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30 - September 2020

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Hon Vickie Chapman MP  
Deputy Premier  
Minister for Planning and Local Government  
GPO Building  
10 Franklin Street  
ADELAIDE SA 5000

BY EMAIL: [AttorneyGeneral@sa.gov.au](mailto:AttorneyGeneral@sa.gov.au)

Dear Deputy Premier,

### STATE PLANNING COMMISSION ANNUAL REPORT 2019-20

Please find **enclosed** the State Planning Commission Annual Report 2019-20 provided pursuant to Section 32(1) of the *Planning, Development and Infrastructure Act 2016* (PDI Act).

Please note that section 32(3) of the PDI Act requires that the report be tabled before both Houses of Parliament within six sitting days of receiving this letter.

Please contact Chelsea Lucas, Team Leader Governance, Planning and Land Use Services, Attorney General's Department on 7109 7821 should you have any questions.

Yours sincerely

A handwritten signature in blue ink that reads "Michael Lennon".

**Michael Lennon**  
Chair

### Appendices

1. State Planning Commission 2019/20 Annual Report



**Government  
of South Australia**

# STATE PLANNING COMMISSION

## **2019-20 Annual Report**

STATE PLANNING COMMISSION

Level 5, 50 Flinders Street, Adelaide 5000  
GPO Box 1815, Adelaide 5000

[www.saplanningcommission.sa.gov.au](http://www.saplanningcommission.sa.gov.au)

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Date presented to Minister: 30 September 2020

To:

Hon Vickie Chapman MP

Deputy Premier

Minister for Planning and Local Government

This annual report will be presented to Parliament to meet the statutory reporting requirements of the *Planning, Development and Infrastructure Act 2016*, the *Planning, Development and Infrastructure (General) Regulations 2017* and the requirements of Premier and Cabinet Circular *PC013 Annual Reporting*.

This report is verified to be accurate for the purposes of annual reporting to the Parliament of South Australia.

Submitted on behalf of the STATE PLANNING COMMISSION by:

Michael Lennon

Chair

Date 30.9.20

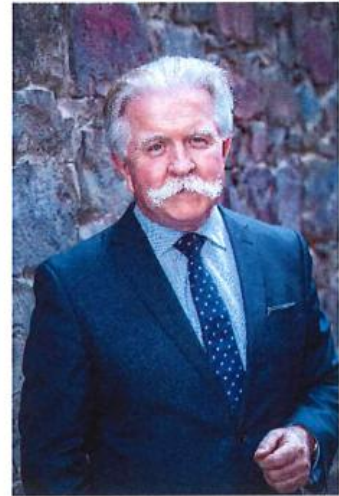
Signature Michael Lennon

## From the Commission Chair

The State Planning Commission is a non-partisan overarching body that provides advice and leadership on planning and development in South Australia.

In 2019-2020 the Commission continued to meet the requirements of the *Planning, Development and Infrastructure Act 2016* to deliver on the implementation of the State's planning reform program as well as a range of broader planning initiatives to support South Australia's future development.

Specifically, the State Planning Commission has achieved the following important reform milestones during the reporting period:



- Released a discussion paper on People Neighbourhoods to investigate the makeup of SA's population and the structure of our neighbourhoods, and propose a range of new planning policies to improve residential infill development as part of the new Planning and Design Code (the Code);
- Released a discussion paper on Renewable Energy Policy to update existing planning policies and ensure they keep pace with the rapidly changing technology and new forms of energy generation, storage and distribution;
- Developed and released Practice Directions on Inspection Policies and Site Contamination Assessment for public consultation, outlining the proposed inspection levels and assessment requirements under the PDI Act;
- Consulted on three Ministerial Building Standards relating to external sound control, on-site stormwater retention and requirements for bushfire prone areas;
- Released the draft Planning and Design Code for both Phase Two (Rural Areas) and Phase Three (Urban Areas) for public consultation, providing South Australians with a five month opportunity to provide submissions and feedback on the proposed planning policies;
- Released Historic Area and Character Area Statements for Council areas within both Phase Two and Phase Three for public consultation, that will help identify and articulate key elements of local importance;
- Published an Update Report on the draft Phase Three (Urban Areas) Code halfway through the consultation period to highlight feedback received to date and key opportunities for its improvement;
- Undertook a comprehensive engagement program in rural and metro South Australia, with more than 260 community, industry and council consultation sessions conducted across the State;
- Considered the 237 submissions received on the Phase Two Code and 1790 submissions on the Phase Three Code, publishing a What We Have Heard Report for each Phase that summarised the communities' feedback;
- Undertook a month-long period of stakeholder validation and community familiarisation of the revised Phase Two Code to assist with business readiness and training prior to its implementation, and
- Finalised and published the Engagement Report for the Phase Two Code, outlining recommended changes to the draft Code in response to community feedback.

- Prepared the Code for rural areas of the State in the lead up to go-live from 31 July 2020.

2019/20 has also been extremely busy for the Commission and its Committees more broadly, with the following outputs:

- Reinvigorated the State Commission Assessment Panel membership appointing a new Presiding Member and four new members via a public Expression of Interest process;
- Established a Building Technical Panel (formerly known as the Building Committee), appointing one new ordinary member and six new occasional members via an Expression of Interest process;
- Through SCAP, assessed over 511 land use applications with a development cost of \$ \$2.147billion (FY2019-20), supporting the State's private investment and enhancing residential, commercial and retail projects, mixed-use development along public transit corridors and business opportunities in both regional and out of councils areas;
- SCAP also provided planning advice to the Minister for 291 crown development applications with a development cost of \$3.706billion (FY2019-20), supporting state infrastructure investment, including educational facilities, hospitals, ports and renewable energy projects, which improve community facilities and support local economies through new jobs and services;
- Partnered with the University of South Australia, Office of Aging Well and several councils on a Co-Housing Project to consider alternative forms of housing in metropolitan Adelaide;
- Undertook a pilot project with the City of Onkaparinga on the first stage of a Metropolitan Growth Management project;
- Initiated an "Agency Reference Group" and a series of Infill Forums to look at ways to improve the quality of residential infill across Adelaide, and commissioned two options analysis reports on Stormwater Management and Urban Tree Canopy Cover;
- Advised the Minister on a number of Development Plan Amendments including Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area Development Plan Amendment, Morphettville Racecourse Development Plan Amendment and Lonsdale Residential Development Plan, and
- With the Office of Design and Architecture, developed and consulted on a draft Local Design Review Scheme to improve access to independent design expertise and assist with informed decision-making during development assessment.

The Commission has taken significant steps forward in the legislative requirements to deliver a new planning system for South Australia during 2019-20 that will ultimately provide a simpler, faster and more transparent process for planning and development across the State.



Michael Lennon

**Chair**

State Planning Commission

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## Overview: about the State Planning Commission

### Our strategic focus

<p><b>Our Purpose</b></p>	<p>As the State's principal planning advisory and development assessment body established under section 17 of the <i>Planning, Development and Infrastructure Act 2016</i> (the Act), the State Planning Commission is accountable to the Minister for Planning and Local Government for the administration of the Act</p> <p>The Commission's role is also to further the objectives and principles of the Act (as provided in section 12 and 14 of the Act). This includes acting in the best interests of all South Australians, to encourage state-wide economic growth, to support liveability in ways that are ecologically sustainable, and to meet the needs and expectations, and reflect the diversity, of the State's communities by creating an effective, efficient and enabling planning system.</p> <p>As a statutory authority, the Commission exists for a public purpose, and is required to both comply with and to implement government policy and existing legislation using the powers and functions provided in sections 22 and 23 of the Act.</p>
<p><b>Our Goal</b></p>	<p>To deliver an outstanding planning system that:</p> <ul style="list-style-type: none"> <li>• Engages and serves the citizens of South Australia in building prosperous communities;</li> <li>• Is based on evidence and research;</li> <li>• Leads to effective stewardship of the State's assets and resources; and</li> <li>• Is ambitious, enterprising and aspirational.</li> </ul>
<p><b>Our Principles</b></p>	<p>The State Planning Commission will:</p> <ul style="list-style-type: none"> <li>• Act lawfully;</li> <li>• Act impartially;</li> <li>• Maintain the confidence of Government, the Parliament and the community;</li> <li>• Work across government and with business and community; and</li> <li>• Deliver results.</li> </ul>

### Our organisational structure

The **State Planning Commission** was established on 1 April 2017.

The current membership of the State Planning Commission (as at 30 June 2020):

Michael Lennon, Chair – 1 November 2018 – 31 October 2021

Helen Dyer, Member – 1 November 2018 – 31 October 2021

Craig Holden, Member – 1 November 2018 – 31 October 2021

Allan Holmes, Member – 30 May 2020 – 31 October 2021

Sally Smith, Ex-Officio – 29 May 2020 – 31 October 2021