



THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING & DESIGN CODE **INTRODUCTORY PAPER**

The Planning and Design Code is one of the key reforms to the South Australian planning system and is part of the introduction of the new *Planning, Development and Infrastructure Act 2016*.

This paper introduces the '*Blueprint for South Australia's Planning and Design Code*', which is the first formal outline of the Code and sets the scene for ongoing conversations with planners, developers, local governments and the community to actively engage in its preparation.

BENEFITS OF THE PLANNING AND DESIGN CODE

✓ **A single reference point for state planning and design rules**

The Code will consolidate South Australia's 72 development plans into one clear planning rulebook for the state.

✓ **Consistent planning rules to improve certainty in decision making**

The Code will enable improved consistency of all development assessments and decisions.

✓ **Standardised interpretation of legislation will improve assessment and reduce delays**

The Code will streamline zones and policy to drive a faster and more efficient development assessment process.

✓ **Online delivery of the Code will provide assessment authorities with only the rules they need**

The new ePlanning Portal will automatically determine which planning rules apply to a development application for the assessment authority, saving time and improving consistency.

✓ **Flexibility to deal with local issues while ensuring consistency for other issues**

Performance-based planning supports consistent policy while allowing decision makers to respond to local context. There will also be a set of informative Design Guidelines providing advice on best practice design elements and the principles of good design.

✓ **Significant reduction in paperwork**

The online application of the Code will significantly shift our planning system toward paperless operation, reducing the time-consuming flow of physical information.

✓ **Reduces costs and delays in updating development plans**

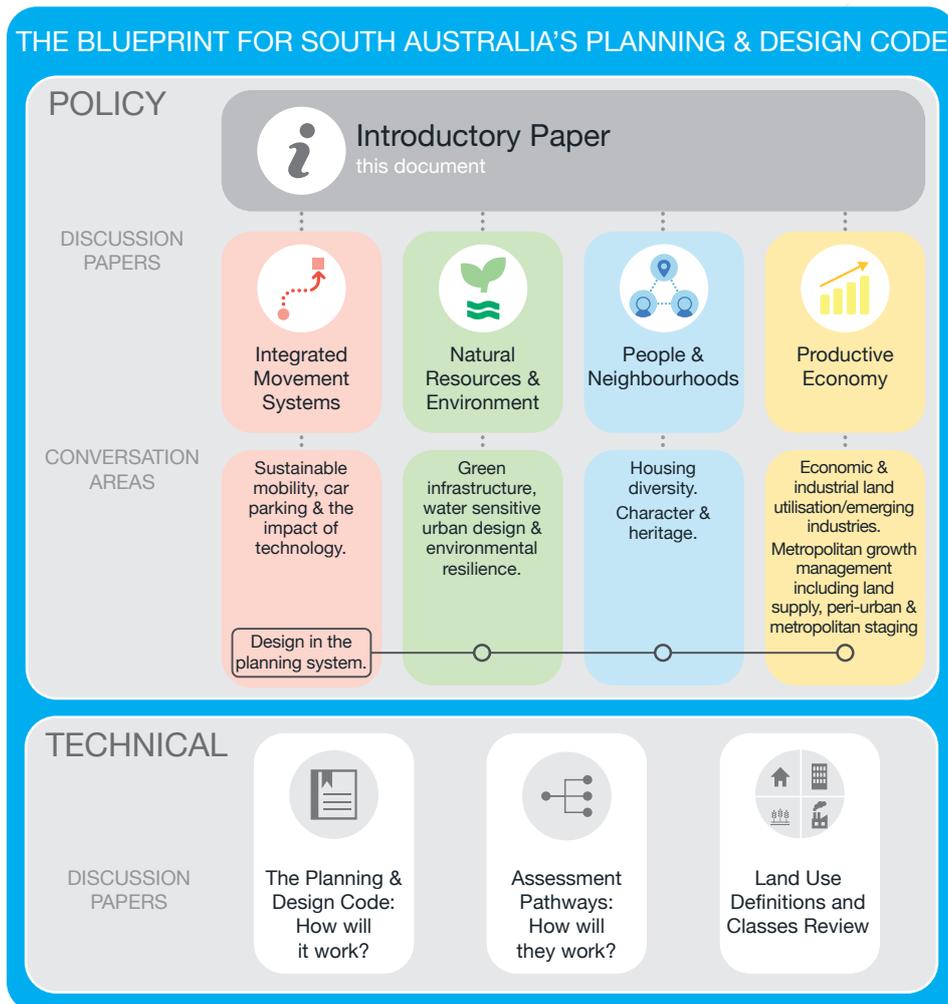
The Code will be administered centrally and electronically, with amendments implemented more efficiently and consistently.

WORKING TOGETHER TO DEVELOP THE CODE

While we will transition much of the policy intent within existing development plans and the South Australian Planning Policy Library into the new Code, there are other areas where more substantial reform is required.

We recognise that many councils and communities have a strong sense of ownership over policies that apply to their area. The State Planning Commission does not want to see positive policy discarded when drafting the Code and acknowledges the importance of policies that help implement the vision for local areas. However, we are also aware that we can streamline areas of policy conflict or constricting and duplicated policy.

Discussion papers (as outlined below) will support workshops, think tanks, forums and a range of other engagement activities in which we hope you will participate.

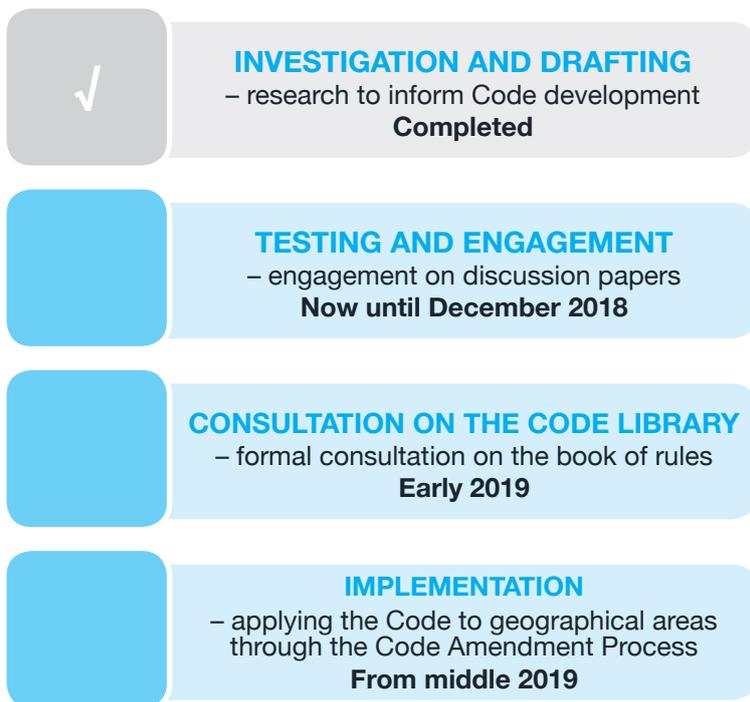


KEY STEPS

Consistent with the principles of the Community Engagement Charter, we are committed to working with you in developing a Code that helps shape South Australia as a great place to live, work, visit and enjoy.

To achieve this, we need you to help us identify areas of significant policy reform that we need to make now; those areas where we can transition existing policy intent into the new Code without substantial change; and those areas that we may tackle in future generations of the Code.

The first two stages (listed below) will inform the policies that make up the zones, subzones and overlays within the Code Library. The South Australian Planning Policy Library (SAPPL), which is a foundation for most development plans in South Australia, will be the reference point for this drafting process. We will then apply these zones, subzones and overlays geographically across South Australia as part of the Code Amendment Process.





HOW YOU CAN GET INVOLVED

For further details about the engagement process and to view the Introductory Paper to *The Blueprint for South Australia's Planning and Design Code* visit:

www.saplanningportal.sa.gov.au

For more information, please contact us:

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