

Residential Infill Improvements

What is the Planning and Design Code?

The Code is the backbone 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 on line 24/7.

Context

Infill development is currently the biggest contributor of new housing stock in our state, and is responding to a clear market demand for new housing options in established areas, as well as containing the spread of urban residential development within Greater Adelaide. Infill development refreshes our streets and neighbourhoods by replenishing and upgrading conventional housing with new stock on smaller allotments.



Design quality policies in our current planning system is varied. While some contemporary policy exists and provides guidance toward achieving good infill outcomes, policy improvements are needed in response to the rise in infill development. Communities have raised concerns about infill impacts on neighbourhood character, traffic and parking on local streets, loss of vegetation and tree canopy, and issues with overshadowing, privacy, and overdevelopment of allotments.

The Planning and Design Code needs to accommodate policies that support better infill outcomes and 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 well-designed infill housing by:

- Providing consistency and clarity about tree planting and landscaping for infill developments to protect the garden character of our suburbs
- Ensuring development has adequate parking by aligning parking rates with typical parking demand and preserving on-street parking

- Making garaging accessible and convenient with space for loading and unloading and moving around vehicles
- Encouraging interesting building façades that make a positive contribution to existing streets
- Introducing maximum driveway widths to make more room for front gardens

What does the Code focus on?

The code focuses on:

- Reducing the loss of on-street parking spaces
- Increasing tree planting and space for gardens
- Limiting the width of driveways to keep space for parking, bin collection and street trees
- Incorporating design features to enhance building facades
- Including provisions for water tanks to manage stormwater run-off and reuse

Want to know more?

The State Planning Commission released its [People and Neighbourhoods Policy Discussion Paper](#) in September 2019 which outlined the key opportunities and challenges facing South Australia's housing sector caused by changes in our population.

For details of policies relating to suburban areas, see the following draft zones in the Planning and Design Code:

- Urban Renewal Neighbourhood
- Housing Diversity Neighbourhood
- General Neighbourhood
- Suburban Neighbourhood
- Suburban Masterplanned Neighbourhood
- Suburban Greenfield Neighbourhood
- Residential Neighbourhood
- Residential Park
- Caravan and Tourist Park
- Township

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

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