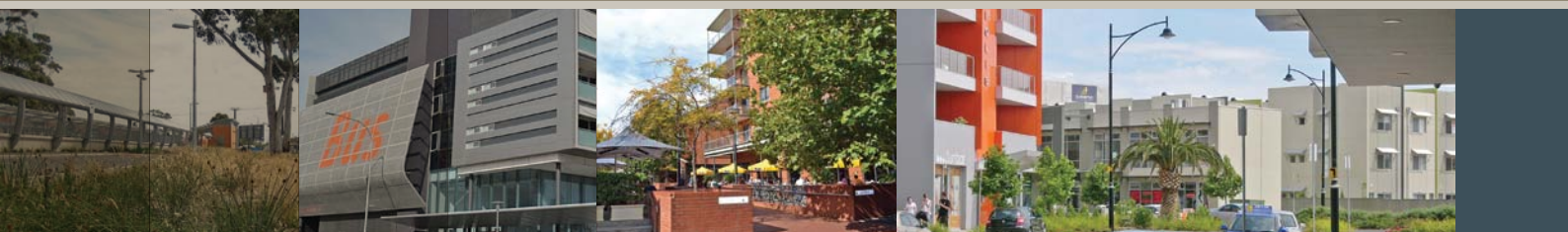


Reform of South Australia's Planning Policies – Stage One



September 2011

fact sheet

The first stage in reforming South Australia's Planning Policy Library is now complete. The focus of the stage one reforms was Greater Adelaide. Five new zone modules and revised general provisions were finalised following consultation with the Greater Adelaide councils. The purpose of the new modules is to help the councils implement structure plans and consider infill development projects, as set out in *The 30-Year Plan for Greater Adelaide*.

What are the reforms?

The Department of Planning and Local Government (DPLG) has been reforming South Australia's planning policies with the aim of making it easier for councils to align their development plans with the South Australian Planning Strategy.

The 30-Year Plan for Greater Adelaide (the Plan)

The Plan promotes a new urban form that focuses Adelaide's growth along transport corridors and nodes while protecting the unique history and character of neighbourhoods. The aim is to:

- reduce the incursion of development into productive agricultural and environmentally significant land
- reduce car dependency
- facilitate jobs close to home
- provide a greater range of housing, especially for first-home buyers or people downsizing within their local area
- create liveable and accessible communities that have lifestyle and health benefits.

The Plan can be accessed at www.dplg.sa.gov.au/plan4adelaide

What kinds of changes are being made?

The changes to the planning policies include:

- Stage 1 - five new zone modules to guide the implementation of key aspects of the Plan, particularly to encourage the growth of new neighbourhoods, targeted infill development around corridors and public transport stops, mixed use development and growth of employment lands
- Stage 2 - a review of existing urban development policies to better reflect the South Australian Planning Strategy.

Once finalised, the new and revised policies will be incorporated into a new South Australian Planning Policy Library. All councils will be asked to use this new library when reviewing and amending development plans to align with the South Australian Planning Strategy.

What was the outcome of stage one of the reform?

The following zone modules were developed and are now available for use:

- **Urban Core Zone:** Allows a combination of major land-use types, such as residential, retail, office, commercial and civic, for application in compact and higher density growth and regeneration areas.
- **Urban Corridor Zone:** Supports an innovative mix of higher density urban development on land that abuts key transit corridors (fixed rail or road) and addresses the interface with adjoining land.
- **Urban Employment Zone:** A single employment zone supporting a more flexible regulatory arrangement for employment-generating development: accommodates a range of uses and activities that provide maximum flexibility and allows land use to adapt to changing labour market requirements without a rezoning process.
- **Suburban Activity Node Zone:** Encourages a range of medium and high density dwelling forms supported by a mix of compatible land uses around key focal points such as fixed transit stops, activity centres or high quality open spaces: promotes well-designed and functional mixed-use areas with a walkable urban form, pedestrian- and cyclist-friendly streetscapes and active street frontages.

- **Suburban Neighbourhood Zone:** Supports new forms of residential and related development in new growth areas and on larger infill development sites at moderate densities: provides for compatible neighbourhood-scale activity centre development.

In addition, DPLG has revised the relevant general provisions to support the new policies and the technical information sheets, which are designed to help councils, planning professionals and consultants determine the most appropriate zone modules to use when updating development plans.

What was the consultation process and how did it affect the proposed policies?

The proposed zone modules were released for targeted consultation for a period of six weeks, concluding on 14 March 2011. The consultation process involved:

- workshops with Greater Adelaide councils and peak industry groups to gain feedback on the proposed policies and discuss issues
- design testing of several zone modules at selected sites in Greater Adelaide by the Integrated Design Commission in order to bring feedback from design professionals into the policy development process
- additional workshops with selected inner city councils to further test the potential application of the new policy modules in the structure planning and proposed rezoning of inner metropolitan areas identified for growth.

The consultation resulted in several important changes:

General changes

- restructuring and reformatting some of the policies to reduce duplication and improve clarity (for example, moving the parking and access, advertising, and noise and air quality policies from the zone modules to the relevant general modules)
- improved clarity of expression for local additions by providing more guidance on the intention of the policy in order to make clear what is required as core text (cannot be changed in a council-led DPA) and whether the policy can be adapted by councils for local conditions

- introduction of additional policies to mitigate noise and air emissions, including a new Noise and Air Emissions Overlay (Overlay 3)
- strengthening policies in the Design and Appearance module that address development near heritage places and the general relationship of buildings to the street and public realm
- renaming the Multi-storey Development module to Medium-high Rise Development (4 or more storeys) module to improve alignment with the Plan.

Zone changes

- revision of the minimum net residential site densities required for each new zone to ensure alignment with strategic planning objectives for areas where they will be applied
- provision of additional guidance on the desired retail floor spaces in the five new zone modules
- inclusion of a new Transit Living Policy Area and Business Policy Area (to replace the former Living and Evolution Policy Areas) in the Urban Corridor Zone
- inclusion of a new Main Street Policy Area in the Urban Core Zone
- renaming the Urban Neighbourhood Zone to Suburban Neighbourhood Zone to better reflect its density and structure
- streamlining the public notification categories and non-complying lists to improve consistency.

How can I access the new policies?

The new zone modules, related general provisions and supporting technical information sheets can be found at

www.sa.gov.au/planning/planningpolicies

(Note that most information relating to DPLG's planning functions is now found on www.sa.gov.au under the 'Housing, Property and Land' section of the site.)

When will the new South Australian Planning Policy Library be available?

As an interim measure, the finalised zone modules and related general provisions have been incorporated into Version 6 of the current policy library.

Version 6 will be replaced by the new South Australian Planning Policy Library in early 2012, following stage two of the reform.

What's next – stage two review of the policy library

Stage two of the reform process involves the review and updating of the remaining planning policies and related general provisions to better reflect the South Australian Planning Strategy. This stage also aims to further reduce the number of urban development zones, as recommended in the Planning and Development Review 2007.

The updated policies will be developed in late 2011 and released in draft form for consultation with councils and peak industry bodies.

The projects to be undertaken during stage two include (but are not limited to):

- Review of retail and mixed-use policy in order to align strategic retail, centres and mixed-use policy with the Plan. This review will also respond to emerging trends and to national competition policy.
- Review of industry policy to streamline zoning and to consider the inclusion of complying development standards for some land uses within these zones.
- Review of residential policies to develop policy recommendations for complying provisions for row, group and low-rise residential flat buildings (three storeys or less) that are consistent with the guiding principles of the South Australian Planning Policy Library and consistent with the Residential Development Code methodology. The policies also need to be assessable within the South Australian planning system and consider economic feasibility.

How are the policies incorporated into development plans?

The South Australian Planning Policy Library will be incorporated into development plans via development plan amendments (DPAs). The policy library provides a direct link between the South Australian Planning Strategy and individual DPAs.

Councils in Greater Adelaide are required to align land-use zoning contained in development plans with the Plan by February 2013.

They are also required to identify strategic priorities for rezoning through their 'Section 30' reviews and then to prepare Statements of Intent (SOIs) that identify the modules to be selected and introduced through DPAs. Priority will be given to SOIs leading to DPAs that respond to the directions and targets of the Plan.

The development plan amendment (DPA) process in brief

- Councils prepare a Statement of Intent (or Minister initiates an amendment) to identify the purpose, relationship to the South Australian Planning Strategy and investigations to be undertaken
- Minister considers SOI for approval
- Investigations undertaken in accordance with approved SOI and proposed DPA
- Draft DPA released for consultation (may require Ministerial approval first)
- Submissions considered and changes made as appropriate
- Revised DPA approved by council (council-led process) or by Minister (Minister-led process)
- DPA gazetted and consolidated in the development plan.

Detailed information about the DPA process can be found at www.sa.gov.au/planning/dpas

Will the policies change?

DPLG is developing a formal process for reviewing the policy library on an ongoing basis in consultation with councils and other stakeholders.

What will happen to the Better Development Plans (BDP) Library?

The new and updated policies build upon the Better Development Plans (BDP) project, which began in 2007 and introduced the concept of planning modules to standardise planning policies and the development plan format across the state.

The South Australian Planning Policy Library raises the standards for improved consistency and efficiency of development plans and so provides greater certainty for local government, communities and industry.

For further information

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