

# SA's NEW PLANNING SYSTEM

Welcome to today's community drop-in session. We encourage you to view the following information panels, meet members of the team and ask questions.

Today provides you with an opportunity to learn more about the most significant planning reform that is taking place in South Australia's history.

PlanSA is South Australia's new, modern planning system that will completely modernise how planning and development is undertaken and will help shape the communities we want to live and work in, both now and into the future.

The new planning system is governed by the *Planning, Development and Infrastructure Act 2016* (PDI Act) which will replace the *Development Act 1993* when fully implemented across the state in 2021.



## How do you get involved today?

Ask questions and ensure that you have the information you need to:

- 1** access the online Code and Code Feedback tool
- 2** understand the changes to the revised draft Planning and Design Code
- 3** provide a submission to the State Planning Commission.

# VISION

## The new planning system

Australia's first state wide integrated ePlanning platform, which can be accessed at [www.plan.sa.gov.au](http://www.plan.sa.gov.au), brings together:

- 1 PlanSA portal
- 2 Online Planning and Design Code (the Code)
- 3 South Australian Property and Planning Atlas (SAPPA)
- 4 Electronic Development Application Processing (DAP) system

PlanSA includes the new online Code and ePlanning platform for South Australia, replacing hard copy development plans and the manual processing of development applications.

You will experience a simpler online planning system with everything in one place and a range of benefits.



### Accessibility

- Easier access to information which is digital by default
- Seven days a week access



### Visibility

- Online lodgement and monitoring of applications
- Map of applications



### Efficiency

- Faster decisions for simple applications
- Better pathways for complex applications



### Knowledge

- Better data and analytics to monitor the system

This information and access gives us real time information and insight into what applications are lodged, what they are for and how long they took to get through the approval processes providing the ability for continual and responsive changes to improve the planning system.



### Performance

- Efficient ePlanning system changes to respond to changing regulations and procedures

# ePLANNING PLATFORM

## The PlanSA portal

The PlanSA portal [www.plan.sa.gov.au](http://www.plan.sa.gov.au) provides the entry point to the new planning system for South Australia.

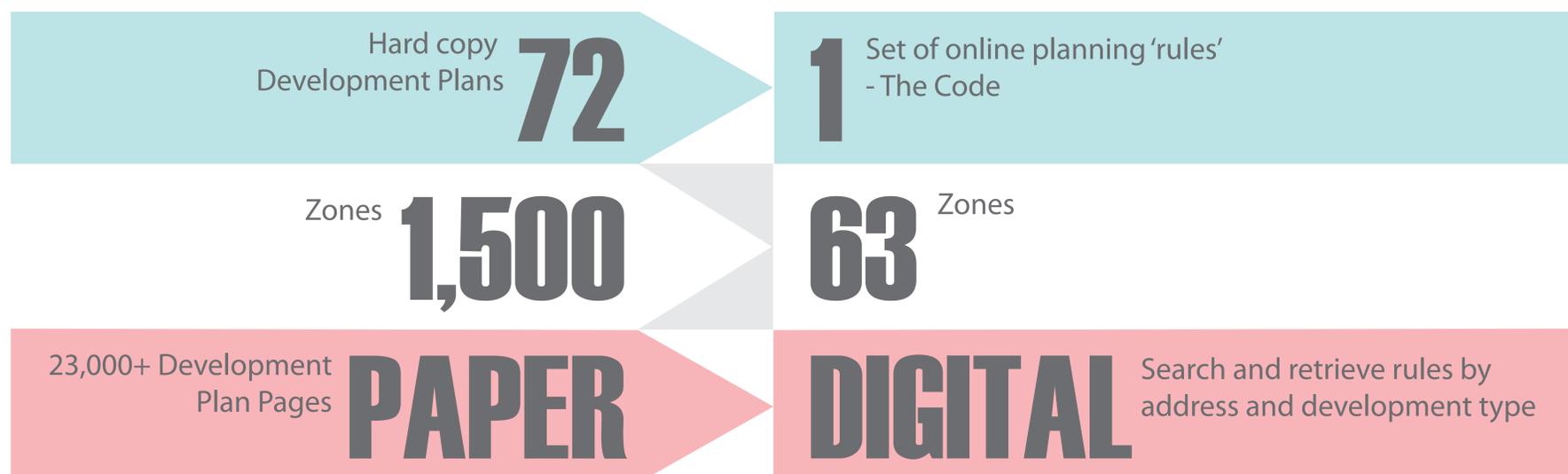
Through PlanSA, the planning and development system is taken online and provides a one-stop shop website for information, online services and community participation relating to the South Australian planning system.

South Australians will have the planning information they need at their fingertips, and will be able to access the planning system 24 hours a day using their computer, phone or tablet.



## The Planning and Design Code

The Code is the cornerstone of South Australia's new planning and development system and is a statutory instrument under the PDI Act for the purposes of development assessment and related matters within South Australia.



The Code will help everyday South Australians navigate the planning system when building a house, developing a business or progressing large commercial developments.

You can view and browse the Planning and Design Code, search for what policies apply to a particular address or what policies apply to a particular development.

### The Code is used for:

- Determining the rules that apply to your land
- Finding out the relevant assessment pathway that applies to your development
- Commenting on a re-zoning proposal for a particular site / land.

# ePLANNING PLATFORM

## Development Application Processing system (DAP)

The DAP system is used to lodge or manage development applications for assessment.

Applicants, organisations and practitioners can all use the DAP system to streamline the application process.

### The DAP system is used for:

- Lodging development applications online
- Tracking the progress of a lodged development application through the assessment process
- Assessing applications as a Relevant Authority and include feedback provided by a Referral Body
- Issuing online decisions and digital notifications
- Monitoring countdown clocks to ensure actions are met within designated timeframes.

**Referral Body** - Some developments are in locations or involve activities that require the application to be sent to government agencies or other bodies. Referrals are required when the development proposed may impact on or may be affected by services or matters that other authorities have control over or an interest in.

**Relevant Authority** - The decision-maker who assesses the development application. Depending on the assessment pathway, this could be an Assessment Manager from council, an independent accredited professional, State Planning Commission or relevant panel.

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## South Australian Property and Planning Atlas (SAPPA)

SAPPA is a map-based application which displays where the planning zone boundaries and overlays of the Planning and Design Code apply. These are mapped against the individual property boundaries with the ability to turn on and off property, planning, environmental and infrastructure layers to create a custom view depending on what you are searching for.

You can search for a property by address, a plan parcel or certificate of title number.

If you don't know an address, you simply navigate through the map and drop a pin on the desired property.

### SAPPA is used for:

- Finding out the zoning for a particular property or area
- Determining the overlays applicable to a property
- Searching land division applications that have been lodged at any point in time.

# PAST ENGAGEMENT

## How we got here

The development and implementation of our new planning system has been carried out in three phases, working in collaboration and engaging with council, industry and communities prior to the various stages of implementation.

### **Phase One Code (Outback) Community Consultation (Feb 2019)**

Phase One of the Planning and Design Code underwent a month of public consultation and is now operational across South Australia's outback and coastal water areas.

### **Phase Two Code (Rural) Community Consultation (Oct/Nov 2019)**

Phase Two of the Planning and Design Code underwent two months of public consultation and is now operational across South Australia's rural areas.

### **Phase Three Code (Urban) Community Consultation (Oct 2019 – Feb 2020)**

Five month opportunity for community to review and provide submissions on the draft Phase Three Planning and Design Code which will be applied across the state (including metropolitan areas and larger regional cities).

### **Release of the draft Phase Three Code (Urban) What We Have Heard (Jun 2020)**

High level summary of feedback received during consultation.

### **Revised draft Phase Three Code (Urban) Council Collaboration (Sep/Oct 2020)**

Opportunity for councils to provide feedback on revised draft Phase Three Code.

### **Release of the Summary of Post Consultation Amendments (Nov 2020)**

Summary of proposed improvements to the revised draft Phase Three Code (Urban) as a result of the submissions and feedback received to date.

### **Revised draft Phase Three Code (Urban) Community Consultation (Nov/Dec 2020)**

Six week opportunity for community to review and provide submissions on the revised Phase Three Planning and Design Code.

## Key Changes to the planning system

Key areas of change in response to community feedback:

- More localised policy to reflect neighbourhood characteristics
- Inclusion of existing Contributory Items as 'Representative Buildings'
- Raising the bar on residential infill standards
- Streamlined assessment for houses in new greenfield and master planned developments
- Establishment of strategic innovation zones to support new investment
- Protection for trees and incentives for tree planting and water sensitive urban design
- Extensive policy on flooding and related mapping.

# KEY POLICY CHANGES

## in response to Consultation

### Revitalising Retail

In the early stages of developing the Code, retail was the subject of a high level of feedback in response to the Productive Economy Discussion Paper (Nov 2018). Most feedback advocated for the transition, update and consolidation of the existing contemporary retailing and activity centre zone policies to the Code where possible, while others advocated for more flexibility for out-of-centre retailing such as homemaker centres.

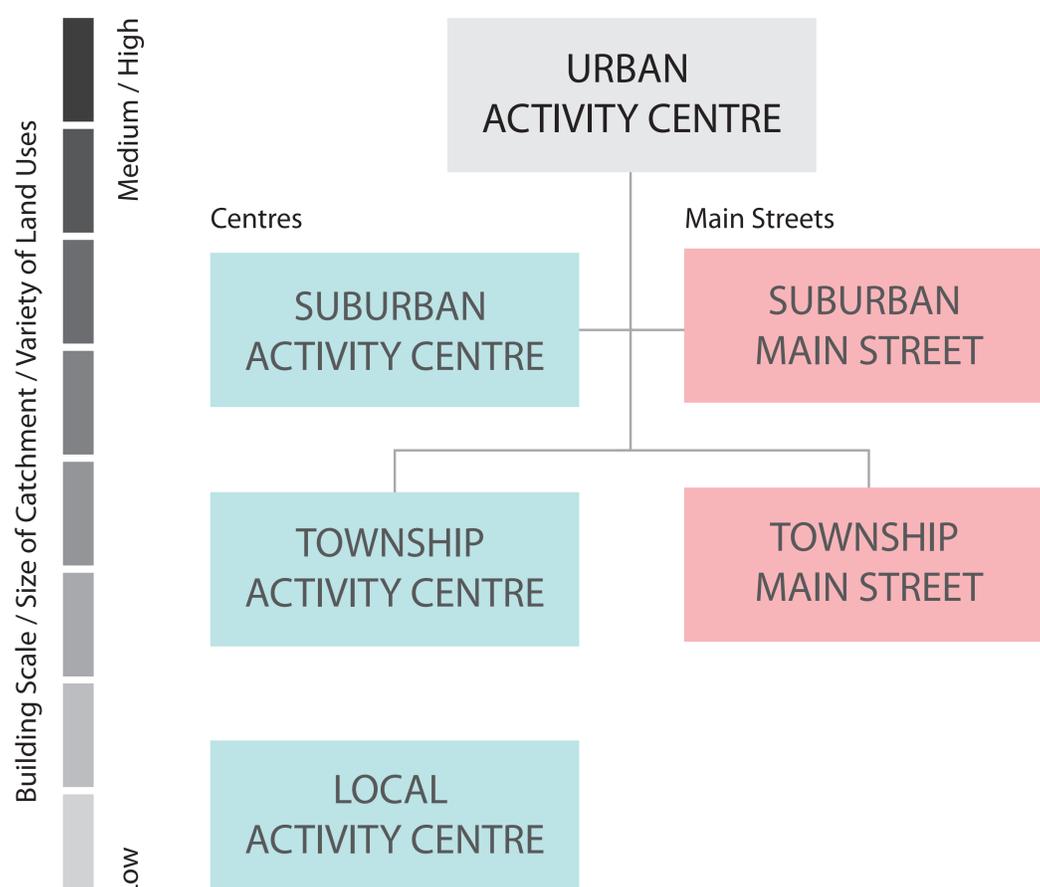
From the formal consultation (October 2019 to February 2020), the key feedback focussed on four main themes:

- The Activity Centre hierarchy
- Out of centre retail activities
- Building height
- Dwellings in centres

### Key Benefits

- Increased access to retail services while preserving the vibrancy of existing centres
- Allowing new businesses to move into existing commercial premises within centres without lengthy planning approvals
- Above-ground-level apartments in activity centres provide convenient access to shops, services and transport
- Champion good design in main street areas encouraging visitors to meet, relax and entertain
- Expansion of shops to opposite/adjoining existing centres to improve convenient locations
- Supports innovation and efficiency by allowing businesses to install things (e.g. solar panels) without planning approval
- Enabling bulky goods outlets (e.g. home furniture stores) to operate in industrial type areas
- Introduce a Technical and Numeric Variation to allow for a maximum building height to be specified in relevant centres and main streets, consistent with current development plans
- Introduce new Local Activity Centre Zone and spatially apply it to the existing centre zone locations.

## ACTIVITY CENTRE HEIRARCHY IN THE PHASE THREE CODE



# KEY POLICY CHANGES

in response to Consultation

## Preserving our Green Infrastructure - Environment

Natural resources and the environment underpin South Australia's economic prosperity and social wellbeing. Our increasing desire to live in urbanised areas highlights the importance for us to remain connected to nature in these built up areas, particularly through our green infrastructure networks, which will become increasingly important for our health, happiness and wellbeing.

### Key Benefits

- Native vegetation considered up-front in the planning process to avoid unnecessary clearance
- Additional policy reinstated for protection of both Regulated and Significant trees to better reflect current Development Plan policies
- Protect environmentally sensitive locations through the Conservation Zone
- Contribute to green infrastructure and urban tree canopy by introducing minimum requirements for landscaping and tree planting.
- New Urban Tree Canopy Overlay to ensure provision of trees in urban infill areas



Trees and plants make a good city great!



Cooler Urban Areas



Healthier, happier & more productive people



Improved air quality



Boosted Economy



Water Management



Property value in leafy streets can be up to

**20% HIGHER**

than similar properties in treeless streets

Despite our hot, dry climate, we can mitigate the urban heat island effect by growing our urban tree canopy and retaining water in urban landscapes.

Adelaide's average number of hot days above 35 degrees is predicted to increase by up to 47 days per year by 2070



# KEY POLICY CHANGES

in response to Consultation

## Heritage and Character

Heritage and character plays an important role in the social and cultural fabric of South Australia's metropolitan and regional communities. Through a new policy approach, the revised Code intends to preserve and protect our unique heritage and character with some important changes made in response to community feedback.

## Key Benefits

- Accurate map of all places of significance with more transparency and accessibility
- Consistent, equitable and fair application of demolition controls
- Consistent policy to guide development adjacent to a Heritage Place (now mapped and easily identified)
- Elevates the role of the Minister for Sustainability, Environment and Conservation in State Heritage planning decisions
- Elevate the role of State Heritage Guidelines and Statements of Significance for State Heritage Areas and State Heritage Places within the planning system
- Build in local policy that reflects the character of an area through the use of Historic Area and Character Area Statements and Technical and Numeric Variations (TNV)
- Provide clear and easy to read Historic Area and Character Area Statements which describe what is significant in an area (i.e. the elements to be protected or complemented)
- Contributory items reflected in Code as 'Representative Buildings' and mapped in the South Australian Property and Planning Atlas (SAPPA)
- Historic Area Statements strengthened by adding additional detail (roof form pitch, wall height, fencing types, design and scale of carports etc.)



# KEY POLICY CHANGES

in response to Consultation

## New Neighbourhood Zones and Subzones

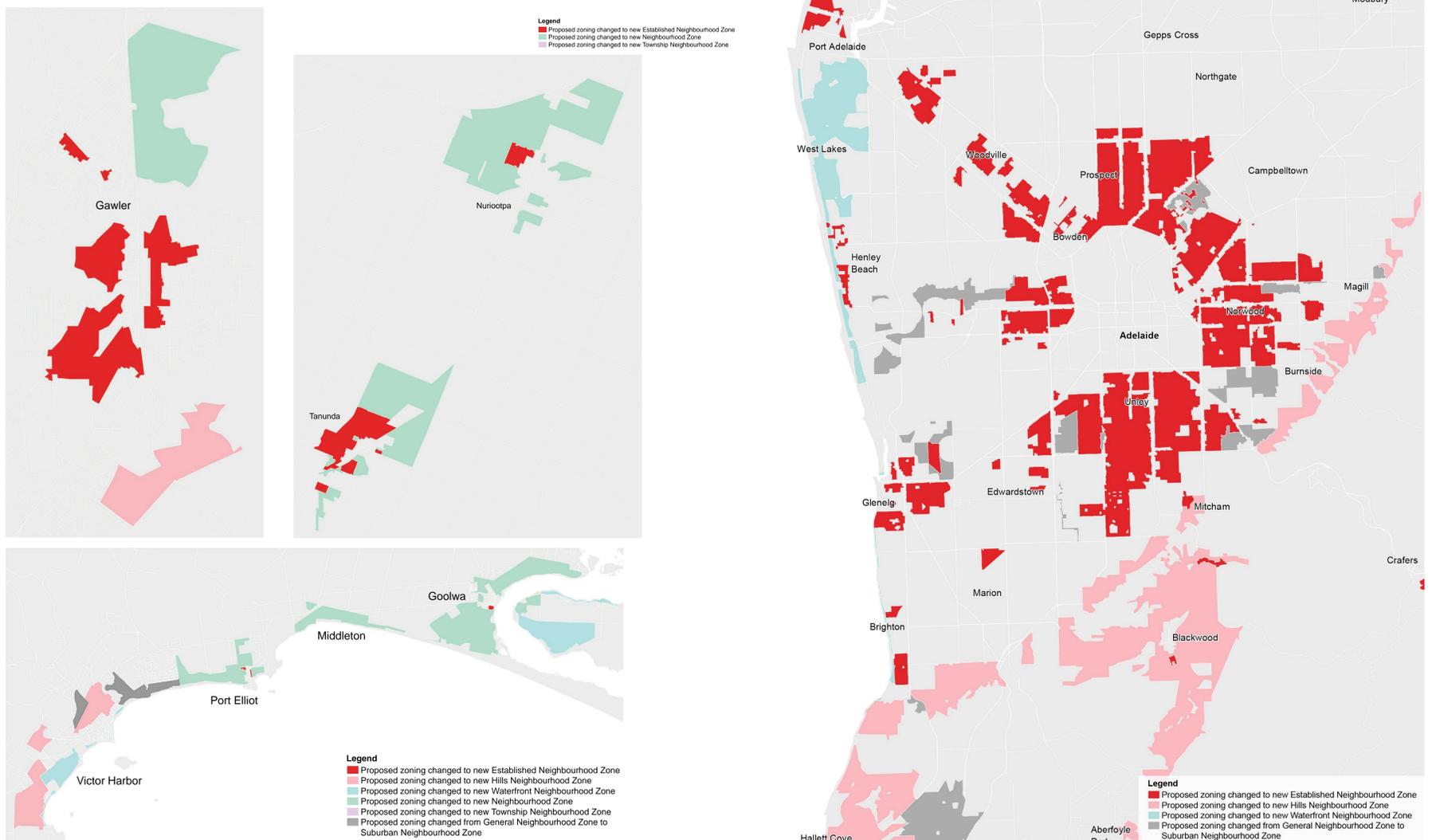
Zoning, associated with the People and Neighbourhoods policy area, attracted some of the highest levels of community interest during the initial five-month consultation period on the draft Code. In response, significant improvements have been proposed to better reflect local conditions and address community concerns.

### Key Benefits

- Replace the General Neighbourhood Zone in some locations to achieve more appropriate alignment with current zoning
- Creation of a new Established Neighbourhood Zone to acknowledge unique areas of established character and allow for local variations
- Creation of new zones for waterfront areas, sloping land in foothill locations, and residential areas in regional townships to better reflect existing zoning
- Creation of new subzones where unique local circumstances apply and cannot be captured by the policy intent of zones, subzones or overlays in the Code framework.

#### Key Changes to Proposed Neighbourhood Zoning in the Revised Planning and Design Code

Phase Three areas



Maps are not to same scale

# KEY POLICY CHANGES

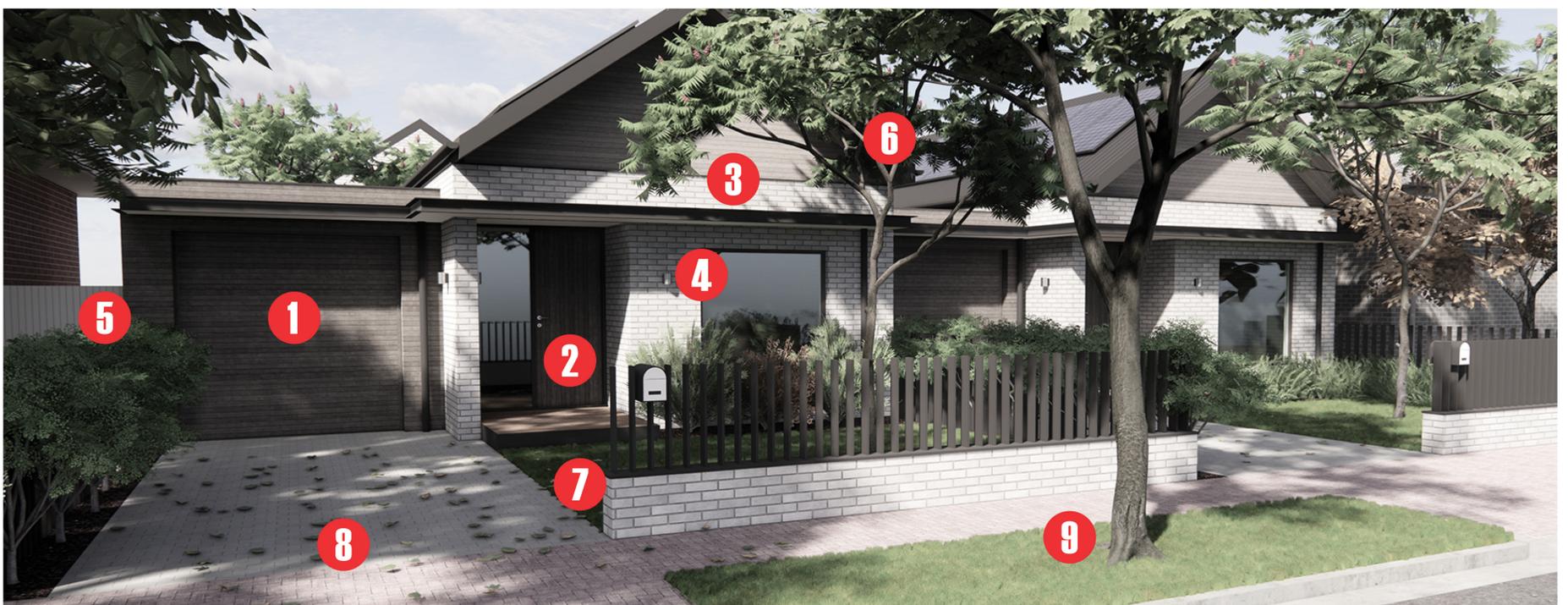
## in response to Consultation

### Raising the Bar on Residential Infill

Infill development is the single largest provider of new housing in Greater Adelaide. In addition to protecting our valuable farming and environmental land, infill development refreshes our streets, helps create walkable neighbourhoods and is a response to a clear demand for new housing options in established areas. Replenishing and upgrading conventional housing with new stock on smaller allotments helps to contain the spread of urban residential development and meet consumer demand for contemporary living, which include living close to jobs, shops and services.

Community feedback focussed on four main themes:

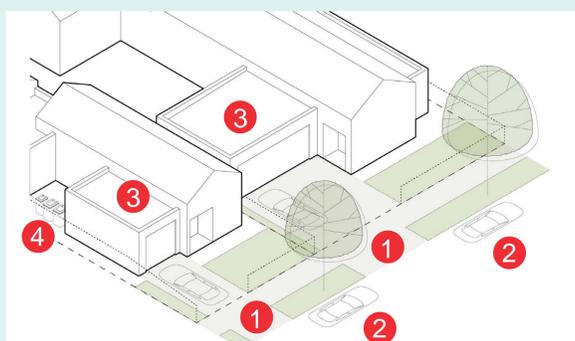
- Trees and Landscaping
- Stormwater Management
- Car parking and Garaging
- Street Appeal and Façade



1. Garage width commensurate to lot width
2. Entry door visible from street
3. Eaves, porticos, balconies and a variety of materials to improve design quality
4. Minimum 2m<sup>2</sup> window area facing street

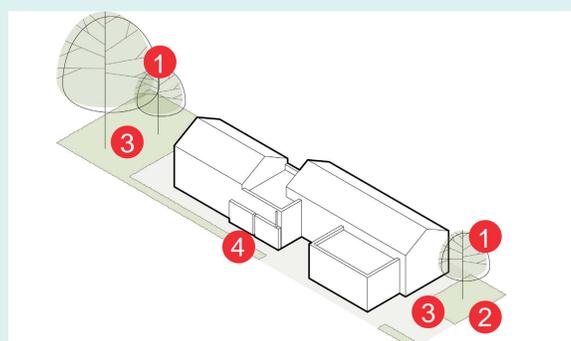
5. Dedicated bin storage area screened from the street
6. Mandatory tree planting, 1/3 front yard is landscaped
7. Less hard surface, more pervious areas to reduce stormwater runoff
- 8+9. Reduced driveway widths; more space for trees and street parking

### Key Benefits



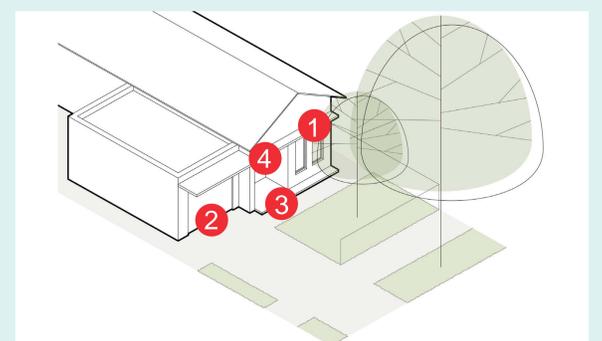
#### Better use of space:

1. Limit driveway widths
2. Retention of on-street parking
3. More convenient and useable garage size
4. Storage requirements for waste bins screened from the street



#### More environmentally responsible development:

1. Introduce tree planting requirements
2. More vegetated landscaping
3. Increase pervious surfaces
4. Standardised detention and retention tank requirements



#### Positive contributions to local character:

1. Increasing passive surveillance and safety
2. Reducing garage dominance
3. Creating a sense of address
4. Improving visual interest through use of design elements and materials