

BRAVE NEW WORLD THE PLANNING + DESIGN CODE

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at St Clair

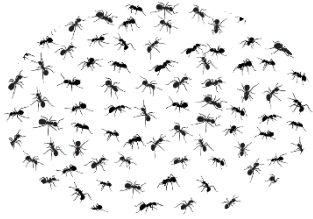
Changes introduced by the Code



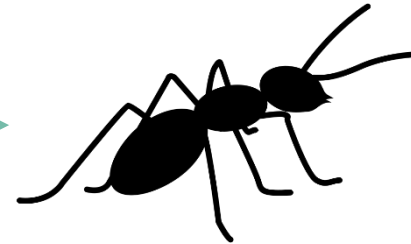
72 Development Plans



1 Code



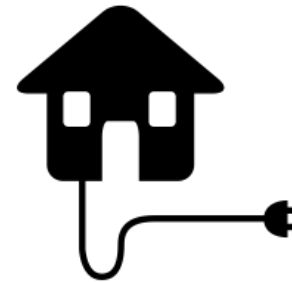
1500 zones



< 50 zones



Paper based



Electronic

ePlanning

Development Plan (what document applies?)



- Manual
- Whole plan applies
- Office hours
- Limited monitoring
- Manual update
- Difficult to monitor system performance

Code (specific to site)



- Electronic
- System identifies what applies
- 24/7
- Monitoring
- Quick update
- Monitor system performance
- Clear line of sight

New Assessment pathways

PRESCRIPTIVE



Exempt
Development



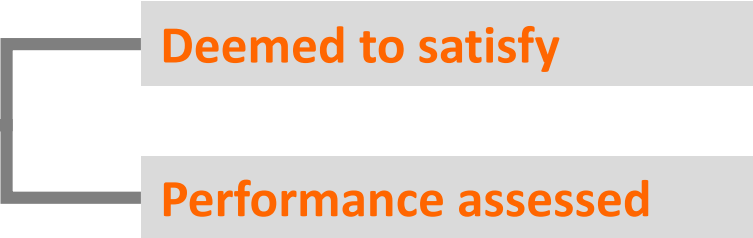
No consent
required

Accepted
Development



Planning consent
not required

Code Assessed
Development



Deemed to satisfy



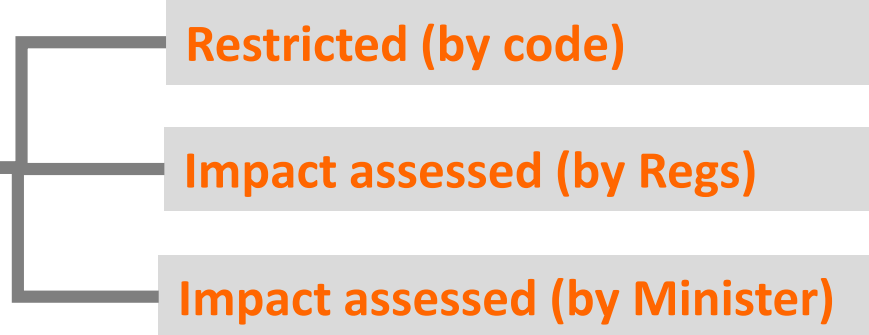
Planning consent
must be granted

Performance assessed



Planning consent
may be refused

Impact Assessed
Development



Restricted (by code)



Impact assessed (by Regs)



Impact assessed (by Minister)



PERFORMANCE

More flexible assessment



More flexible assessment

House in a
Residential Zone

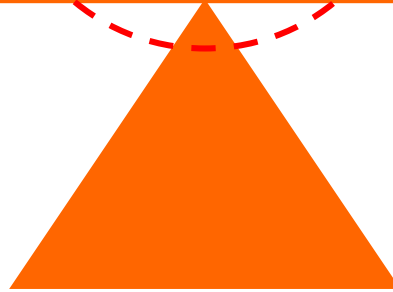


PRESCRIPTIVE
Deemed-to-satisfy

PERFORMANCE
Outcome-based

More flexible assessment

Mid-rise housing in an
Urban Corridor Zone



PRESCRIPTIVE
Deemed-to-satisfy

PERFORMANCE
Outcome-based

More flexible assessment



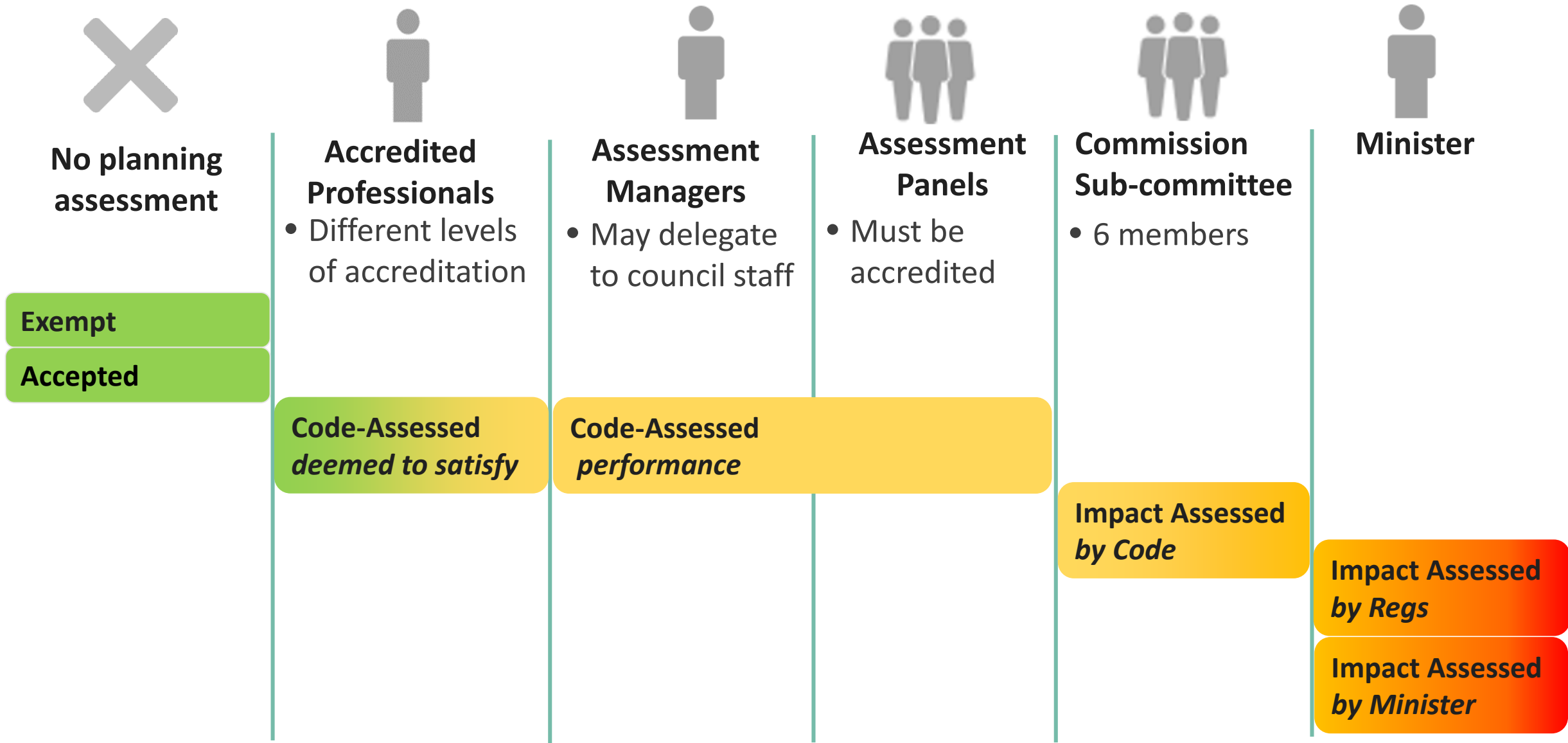
Mixed-use tower in
the CBD



PRESCRIPTIVE
Deemed-to-satisfy

PERFORMANCE
Outcome-based

Assessment authorities



No planning assessment

Exempt

Accepted



Accredited Professionals

- Different levels of accreditation

Code-Assessed deemed to satisfy



Assessment Managers

- May delegate to council staff

Code-Assessed performance



Assessment Panels

- Must be accredited

Code-Assessed performance



Commission Sub-committee

- 6 members

Impact Assessed by Code

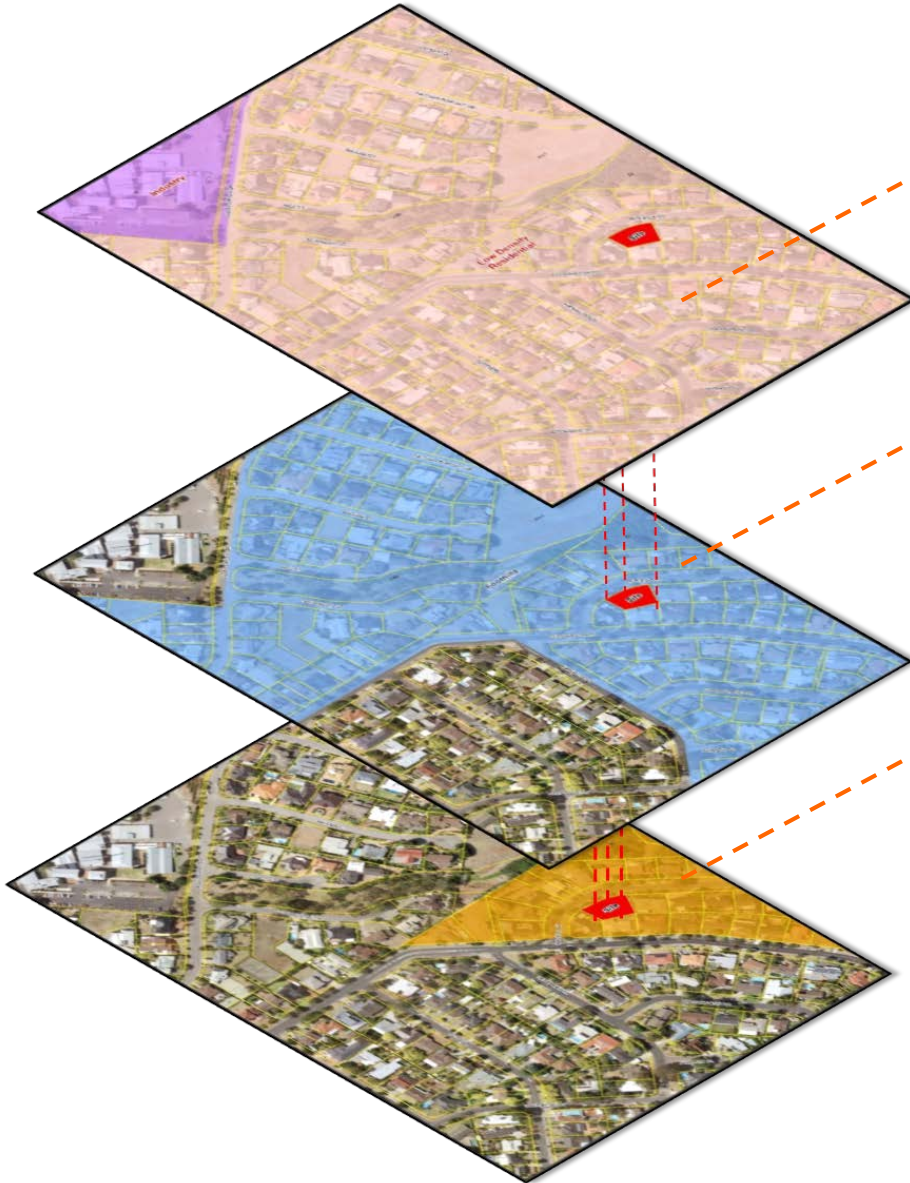


Minister

Impact Assessed by Regs

Impact Assessed by Minister

The Code Layers



1. Zone Codes ~30 – 40 zones

- Principle organising layer
- All land will be located within a zone

2. Sub Zones used very sparingly

- Guide an area with truly unique characteristics (additional criteria)

3. Overlays

- Identification of state interests (spatial)
- Prevail over zones

4. General / Development layers

- Address functional requirements (e.g. carparking)

Code Framework

Low Density Residential Zone



Desired Outcome *(strategic intent of the zone)*

- Accommodates low density residential development
- Maintains a high level of residential amenity
- Well serviced and protected local character

Performance outcomes

P01) Development is consistent with the amenity of surrounding residential land uses and local character

Deemed-to-satisfy (DTS) solution*

- 1.1) Where a dwelling achieves the following:**
- a) A front setback no less than the setback of a dwelling on an adjoining allotment**
 - b) Site coverage that does not exceed 75% of allotment site area**
 - c) The maximum length of any boundary wall does not exceed 12m**

Staged Code Preparation

1

PREPARE

- Code Theme papers

WE ARE HERE

2

DRAFT

- Draft Code library
- Consultation – talking to community

3

BUILD

- ePlanning solution to allow for spatial application of Code library

4

APPLY SPATIALLY

- 3 stages – early/middle/end



Stage 1 Code Preparation - Themes

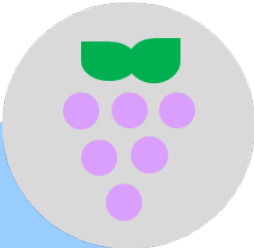
Our City



How We Work



Our Rural Areas



Our Environment

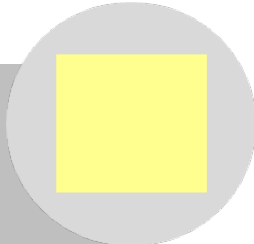


How we live

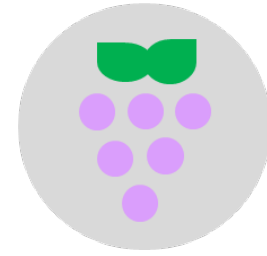


General

eg infrastructure



Draft Theme Paper Structure



- 1. Introduction + Strategic setting**
- 2. Scope and guiding principles**
- 3. What we already know**
- 4. What are the policy options/directions?**

Areas for more investigation

Role of zones, subzones, overlays

Development types and assessment pathways

- 5. Relationship to Instruments eg. Design Standards**
- 6. Proposed approach**

LG Transition to Code (spatial application)

- 1 COLLABORATIVE WORK PROGRAM**
 - Partnering / working together
 - Transition objectives and work goals

- 2 STRATEGIC REVIEW / AUDIT**
 - Review Policy / DPA program
 - Review Development Plan

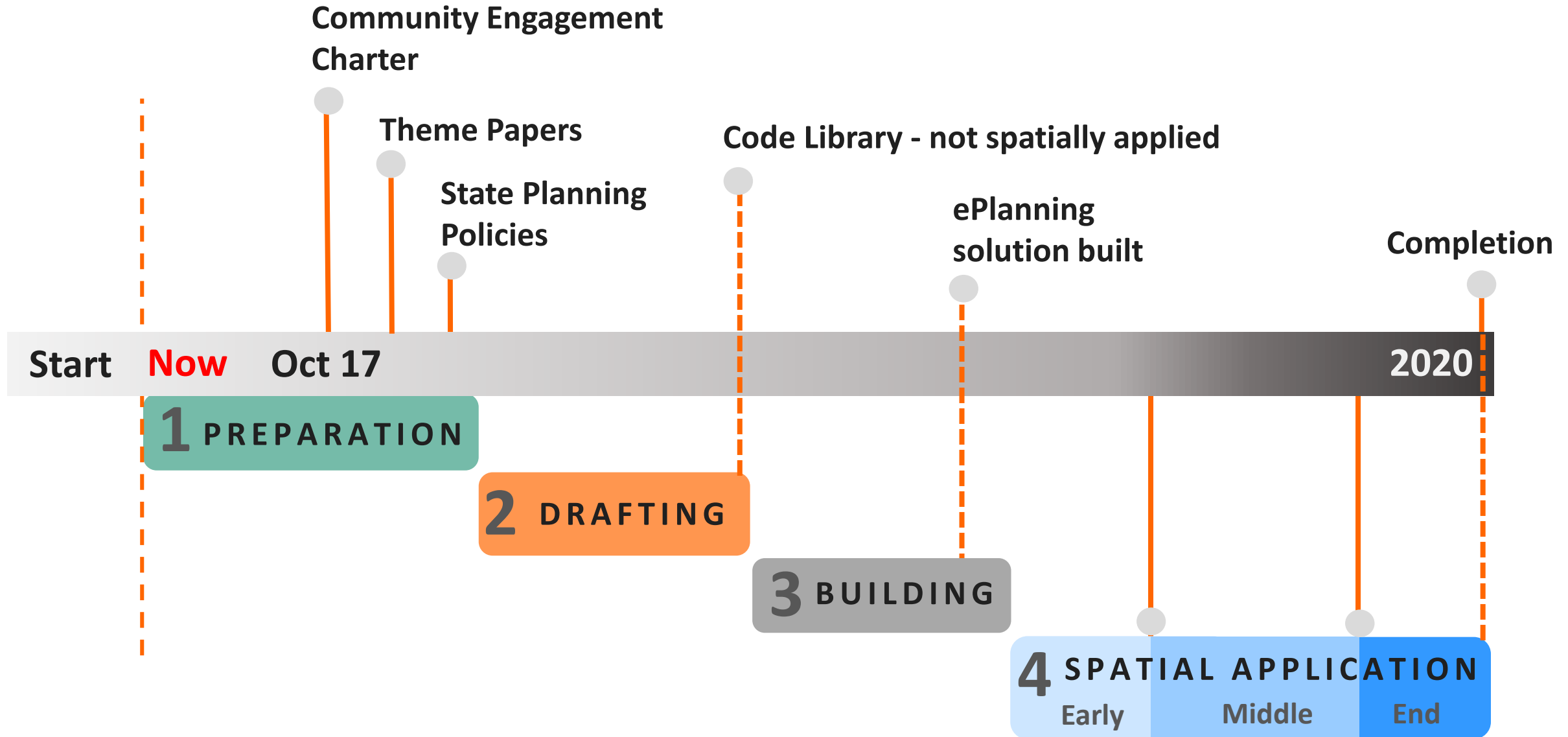
- 3 STRATEGIC PLANNING**
 - Refine and agree on areas of no or limited change
 - Refine and agree on areas of growth and change

- 4 TRANSITION PLANNING**
 - Work to implement change areas and Code content
 - How the Code is applied at local level (spatially)

- 5 INTRODUCTION OF CODE**
 - Consultation as per Charter on application of Code



Timeline



LG Transition to Code

1 COLLABORATIVE WORK PROGRAM

Key Outcomes

- Prepare for Transition to PDI Act and Code
- Transition Manager facilitates
- Program based on strategic review
- In principle agreement on growth and change

2 STRATEGIC REVIEW / AUDIT

Key Outcomes

- Identify existing contemporary policy
- Highlight outdated policy, gaps and duplication
- Identify policy of a local nature

LG Transition to Code

3 STRATEGIC PLANNING

Key Outcomes

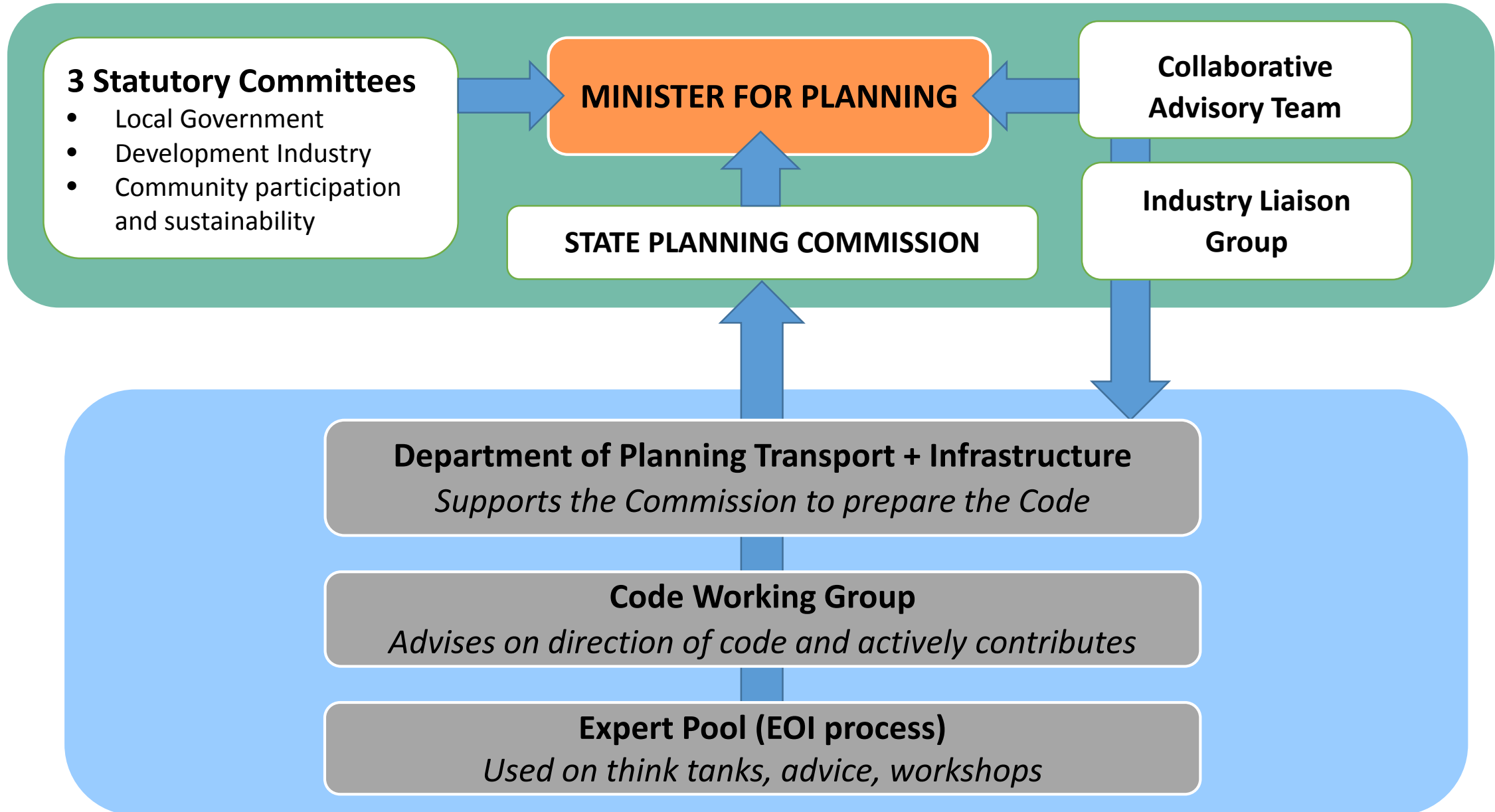
- Strategic planning for areas of growth and change – aligned with Planning Strategy
- Identify areas that can be transitioned to Code in round 1
- Identify future policy work areas
- Community ‘buy-in’ as necessary

4 TRANSITION PLAN














Key Outcomes

- Identify and agree on how Code will apply to local area
- Working toward “Going Live”

Working Together - Governance



Code development - collaboration

	Complex		Well-understood
Industry liaison group			FYI 
Code working group			 
Development tools			
Workshops			
Think-tanks			
Portal (interactive)			 
Surveys			 

Working Together



- **Transition managers** to work with Councils



- LG and industry **working groups and think-tanks** to test code directions and policy ‘hot topics’ (EOI)



- **Collaboration spaces** on the Planning Portal (Council Connect)



- **Iterative release** of Code with time for discussion – ‘won’t drop it all at once’ (Theme Papers to come first)

- **Surveys and questionnaires** to keep you involved

Working Together – Practitioner EOI



- Call for **Interest** from planning and development sector practitioners / experts



- To develop aspects of the system eg. P+D Code content
- EOI on SA Planning Portal, industry websites and local government email distribution



- Open **Friday 11 August to Friday 25 August 2017**





Government of South Australia

Department of Planning,
Transport and Infrastructure