

Retail

What is the Planning and Design Code?

The Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020. The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online 24/7.

Context

Shopping centres and main streets are the heart of vibrant and connected communities and support South Australia's growth and development. For many years, planning policy has supported a centres hierarchy approach, from regional and district level shopping and services through to neighbourhood and local centres providing for smaller scale conveniences. This has stood us in good stead and seen communities well supported by retail and other services. However, the nature of retailing and in particular how we shop and receive services is changing. We have also seen new types of shopping and service industries enter the South Australian market, the revitalisation of main streets and high streets within our communities, greater opportunities for mixed use development as industries evolve and co-locate, as well as the continuing need to accommodate large format outlets such as homemaker centres and new distribution models. The Planning and Design Code needs to accommodate these changes and as such the State Planning Commission is seeking your views on the draft Code.

Below is an outline of the key proposals in the Code to assist you in making a submission.

What are the benefits?

The Planning and Design Code will assist the state to support retail activity by:

- Encouraging shops in 'activity centre' and 'main street' zones, but allowing small shops in other areas.
- Reducing red tape by allowing new businesses including shops, offices and consulting rooms to move into existing commercial premises without lengthy planning approvals.
- Promoting above-ground-level apartments in activity centres, where residents benefit from convenient access to shops, services and transport.
- Promoting 'main street' areas with a focus on good design, interesting shopfronts, sheltered pedestrian footpaths and areas for visitors to meet, relax and entertain.
- Enabling shopping centres to expand by allowing shops opposite/adjoining existing centres and improving the range of shopping options in convenient locations.
- Removing barriers to innovation and efficiency by allowing business to install things like solar panels without planning approval.
- Enabling bulky goods outlets (such as home furniture stores) to operate in industrial type areas which are suited to large-size warehouse-style buildings.

What does the Code focus on?

- 'Activity centre' and 'main street' zones will contain our key shopping precincts with a range of community services and facilities to provide a 'one-stop-shop' for visitors.
- 'Activation' of streets by promoting ground-level shopping, restaurants and entertainment to enhance vibrancy and safety both day and night.
- Consistent car parking rates for new development.
- Allowing taller buildings within the heart of 'activity centres', while limiting impacts on nearby houses through building envelopes and lower building heights near residential areas.

Want to know more?

The State Planning Commission released its [Productive Economy Policy Discussion Paper](#) in November 2018 which outlined the opportunities and challenges within South Australia's retail sector.

For details of policies in shopping centres and main streets, see the following draft zones in the Planning and Design Code:

- Urban Activity Centre Zone
- Suburban Activity Centre Zone
- Township Activity Centre Zone
- Urban Corridor (Main Street) Zone
- Suburban Main Street Zone
- Township Main Street Zone

For policy on bulky goods outlets in industrial areas, see the following zones:

- Employment Zone
- Suburban Employment Zone

For further information on the Code, you can visit the SA Planning Portal at:

www.saplanningportal.sa.gov.au/en/have_your_say