THE FUTURE OF PLANNING IN SA

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18th Annual Spatial Information Day
WHY REFORM
REFORM PROGRESS

SPC ESTABLISHED

EFPA CREATED

COMMUNITY ENGAGEMENT CHARTER

STATE PLANNING POLICIES

ACCREDITED PROFESSIONALS SCHEME

PHASE 1 CODE & PDI REGULATION BUILDING STANDARDS

PHASE 2 & 3 CONSULTATION

OCT 2019

PHASE 2 CODE & ePLANNING STARTS

APRIL 2020

GO LIVE

PHASE 3 CODE STARTS

JULY 2020
Draft Planning and Design Code

- Development plans: 72
- Zones: 1,500
- Code: 1
- Zones: 55
- Paper → Digital by Default

EASIER  QUICKER  DEEMED  TESTED  AUTOMATED
OVERLAYS
Mechanism for state interests and referrals

ZONES
Principal organizing layer

SUBZONES
Enables variation to policy with context

GENERAL MODULES
Generic policy that applies forms of development

HOW THE CODE WORKS
Includes Technical and Numerical Variations

SPATIAL

NON-SPATIAL
• Local Heritage Places
• Significant Trees
• Concept Plans
• Minimum allotment size
• Minimum frontage
• Maximum building height (metres)
• Maximum building height (levels)
• Coastal flooding Site and Floor Level
## Assessment Pathways Overview

### Categories of Development

<table>
<thead>
<tr>
<th>Accepted Development</th>
<th>Code Assessed Development</th>
<th>Impact Assessed Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>None - Planning Consent not needed</td>
<td>Accredited Professional or Assessment Manager</td>
<td>State Planning Commission</td>
</tr>
<tr>
<td>Assessment Panel (where notified)</td>
<td>Assessment Manager (no notification)</td>
<td>The Minister</td>
</tr>
</tbody>
</table>

### Relevant Planning Authority

- None - Planning Consent not needed
- Accredited Professional or Assessment Manager
- Assessment Panel (where notified)
- Assessment Manager (no notification)
- State Planning Commission
- The Minister

### Public Notification

- None
- Required unless excluded by the Coda
- Sign on land and notify adjacent land owners/occupiers
- Required
- Sign on land, notify adjacent land owners/occupiers and others significantly affected
- Required
- EIS notified by the Minister
## Performance Outcomes vs Deemed to Satisfy Criteria

### How the Code Works

**DPF used in ‘performance assessed’ pathway:** if met, the corresponding PO is addressed.

**DTS used in ‘deemed-to-satisfy’ pathway**

<table>
<thead>
<tr>
<th>Performance Outcome (PO)</th>
<th>Deemed to Satisfy Criteria (DTS)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Required for development to be classified as Deemed-to-Satisfy</td>
</tr>
<tr>
<td></td>
<td>Designated Performance Feature (DPF)</td>
</tr>
<tr>
<td></td>
<td>Used for development to be assessed on its merits against the applicable policies of the Planning and Design Code</td>
</tr>
</tbody>
</table>

### Built Form and Character

<table>
<thead>
<tr>
<th>PO 1.1</th>
<th>Development sited and designed to protect natural features and the conservation value of the area.</th>
<th>None are applicable.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO 1.2</td>
<td>Large buildings designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads; (b) using low reflective materials and finishes that blend with the surrounding landscape; and (c) being located below ridgelines where practicable.</td>
<td>DTS/DPF 1.2</td>
</tr>
</tbody>
</table>

### DTS/DPF 1.2

- Buildings are: (a) of a height no greater than 2 building levels and 9m; and (b) setback at least 40m from any allotment boundary or public road.
Phase Two applicable to rural councils with small towns and settlements

Phase Three applicable to urban councils and councils with regional towns and cities
Concurrent statutory consultation for Phases 2 & 3 commencing October 2019.

Phase 2 areas will have two months of consultation (Oct – Nov) and go live in April 2020.

Phase 3 areas will have a longer consultation period (Oct – Feb) and go live in July 2020.

The Commission and DPTI is committed to spending the initial 4 weeks of the consultation period in rural areas of SA to support Phase 2 councils and communities.

All South Australians will have an opportunity to have their say during these statutory consultation periods.
WHERE TO FOCUS EFFORT — CONSULTATION

Two sets of provisions for Land Division.

Land Division in:
- Rural Areas
- Urban Areas

https://www.saplaningportal.sa.gov.au/have_your_say
PLANNING AUTHORITIES

ACREDITED PROFESSIONAL  SURVEYOR
Deemed-to-satisfy land divisions
(planning consent only)

ACREDITED PROFESSIONAL  PLANNING LEVEL 4
Deemed-to-satisfy development

ACREDITED PROFESSIONAL  PLANNING LEVEL 3
Deemed-to-satisfy development
Deemed-to-satisfy development with minor variations

ASSESSMENT MANAGER  PLANNING LEVEL 1
Deemed-to-satisfy development
Deemed-to-satisfy development with minor variations
Performance assessed development not assigned to assessment panels
Land division consent

ASSESSMENT PANEL  PLANNING LEVEL 2
Notified performance assessed development
ROLE OF ‘ACCREDITED PROFESSIONAL — SURVEYOR’

Applicant lodges application for ‘deemed-to-satisfy’ (DTS) land division through the SA Planning Portal

Accredited Professional Surveyor receives application for DTS land division

Assess land division against DTS criteria in the Planning and Design Code

Grant Planning Consent to land division

Land division certificate (Section 138 ‘clearance’) issued by the Commission (after consultation with relevant authorities, where required)

Council issues Development Approval once all consents are granted

Applicant obtains “Land Division Consent” from the council Assessment Manager
Draft Planning and Design Code for consultation proposes ‘deemed-to-satisfy’ land division as:

• The minor adjustment of allotment boundaries to remove an anomaly (no additional allotments are created)
• The creation of a single additional allotment for residential purposes to accommodate a single lawfully existing/approved dwelling, which meets the minimum site dimensions in the Code.

What do you think?
The Draft Code is open for consultation until 29 November 2019 (Rural areas) and 28 February 2020 (Urban areas).
ePLANNING SYSTEM

- DAP
  - Development Application Processing System
  - View access and consultation for Online Planning and Development Code

- ODS
  - Transaction history for DAP

- PLIX
  - Information sharing from ODS for external parties not on the gov network

- SAPPA
  - South Australian Property and Planning Atlas
MORE ACCESSIBLE - ePLANNING SYSTEM

Access and search an address.

Prepare and lodge development applications.

Track an application.
Zone Maps

- Search specific addresses.
- Identify zones and overlays for specific locations.
- Turn on and off – Zones and Overlay function.
- Zooming in and panning out.
ePLANNING SYSTEM BENEFITS

- 6 different screens in EDALA now in 1 dashboard
- Dashboard to track applications
- Access to applications submitted by others
- Save draft applications
- Advanced search functionality
- Real time functionality for status of ‘application’
- More user friendly features
TIMEFRAMES

Existing applications in EDALA to be closed out

New applications for Phase Two areas logged in ePlanning System from April 2020 and Phase Three areas from July 2020
GET INVOLVED
saplanningportal.sa.gov.au