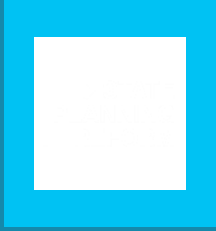


# THE FUTURE OF PLANNING IN SA

SALLY SMITH, DPTI

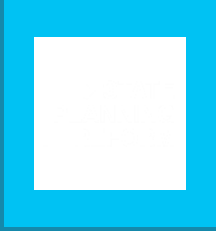
18th Annual Spatial Information Day



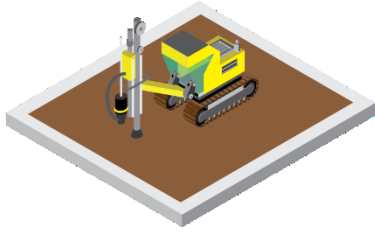


# WHY REFORM





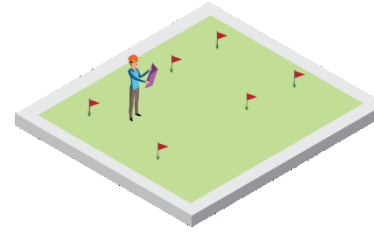
# REFORM PROGRESS



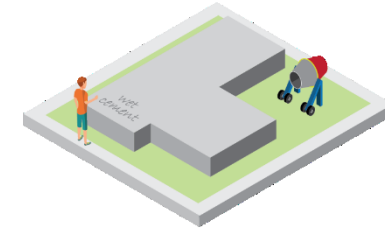
SPC ESTABLISHED  
EPFA CREATED



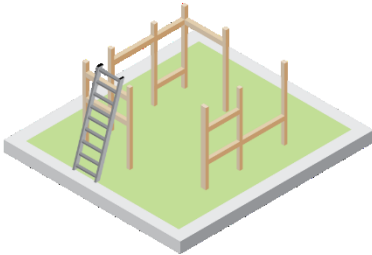
COMMUNITY  
ENGAGEMENT  
CHARTER



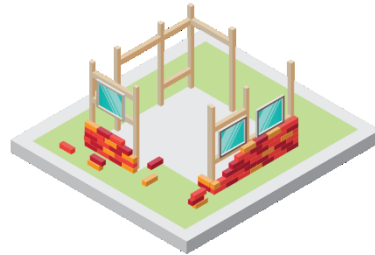
STATE PLANNING  
POLICIES



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

72

Development plans



1

Code

1,500

Zones



55

Zones

PAPER



DIGITAL

by Default



EASIER



QUICKER



DEEMED



TESTED



AUTOMATED



# Structure of the Code

## OVERLAYS

Mechanism for state interests and referrals

## ZONES

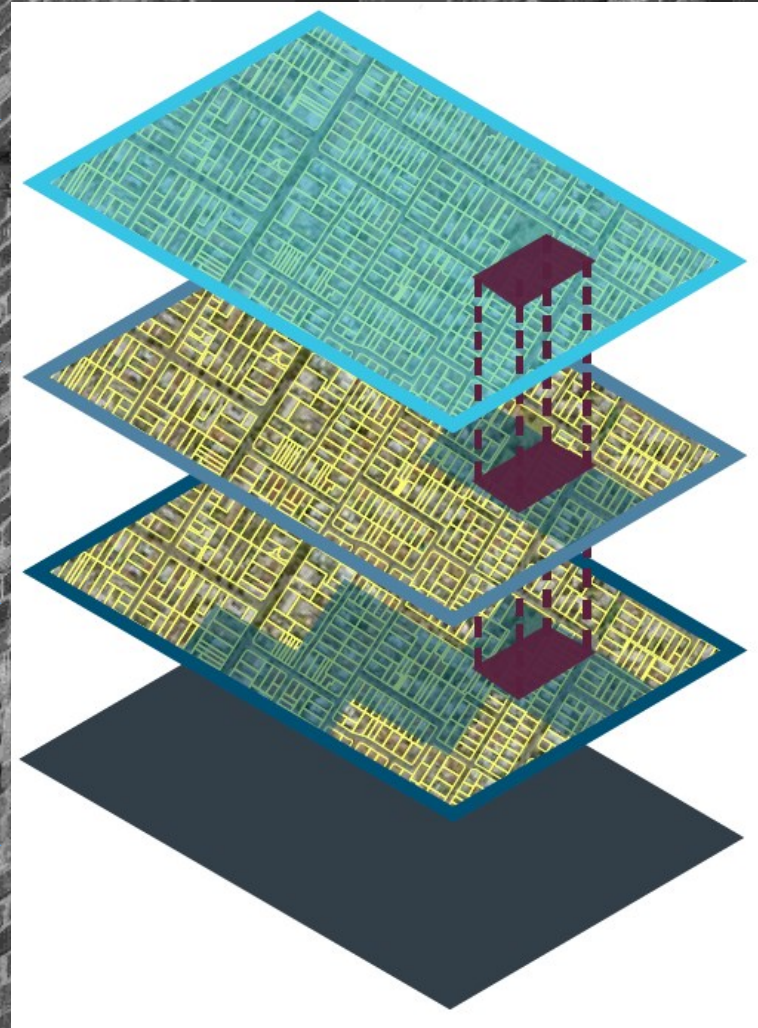
Principal organizing layer

## SUBZONES

Enables variation to policy within a Zone

## GENERAL MODULES

Generic policy that applies to most forms of development



## HOW THE CODE WORKS

Includes Technical and Numerical Variations

SPATIAL

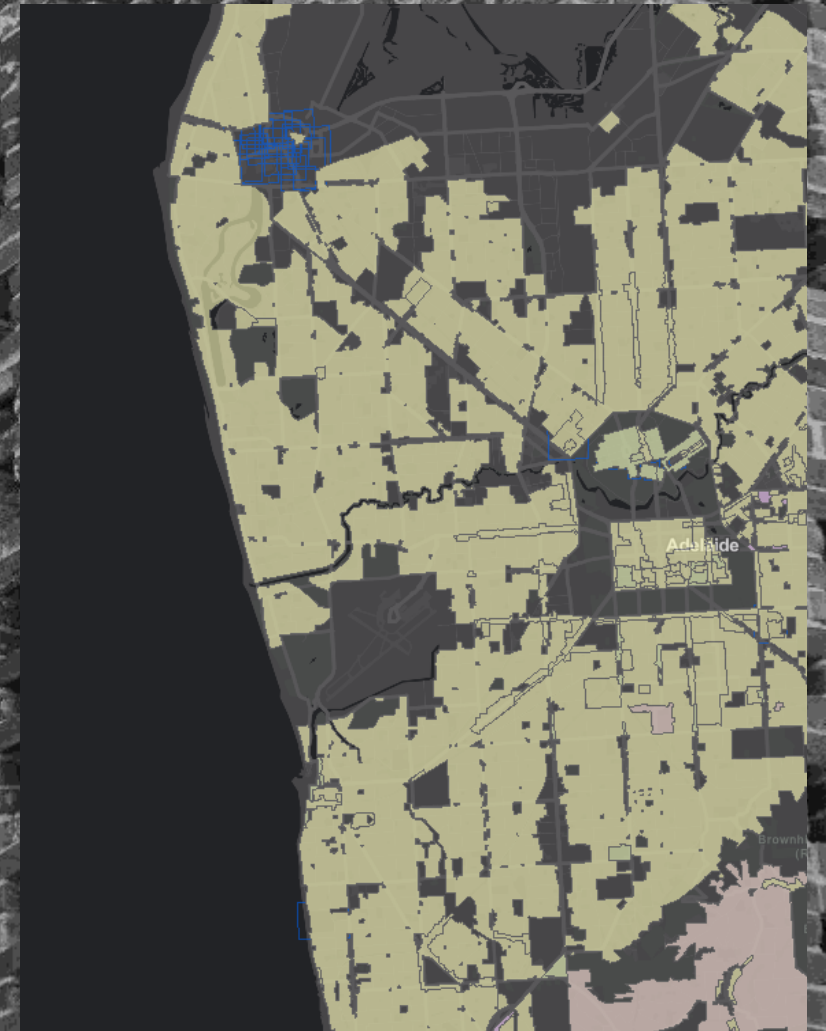
NON SPATIAL



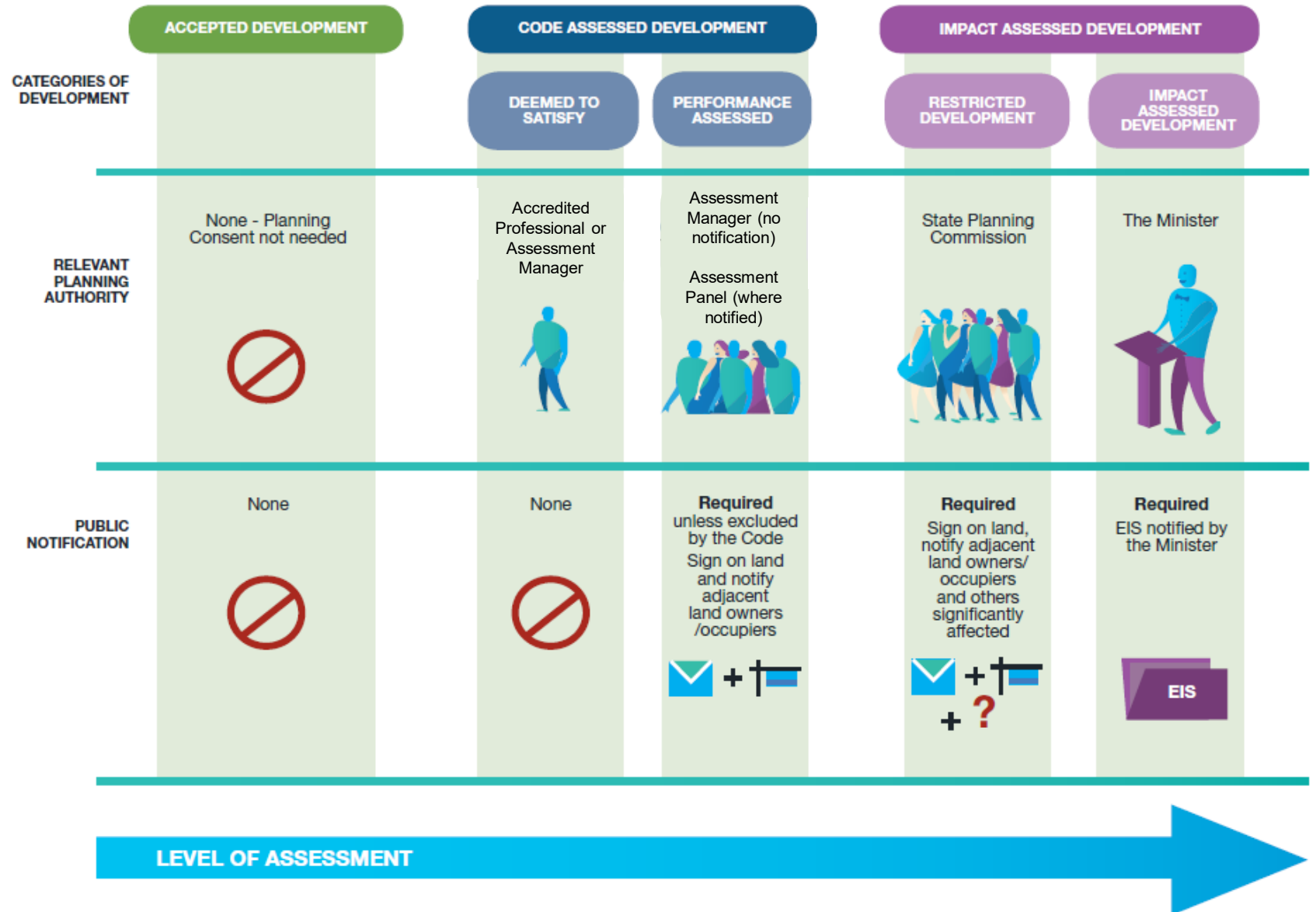
# TECHNICAL MATTERS - NUMERIC VARIATIONS

## HOW THE CODE WORKS

- 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



# PERFORMANCE OUTCOMES VS DEEMED-TO-SATISFY CRITERIA

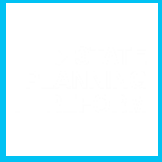
## HOW THE CODE WORKS

DPF used in  
'performance assessed'  
pathway: if met, the  
corresponding PO is  
addressed

Performance Outcome (PO)	<ul style="list-style-type: none"><li><b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li><li><b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li></ul>
<b>Built Form and Character</b>	
<b>PO 1.1</b> Development sited and designed to protect natural features and the conservation value of the area.	None are applicable.
<b>PO 1.2</b> Large buildings designed and sited to reduce impacts on scenic and rural vistas by: <ul style="list-style-type: none"><li>(a) having substantial setbacks from boundaries and adjacent public roads</li><li>(b) using low reflective materials and finishes that blend with the surrounding landscape; and</li><li>(c) being located below ridgelines where practicable.</li></ul>	<b>DTS/DPF 1.2</b> Buildings are: <ul style="list-style-type: none"><li>(a) of a height no greater than 2 building levels and 9m; and</li><li>(b) setback at least 40m from any allotment boundary or public road.</li></ul>

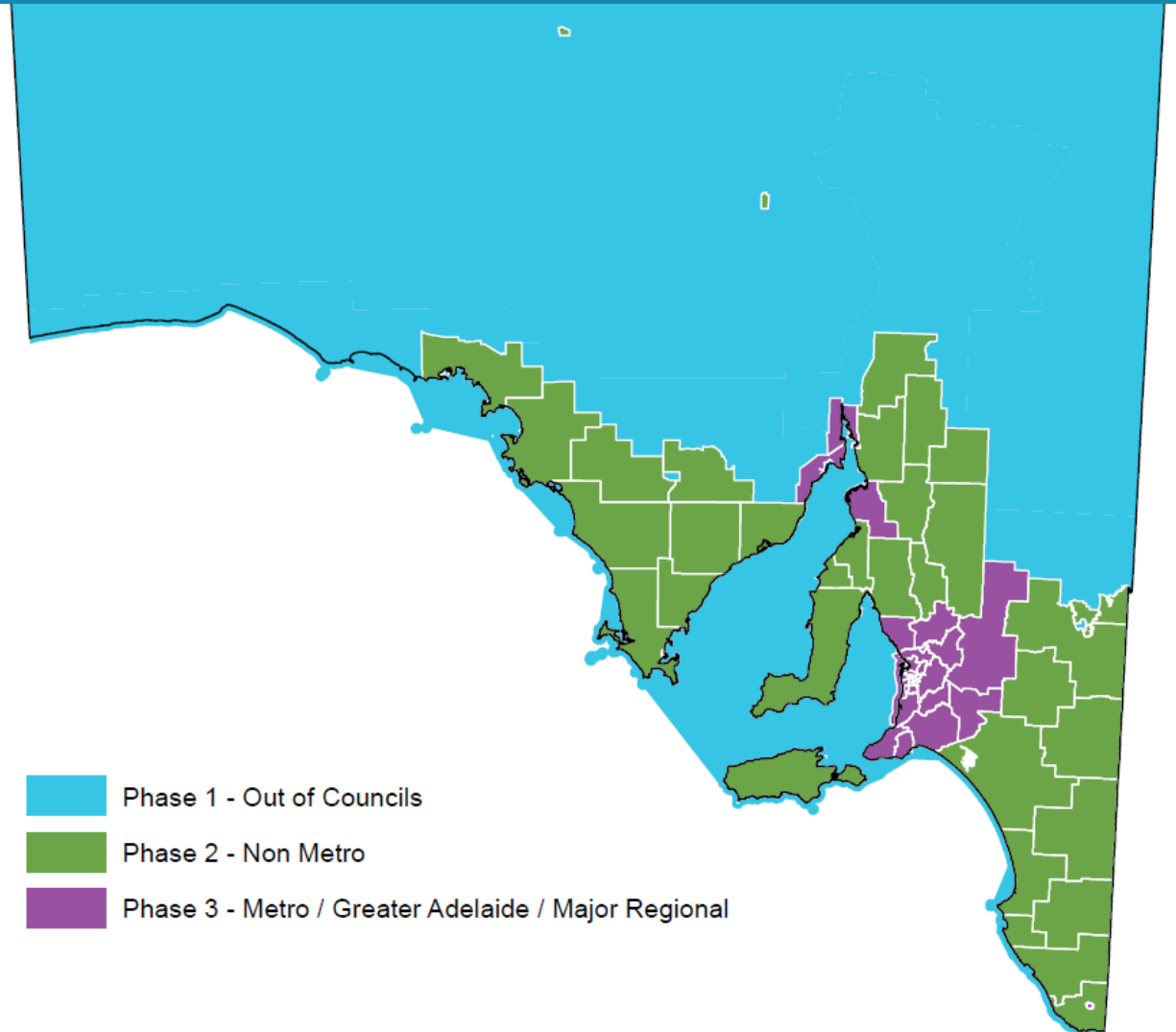
DTS used in  
'deemed-to-satisfy'  
pathway

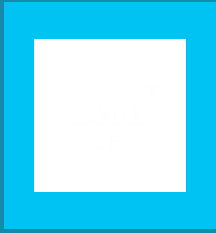
DPF used in  
'performance assessed'  
pathway: if met, the  
corresponding PO is  
addressed



# Phase Two and Phase Three Code Consultation

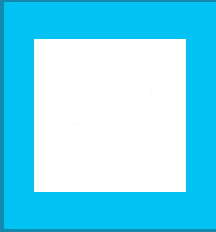
- Phase Two applicable to rural councils with small towns and settlements
- Phase Three applicable to urban councils and councils with regional towns and cities



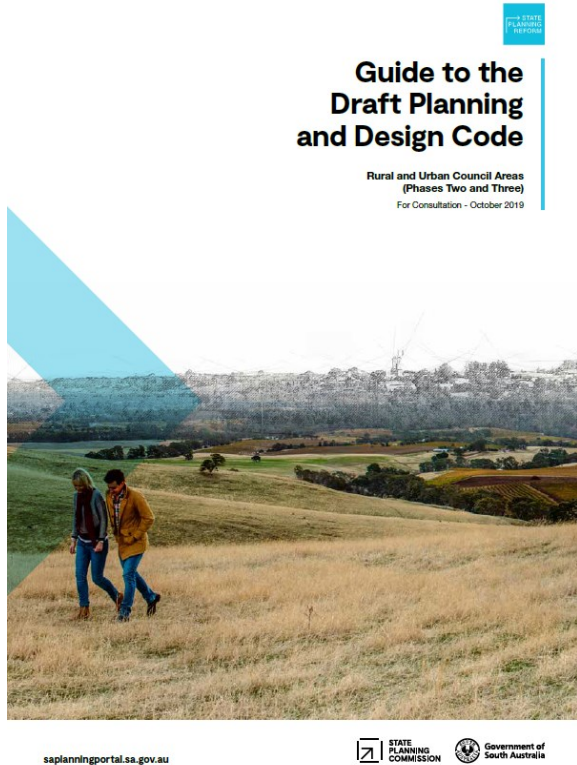


# CODE CONSULTATION

- 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



Detailed Guide



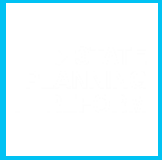
Community Guide

Two sets of provisions for Land Division.

Land Division in:

- Rural Areas
- Urban Areas

[https://www.saplanningportal.sa.gov.au/have\\_your\\_say](https://www.saplanningportal.sa.gov.au/have_your_say)



# PLANNING AUTHORITIES



**ACCREDITED  
PROFESSIONAL**

**SURVEYOR**

**Deemed-to-satisfy  
land divisions  
(planning consent  
only)**



**ACCREDITED  
PROFESSIONAL**

**PLANNING  
LEVEL 4**

**Deemed-to-satisfy  
development**



**ACCREDITED  
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**

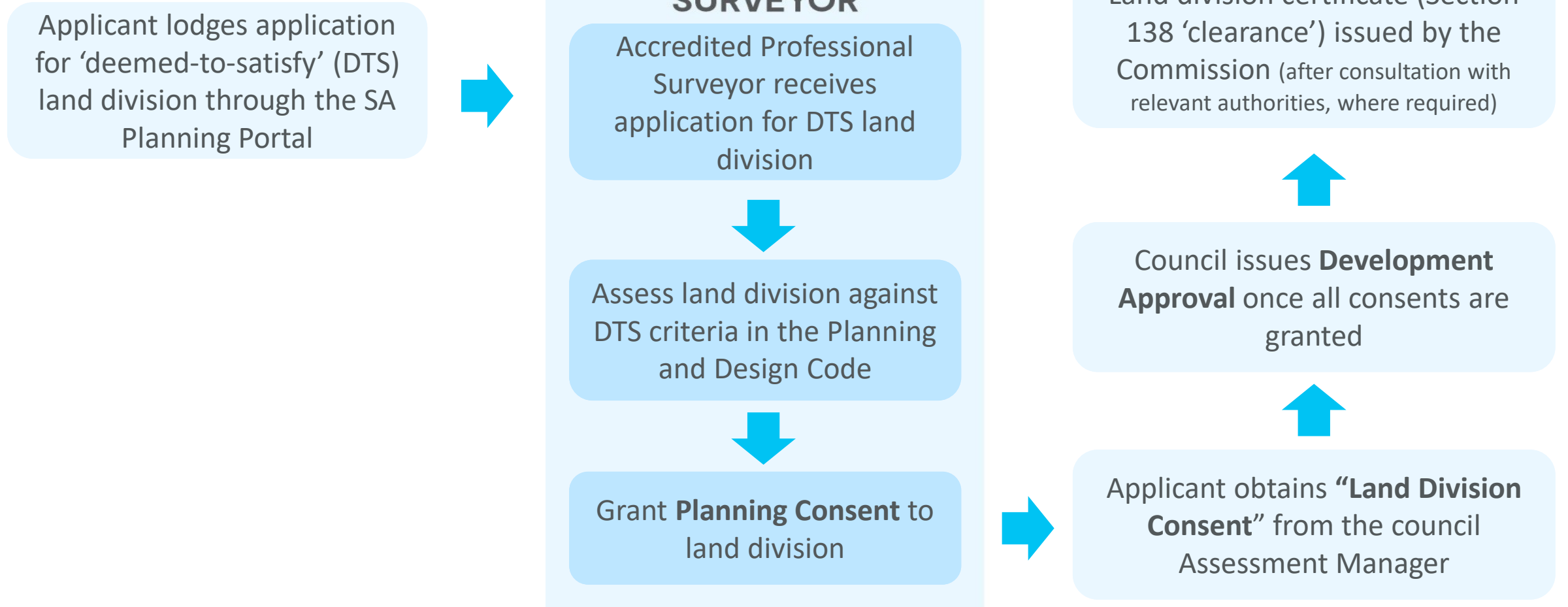


**ASSESSMENT  
PANEL**

**PLANNING  
LEVEL 2**

**Notified performance  
assessed  
development**

# ROLE OF 'ACCREDITED PROFESSIONAL — SURVEYOR'



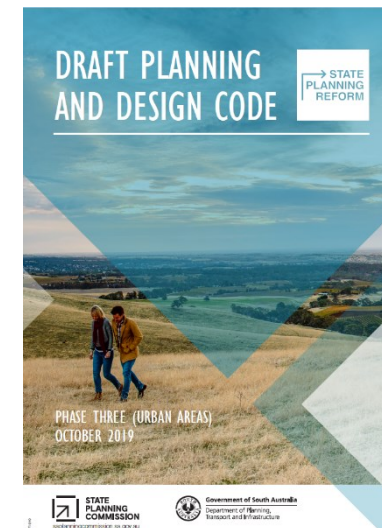
# WHAT TYPE OF LAND DIVISIONS WILL BE ‘DEEMED-TO-SATISFY’?

## 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

Microsoft .net  
Development Assessment Commission  
Government of South Australia

Search | New Application | Registration | Staff | Administration | Council XML Interface | Download Files | Log Out |

### Create New Application

Save Cancel Next >> Page 1 of 6

NB \* represents a mandatory field that must be completed to submit an Application. You may save an Application without completing these fields.

Application Type: D - Conventional Land Division

What Consents do you wish to apply for?:  
☐ Provisional Development Plan Consent Only  
☒ Provisional Development Plan Consent with Land Division Consent  
☐ Minister's Approval for S.49 Applications

Certificate of Approval Fee:  
☒ Pay Now  
☐ Pay Later

SCAP Consultation Report Fee: Pay Later \*(Not applicable if SCAP is relevant Planning Authority)

Is this a combined Land Division/Land Use application?:  
☐ Yes  
☒ No

Council: City of Adelaide (020)

Submitting Agents OrganisationId: -1

Submitting Agents Name: Development Assessment Commission [Change Submitting Agent](#)

Submitted By UserId: 1111

Submitted By Details: Ian Laughlin, Development Assessment Comm

Agents Reference: IANL0028



**OP&D**  
View access and  
consultation for Online  
Planning and  
Development Code

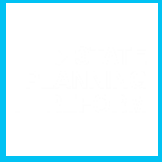
**DAP**  
Development  
Application  
Processing System

**ODS**  
Transaction history  
for DAP

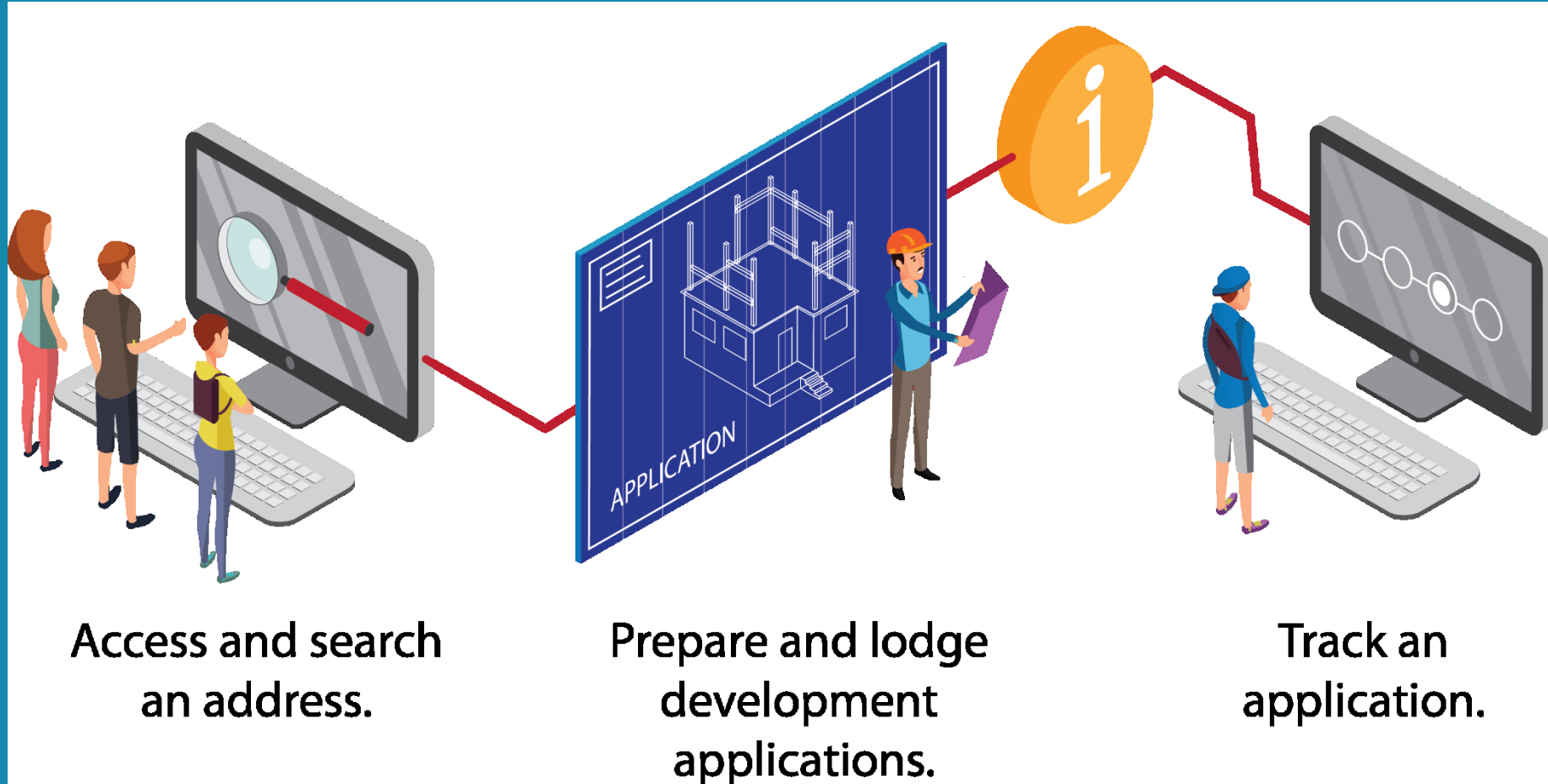
**PLIX**  
Information sharing  
from ODS for external  
parties not on the  
gov network

**SAPPA**  
South Australian  
Property  
and Planning Atlas

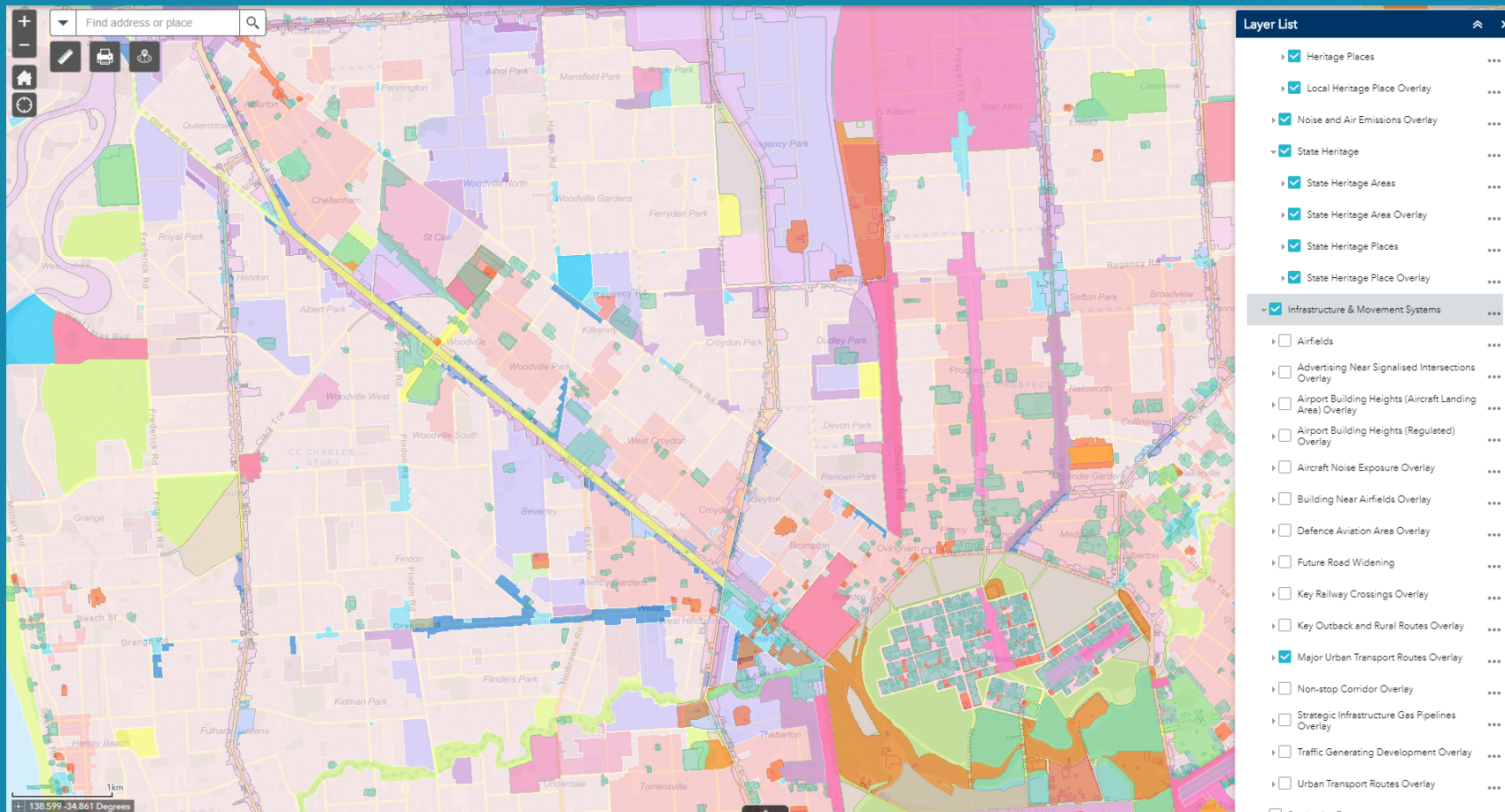




# MORE ACCESSIBLE - ePLANNING SYSTEM



# ePLANNING SYSTEM — ZONE MAPS



## 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 - DASHBOARD

YOUR APPLICATIONS

USER PROFILE

Development Application Processing 

Test Applicant

Government of South Australia  
Department of Planning  
Transport and Infrastructure

Your applications

Search 

Advanced Search

Start a new application

Access an application submitted by someone else

Submit mandatory building notification

FOR YOUR ACTION (69)

UNDER ASSESSMENT (108)

DRAFT (11)

LAND DIVISION CERTIFICATES (8)

FINALISED (55)

Applications in progress

ID	Owner	Location	Nature Of Development	Relevant Authority	Lodged	Status	
3574	J Smith	255 SOUTH TCE ADELAIDE SA 5000	land division and mixed use multi storey building	City of Adelaide	23 Sep 2019	Assessment in progress	<div></div>
3573	A Guest	64 NORTH ST HENLEY BEACH SA 5022	New garage	TestAssessor PL3 (Accreditation number 7)		Submitted	<div></div>
3572	A George	22 NORTH TCE MOONTA BAY SA 5558	3 Row dwellings	Copper Coast Council		Submitted	<div></div>
3571	J Doe	22 DOVER CT DOVER GARDENS SA 5048	New house	City of Marion		Submitted	<div></div>
3570	T Applicant	1 KING WILLIAM ST ADELAIDE SA 5000	5681 Test Case 8464	City of Adelaide	23 Sep 2019	Assessment in progress	<div></div>

<< < 1 - 5 of 108 > >>

STATUS DETAIL

CONTACTS

SUMMARY

Application 3574

This application currently requires 1 action from you

Make Payment

Planning

Assessment in progress

Verification

Completed 23 Sep 2019

Fee Payable

Payment received 23 Sep 2019

Referral - Commissioner of Highways

Requested 23 Sep 2019

Land Division

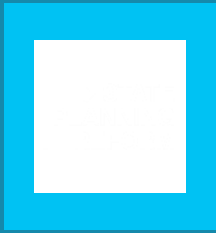
Assessment in progress

Building

Pending assessment

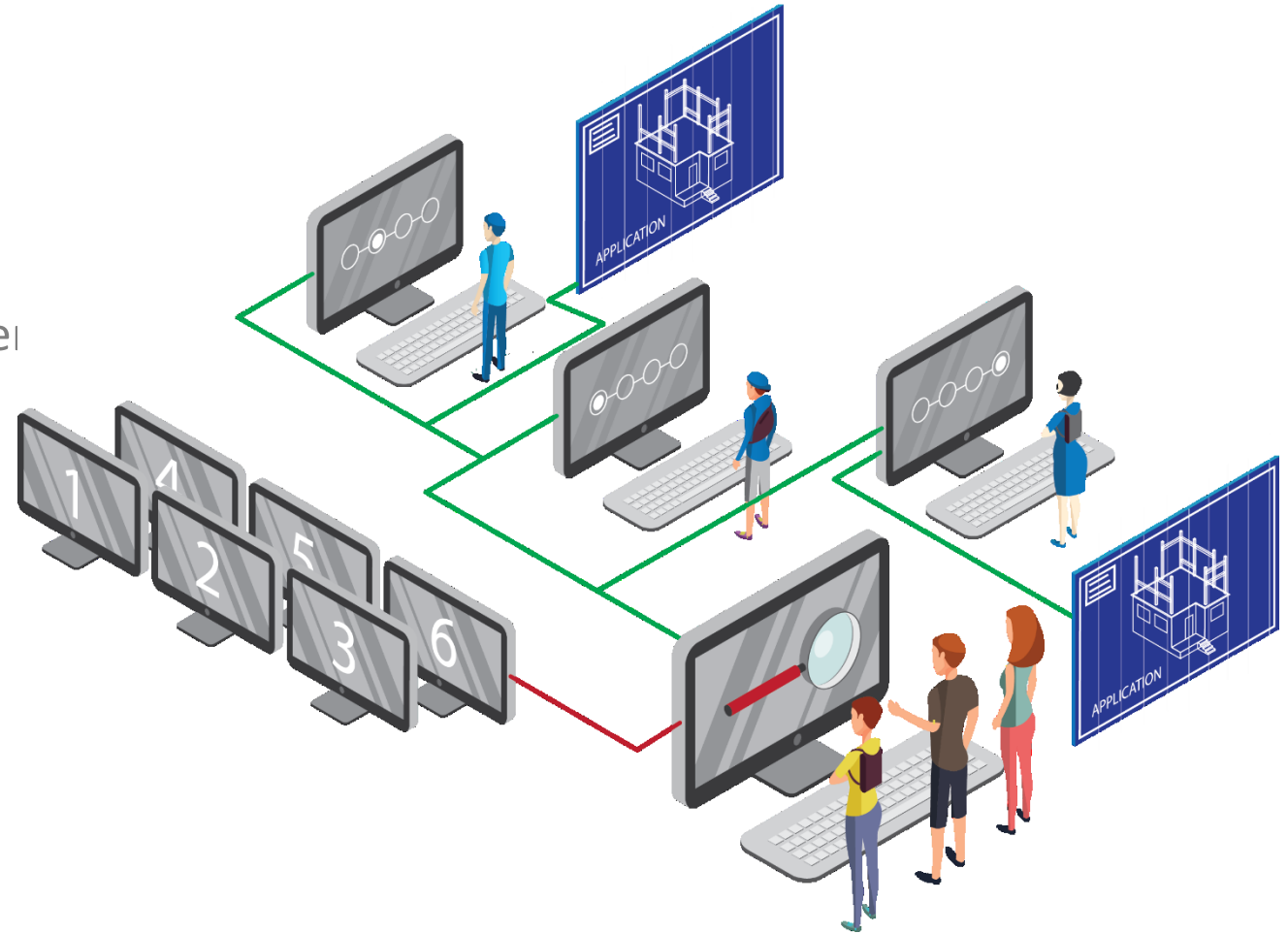
Development approval

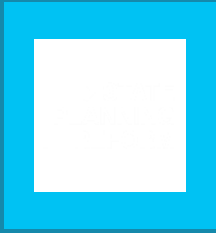
Pending approval of all consents



# ePLANNING SYSTEM BENEFITS

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

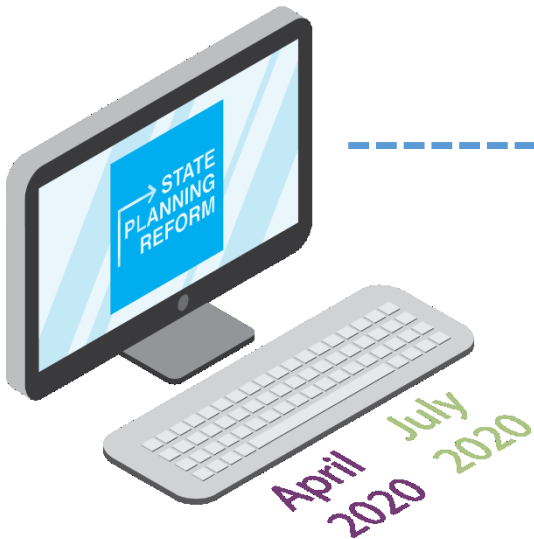




# TIMEFRAMES



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](http://saplanningportal.sa.gov.au)

