and Design Code Amendment ENGAGEMENT REPORT

Pursuant to Section 73(7) of the
*Planning, Development and
Infrastructure Act 2016*

CHAPTER ONE:

- Executive summary
- Foreword
- Background
- Engagement
- Amendment process

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Chair's Foreword

The Planning and Design Code is the cornerstone of the most significant reform of the South Australian planning system in over 25 years.

In 2014, the Expert Panel on Planning Reform recommended (as central, amongst a range of other measures) the enactment of a consistent State-wide menu of planning rules in order to provide simpler, clearer and more consistent zoning policy:

Problem*	Evidence*	Consequences*	Response
There are too many plans	<ul style="list-style-type: none"> • 10 volumes of the Planning Strategy • 72 development plans • Multiple structure plans, master plans, open space strategies, etc 	<ul style="list-style-type: none"> • Fragmented policy and lack of clear direction • Contradictions deter investment • Confusion for users • Lack of direct link between policy and development plans • Expensive to maintain 	<ul style="list-style-type: none"> • One Planning and Design Code • State-wide planning rules avoid contradiction
There are too many versions of the same rule	<ul style="list-style-type: none"> • More than 2,500 combinations of zones, overlays and other spatial layers • Over 500 different zones for residential areas alone 	<ul style="list-style-type: none"> • Duplication and inconsistency • Confusion for users • Different outcomes for similar types of developments 	<ul style="list-style-type: none"> • Single library of zones, subzones, overlays and general development policies • Local variation enabled in appropriate circumstances
Planning documents are convoluted and cumbersome	<ul style="list-style-type: none"> • More than 23,000 pages across multiple planning documents • Development plans can be more than 1,100 pages long • Legislation includes 296 provisions and 39 schedules 	<ul style="list-style-type: none"> • People do not understand the rules • People do not engage when rules are set or changed • Voluminous rules create loopholes • Onus is on the community to read and understand many documents 	<ul style="list-style-type: none"> • One e-Planning digital platform • Online tool delivers the pathways, planning rules and policies for specific development at an address • Online consultation tool to enable streamlined feedback during consultation
It takes too long to update plans and rules	<ul style="list-style-type: none"> • It takes nearly three years on average for a council to change a development plan • 40 per cent of councils have not reviewed the strategic basis of their development plans for more than a decade • Some plans have zones untouched for more than 30 years 	<ul style="list-style-type: none"> • Out-of-date plans and planning rules • Limited confidence in plans • Development becomes harder and assessment out-of-touch • Plans are too controlling, not outcome driven 	<ul style="list-style-type: none"> • A streamlined Code Amendment Process • Community Engagement Charter allows engagement to be tailored to the scale of the amendment
The system is straining under the burden of assessment	<ul style="list-style-type: none"> • About 30,000 applications every year • This is more than six times the number in Western Australia and 30 times more 	<ul style="list-style-type: none"> • No time to consider strategy and policy • Excessive resources consumed by low-level assessment 	<ul style="list-style-type: none"> • More streamlined pathways for expected development which meets the rules • New range of planning authorities – Accredited Professionals, Assessment

	<p>than Toronto (per capita)</p> <ul style="list-style-type: none"> • Number of applications has reached almost 70,000 a year in recent years 		Managers and Assessment Panels – instead of ‘council’
Assessment takes too long and involves much more effort than it warrants	<ul style="list-style-type: none"> • 90 per cent of development applications are considered as ‘merit’ • Simple home approvals average two months and can take as long as 12 months 	<ul style="list-style-type: none"> • Home owners bear costs, delays and frustration • Investors walk away from development 	<ul style="list-style-type: none"> • Clear timeframes set for decision-making • Increased range of Accepted development which will not require planning consent • Deemed-to-satisfy pathways tailored to each zone in the Code
Planning is not integrated with other government plans and policies	<ul style="list-style-type: none"> • Government has multiple overlapping strategic plans • Multiple and sometimes contradictory regional plans 	<ul style="list-style-type: none"> • Councils repeatedly make new plans for separate issues • Long-term investment in infrastructure is thwarted 	<ul style="list-style-type: none"> • State Planning Policies strengthen referral arrangements

**Extract from the South Australian Expert Panel’s Report “The Planning System We Want” – 12 December 2014*

Over the past 3 years community and stakeholder interests have responded constructively to the system which was proposed and subsequently enacted.

The preparation and implementation of the Code has been undertaken over three phases in recognition of the scale of the change across South Australia. The Commission is pleased to prepare this Engagement Report to the Minister for the third and final stage of the Code, bringing to a close the extensive work to transition the existing 72 individual Development Plans into one State-wide Code.

The Commission recognises the valuable contribution of the South Australian public – community interests, local councils, development sector and the range of professional bodies and interest groups that have given their time to make suggestions on how the draft Code can be improved. One of the challenges for the Commission in making its recommendations on the Code is the need to balance a wide range of interests in a policy document that can impact on the lives of all South Australians. In preparing this Engagement Report, the Commission has sought to achieve an appropriate balance between these views, as well as the necessary transition of existing development plan content versus genuine policy reform.

Through this draft Code, the Commission has focussed on a limited range of reform types including:

- lifting the bar on the quality of infill development
- strengthening our character and heritage
- protecting native vegetation
- promoting ‘value adding’ in rural areas amongst others.

At the same time we have attempted to lay the groundwork for complex longer term issues including:

- climate change adaption and mitigation
- economic restructuring, investment clusters and agglomeration.

The Commission respects that for some, the policy in the Code on these matters may not go far enough, while for others it may go too far. However, the Commission intends to continue to explore the research and evidence around these issues and will also ensure that future areas of reform are included in its forward work program.

There are important features of the Code and the broader planning system which require careful monitoring and evaluation, to ensure that the Code is responsive and operates as expected. These features include:

1. The role and scope of the State Planning Policies which provide the overarching guidance and strategy for the Code, including their application in a non-spatial sense. In many cases these are tentative expressions which require further work.
2. The take up of deemed-to-satisfy development assessment pathways in the Code (as against performance-based pathways). The intention and direction is clear but the actual delivery of a more objective and less discretionary approach to assessment will take time.
3. The benefit and utility of the process for referral of development applications to specialist agencies or bodies. There is an assumption of trust and competence that agencies will respond in the desired way.
4. The impact of arrangements for public notification of development applications. This is a matter requiring careful balance. The intention is to emphasise participation in policy making and create greater certainty in assessment decisions.
5. The impact of removal of desired future character statements, which were a standard feature of Development Plans. For some these are core expressions of intent. In many cases they are confusing and unnecessarily complex.

The new ePlanning system allows us for the first time to report on how our system is working and the Commission intends to do just that. As part of its Annual Report, the Commission will be reporting on key indicators around the planning system and these indicators will continue to grow as the new system evolves.

Expectations around planning systems often tend to be much greater than they legally are or can be. Referred to elsewhere as “parallel universes”, the gap between what planning may seek to achieve in policy and the reality of how economic and social conditions exist within cities and regions requires us to apply care and discipline into what actually occurs on the ground. Policy is full of good intent, but is often lacking in methods of implementation. The assessment process deals with applications ‘at a point in time’.

Bringing in the first version of a digital code in an open and transparent system is, however, yet another in a long series of innovations which South Australia has led in the way in which land is owned, developed, conserved and managed.

Finally, this is the *beginning* of the new system and marks the *end* of its design. Its success will depend on the actions and decisions made within the system and over time.

A handwritten signature in black ink that reads "Michael Lennon". The signature is written in a cursive style and is underlined with a single horizontal line.

Michael Lennon

Chair, State Planning Commission

Executive Summary

The Phase Three (Urban Areas) Planning and Design Code Amendment (the Phase Three Amendment) amends the Planning and Design Code (the Code) that applies to urban areas of South Australia. This is the final stage in the implementation of the Planning and Design Code pursuant to section 65 of the *Planning, Development and Infrastructure Act 2016* (PDI Act).

The Phase Three Amendment was initiated by the State Planning Commission (the Commission) on 16 August 2019, and was subject to a two-stage consultation process:

1. The Phase Three Amendment was originally released on public consultation from 1 October 2019 to 28 February 2020. During this consultation period 1790 written submissions were received. Substantial changes were proposed to be made to the Amendment in response to this initial five month consultation period. These changes are detailed in **Chapters 2 and 3 of this report**.
2. A further six weeks of public consultation was undertaken from 4 November to 18 December 2020. This additional consultation period allowed the public to use the Code in its online and electronic form of the first time, enabling use of the query tools 'What policies apply to an address?' and 'What policies apply to a development?' to easily see how the classification tables in the Code's zones would be used to deliver the relevant policies for specific addresses and development types. The changes resulting from this second engagement are detailed in **Chapters 4 and 5 of this report**.

The Commission recommends the following key changes to the Phase Three Amendment in response to the engagement:

- Transition existing Contributory Items from development plans as 'Representative Buildings'
- Create a new Heritage Adjacency Overlay to provide distinction between heritage places and the areas surrounding such places
- Expand the suite of 'neighbourhood' zones applying to residential areas to provide more nuanced policy for areas with an established character (Established Neighbourhood Zone), waterfront areas (Waterfront Neighbourhood Zone), undulating land (Hills Neighbourhood Zone), and residential parts of townships (Township Neighbourhood Zone)
- Review the application of the General Neighbourhood Zone to appropriately transition the current residential zones/policy areas to the Phase Three Amendment
- Merge the Master-Planned Suburban Neighbourhood and Greenfield Neighbourhood zones into a Master Planned Neighbourhood Zone, with a Master Planned Township Zone applying to master planned estates in lower density regional areas, with an Emerging Activity Centre Subzone applied to areas where a new activity centre is envisaged
- Provide Accepted and Deemed-to-satisfy pathways for new houses in master planned areas where they are consistent with an authorised building envelope plan
- Apply a new Neighbourhood Zone in rural areas which have different requirements to urban areas
- Refine the criteria for residential infill development by introducing combination retention/detention rainwater tanks, more on-site car parking for 2 bedroom dwellings, increased rear setbacks, and increased dimensions of soft landscaping
- Expand the activity centres hierarchy by introducing a new Local Activity Centre Zone enabling a smaller scale of development in existing local centres
- Enable appropriate retail activity in certain parts of the Suburban Employment Zone (renamed Employment Zone) and Innovation Zone (renamed Strategic Innovation Zone) through the introduction of new subzones
- Create new general development policies to guide non-residential development where located outside of activity centres
- Acknowledge the different flood risk levels by splitting the Hazards (Flooding) Overlay into three overlays to provide different policies depending on the level of risk, ensuring streamlined assessment pathways for expected development in lower risk areas

- Delete the Sloping Land Overlay and instead replace it with general policy to guide development on sloping land
- Add a new Interface Management Overlay to the Significant Industry Interface Overlay to provide appropriate policies to guide development where impacts are less severe.
- Introduce Technical and Numeric Variations (TNVs) to transition a range of current development plan criteria into the Code's zone policies such as maximum building height and minimum site areas, in circumstances where local variation is warranted
- Apply subzones where the current policy in development plans maintains a distinct intent/outcome that is not compatible with the Code's suite of zones and subzones.

1. Purpose

This report has been prepared by the State Planning Commission (the Commission) for consideration by the Minister for Planning and Local Government (the Minister) in adopting the amendment to the Planning and Design Code (the Code) for application to local government areas in urban parts of South Australia – known as the Phase Three (Urban Areas) Code Amendment (the Phase Three Amendment). It has been prepared in accordance with the requirements prescribed in section 73(7) of the *Planning, Development and Infrastructure Act 2016* and *State Planning Commission Practice Direction 2 – Preparation and Amendment of Designated Instruments*.

The report summarises:

- The engagement and consultation activities undertaken by the Commission, the Attorney-General's Department and the former Department of Planning, Transport and Infrastructure (the Department) to support the preparation and delivery of the Code Amendment.
- Feedback received during the public consultation period on the Phase Three Amendment.
- The Commission's response to the feedback and the changes it recommends be made to the Phase Three Amendment.

2. Background

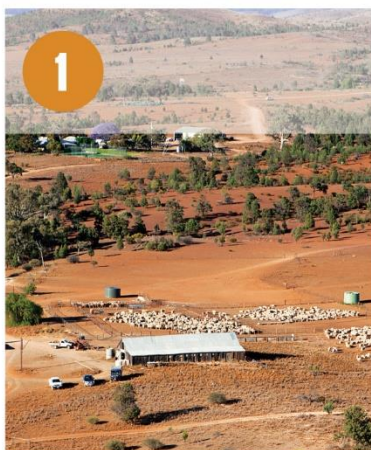
2.1 What is the Planning and Design Code?

The Planning and Design Code (the Code) is the cornerstone of South Australia's new planning system under the *Planning, Development and Infrastructure Act 2016* (the PDI Act). Once it is fully adopted, it will become the single source of planning policy for assessing development applications across the state, consolidating and replacing all 72 of South Australia's development plans.

The Code will be available centrally via an ePlanning platform on the PlanSA planning portal (the portal) to all residents, planners, developers, and local governments and will dramatically alter the way planning rules are stored, retrieved and maintained in South Australia. The portal also offers the potential to significantly enhance the collection of data regarding development and assessment outcomes.

2.2 Implementation

The Commission is responsible for preparing and maintaining the Code, which is being implemented in three phases:



1. Phase one applies to land not within a council area (outback and coastal waters), and became operational 1 July 2019.



2. Phase two which will apply to rural areas, including small towns and settlements and became operational on 31 July 2020.

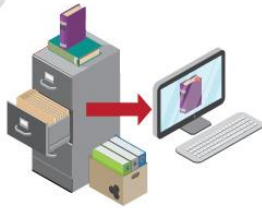


3. Phase three which will apply to urban areas, including large regional towns and cities and will become operational in 2021.

Phase Two and Three are 'Code Amendments' in that they expand the operation of the Phase One Code and propose additional policy content that is relevant to these new areas. The process for undertaking a Code Amendment is set out in section 73 of the PDI Act.

WHAT IS THE ROLE OF THE PLANNING AND DESIGN CODE?

1



A single reference point for planning and design policies and rules
The Code will consolidate South Australia's 72 Development Plans into one clear planning rulebook for the state.

2



Consistent planning policies to improve certainty in decision making

The Code will enable improved consistency of all development assessment and decisions.

3



Flexibility to deal with local issues, while ensuring consistency for other issues

Performance-based planning supports consistent policy while allowing decision makers to respond to local context.

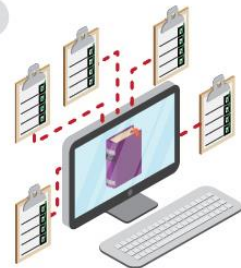
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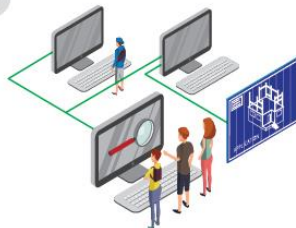
Online delivery of the Code provides assessment authorities with only the policies and rules they need

The new ePlanning Portal will automatically determine which planning rules apply to a development application for the assessment authority, saving time and improving consistency.

5



6



Significant reduction in paperwork

The online application of the Code will significantly shift our planning system toward paperless operation, reducing the time-consuming flow of physical information.

Reduced costs and delays in updating development plans

The Code will be administered centrally and electronically, with amendments implemented more efficiently and consistently.

7

Standardised interpretation of legislation will improve assessment and reduce delays

The Code will streamline zones and policy to drive a faster and more efficient development assessment process.



2.3 Early engagement

A Community Engagement Charter (the Charter) was prepared by the Commission under the PDI Act to provide a more flexible approach to engagement that is tailored to an individual Code Amendment. Engagement regarding the new planning system and all statutory instruments has been informed by feedback from the community, councils, the planning and development industry and other interested parties.

This early engagement included:

- Consultation on four Technical Discussion Papers, five Policy Discussion Papers and six Policy Position Papers released by the Commission to help guide the policy development and structure of the first generation of the Code.
- A Code Working Group (established in early 2018) to assist with the development of the Code and to consider planning policy related to medium density and mixed-use developments, residential neighbourhoods, employment lands, and primary production. The working group comprised 45 council planners and private planning practitioners and met five times between May and November 2018.
- Regular meetings with three Ministerial Advisory Groups focused on 'Local Government', 'the Development Industry' and 'Sustainability and the Community' as well several Industry Liaison Groups to test and provide advice.
- A series of symposiums with planning professionals, thought leaders and community members to help guide policy development in relation to a range of specific issues, including car parking in metropolitan areas and Aged Care and Retirement Living.
- Council Liaison Officers assigned to each council to assist in working through the transition from Development Plans to the Code.
- Local Government Elected Member Briefings hosted by the Commission.

'What We Have Heard' reports were released for most of these activities and are available on the Portal.



Technical Discussion Papers



Policy Discussion Papers



Policy Position Papers

3. Digital Access to the Planning and Design Code

3.1 Digital by default

Section 12 of the PDI Act provides that the planning system established by the PDI Act is intended to, amongst other things, enable people who use or interact with the planning system to access planning information and undertake processes and transactions by digital means. Division 2 of the PDI Act (sections 48 to 56) sets out the online planning services and information to be provided to enable people to do this.

Section 49 of the PDI Act requires the Chief Executive of DPTI (now known as Planning and Land Use Services under the Attorney-General's Department) to establish and maintain an electronic database (planning database). The database's textual and spatial information will be used to identify the planning policies, rules and information that apply to specific places within the state by gaining access to designated instruments under the PDI Act, including the Code.

The planning database stores and integrates the textual and spatial information making up the Code. This enables the Commission to produce the planning policies, rules and information that apply to specific places.

3.2 Operation of the SA Planning Database and Viewing Spatial Data

The Code and the Portal operate in conjunction with the South Australian Property and Planning Atlas (SAPPA) and other related databases, systems and services. The data in SAPPA defines the spatial extent and boundaries of the zones, subzones and overlays established by the Code. This allows spatial data and textual data to be brought together in the planning database and in the Code.

The planning database is also supported by standards established by the Commission under section 51 of the PDI Act and in particular section 52 which supports the publication of statutory instruments, including the Code. A version of the Code published on the Portal can be presumed (in the absence of proof to the contrary) to be a complete and accurate record of the statutory instrument (as amended from time to time and as in force at a specified day)¹. Likewise, information produced on the planning database in relation to the application of planning policies, rules and information to a specified place within the state (as envisaged by section 49(1) of the PDI Act) can be presumed (in the absence of proof to the contrary) to be accurate and correct and may be relied on for the purposes of the PDI Act².

Furthermore, as part of the Portal and in connection with the planning database, the online atlas (section 50 of the PDI Act) provides a facility to search across the database and enable the viewing of the spatial mapping feature of the Code and the location of zones, subzones and overlays by reference to council boundaries. The Commission has published a standard under section 51 of the PDI Act that identifies database version naming conventions for the data defining the spatial extent and boundaries of the zones, subzones and overlays established by the Code.

¹ See also regulation 7 of the Planning, Development and Infrastructure (General) Regulations 2017.

² See section 52(2) of the PDI Act.

4. The Phase Three (Urban Areas) Code Amendment

4.1 What is a Code Amendment?

A Code Amendment is the alteration or amendment of the Code in accordance with section 73 of the PDI Act. Amendments can be initiated by a variety of different entities and the Minister is responsible for the final decision on amendments. The Minister may adopt the amendment, with or without changes, or determine that the amendment shall not proceed.

The Commission provides independent advice to the Minister on all amendments and is responsible for ensuring the Code is maintained, reflects contemporary approaches to planning, and responds to emerging trends and issues.

In this case, the Commission has initiated the amendment process and is therefore responsible for preparing the Code Amendment, running the consultation process and preparing a report to the Minister (this report).

4.2 Scope of this Amendment

On 16 August 2019, the Commission initiated two Code amendments to be progressed in parallel – one for Phase Two (Rural Areas) and the other for Phase Three (Urban Areas). Both amendments also amend the Outback Areas (Phase One) Code by:

- adjusting policy and mapping
- applying the Code's rules and policies
- creating and amending the Code's policies and rules
- reviewing the Code's 'Rules of Interpretation' to ensure it continues to provide comprehensive information relating to the use of the Code, including:
 - how the Code content can be accessed through digital means
 - how development is classified
 - how rules and policies are applied
- improvements to land use and administrative definitions
- review of referral triggers through new overlays and in Part 9 of the Code.

The Phase Three Amendment can also amend parts of the Phase Two Amendment, which came into effect on 31 July 2020, in order to maintain compatibility and consistency across the Code.

The Code proposes to replace Development Plan content with new zones, subzones, overlays and general policy modules from the Code Library that best fit with the overall policy intent and preserve the core land use and built form intention.

Note: The nature of the Code is such that the transition from Development Plans cannot avoid significant changes in relation to policy expression, which is required in the consolidation of many similar policies across the state. The new assessment pathways provided for under the PDI Act also change how development proposals will be assessed. For example, the removal of non-complying development and inclusion of deemed-to-satisfy and restricted assessment pathways.

Council and Ministerial Development Plan Amendments (DPAs) that are currently being processed under the *Development Act 1993* will continue to progress outside of this Code Amendment process, however these DPAs may be incorporated into this amendment if they are approved in time.

4.3 Interaction with the Phase Two (Rural Areas) Code Amendment

The Phase Two and Phase Three amendments were released for consultation at the same time, and included a large amount of identical content.

The Phase Two (Rural Areas) Code Amendment commenced operation on 31 July 2020.

Given that the Phase Three Amendment remains an amendment to the Phase One (Outback Areas) Code, this Engagement Report may repeat changes made to the Phase Two (Rural Areas) Code Amendment where the policy changes continue to be supported.

The Phase Three (Urban Areas) Code Amendment can amend parts of the operative Phase Two (Rural Areas) Code Amendment in order to maintain compatibility and consistency across the Code. Some of these key consequential changes include:

- Replacement of the Greenfield Neighbourhood Zone with a Master Planned Neighbourhood Zone including the introduction of an *accepted* pathway (no planning consent is required) for new houses in master planned areas where they are consistent with an approved building envelope plan.
- Contributory items within historic and character areas to be reflected within the Code as 'Representative Buildings' (and the Character Area Overlay has been applied to Auburn in the Clare and Gilbert Valley Council area to capture Representative Buildings).
- Amendments to Rural Living Zone to increase dwelling setbacks from boundaries, and increase maximum total floor area of agricultural buildings and outbuildings
- A range of improvements to the Rural Zone including:
 - providing an Accepted pathway for Agricultural Buildings of up to 250 m²
 - increase the maximum floor area criteria for a Deemed-to-satisfy agricultural building from 250 m² to 500 m²
 - changes to Procedural Matters – Notification table to exclude envisaged land uses, such as dwelling and function centre, from notification (subject to criteria)
 - providing a Deemed-to-satisfy pathway for ancillary accommodation.
- Inclusion of a maximum building height Technical and Numeric Variation within the Rural Shack Settlement Zone.
- Amendment to definitions including:
 - Agricultural Building to exclude 'frost fan' which will result in frost fans being Performance Assessed rather than *deemed-to-satisfy* development
 - Renewable energy facility to remove the generating capacity from the exclusion.
 - A new land use definition for 'community facility'.
- The 'Employment Zone' re-named 'Strategic Employment Zone' and the 'Commercial and Business Zone' is proposed to be renamed 'Employment Zone'.
- Refinement of Hazard Bushfire Overlays to refine policy relating to asset protection zones.
- Refinement of flooding policy with the creation of an additional Hazard (Flooding – General) Overlay which will apply to areas of lower level risk of flood inundation and areas of unknown risk, and a Hazards (Flooding – Evidence Required) Overlay to areas of unknown risk (meaning that flooding policy in the Code's general design modules is no longer required). The Hazards (Flooding) Overlay is retained but refined to areas of high or extreme flood risk.
- Amended car parking rates in response to modern car parking survey data.

4.4 Areas Affected

The Phase Three Amendment affects parts of the state that are contained within a Local Government Area that can be characterised as urban in nature (including regional areas with urban centres having a population exceeding 10,000 persons). This includes the following councils:

City of Adelaide	City of Marion	City of Port Lincoln
Adelaide Hills Council	Mid Murray Council	Port Pirie Regional Council
Adelaide Plains Council	City of Mitcham	City of Prospect
Alexandrina Council	Mount Barker District Council	City of Salisbury
The Barossa Council	City of Mount Gambier	City of Tea Tree Gully
City of Burnside	Rural City of Murray Bridge	City of Unley
Campbelltown City Council	City of Norwood Payneham & St Peters	City of Victor Harbor
City of Charles Sturt	City of Onkaparinga	Town of Walkerville
Town of Gawler	City of Playford	City of West Torrens
City of Holdfast Bay	City of Port Adelaide Enfield	City of Whyalla
Light Regional Council	Port Augusta City Council	District Council of Yankalilla
Land Not Within a Council Area – Metropolitan Waters		

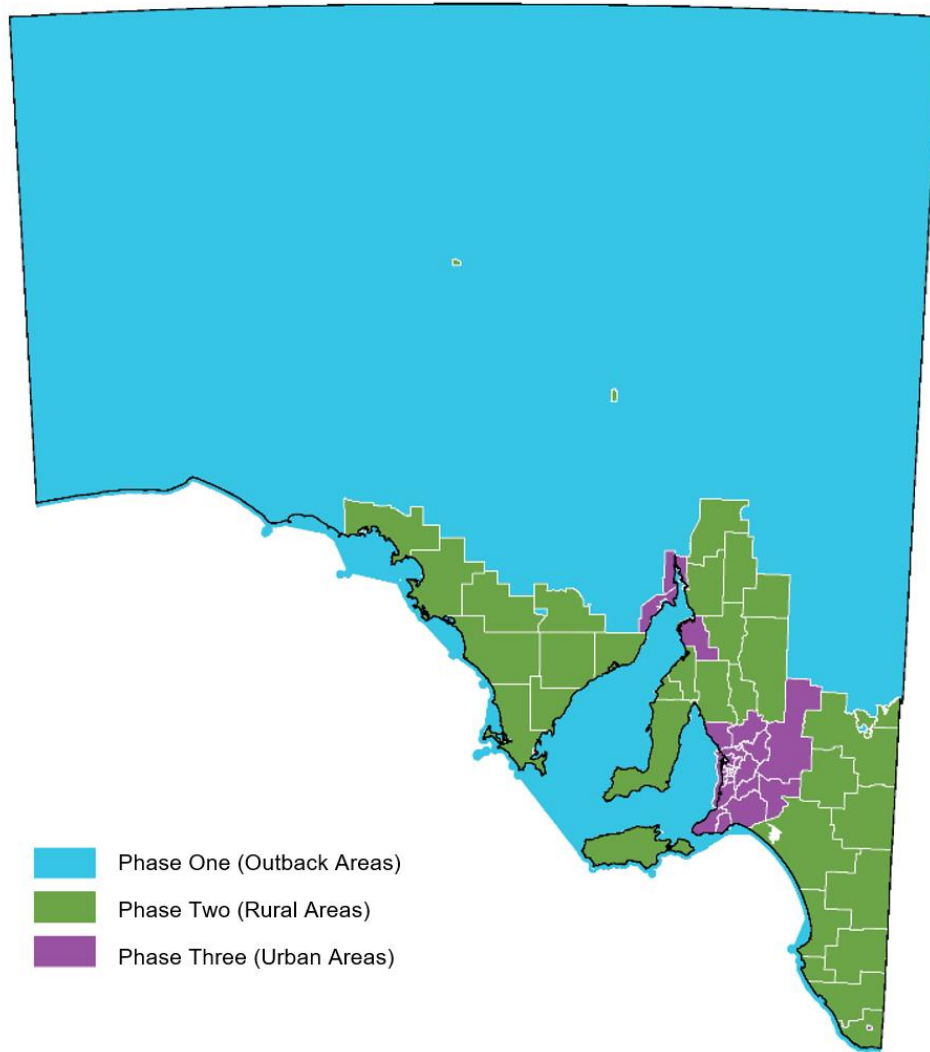


Figure 1. Map of Planning and Design Code Phases in South Australia

Important Note:

Copper Coast and Kangaroo Island council areas were included in the Phase Two Amendment Engagement Report. The Code will be brought into operation in these areas at the same time as the Phase Three Amendment.

5A. Code Amendment Engagement: Original Consultation

The following section provides a summary of engagement activities undertaken as part of this Code Amendment. A detailed description of all activities is provided in [Attachment A](#).

5.1 Engagement Plan

Code Amendments are required to comply with the Community Engagement Charter established under the PDI Act which outlines the key principles that must be taken into consideration when planning for and conducting consultation and engagement on statutory instruments.



To ensure the Code Amendment aligns with the principles of the Charter, the Commission prepared the Engagement Plan in accordance with the requirements of *State Planning Commission Practice Direction 2 (Consultation on the Preparation or Amendment of a Designated Instrument) 2018*.

The Engagement Plan was made publicly available on the SA Planning Portal and included a comprehensive mapping of the stakeholders who would be affected by the implementation of the Phase Three Amendment, the level of engagement required and the timing of consultation activities.

This detailed stakeholder mapping, along with specifics on the engagement activities undertaken and an evaluation of the effectiveness of the engagement against the principals are contained in [Attachment A](#).

5.2 Engagement Objectives

In its broadest terms, the purpose of the Engagement Plan for the Code was to seek feedback on the draft Code and broadly communicate to all South Australians why planning reform was needed and how (and when) the Code policies would be implemented across the state.

The engagement objectives of this plan were to:

- obtain meaningful feedback on the Code from communities and practitioners and assist them to understand what it means for them
- ensure professional peak bodies were informed about the Code and its implementation and what it would mean for their members
- educate South Australians about the new planning system and what it would mean for South Australia
- fulfil the principles of the Community Engagement Charter to demonstrate genuine and authentic engagement.

5.3 Consultation Release

Consultation commenced on 1 October 2019 with submissions invited until 28 February 2020. The consultation process was promoted via:

- A consultation page launched on the SA Planning Portal
- A consultation page launched on the Department of the Premier and Cabinet's YourSAy website
- Print advertisements in regional and metropolitan newspapers
- A comprehensive engagement program of council and community information sessions
- Direct mail to councils, industry groups and community organisations
- Social media, including Facebook, LinkedIn and Twitter
- Planning Ahead, Building Standard and YourSAy e-newsletters.
- Explanatory videos on the Planning and Design Code

In addition, on 19 December 2019 the Commission also released **216 draft Historic Area Statements** applying to 26 Phase Three councils. These statements support the policies contained within the draft Historic Areas Overlay. In addition, **35 draft Character Area Statements** were released applying to 11 Phase Three councils to support policies contained in the draft Character Area Overlay.

The draft statements, which were on consultation until 28 February 2020, helped to identify and articulate the key historic features and characteristics relevant to a specific location in order to provide guidance for the assessment of heritage items across the state. Approximately **40,000 letters** were mailed to all landowners affected by the Historic and Character Areas Overlays as well as local councils. Due to some incorrect mailing addresses, a small number of property owners were provided an additional two weeks to 13 March 2020 to ensure they have an appropriate amount of time to provide comment.

In December 2019, at the half-way point of consultation on the draft Phase Three (Urban Areas) Planning and Design Code (the Code) Amendment, the Commission published an '**Update Report**' to assist councils, industry and community stakeholders understanding of the Code, and to address some of the key issues and opportunities which had arisen through the consultation process, particularly as a result of the following engagement activities:

- community information sessions
- council executive and elected member briefings
- workshop sessions with planning professionals and industry groups
- formal submissions received to date

5.4 Engagement Events

Engagement events were held to support the consultation process, with **189 Phase Three Amendment information sessions** across metropolitan Adelaide and urban council areas during the five-month consultation period.

Phase Three Code (Urban Areas) Engagement Events



5.5 Support for enquiries

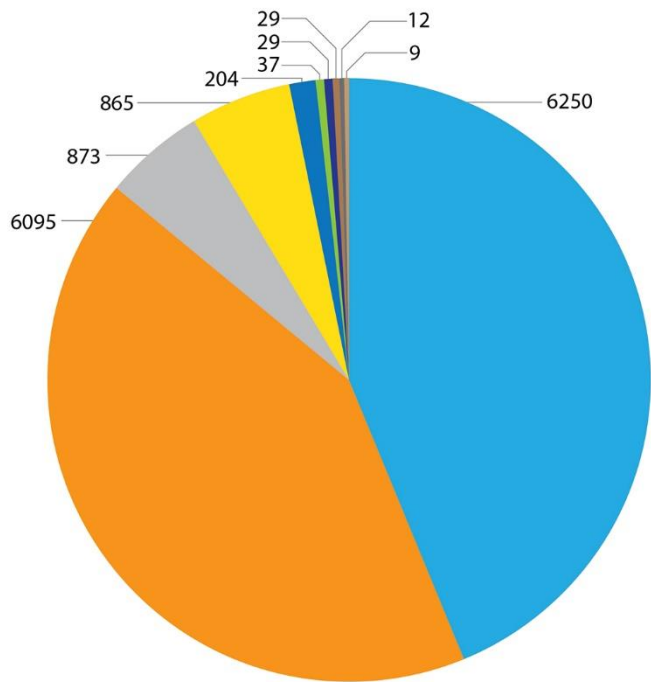
The Department established multiple ways for parties to ask questions or seek support in their understanding of the Code. This included a 1800 Code hotline, planning reform and engagement email accounts, comments via social media platforms, the SA Planning Portal and the Government's 'YourSAY' website. A web interface, 'Council Connect', was also established as a mechanism for council planning professionals to provide feedback or ask questions in relation to the Code.

Over **1,100 public enquiries** were received through the consultation period, mostly through the Code hotline (**873 calls**) and planning reform email address (**207 emails**).

A dedicated page for the consultation process was established on the SA Planning Portal. There were **12,600 visits** to this page during the Phase Two and Three consultation period, with **6,250 visits** during the period when only Phase Three was on consultation.

The Government's 'Your Say' website also achieved a **combined reach of 18,179** and generated **6,095 visits** over the five months from 1 October to 28 February. The YourSAY website featured several digital tools to assist with enquiries – a discussion hub, a submission form, links to community information sessions and PDF resources. A summary of the YourSAY Online Engagement results is provided at **Attachment B**.

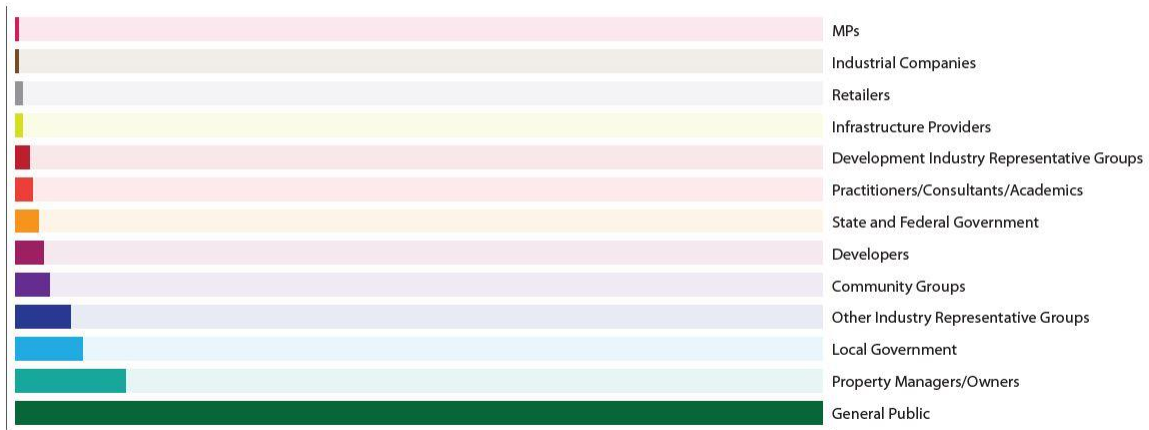
- 6250 SA Planning Portal Visits
- 6095 YourSAy Website Visits
- 873 Code Hotline Phone Enquiries
- 865 YourSAy Engagement Link Clicks
- 204 Planning Reform Email Enquiries
- 37 Social Media Posts
- 29 YourSAy Discussion Hub Comments
- 29 Council Connect Posts
- 12 Front Counter Enquiries
- 9 eNewsletters



5.6 Processing Submissions

A total of **1790 written submissions** were received via email and online, which have been published on the Portal – except where a request was received to keep it confidential.

Phase Three Submissions by Representative Group



Representative Group	Total
MPs	2
Local Government	66
State and Federal Government	19
Development Industry Representative Groups	9
Other Industry Representative Groups	53
Developers	21
Property managers / owners	109
Retailers	4
Infrastructure Providers	4
Industrial Companies	2
Community Groups	29
Practitioners / Consultants / Academics	15
General Public	1446
Other	11

The process for documenting submissions included a submissions register to track and record issues and comments raised either via a formal submission (received online or via email) or an engagement event or activity.

5.7 Post-consultation workshops

Five workshops were held with council practitioners during June 2020 to discuss key policy themes arising from the feedback with participation through either physical or online attendance. As a result of these workshops, the following opportunities were identified:

- A new zone in established residential areas to be used in conjunction with Historic/Character Overlays instead of the Suburban Neighbourhood Zone
- A new zone to be applied to residential areas on undulating land with policies guiding relationship to the topography (due to removal of the Sloping Land Overlay)
- A new zone to replace existing Local Centre Zones
- Acknowledgement of Building Envelope Plans as an assessment tool in broad-hectare estates
- Suitability of retail in 'employment' zones including bulky goods outlets and shops ancillary to industry
- Maintenance of accepted and deemed-to-satisfy pathways for minor and expected development in lower risk areas affected by the Hazards (Flooding) Overlay

5.8 Residential Infill Forums

The Commission hosted a series of Residential Infill Forums with a range of invited key stakeholders to discuss the proposed Code policies for improving the quality of urban infill.

Minor infill is currently the single largest provider of new housing in Greater Adelaide with a projected net annual increase of approx. 2500 residential dwellings. *The 30-Year Plan for Greater Adelaide (2017 update)*

aims for 85 per cent of all new housing to be built within the existing urban footprint to protect valuable farming and environmental land and meet consumer demand for living close to jobs, shops and services.

The forums considered community and industry concerns raised during Code consultation about the quality of urban infill in the following key areas:

- Garaging and car parking
- Street appeal and façade design
- Soft landscaping and greening
- Water Sensitive Urban Design

Some of the feedback received during the Code's consultation highlighted two key areas as contentious in the view of the community and industry, namely:

- Tree Canopy cover and the 'One Tree Policy' (mandated tree planting for new development)
- Stormwater management and rainwater tanks.

In response, the Commission — in partnership with the former Department of Planning, Transport and Infrastructure (now known as Planning and Land Use Services under the Attorney-General's Department), Department for Environment and Water, Department of Treasury and Finance and SA Health — commissioned BDO EconSearch and Tonkin Engineering to produce reports analysing the cost-effectiveness of the Code's proposed policies for urban residential infill including the up-front and long-term costs and benefits of the proposed policies to the individual household and the Greater Adelaide community.

The final forum was held in September 2020 at which the Commission's proposed improvements to the Code's Residential Infill Policies were presented. The policies were subsequently announced more broadly, ensuring community expectations for well-designed, quality infill housing that reflects modern living that promote housing diversity are being met through the Code.

5.9 Evaluation of Engagement

Mandatory Requirements

The Community Engagement Charter lists five mandatory requirements against the Consultation Categories as detailed in the graph below:

Consultation Category	Mandatory requirement
Proposals that are specifically relevant to a particular Council or Councils (where Council did not initiate the proposal).	That Council or Councils must be directly notified of the proposal and consulted.
Proposals that are generally relevant to Councils.	The Local Government Association must be notified in writing and consulted.
A proposal to enter a place within the Planning and Design Code as a place of local heritage value.	The owner of any land on which the place resides, must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.
A proposal to amend the Planning and Design Code to include any heritage character or preservation policy that is similar in intent or effect to a local heritage listing.	The owner of any land on which the place resides, must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.
Infrastructure delivery scheme.	Landowners affected by the scheme must be directly notified in writing of the scheme under section 166 of the PDI Act for a minimum of four weeks.

Three of these categories were applicable to the Phase Three (Urban Areas) Code Amendment consultation:

- a. Proposals that are specifically relevant to a particular council or councils
- b. Proposals that are generally relevant to Councils
- c. A proposal to amend the Planning and Design Code to include any heritage character or preservation policy that is similar in intent or effect to a local heritage listing.

The Commission met the mandatory requirements of the Charter via the following engagement activities, namely:

- a. Councils were directly notified by the Commission about the commencement of the Phase Three (Urban Areas) Code Amendment consultation period and invited to comment on the proposals. All Phase Three councils received a visit from a Commission member and/or a senior member of the Department and council liaison officer.
- b. The Local Government Association (LGA) was directly notified via letter by the Commission about the commencement of the Phase Three Amendment consultation period and invited to comment on the proposals.
- c. Owners of land were directly notified via letter of the proposal to include a Historic Area Overlay in the Code, and the availability a Historic Area Statements relevant to their property in 26 Phase Three

council areas. The draft statements were on consultation from 19 December to 28 February 2020, however due to some incorrect mailing addresses, some property owners were provided an additional two weeks to 13 March 2020 to ensure they had an appropriate amount of time to provide comment.

It's noted that the mandatory requirements related to a proposal to enter a place within the Code as a place of local heritage value did not apply to the Phase Three (Urban Areas) Code Amendment given regulation 12 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 prescribes that existing places of local heritage value designated under Development Plans will be taken to be a place of local heritage value under the Code (i.e. the Code did not propose to establish any new local heritage places).

Engagement Variances

The Commission's Planning and Design Code Engagement Plan outlined a broad range of council, industry and community activities to ensure that all interested parties were aware of the consultation period, the content of the Phase Three (Urban Areas) Code Amendment and the opportunities available to have a say.

The Commission delivered in full on the engagement plan except for the below variances:

Variance	Justification
Distribution of promotional postcard via letterbox drop.	The promotional postcard was distributed to councils and at public and industry events. The letterbox drop requirements of the engagement plan were met through the distribution of approximately 40,000 direct mail letters to inform landowners about the Phase Three Historic and Character Area Statements.
Pop-Up events for community in Urban areas	Community information sessions specifically about the Code were held in local community centres in lieu of organising pop-ups at larger scale community events i.e. the Royal Adelaide Show which were more costly and less targeted events.
Software to enable people to pin feedback on an online map.	Online surveys and submissions generally included address details, so the software was not considered an essential requirement for the purposes of understanding which suburbs Code feedback was coming from.
An intergenerational community panel engagement activity.	This activity sought to ascertain the views and feedback from a representative sample of youth. This was achieved through a panel involving the SA Young Planner (SAYP) division of the Planning Institute of Australia (PIA).
Invitation for Universities to join practitioner livestream webinars	Code updates were provided directly to university staff. In addition, Commission/Department staff accepted offers to give student lectures when requested.

5B. Code Amendment Engagement: Second Consultation

On 16 October 2020, the Commission endorsed the revised draft Phase Three (Urban Areas) Planning and Design Code (the revised Phase Three Amendment) for an additional six-week period of public consultation from 4 November 2020 to 18 December 2020. During this additional consultation period a total of 578 submissions were received.

The following section provides a summary of engagement activities undertaken as part of the Phase Three Amendment additional consultation period (4 November 2020 – 18 December 2020). A detailed description of all activities is provided in Attachment B.

5.1 Engagement Plan

The Commission prepared an Addendum to the Planning and Design Code Engagement Plan (Addendum) in accordance with the requirements of *State Planning Commission Practice Direction 2 (Consultation on the Preparation of a Designated Instrument) 2018*.

The Addendum was preceded by a detailed consultation of the Phase Three Amendment as set out in the original proposal, wherein the Phase Three Amendment was available for over five months of public consultation. The Commission and Department has continued to work in close collaboration with councils and stakeholder groups to strengthen the Phase Three Amendment since the close of formal submissions from the initial consultation.

The additional consultation was designed and undertaken as a more focussed program of consultation on to enable respondents to see firsthand how their submissions were addressed and reflected in the revised Phase Three Amendment.

As set out in the Addendum, through the additional six-week consultation, the Commission received final feedback on the changes to the revised Phase Three Amendment.

5.2 Engagement Objectives

The engagement objectives of this Addendum were to:

- Highlight the instrumental changes made to the Phase Three Amendment as a result of the submissions and feedback obtained over the past 12 months and more recently through the initial Phase Three Amendment consultation period.
- Provide all stakeholders the opportunity to experience the Code in the ePlanning platform and understand how it will work when implemented.
- The opportunity for practitioners, stakeholders and community to view the changes and improvements (new and amended policies) made in the updated Code in response to the feedback received and the chance to comment on new and amended policies in the Code as a result of previous engagement; i.e. overlays, zones, subzones, etc.
- Ensure practitioners, the broader industry, councils, elected members and community have the opportunity submit refinements and provide comment on any omissions or errors in the updated Code.
- Highlight each of the Phase Three Councils' top 10 topic/issues that have been addressed in the revised Phase Three Amendment.
- Provide an understanding of the next steps in implementing Phase Three (Urban Areas) of the Code.

5.3 Consultation Release

On 16 October 2020 the State Planning Commission (Commission) endorsed the revised Phase Three Amendment for an additional six-week period of public consultation.

The additional consultation commenced on 4 November 2020 with submissions invited until 18 December 2020. The consultation process was promoted via:

- A consultation page launch on the PlanSA portal
- A consultation page launched on the Department of the Premier and Cabinet's yourSAy website
- Print advertisements in regional and metropolitan newspapers
- Digital display advertising across all News Corp newspapers and magazine websites and InDaily's daily e-newsletter
- An engagement program of council and community information sessions
- Direct mail to councils, industry groups and community organisations
- Social media - Facebook (boosted posts), LinkedIn and Twitter
- Planning Ahead, Building Standard and yourSAy e-newsletters
- Explanatory videos on the Planning and Design Code

The revised draft Code was made available electronically on the PlanSA portal, including the proposed policy improvements and refinements (including new overlays and zones to better reflect local conditions and address areas of community concerns) made in response to the community's substantial and constructive feedback during the initial five-month public consultation process.

In addition, the Commission also an extensive range of education resources, community information sessions and webinars to support people's understanding of the proposed changes in the revised draft Code along with details on how to review the Code and how to make an online feedback submission using the Consultation/Code Feedback Tool.

In November 2020, as part of the additional consultation on the revised draft Phase Three (Urban Areas) Planning and Design Code Amendment (the revised Code), the Commission published a 'Summary of Post-Consultation Amendments' to assist councils, industry and community stakeholders understanding of the improvements/updates to the revised Code as well as address key issues and opportunities resulting from the initial consultation process.

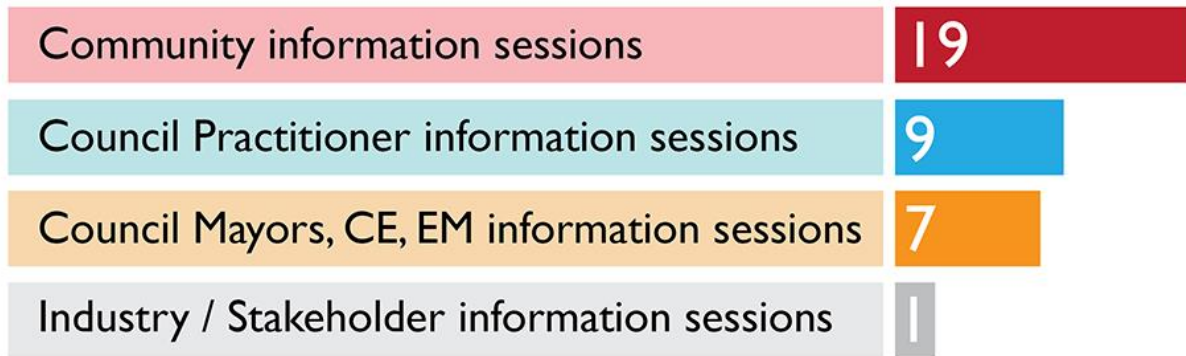
5.4 Engagement Events

A total of 37 information sessions were held across metropolitan Adelaide and large regional council areas during the additional Phase Three consultation period (4 November 2020 to 18 December 2020).

In November 2020 the State Government announced COVID-19 lockdown restrictions that required the Phase Three Consultation Community Information Sessions—originally scheduled in November 2020—to be postponed or moved online. Regional community information sessions (Port Lincoln, Mt. Gambier and Port Augusta) were moved online while the metropolitan community information sessions were rescheduled to the first two weeks of December 2020.

The online webinars provided everyone with the opportunity to learn more about the revised draft Code and how to lodge an online submission using the online Code Feedback Tool.

Phase Three Code (Urban Areas) Engagement Events Nov-Dec 2020



5.5 Support for enquiries

The Department established multiple ways for parties to ask questions or seek support in their understanding of the Code. This included a dedicated PlanSA Service Desk hotline and email, the PlanSA portal, comments via social media platforms, and the Government's 'yourSAy' website.

A range of educational resources and engagement activities including a series of community information sessions and online webinars were available to help support people's understanding of the proposed changes in the revised draft Code. People were able to submit formal feedback via the online Code Feedback Tool on the PlanSA portal, which included an instructional guide for assistance.

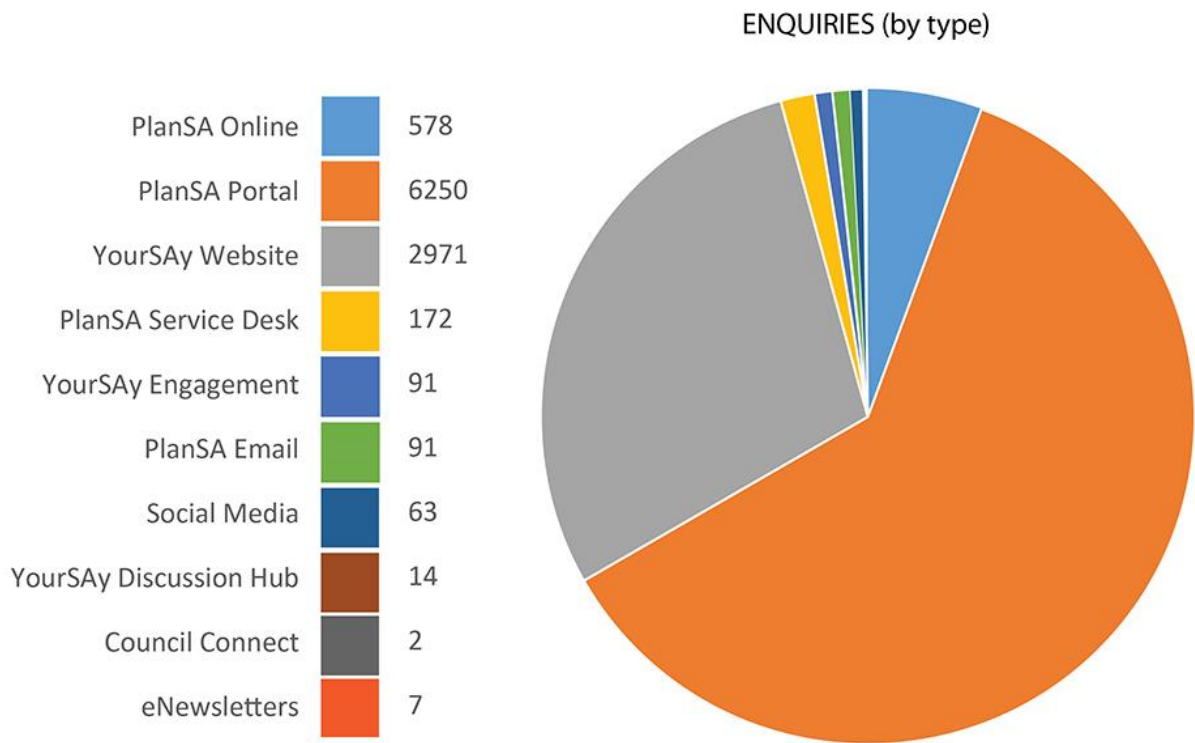
Alternatively, community members who preferred to provide their feedback via email were able to email their submissions to PlanSA@sa.gov.au and dlt.planningreformsubmissions@sa.gov.au.

A digital interface 'Council Connect' was also established for council planning professionals to provide feedback or ask questions in relation to the revised draft Code.

Over **263 public enquiries** were received over the additional consultation period via the PlanSA Service Desk hotline (172 calls) and PlanSA Service Desk emails (ii. 91 emails).

A dedicated page for the consultation process was established on the PlanSA portal. There were **6,250 visits** to this page during the Phase Two and Three consultation period with **5,600 visits** during the additional consultation period.

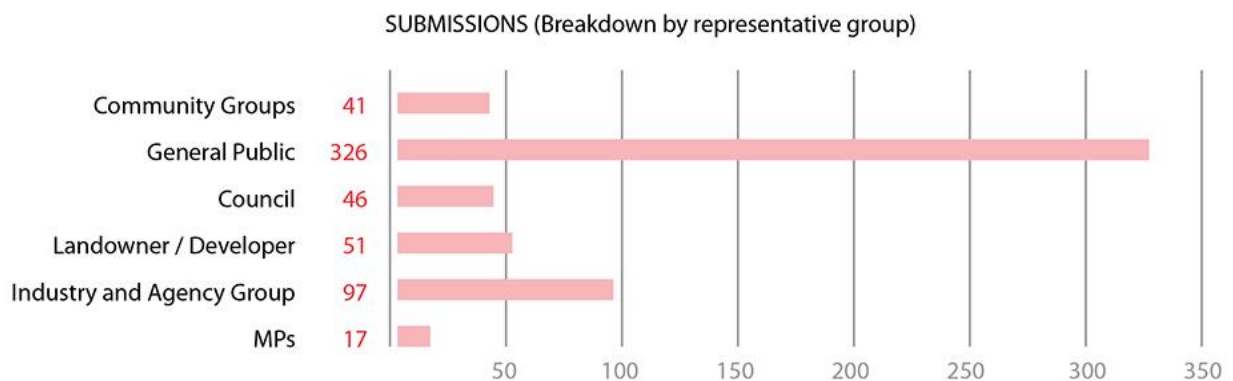
The Government's 'yourSAy' website achieved a combined reach of **32,737** and generated **2,971 visits** over both consultation periods. The yourSAy website featured several digital tools to assist with enquiries, including a discussion hub, links to community information sessions and PDF resources. A summary of the yourSAy online engagement results is provided in Attachment B.



Engagement events were held to support the additional consultation process with **6** Phase Three Amendment face-to-face information sessions conducted across metropolitan Adelaide and urban council areas during the six-week period. An additional **3** face-to-face information sessions were planned for the large regional councils; however, due to the second wave COVID-19 restrictions introduced by the State Government in November 2020, these three sessions were moved online for easy and safer access for regional participants.

5.6 Processing Submissions

A total of **578** submissions were received via email and online over both consultation periods, which have been published on the PlanSA portal—except where a request was received to keep it confidential.



The process for documenting submissions included the same elements as the used in the initial Phase Three Amendment consultation period (1 October 2019 to 28 February 2020).

5.7 Post-consultation workshops

A series of training and education workshops (via in-person or online event formats) were held during the second consultation period. A new schedule of training sessions for 2021 were commenced on Friday, 8 January 2021 to support council practitioners and key stakeholders in readiness for the implementation of the new system. The current [schedule of workshops](#) can be found on the PlanSA portal.

5.8 Evaluation of Engagement

Mandatory Requirements

Consultation Category	Mandatory requirement
Proposals that are specifically relevant to a particular Council or Councils (where Council did not initiate the proposal).	That Council or Councils must be directly notified of the proposal and consulted.
Proposals that are generally relevant to Councils.	The Local Government Association must be notified in writing and consulted.
A proposal to enter a place within the Planning and Design Code as a place of local heritage value.	The owner of any land on which the place resides, must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.
A proposal to amend the Planning and Design Code to include any heritage character or preservation policy that is similar in intent or effect to a local heritage listing.	The owner of any land on which the place resides, must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.
Infrastructure delivery scheme.	Landowners affected by the scheme must be directly notified in writing of the scheme under section 166 of the PDI Act for a minimum of four weeks.

Three consultation categories were applicable to the additional Phase Three (Urban Areas) Code Amendment consultation:

- i. Policy amendments or updates that are specifically relevant to a particular council / councils
- ii. Proposals that generally relevant to councils
- iii. A proposal to amend the Planning and Design Code to include any heritage character or preservation policy that is similar in intend or effect to a local heritage listing.

The Commission met the mandatory requirements of the Charter via the following engagement activities, namely:

- a. Councils were directly notified about the commencement of the Phase Three (Urban Areas) Code Amendment (Code Amendment) consultation period and invited to comment on the proposed updates.
- b. The LGA was directly notified about the commencement of the revised Code Amendment consultation period and invited to comment on the proposed updates.
- c. A range of materials and resources were development to assist councils, stakeholders and the community's understanding of the revised Phase Three Amendment.

- d. The revised draft Phase Three Amendment was made available electronically via the PlanSA portal, providing an opportunity for everyone to easily access and familiarise themselves with and comment on the revised planning policies for their area and to experience how the new planning system will operate once implemented.
- e. Additionally, a series of information and training sessions for councils, industry stakeholders and the community were held during the consultation period with an extended series of training and education sessions for practitioners that commenced in January 2021 in readiness for the implementation of the new system.
- f. The Department hosted weekly online forums with council staff before, during and after the consultation period

Engagement Variances

A range of council, industry and community information and training sessions were held to ensure that everyone had the opportunity to review and have a say on the changes and improvements made to the Phase Three (Urban Areas) Code Amendment, implemented as a result of feedback received from the initial five-month consultation.

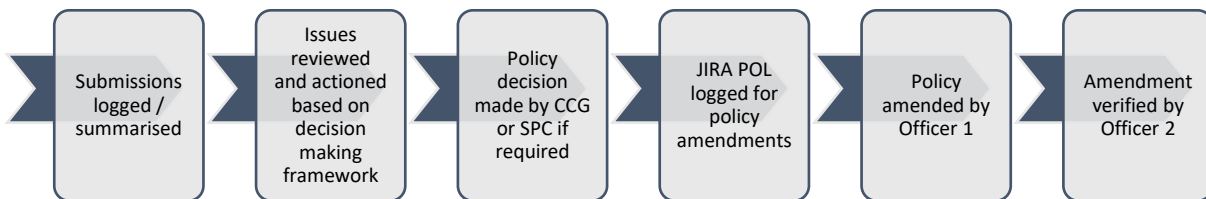
The Commission delivered on the on addendum Planning and Design Code Engagement Plan for the additional consultation period, except for the variances:

Variance	Justification
Community information sessions in large regional town councils	Three community information sessions originally scheduled to take place in November had to be cancelled due to COVID-19 lockdown restrictions introduced in November 2020. These three sessions were rescheduled and presented as online webinars to provide regional communities safe and easy access.
Community Open House / Drop-in sessions (ODASA / 50 Flinders)	Community information sessions specifically about the Code were held in local community centres. However, due to COVID-19 restrictions, the open house and drop-in sessions were converted to online webinar sessions to facilitate safe and easy access while meeting COVID-safe requirements.

6. Amendment Process

The process for undertaking policy amendments can be summarised as depicted below.

Code Policy Amendment Process



6.1 Original consultation

The process for documenting submissions and progressing amendments in response to the submission received through the original consultation included:

- A submissions register to track and record issues raised either via a formal submission (received online or via email) or an engagement event or activity
- A decision-making framework to theme and triage the above issues
- an issues register to record all amendments requested to the Code Amendment
- a process to progress the request and recommendation. Depending on the complexity of the request, the decision was considered and recorded by:
 - Department staff, for straightforward policy amendments and technical correction
 - a Code Control Group (CCG) made up of senior Departmental staff to consider and provide direction, in relation to complex policy and spatial issues
 - a workshop with the Commission, on strategic or significant policy issues
- Once a decision was reached, the amendment was logged in an online system (JIRA) to track amendments to the Code's policy or spatial layers through review, approval, implementation and verification.

6.2 Second consultation

This process included submissions logged and issues summarised in a Submissions Register under separate stakeholder categories (such as industry, Local Government, community groups, general public etc.).

Logged issues were then reviewed by Code Policy team members and investigated based upon merit. A decision making framework was established which detailed the type of policy conditions to be made under delegated authority, as opposed to CCG decisions and Commission decisions. CCG and Commission policy decisions were recorded in a key decision document spreadsheet.

Once appropriate decisions had been made regarding policy issues, policy decisions requiring amendments were detailed and logged in JIRA as individual policy amendment instructions. These were approved by senior team members of the Code Development team, and actioned by a policy team member in the electronic Code. Once completed, each change was verified by a separate policy team member and closed.

7. Glossary

Acronym	Term	Meaning
AEP	Annual Exceedance Probability	The probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.
AGD	The Department	Attorney-General's Department
-	PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>
BCA	Building Code of Australia	An edition of the Building Code of Australia published by the Australian Building Codes Board in the National Construction Code series (forming part of the Building Rules under the PDI Act)
-	The Code	The Planning and Design Code, being a statutory instrument under the Act for the purposes of development assessment and related matters within South Australia.
-	Phase Three Amendment	The Phase Three (Urban Areas) Planning and Design Code Amendment
-	Phase Two Amendment	The Phase Two (Rural Areas) Planning and Design Code Amendment
CWMS	Community Wastewater Management System	Local Government is responsible for effluent and some sewage collection, treatment and disposal services for country towns known as Community Wastewater Management Systems.
DEW	Department for Environment and Water	Department for Environment and Water
SPC	Commission	The State Planning Commission
DO	Desired Outcome	Desired outcomes form part of the Assessment Provisions in the Code's policies, and set the overall outcomes sought by a particular zone, subzone, overlay or general development policies. DOs are used in assessment of a 'performance assessed' or 'restricted' development application.
DPTI	The Department	The former Department of Planning, Transport and Infrastructure
DPF	Designated performance feature	A 'designated performance feature' is the same policy as a 'deemed-to-satisfy' criteria, but applied in the context of a performance-assessed development application.
DTS	Deemed-to-satisfy	Refers to either: 1. The development classification 'deemed-to-satisfy'; or

		2. The 'deemed-to-satisfy' criteria that a development application must meet in order to be classified as 'deemed to satisfy'.
EPA	Environment Protection Authority	Environment Protection Authority
GI	Green Infrastructure	Green Infrastructure is the network of green places and water systems that delivers multiple benefits to urban communities. This network includes parks and reserves, backyards and gardens, waterways and wetlands, streets and transport corridors, pathways and greenways, orchards, plazas, business and institutional green areas, roof gardens and living walls, sports fields and cemeteries.
-	'Generation' of the Code	'Generation' refers to a version of the Planning and Design Code, with Generation 1 implemented on 1 July 2020. Not to be confused with 'phases' of the Code, which refers to the three-phase initial implementation approach.
-	'Phase' of the Code	A Code 'Phase' refers to the three-phase initial implementation approach of the Planning and Design Code.
PO	Performance Outcome	Performance outcomes form part of the Assessment Provisions in the Code's policies, and are used in assessment of a 'performance assessed' or 'restricted' development application.
-	ResCode	The 'Residential Code' pathway for complying dwellings under the <i>Development Act 1993</i> .
ROSASSP	Renewing Our Streets and Suburbs Stimulus Program	Renewing Our Streets and Suburbs Stimulus Program involved renewing aged South Australian Housing Trust dwellings to create better quality social housing, increase housing choice and affordability, and enhance the liveability of South Australia.
SAPPL	South Australian Planning Policy Library	The state's current planning policies are contained in the South Australian Planning Policy Library. The library encourages best practice policy application and a consistent development plan format across the state. https://www.sa.gov.au/_data/assets/pdf_file/0014/13055/SA-Planning-Policy-Library-Version-6.pdf
TNV	Technical or Numeric Variation	Technical or Numeric Variations comprise spatial data which can populate policies in the Code's zones, subzones, overlays or general development policies.
	Update Report	The <i>Planning and Design Code: Phase Three (Urban Areas) Code Amendment - Update Report</i> released by the Commission in December 2019
WSUD	Water sensitive urban design	Water sensitive urban design promotes the sustainable use, re-use and management of water in the places we live, work and play. This design approach integrates the total water cycle and water from all sources, including rainwater, storm water, groundwater, mains water and waste water, into urban development and building.

		<p>WSUD can be applied to residential, commercial and industrial developments and buildings, at the scale of a single house, to a single street, to a suburb, up to a whole city for the efficient use of our scarce water resources. Techniques range from the storage, treatment and use of runoff, to water-efficient landscaping.</p>
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