

Design in the Planning System

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

High-quality design is central to the retention of character and providing for the future development of South Australia's built environments. It also contributes to making places safer, more accessible, connected and supportive of healthy lifestyles.

Design quality of the built environment not only relates to the 'look and feel' of buildings and places, but how successfully they meet the needs of the people who use and experience them. High-quality design positively contributes to the liveability, sustainability and prosperity of our communities, towns and cities.

Pursuing high-quality design is a requirement in all aspects of our new planning system. This is set out in the *Planning, Development and Infrastructure Act 2016*, through to State Planning Policies, the Planning and Design Code and the Design Review process. Embedding policies that support high-quality design will encourage creative solutions to complex social, economic and environmental challenges, including those arising from our changing settlement patterns.

Context

Good design is contextual because it responds to the surrounding environment, and contributes to the existing quality and future character of a place.

Inclusive

Good design is inclusive and universal because it creates places for everyone to use and enjoy by optimising social opportunity and equitable access.

Durable

Good design is durable because it creates buildings and places that are fit for purpose, adaptable and long-lasting.

Value

Good design adds value by creating desirable places that promote community and local investment, as well as enhancing social and cultural value.

Performance

Good design performs well because it realises the project's potential for the benefit of all users and the broader community.

Sustainable

Good design is sustainable because it is environmentally responsible and supports long-term economic productivity, health and wellbeing.

Source: Office of the South Australian Government Architect (ODASA)

Transitioning to the new system and the Code

The State Planning Commission has released Phase Two (Rural Areas) and Phase Three (Urban Areas) of the Planning and Design Code for public consultation. The Code introduces a new policy environment that supports high-quality design. This means design quality will be a focus of most development applications across the state. This includes the form and impact of the development proposal, as well as how successfully it responds to the surrounding built and natural environment.

What are the benefits?

The Planning and Design Code will support high-quality design outcomes for development in South Australia by:

- Including policy that considers local setting, context and desired future character for development proposals with simple assessment pathways
- Ensuring merit-based assessment pathways facilitate greater consideration of design quality
- Introducing outcome focused design policy
- Identifying circumstances where expert design knowledge will play an increasing role in the assessment process
- Identifying early opportunities for certain applicants to seek professional design advice through participating in Design Review

Want to know more?

The State Planning Commission, in collaboration with the Office for Design and Architecture South Australia, released a *Community Guide to Design in Our New Planning System* in May 2019. The guide explained the role of design in South Australia's new planning system and the aspirations for elevating design quality across our built environments.

Further information relating to how high-quality design will be supported in the Code can be found in the Guide to the Planning and Design Code. This Guide can be downloaded from the SA Planning Portal at: www.saplanningportal.sa.gov.au/en/have_your_say

