The Planning & Design Code

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General Manager
Planning & Development DPTI

AV Jennings Development at St Clair
Changes introduced by the Code

72 Development Plans

1500 zones

Paper based

1 Code

< 50 zones

Electronic
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)
More flexible assessment

- **PERFORMANCE**
  - Outcome-based

- **PRESCRIPTIVE**
  - Deemed-to-satisfy
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

- **PRESCRIPTIVE**
  Deemed-to-satisfy

- **PERFORMANCE**
  Outcome-based

- Mixed-use tower in the CBD
Assessment pathways

**PRESCRIPTIVE**

- **Exempt Development**
  - Planning consent not required

- **Accepted Development**
  - Planning consent not required

**PERFORMANCE**

- **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)

- No consent required
Assessment pathways

Shed

- Exempt Development
  - Planning consent not required
  - Building consent not required
  - No notification required

Shop fit-out

- Accepted Development
  - Planning consent not required
  - Building consent required
  - No notification required
Assessment pathways

Single storey house

- Code Assessed Development
- Deemed to satisfy
  - Planning consent must be granted
  - No notification required

Mixed-use apartment building

- Code Assessed Development
- Performance assessed
  - Performance assessed – on merits
  - Planning consent may be refused
  - Notification likely
Impact assessed
Development

Restrict
d(by code)

- Early no available
- Performance assessed
- Planning consent may be refused
- Notification required
- 3rd Party rights of appeal

Impact assessed
Development

Impact assessed
(by Regs)

- Early no available
- Performance assessed
- EIS required
- Planning consent may be refused
- Notification required

Impact assessed
Development

Impact assessed
(by Minister)
Assessment authorities

- **No planning assessment**
  - **Exempt**
  - **Accepted**

- **Accredited Professionals**
  - Different levels of accreditations
  - **Code-Assessed deemed to satisfy**

- **Assessment Managers**
  - May delegate to council staff
  - **Code-Assessed performance**

- **Assessment Panels**
  - Must be accredited

- **Commission Sub-committee**
  - 6 members
  - Impact Assessed by Code

- **Minister**
  - Impact Assessed by Regs
  - Impact Assessed by Minister
# Draft Code structure

<table>
<thead>
<tr>
<th>Zone</th>
<th>Desired outcome <em>(strategic intent of the zone)</em></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Performance outcomes <em>(to be used for Performance Assessed development)</em></td>
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<tr>
<td></td>
<td>Deemed-to-satisfy *(DTS) solutions <em>(notably one way of achieving outcomes)</em></td>
</tr>
</tbody>
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## Draft Code structure

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<thead>
<tr>
<th>Zone</th>
<th>Low Density Residential</th>
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</table>
| 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  
*(to be used for Performance Assessed development)* | • is in keeping with the amenity of the surrounding land uses and local character |
| Deemed-to-satisfy  
*(DTS) solutions  
*(notably one way of achieving outcomes)* | 1.1) Buildings are low rise where building design achieves:  
  a) a site cover that does not exceed 75% of site area;  
  b) the maximum length of any wall is 12m |
### Draft assessment tables

<table>
<thead>
<tr>
<th>Use or Use Class</th>
<th>Accepted</th>
<th>Code assessed (DTS)</th>
<th>Code assessed (performance)</th>
<th>Impact assessed (restricted)</th>
<th>Relevant Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</thead>
<tbody>
<tr>
<td>House</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>Low density Res Zone DTS 1.1 – 2.3</td>
</tr>
<tr>
<td>Shop</td>
<td></td>
<td>✓ Under 200m²</td>
<td>✓ 201 - 300m²</td>
<td>✓</td>
<td>Low Density Res Zone Code 3.1 Carparking Code</td>
</tr>
<tr>
<td>Shed</td>
<td>✓ Under 40m² (Regs)</td>
<td>✓ Between 41-60m</td>
<td>✓</td>
<td></td>
<td>Low density Res Zone code (outbuilding provisions)</td>
</tr>
</tbody>
</table>
ePlanning

**Development Plan**
(what document applies?)

- Manual
- Whole thing 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
Code preparation stages

1. PREPARATION
   • Theme papers
   • Research papers

2. DRAFTING
   • Draft Code library
   • Consultation – talking to community

3. BUILDING
   • ePlanning solution to allow for spatial application of Code library

4. SPATIAL APPLICATION
   • 3 stages – early/middle/end
Next steps

1. PREPARATION
   - Community Engagement Charter

2. DRAFTING
   - State Planning Policies
   - Code library written; not spatially applied

3. BUILDING

4. SPATIAL APPLICATION
   - Early
   - Middle
   - End

Start: Now Oct 17
Completion: 2020