

17 June 2020

State Planning Commission releases key reports for rural and urban Planning and Design Code

The State Planning Commission has released its Engagement Report for Phase Two (Rural Areas) and What We Have Heard Report for Phase Three (Urban Areas) and of the Planning and Design Code today.

Engagement Report – Phase Two (Rural Areas) Code

The release of the *Engagement Report* on Phase Two (Rural Areas) of the Planning and Design Code reflects the Commission’s key amendments and recommendations to the Minister in response to the feedback received during the 8-week formal public consultation for the State’s rural areas. From 1 October to 29 November 2019, the Commission conducted 75 Phase Two Code consultation activities and received 237 written submissions from rural councils, state agencies, industry practitioners and members of the community.

The Report recommends the following changes to the Phase Two Code as a result of public consultation including:

- General changes to better recognise rural context and identity
- The creation of new zones that are more attuned to the requirements of our Regions including ones that recognise on-site waste water management systems, allow larger outbuildings and guide housing near golf courses
- The creation of a new subzone to guide design of development fronting marinas, canals and other waterways
- The creation of a new Heritage Adjacency Overlay to address the potential impact of development on land adjacent to heritage listed places
- The inclusion of the Character Area Overlay and Statement for Mundulla, as well as amendments to the Historic Area Statement for Robe
- Ensuring all national parks and wilderness reserves are covered by the Conservation Zone
- General changes to ensure that overlays do not undermine availability of the accepted and deemed-to-satisfy assessment pathways to low risk developments like dwellings, sheds and carports in townships to facilitate faster approvals.

The Commission is releasing this Report to support public familiarisation of the Phase Two Code prior to its implementation across South Australia’s rural areas, which is on track to commence on 31 July 2020.

What We Have Heard Report – Phase Three (Urban Areas) Code

The *What We Have Heard Report* on the draft Phase Three Planning and Design Code for SA's urban areas summaries the feedback received during the 5-month public consultation process. From 1 October 2019 to 28 February 2020, the Commission conducted 189 Phase Three Code consultation activities, responded to 1110 enquiries and received 1790 written submissions from urban councils, state agencies, industry practitioners and members of the community.

Feedback on Phase Three of the Code for the State's urban areas, includes:

- A range of technical matters such as public notification requirements, the impact of overlays on deemed-to-satisfy pathways and the role of restricted development
- Consideration of zoning more appropriate to specific locations, particularly in relation to the suite of neighbourhood zones
- The impact of non-residential development in neighbourhoods and the role of Local Centre Zones
- Policy within the heritage and character overlays to guide new development
- The creation of additional zones and subzones to recognise strategic employment areas that have specialised functions or strategic value
- Potential improvements to the flood policy including the Hazards (Flooding) Overlay
- Residential infill policy including storm water management and urban heat island impacts as a result of infill development being more prevalent.

Considered the most complex phase in the delivery of the new planning system, Phase Three of the Code will fulfil South Australia's vision to deliver a streamlined and unified planning system that reinforces the state's reputation as a progressive leader in the planning of prosperous and liveable cities and towns. The Commission continues to work towards its implementation timeframes of late 2020 for delivery of the new planning system.

Michael Lennon, Chair of the State Planning Commission said, "The publication of these Reports are a significant step towards delivery of South Australia's new planning system. We have achieved great progress, thanks to the collaborative efforts and input from our key stakeholders and community members."

"The feedback received during the consultation process has been instrumental in identifying key opportunities for changes and amendments to the Code and in lifting the bar on residential infill, improving the quality of decision making, creating more procedural fairness and building an attractive investment climate," he said.

In addition to finalising the Phase Three *What We Have Heard Report* and the Phase Two *Engagement Report*, the Commission and Department are rolling out a comprehensive program of business readiness and training activities as well as integration and testing of the ePlanning system, which underpins the new planning system for South Australia.

"The e-planning system training environment has been made available to all councils across the state as well as accredited planning, building and industry professionals," said Mr Lennon.

"All South Australians will also be able to access the Phase One (Outback Areas) and Phase Two (Rural Areas) Code in the ePlanning system from late June," he added.

The Engagement Report for Phase Two (Rural Areas) and *What We Have Heard Report* for Phase Three (Urban Areas) of the Planning and Design Code are now available on the SA Planning Portal.

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