BRAVE NEW WORLD
THE PLANNING + DESIGN CODE

Sally Smith
General Manager
Planning & Development DPTI
Changes introduced by the Code

72 Development Plans

1500 zones

Paper based

1 Code

< 50 zones

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

Accepted Development

Code Assessed Development

Impact Assessed Development

PERFORMANCE

Deemed to satisfy

Performance assessed

Restricted (by code)

Impact assessed (by Regs)

Impact assessed (by Minister)

No consent required

Planning consent not required

Planning consent must be granted

Planning consent may be refused
More flexible assessment

PREScriptive
Deemed-to-satisfy

PERFORMANCE
Outcome-based
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 authorities

- No planning assessment
- Accredited Professionals
  - Different levels of accreditation
- Assessment Managers
  - May delegate to council staff
- Assessment Panels
  - Must be accredited
- Commission Sub-committee
  - 6 members
- Minister

- Exempt
- Accepted

- Code-Assessed deemed to satisfy
- Code-Assessed performance

- Impact Assessed by Code
- 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)
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

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
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

1. Preparation
   - Community Engagement Charter
   - State Planning Policies
   - Theme Papers

2. Drafting
   - Code Library - not spatially applied
   - ePlanning solution built

3. Building

4. Spatial Application
   - Early
   - Middle
   - End

Start - Now - Oct 17 - 2020 - Completion
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

3 Statutory Committees
- Local Government
- Development Industry
- Community participation and sustainability

MINISTER FOR PLANNING

STATE PLANNING COMMISSION

Collaborative Advisory Team

Industry Liaison Group

Department of Planning Transport + Infrastructure
*Supports the Commission to prepare the Code*

Code Working Group
*Advises on direction of code and actively contributes*

Expert Pool (EOI process)
*Used on think tanks, advice, workshops*
# Code development - collaboration

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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**