



Wednesday 4 November 2020

Public consultation now open on revised Planning and Design Code

Today, the State Planning Commission has released the revised draft Phase Three Planning and Design Code covering South Australia's metropolitan areas and large regional towns and cities for six weeks of public consultation from Wednesday 4 November to Friday 18 December 2020.

The Planning and Design Code (the Code) is the cornerstone of South Australia's new planning system and will offer a single, consolidated set of planning 'rules' for assessing development applications across the state.

The revised draft Phase Three Code is available electronically via the PlanSA portal and includes details of the Commission's proposed policy improvements following an initial five month period of public consultation.

This additional consultation will provide everyone with an opportunity to 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.

"The Commission has incorporated extensive feedback from councils, industry and the community in the revised draft Phase Three Code. This next stage of consultation gives everyone an opportunity to not only review these refinements but to further familiarise themselves with the new system before it goes live in 2021," said Michael Lennon, Chair of the State Planning Commission.

"To help support people's understanding of the proposed changes to the draft Phase Three Code, we have released a [Summary of Post Consultation Amendments](#) that outlines the key differences to the version previously released on consultation and clearly demonstrates that we have listened to the concerns of the community," said Mr Lennon.

Key areas of change in the revised Planning and Design Code include:

1. More localised policy to reflect neighbourhood characteristics
2. Inclusion of existing Contributory Items as 'Representative Buildings'
3. Raising the Bar on Residential Infill standards
4. Greenlight for new greenfield and master planned neighbourhoods on urban fringe
5. Establishment of strategic innovation zones to support new investment
6. Protection for trees and incentives for tree planting and water sensitive urban design
7. Extensive policy on flooding and related mapping



Some of the changes the Commission is proposing to the Phase Three Code will have an effect on the current Code that is already in operation in the rural and outback areas of South Australia.

“These proposed changes are additional enhancements to the Phase Two Code currently in operation in the State’s outback and rural areas, which will benefit users of the system as well as deliver performance benefits to rural areas through the new system.”

Since 31 July 2020, nearly 1,500 rural and outback development applications have been submitted via the new ePlanning system, with more than a third already granted planning approval.

“We are seeing first-hand in rural South Australia that the Code and associated ePlanning platform is making the planning process quicker, simpler and more equitable than ever before,” said Mr Lennon.

Following the close of consultation, the Commission will consider the submissions and make a recommendation to the Minister for Planning and Local Government, the Honourable Vickie Chapman MP, to implement the State’s new planning system in the first quarter of 2021.

In conjunction with consultation on the draft Phase Three Code, the Commission is also releasing the *Practice Direction - Site Contamination Assessment* for public consultation. This Practice Direction sets out the procedural requirements that apply in relation to the assessment of potential site contamination when land use changes to a more sensitive use.

All South Australians are urged to have your say on the revised draft Phase Three Planning and Design Code by visiting the PlanSA portal at <http://consult.plan.sa.gov.au/>.

For further information, contact the PlanSA Service Desk on 1800 752 664 or by email Plansa@sa.gov.au

-ends-

Contact: Emma Williams, emma.william3@sa.gov.au, 0413 985 291

How to provide feedback:

You can browse the Code and access the policy relevant to your address using the online Planning and Design Code.

- Link to the online Planning and Design Code
<https://consult.code.plan.sa.gov.au/>



You can provide feedback on specific policy within the draft Code via the Code Feedback tool.

- Link to Code Feedback tool
<https://consult.planninganddesigncode.plan.sa.gov.au/>

Alternatively, members of the community may prefer to submit their feedback by email

- Submission email address:
DIT.PlanningReformSubmissions@sa.gov.au

Supporting materials:

A range of materials have been developed to assist the community's understanding of the revised Phase Three Code, and can be accessed via the PlanSA portal, including:

- *A Summary of Post Consultation Amendments* - outlines the key improvements in response to the feedback received on the draft Phase Three Code
- A video message from the Chair of the State Planning Commission - highlights the key changes in the revised Phase Three Code
- An Instructional guide and video on how to provide feedback using the Code Feedback tool
- Brochures and fact sheets on key aspects of the revised Phase Three Code
- A calendar of engagement activities including in person events and online webinars during the consultation period
- A set of Frequently Asked Questions

Key Facts:

- 72 individual Development Plan replaced by one unified, state-wide Code
- 23,000 pages transformed into one electronic Code available online 24/7
- 1500 zones reduced to 59 overlays, 63 zones and 58 sub-zones
- Paper based system into a fully digital ePlanning platform
- Development applications assessed by fully qualified and accredited professionals