



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

17 FEBRUARY 2020 AT 6:30 PM

IN LITTLE PARA CONFERENCE ROOMS, 34 CHURCH STREET, SALISBURY

MEMBERS

Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr M Blackmore
Cr L Braun
Cr B Brug
Cr A Duncan (Deputy Chairman)
Cr K Grenfell
Cr N Henningsen
Cr D Hood
Cr P Jensen
Cr S Ouk
Cr D Proleta
Cr S Reardon
Cr G Reynolds
Cr J Woodman

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager Community Development, Ms P Webb
General Manager City Infrastructure, Mr J Devine
Manager Governance, Mr M Petrovski
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Policy and Planning Committee Meeting held on 20 January 2020.

Presentation of the Minutes of the Confidential Policy and Planning Committee Meeting held on 20 January 2020.

REPORTS

Administration

- 1.0.1 Future Reports for the Policy and Planning Committee..... 9
- 1.0.2 Minutes of the Tourism and Visitor Sub Committee meeting held on Monday 10 February 2020 15

Community Development

- 1.1.1 Minutes of the Youth Council Sub Committee meeting held on Tuesday 11 February 2020..... 21

Urban Development

- 1.3.1 Planning and Design Code 27

OTHER BUSINESS

CLOSE



**MINUTES OF POLICY AND PLANNING COMMITTEE MEETING HELD IN
LITTLE PARA CONFERENCE ROOMS, 34 CHURCH STREET, SALISBURY ON**

20 JANUARY 2020

MEMBERS PRESENT

Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr M Blackmore
Cr L Braun
Cr B Brug
Cr A Duncan (Deputy Chairman)
Cr K Grenfell
Cr N Henningsen
Cr D Hood
Cr P Jensen
Cr S Ouk
Cr D Proleta
Cr S Reardon
Cr G Reynolds
Cr J Woodman

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager City Infrastructure, Mr J Devine
Manager Governance, Mr M Petrovski
Governance Support Officer, Ms K Boyd

The meeting commenced at 6.34 pm

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

There were no apologies.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr G Reynolds
Seconded Cr S Reardon

The Minutes of the Policy and Planning Committee Meeting held on
09 December 2019, be taken and read as confirmed.

CARRIED

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr G Reynolds
Seconded Cr D Proleta

1. The information be received.

CARRIED

Community Development

1.1.1 City of Salisbury Participation in the Welcoming Cities Network

Moved Cr J Woodman
Seconded Cr C Buchanan

1. The report be received and noted.
2. The City of Salisbury become a member of the Welcoming Cities network as a Free / Committed Member and participates in the network without going through the formal accreditation process.
3. The Welcoming Cities Commitment Form be signed by the Mayor.

CARRIED

1.1.2 Bridgestone Athletics Centre - Management Model Options

Moved Cr A Duncan

Seconded Mayor G Aldridge

1. It is recommended that Council endorse:
 - a. A Council managed approach for Bridgestone Athletics Centre for an initial period up to three (3) years, subject to annual review through the Works and Services Committee;
 - b. A Bridgestone Athletics Facility Reference Group be established, including membership from Presidents from tenant clubs, the CEO's of Athletics SA and Little Athletics SA, and a representative from SA Athletics Stadium,
 - c. A periodic report be provided on a six (6) monthly basis to Works and Services Committee regarding the performance of, and recommendations for, the management of Bridgestone Athletics Centre; and
 - d. A further report to be brought back to Council in April 2020 providing recommendations regarding operational and management guideline fees and charges, budget, and any license/lease arrangements for Bridgestone Athletics Centre.

CARRIED

OTHER BUSINESS

P&P-OB1 Bushfire Recovery

Moved Cr C Buchanan
Seconded Cr P Jensen

That, on behalf of the residents of the City of Salisbury, Council:

1. Express sympathy and offer condolences to families who have lost loved ones, property and animals as a consequence of the bushfires during this 2019/20 summer season.
2. Thank the staff and volunteers of the Country Fire Service by making a donation of \$5,000 to the local Salisbury CFS and \$1,000 towards the community fire siren for the Gumeracha Fire Brigade.
3. Provide \$10,000 in financial support to each of the Kangaroo Island and Adelaide Hills Councils, as a contribution towards replacement of community infrastructure destroyed by bushfire.
4. Communicate with the Department for Environment and Water to determine appropriate assistance the City of Salisbury might offer to aid animal rescue efforts.
5. Request the LGA to develop and coordinate a 12 month Kangaroo Island Recovery Program that enables councils to approve secondment of staff who volunteer to form a sector-wide works team under the authority of the Kangaroo Island Council:
 - on a two week rotation,
 - to be located on the island, and
 - associated costs including salary, meals and accommodation be borne by the participating councils.
6. Request the LGA to instigate discussions with the State Government to establish a joint State and Local Government Working Party to review the existing policy framework regarding management of natural habitat as it relates to bushfire prevention and mitigation and responding to evolving conditions caused by changes in climate over time.

With leave of the meeting and consent of the seconder Cr C Buchanan
VARIED the MOTION as follow:

That, on behalf of the residents of the City of Salisbury, Council:

1. Express sympathy and offer condolences to families who have lost loved ones, property and animals as a consequence of the bushfires during this 2019/20 summer season.
2. Thank the staff and volunteers of the Country Fire Service by making a donation of \$10,000 to the local Salisbury CFS and \$1,000 towards the community fire siren for the Gumeracha Fire Brigade.

-
3. Provide \$10,000 in financial support to each of the Kangaroo Island and Adelaide Hills Councils, as a contribution towards replacement of community infrastructure destroyed by bushfire.
 4. Communicate with the Department for Environment and Water to determine appropriate assistance the City of Salisbury might offer to aid animal rescue efforts.
 5. Request the LGA within six weeks to develop and coordinate a 12 month Kangaroo Island Recovery Program that enables councils to approve secondment of staff who volunteer to form a sector-wide works team under the authority of the Kangaroo Island Council:
 - on a two week rotation,
 - to be located on the island, and
 - associated costs including salary, meals and accommodation be borne by the participating councils.
 6. Request the LGA to instigate discussions with the State Government to establish a joint State and Local Government Working Party to review the existing policy framework regarding management of natural habitat as it relates to bushfire prevention and mitigation and responding to evolving conditions caused by changes in climate over time.

CARRIED
UNANIMOUSLY

CONFIDENTIAL ITEMS

1.10.1 Bridgestone Athletics Centre - Sponsorship Opportunities

Moved Cr K Grenfell
Seconded Cr D Hood

1. *Pursuant to Section 90(2) and (3)(d)(i) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *sponsorship proposal bid*

*On that basis the public's interest is best served by not disclosing the **Bridgestone Athletics Centre - Sponsorship Opportunities** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7.06 pm.

The meeting moved out of confidence and closed at 7.14 pm.

CHAIRMAN.....

DATE.....

ITEM	1.0.1
	POLICY AND PLANNING COMMITTEE
DATE	17 February 2020
HEADING	Future Reports for the Policy and Planning Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Policy and Planning Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 The table below outlines the reports to be presented to the Policy and Planning Committee as a result of a Council resolution.

Meeting Item	Heading and Resolution	Officer
19/12/2016 P&P-OB1	RAAF AP-3C Tailfin for Purposes of Display That staff prepare a report working with Salisbury RSL to obtain an AP-3C Tailfin from RAAF for purposes of display within the Salisbury Council area, potentially as part of the Salisbury Oval Precinct upgrade. Due: July 2020	Julie Kushnir
28/05/2018 1.2.1	Cities Power Partnership Program 1. That Council re-consider becoming a partner of the Cities Power Partnership program once the City of Salisbury's Energy Management Plan has been finalised and endorsed during 2018/19. Due: July 2020	Andrew Le Grand
23/07/2018 1.5.1	The Paddocks Masterplan 3. That a scoping study of works be brought back to Council with an implementation plan for year three onward. Due: February 2020 Deferred to: March 2020 Reason: Currently retiming sub projects following consultation with clubs and stormwater modelling.	Craig Johansen
24/06/2019 12.1	Motion without Notice: Upgrades to Current Sporting Facilities That staff provide a report for costings for upgrades to our current major sporting centres, excluding Ingle Farm Recreation Centre, to support our community over the coming 40+ years. Due: March 2020	Adam Trottman
26/08/2019 1.5.1	Salisbury Community Hub - Project and Construction Progress Report 3. An assessment of the demand for increased Customer Services and other council services outside core business hours is conducted early 2020. 4. A report is brought back to Council on the assessment of this demand and any implications of increasing the service levels should the demand support an increase in service levels. Due: April 2020	Charles Mansueto

23/09/2019 1.5.1	Heritage 1. Subject to budget approval by Council, the General Manager City Development be authorised to engage a heritage expert to undertake a Local Heritage first stage study, a Thematic Heritage Framework, for the City of Salisbury area, and report back to Council on the findings. Due: October 2020	Peter Jansen
28/10/2019 1.5.1	Update regarding the Intercultural Strategic Alliance 2. That staff bring back a report by March 2020 on adopting the Welcoming Committee Standard and adopting the Welcoming Cities Network. Due: March 2020	Vesna Haracic
25/11/2019 MON7.1	Motion on Notice - Shelter for the Homeless That the administration: 1. Investigate opportunities for temporary shelter for people experiencing homelessness, including potential use of appropriate Council owned buildings, religious centres and other not-for-profit sites in the Salisbury City Centre and greater City of Salisbury, through the Northern Homeless co-collaboration group. Due: February 2020 Deferred to: April 2020 Reason: To allow for consultation with the Northern Homelessness and Violence Against Women Collaboration group. The collaboration group does not meet over the Christmas break and has only re-convened in February.	Julie Douglas
25/11/2019 1.1.2	Community Safety Strategy 3. Staff develop an implementation strategy with detailed resource allocations and assign lead responsibilities, and staging of the actions for council consideration. Due: March 2020	Julie Douglas
25/11/2019 AMSC2	Street Tree Asset Management Plan and Policy 2. That a report be presented to the February 2020 Policy and Planning Committee as part of a plan to consider a range of tree types in the tree palette options, including flowering Due: February 2020 Deferred to: May 2020 Reason: Item to be deferred to May 2020 due to the program for the Asset Management Committee.	Craig Johansen

25/11/2019	Summary Report for Attendance at Training and Development Activity - 2019 Local Government Professionals Australia National Congress and Business Expo, Darwin	Jo Cooper
3.6.2	<p>3. That staff prepare and bring back to the relevant Council Committees, a report/s that considers the prospective implementation of:</p> <p>a. strategies and opportunities for Council to engage in the “Direct Democracy” (Citizens Jury), identifying areas where this can be used e.g. Neales Green;</p>	
Due:	March 2020	
25/11/2019	Summary Report for Attendance at Training and Development Activity - 2019 Local Government Professionals Australia National Congress and Business Expo, Darwin	Jo Cooper
3.6.2	<p>3. That staff prepare and bring back to the relevant Council Committees, a report/s that considers the prospective implementation of:</p> <p>b. the creation of a “Fun Bus” service as provided by the City of Darwin;</p>	
Due:	March 2020	
25/11/2019	Summary Report for Attendance at Training and Development Activity - 2019 Local Government Professionals Australia National Congress and Business Expo, Darwin	Charles Mansueto
3.6.2	<p>3. That staff prepare and bring back to the relevant Council Committees, a report/s that considers the prospective implementation of:</p> <p>f. consideration to the creation of a market to be held in the Salisbury City Centre once a month similar to the Mindil Beach Markets in Darwin;</p>	
Due:	March 2020	
25/11/2019	Summary Report for Attendance at Training and Development Activity - 2019 Local Government Professionals Australia National Congress and Business Expo, Darwin	Greg Ratsch
3.6.2	<p>3. That staff prepare and bring back to the relevant Council Committees, a report/s that considers the prospective implementation of:</p> <p>g. the City of Darwin’s Strategic Plan be reviewed as part of the any development for the future of City of Salisbury’s Strategic Plan.</p>	
Due:	February 2020	
Deferred to:	March 2020	
Reason:	This matter will be addressed in the City Plan report to be presented to Council following the February Elected Member workshop.	

16/12/2019 1.1.2	Public Art – Feature Artwork 4. Staff to continue to work with the Public Art Panel to identify suitable locations with a further report to be brought back to Council in March 2020 with recommendations that can be incorporated into the 2020/21 budget. Due: March 2020	Julie Kushnir
16/12/2019 1.1.2	Public Art – Stobie Poles 1. That this matter be deferred to the January 2020 meeting of the Policy and Planning Committee to enable the administration to provide advice on the following: <ul style="list-style-type: none"> • Cost benefit analysis of painting a stobie using paint and anti-graffiti coating • To further examine copyright rules pertaining to the owner of stobie pole infrastructure between SA Power Networks and City of Salisbury • Copyright rules regarding multiple artists • The definition of “individual” and “artist” • Public liability options beyond an individual/artist paying this cost 2. For purposes of benchmarking, the City of Charles Sturt policy be addressed and included in the advice. Due: March 2020	Julie Kushnir
28/01/2020 1.10.1	Bridgestone Athletics Centre – Sponsorship Opportunities Council has previously resolved this resolution to be confidential. Due: March 2020	Adam Trottman
28/01/2020 MWON12.5	Motion Without Notice: Duke of Edinburgh Program and Partnerships with Parafield Gardens High School 1. Staff bring back a report on the Duke of Edinburgh program within one month. ... 3. Staff provide a draft budget and demonstrate how Parafield Gardens High School will administer the program with support provided by the City of Salisbury. Due: February 2020 Deferred to: March 2020 Reason: Staff are finalising the Duke of Edinburgh Program which will be completed for the March 2020 Standing Committee meetings.	Jo Cooper

4. CONCLUSION / PROPOSAL

- 4.1 Future reports for the Policy and Planning Committee have been reviewed and are presented to Council for noting.

CO-ORDINATION

Officer:	EXECUTIVE GROUP	A/GMCD	GMBE	CMCID	GMCI
Date:	10/02/2020	05/02/2020	06/02/2020	05/02/2020	06/02/2020

ITEM 1.0.2

POLICY AND PLANNING COMMITTEE

HEADING Minutes of the Tourism and Visitor Sub Committee meeting held on Monday 10 February 2020

AUTHOR Mechelle Potter, Administrative Coordinator - Business Excellence, Business Excellence

CITY PLAN LINKS 4.3 Have robust processes that support consistent service delivery and informed decision making.

SUMMARY The minutes and recommendations of the Tourism and Visitor Sub Committee meeting held on Monday 10 February 2020 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

1. The information contained in the Tourism and Visitor Sub Committee Minutes of the meeting held on 10 February 2020 be received and noted and that the following recommendations contained therein be adopted by Council:

TVSC1 Future Reports for the Tourism and Visitor Sub Committee

1. The information be received.

TVSC2 Accommodation Availability in Salisbury and Surrounds

1. Receive and note the information

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Minutes Tourism and Visitor Sub Committee - 10 February 2020

CO-ORDINATION

Officer: GMBE
Date: 13/02/2020



**MINUTES OF TOURISM AND VISITOR SUB COMMITTEE MEETING HELD IN
WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH
STREET, SALISBURY ON**

10 FEBRUARY 2020

MEMBERS PRESENT

Cr M Blackmore (Chairman)
Mayor G Aldridge (ex officio) – *(from 5.08pm)*
Cr K Grenfell *(from 5.06pm)*
Mr J Pinney
Cr D Proleta
Cr S Reardon
Mr L Virgo
Mr D Waylen
Cr J Woodman (Deputy Chairman)

STAFF

Chief Executive Officer, Mr J Harry *(from 5.14pm)*
General Manager Business Excellence, Mr C Mansueto
Administrative Coordinator - Business Excellence, Mrs M Potter

The meeting commenced at 5.00 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

Nil.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Mr D Waylen
Seconded Cr S Reardon

The Minutes of the Tourism and Visitor Sub Committee Meeting held on 12 November 2019, be taken and read as confirmed.

CARRIED

REPORTS

TVSC1 Future Reports for the Tourism and Visitor Sub Committee

Moved Cr D Proleta
Seconded Mr J Pinney

1. The information be received.

CARRIED

TVSC2 Accommodation Availability in Salisbury and Surrounds

Moved Cr J Woodman
Seconded Mayor G Aldridge

1. Receive and note the information

CARRIED

TVSC3 Verbal Update - Promotion of Salisbury Community Hub and Council Area

General Manager Business Excellence, Mr C Mansueto provided a verbal update on the promotion of the Salisbury Community Hub and Council area.

OTHER BUSINESS

Nil

CLOSE

The meeting closed at 6.05 pm.

CHAIRMAN.....

DATE.....

ITEM

1.1.1

POLICY AND PLANNING COMMITTEE

HEADING

Minutes of the Youth Council Sub Committee meeting held on Tuesday 11 February 2020

AUTHOR

Bronwyn Hatswell, PA to General Manager, Community Development

CITY PLAN LINKS

4.3 Have robust processes that support consistent service delivery and informed decision making.

SUMMARY

The minutes and recommendations of the Youth Council Sub Committee meeting held on Tuesday, 11 February 2020 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

1. The information contained in the Youth Council Sub Committee Minutes of the meeting held on 11 February 2020 be received and noted and that the following recommendations contained therein be adopted by Council:

YC1 Appointment of Youth Council Sub Committee Chairman and Deputy Chairman - 2020

Mon-Maya Chamlagai be appointed to the position of Chairman of the Youth Council Sub Committee for 2020.

Luke Hall be appointed to the position of Deputy Chairman of the Youth Council Sub Committee for 2020.

YC2 Future Reports for the Youth Council Sub Committee

That the information be received.

YC3 Youth Council Project Teams 2020

That:

1. The following project teams to be endorsed to be undertaken in 2020 by the Youth Council:
 - a. Cultural Awareness
 - b. Environmental Project
2. Braden Thompson be appointed to the position of Team Leader, Cultural Awareness Project.
3. Emily Williams be appointed to the position of Team Leader, Environmental Project.

YC4 Youth Programs and Events Update February 2020

That the information be received and noted.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Minutes Youth Council Sub Committee - 11 February 2020

CO-ORDINATION

Officer: A/GMCD
Date: 13/02/2020



MINUTES OF YOUTH COUNCIL SUB COMMITTEE MEETING HELD IN THE JOHN HARVEY GALLERY, 34 CHURCH STREET, SALISBURY ON

11 FEBRUARY 2020

MEMBERS PRESENT

Mon-Maya Chamlagai (Deputy Chairman)
Netra Dulal (5:52 pm)
Brooke Duncan
Della Graham-Williams
Christian Gudic
Luke Hall
Somayeh Mirzaiei
Nicolette Nedelcev
Tuyet Nhi Sofina Le Thi
Sharifulah Noorzai
Madeline Prince
Braden Thompson
Emily Williams
Cr M Blackmore
Cr G Reynolds
Rebecca Etienne (Mentor)
Amanda O'Sullivan (Mentor)
Joel Winder (Mentor)

OBSERVERS

Nil.

STAFF

Team Leader Twelve 25 Salisbury Youth Enterprise Centre, Ms J Farley
PA to General Manager Community Development, Mrs B Hatswell
Community Planner Youth Participation, Ms J Brett

The meeting commenced at 5.36 pm

The Chairman welcomed the members, staff and the gallery to the meeting and read the Kaurna Acknowledgement.

APOLOGIES

Apologies have been received from Mayor G Aldridge, T Rutka-Hudson, H Williams, J Wood, T Wood and Cr S Ouk.

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

The meeting of the Sub Committee, scheduled for 03 December 2019 did not proceed due to lack of a quorum.

REPORTS

YC1 Appointment of Youth Council Sub Committee Chairman and Deputy Chairman - 2020

Moved B Thompson
Seconded L Hall

That Mon-Maya Chamlagai be appointed to the position of Chairman of the Youth Council Sub Committee for 2020.

CARRIED

Mon-Maya Chamlagai, assumed the role as the newly appointed Chairperson at 5.48 pm.

Moved L Hall
Seconded B Thompson

That Luke Hall be appointed to the position of Deputy Chairman of the Youth Council Sub Committee for 2020.

CARRIED

YC2 Future Reports for the Youth Council Sub Committee

N Dulal entered the meeting at 05:52 pm.

Moved L Hall
Seconded T Nhi Sofina Le Thi

That the information be received.

CARRIED

YC3 Youth Council Project Teams 2020

Moved B Duncan
Seconded L Hall

That:

1. The following project teams to be endorsed to be undertaken in 2020 by the Youth Council:
 - a. Cultural Awareness
 - b. Environmental Project
2. Braden Thompson be appointed to the position of Team Leader, Cultural Awareness Project.
3. Emily Williams be appointed to the position of Team Leader, Environmental Project.

CARRIED

YC4 Youth Programs and Events Update February 2020

Moved B Duncan
Seconded B Thompson

That the information be received and noted.

CARRIED

OTHER BUSINESS

Nil.

CLOSE

The meeting closed at 6.32 pm.

CHAIRMAN.....

DATE.....

ITEM	1.3.1		
	POLICY AND PLANNING COMMITTEE		
DATE	17 February 2020		
PREV REFS	Policy and Planning Committee	1.5.2	15/09/2014
	Policy and Planning Committee	1.3.4	19/01/2015
	Policy and Planning Committee	1.3.2	20/04/2015
	Policy and Planning Committee	1.3.2	19/10/2015
	Policy and Planning Committee	1.3.3	20/06/2016
	Policy and Planning Committee	1.3.2	20/08/2018
	Policy and Planning Committee	1.3.2	10/12/2018
	Policy and Planning Committee	1.3.2	21/01/2019
	Policy and Planning Committee	1.3.1	15/04/2019
	Policy and Planning Committee	1.3.1	16/09/2019
	Council	NOM1	28/10/2019
	Policy and Planning Committee	1.3.1	18/11/2019
	Policy and Planning Committee	1.3.2	18/11/2019
HEADING	Planning and Design Code		
AUTHORS	Peter Jansen, Strategic Planner, City Development Chris Zafiroopoulos, Manager Development Services, City Development Clint Watchman, Coordinator Urban Policy, City Development		
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 4.3 Have robust processes that support consistent service delivery and informed decision making.		

SUMMARY

The draft Planning and Design Code has been released for public consultation by the State Planning Commission. The Code will replace the current Development Plans of all Councils with the intention to standardise policy and have an efficient digital based system.

While Council has generally supported the intent of the planning reform process, the engagement process and proposed policy is considered to fall short of its intentions. Some technical issues have been identified and acknowledged by the State Planning Commission in and Update to the Planning and Design Code, and staff have further identified policy and process issues relevant to the City of Salisbury.

RECOMMENDATION

1. Council endorse the submission to the State Planning Commission on the draft Planning and Design Code contained in Attachments 2, 3 and 4 to the Policy and Planning Committee Agenda 17 February 2020 Item 1.3.1.
2. The General Manager City Development be authorised to make further minor editorial changes to the submission as required that do not change the intent of the submission.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. New LGA Boundary position
2. Submission Letter
3. Submission Summary
4. Detailed Practitioner Reviews
5. State Planning Commission - Code Time Extension

1. BACKGROUND

- 1.1 The South Australian Government is undertaking a significant reform of the planning system underpinned by the *Planning, Development and Infrastructure Act 2016*. Over the past few years, Council has considered and made submissions on various elements of the reform process relating to assessment pathways, policy discussion papers, the accredited professionals scheme and performance indicators. Generally Council's position has been supportive of the reforms proposed, but with a number of issues and reservations flagged.
- 1.2 A key element of the reforms is the introduction of a single set of statewide planning rules that will replace the 72 individual Council and Region development plans. These rules will be known as the Planning and Design Code. The draft Code was released for consultation in October 2019.

- 1.3 At its meeting on 25 November 2019 Council considered a preliminary report on the draft Code. The report noted concerns regarding the adequacy of the consultation process, particularly opportunities for affected landowners to be made aware of potential changes, absence of collaboration with Council on the spatial application of the Code as it applies to our community, and the complexity of the consultation documents.
- 1.4 Council endorsed correspondence to Minister Knoll raising these matters and seeking reconsideration of the consultation timeframe so that the benefits of the reforms are fully realised in a way that is consistent with the principles underpinning it. On 7 February 2020, correspondence was received from the SA Planning Commission Chair advising of an extension of the time frame for implementation of the Code, likely to now be September 2020 for the Adelaide Metropolitan section of the Code – refer Attachment 5.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Development Services
- 2.1.2 Mayor and CEO by the State Planning Commission
- 2.1.3 Elected Members (Informal Strategy 4th November 2019)
- 2.1.4 Elected Members session by State Planning Commission (28th November 2019)
- 2.1.5 Council Assessment Panel
- 2.1.6 Communications and Customer Services
- 2.1.7 City Infrastructure
- 2.1.8 Strategic Development Projects
- 2.1.9 Social Policy
- 2.1.10 Community Development

2.2 External

- 2.2.1 Department of Planning, Transport and Infrastructure
- 2.2.2 Local Government Association
- 2.2.3 Adelaide and Parafield Airports Planning Coordination Forum
- 2.2.4 Public consultation by State Planning Commission
- 2.2.5 Public Information session by State Planning Commission (28th November 2019)
- 2.2.6 Residents and Ratepayers through Council social media posts
- 2.2.7 DPTI and State Planning Commission information documents and sessions
- 2.2.8 South Australian Planners Network
- 2.2.9 SA Planning Portal and Council Connect
- 2.2.10 Property owners as opportunities arise

3. REPORT

- 3.1 The Planning Reform Process was initiated under the previous State Government and aimed to achieve “better outcomes for South Australia's economy, environment and communities.” Among the outcomes it sought to achieve were a shared planning vision and involving the community in planning; consistent state-wide planning rules; introduction of an online e-Planning system and a clear approach to development assessment; better quality design; coordinated provision of critical infrastructure; and new ways to monitor and improve planning activity. Council has been supportive, in principle, of these intents.
- 3.2 A key element of the Reform is the introduction of the Planning and Design Code (the Code) which is a standardised digital set of planning development controls that will replace the 72 individual development plans of Councils.
- 3.3 The State Planning Commission released a ‘paper’ version of the draft Code for metropolitan Councils for public consultation in October 2019 with the consultation period concluding on 28 February 2020. The draft Code for consultation is approximately 3,000 pages in length and required separate digital access to view the mapping. It was not representative of the intended final electronic form of the Code, but was representative of the intended first-release Code policy content.
- 3.4 Since the Commission released the draft Code, various errors, issues and inconsistencies have been identified. Subsequently the Commission released an Update report in late December 2019.
- 3.5 The update report responds to feedback received during the initial part of the consultation process and several matters are relevant to Salisbury. These include:

Activity Centres and Retail Development

- 3.5.1 The Commission recognises the need to introduce policies so that building heights within activity and business zones respond to prevailing height limits (where the development plan does not specify a height limit) and that out of centre retail proposals are more attuned to the intensity of development expected in the zone.

Airport Policy and National Airports Safeguarding Framework

- 3.5.2 The State Planning Commission will work with key airport stakeholders in transitioning the P&D Code to update policy, mapping and assessment. The Update indicates that no new policy such as Public Safety Zones will be implemented without consulting the State and Federal Governments.
- 3.5.3 It should be noted that Council, the Adelaide and Parafield Airports Consultative Committee, and the Planning Coordination Forums have been advising DPTI on the importance and need to have DPTI and the State Planning Commission engage on the policy preparation since the P&D Code drafting was initiated. There was no engagement despite repeated requests and responses that it would occur.
- 3.5.4 Council’s submission includes a request that relevant Councils must be included in the consultation.

Flood Mapping

- 3.5.5 The Commission proposes to include flood hazard mapping and data within an Overlay in the Code where this information is provided by Councils. Policies in the Overlay will seek performance assessment of flooding issues against a more standardised set of assessment criteria.
- 3.5.6 The City of Salisbury does not currently have flood mapping in the existing Development Plan. Council does however use recently prepared mapping as a separate tool for assessment purposes.
- 3.5.7 The proposal by the Commission may require the current mapping to be updated and aligned with a methodology and standards as determined by the Commission. Further and continued updating is flagged by the Commission and may require Code Amendments to be undertaken. Incorporation of flood mapping into the Code is considered an important initiative, as it improves the transparency of the planning policy issues that will be taken into consideration in development assessment.

3.5.8 Local and State Places Heritage Overlay

The draft P&D Code did not provide appropriate guidance when assessing development adjacent to state or local heritage listed places. This led to concerns regarding the potential impact of development on adjacent land. The Commission now proposes heritage adjacency provisions within the State Heritage Places Overlay and Local Heritage Places Overlay to provide guidance between listed heritage places and those adjacent.

3.5.9 Land Division

Under the current planning system, land division is a complying development where a planning consent has already been granted for residential development under the Residential Code. The Commission proposes to expand deemed-to-satisfy pathways for land division in residential zones to include the division of land that reflects the site or allotment boundaries of a valid development authorisation where the allotments are used, or are proposed to be used, solely for residential purposes, and the application does not create more than six additional allotments.

- 3.6 While the directions proposed in the Update report are generally pragmatic responses to issues raised, there has been no visibility on the wording that will be inserted into the P&D Code thus making it difficult to assess the adequacy of the proposed changes. However the intent of the directions in the Update are generally positive.

Recommendations to the State Planning Commission

- 3.7 Staff have undertaken a detailed review of the P&D code against the Council's current Development Plan. The Submission to the Commission will contain three parts, a Cover Letter, the Submission Summary, and Detailed Practitioner Reviews. This report identifies the content proposed for the Submission Summary as follows.

Residential Areas and Infill

- 3.7.1 Salisbury's current Development Plan has limited quantitative planning policies to assess residential infill and land division applications. The benefit of this is that it provides flexibility for assessment of applications on their merit and is less restrictive than a policy which has prescriptive criteria. Conversely this lack of criteria also presents some challenges for assessment of some applications, when quantitative criteria are not able to be referenced.

The P&D Code policy for "General Neighbourhood" and "Design in Urban Areas" is considered to strike a balance between flexibility and overly prescriptive policy that dictates a hard and fast minimum standard. In the event an application is classified in the P&D Code as requiring a higher level of assessment, the Assessment Manager will have the ability to use quantitative policies as necessary in the event of a mediocre application, or draw on qualitative policy when seeking more contextual and creative outcomes.

- 3.7.2 New policies for infill development will assist to improve design outcomes. In particular requirements for increased landscaping, on street parking and use of various materials in building frontages are considered positive inclusions. There are some elements however that should be reviewed such as rainwater tank requirements, as this will result in owners having multiple water tanks, possibly up to three tanks considering the requirements under the National Construction Code and in bushfire risk areas. In addition, the requirement to plant a tree could be simplified to apply to lots less than 450m² as larger sites generally have sufficient space for landscaping. It is recommended that the Commission road test these requirements with the industry.
- 3.7.3 Policy Area 18, which is located generally within the Goodall Crescent, Salisbury, area, has not been incorporated into the P&D Code and will be within a General Neighbourhood Zone. This area has been identified in the past by Council as a special character area. It is recommended that policy is introduced for this area using the existing Council guidelines which seeks minimum frontage of 18m, side setbacks of 0.9m and rear setbacks of 7m, which will reinforce the intended character.
- 3.7.4 A portion of the Shoalhaven Greenfields Stage 2 wetland at Mawson Lakes adjacent to the corner of Salisbury Highway, Port Wakefield Road, and the Gawler rail line, is currently within an MFP Zone. The P&D Code has proposed this area as Open Space. While this reflects the current land use, it removes the flexibility of the current MFP zone. The Commission should consider a more appropriate zone that represents a like for like zone transition. The recommended preference is for the P&D Code to extend the adjacent proposed Housing Diversity Neighbourhood Zone across this area.
- 3.7.5 Springbank Waters residential area in Burton has existing Development Plan policy which identifies acoustic design controls because of the Edinburgh Defence Airport operations. This policy restricts dwellings to single storey construction, and has design criteria to minimise noise intrusion.

The proposed P&D Code does not recognise this existing policy and has designated the area as a General Neighbourhood Zone, with no referrals to the Department of Defence or Federal Agencies. Without designation or policies there will be no noise attenuation requirements on dwellings and contrary to the investigations of a 1998 rezoning with the potential for impact on airport operations by resident complaints.

- The Council submission is considered to warrant the retention of the existing Concept Plan 22 and associated policies is required, including information on the need for the policy.

- 3.7.6 A number of minor zone adjustments have been recommended where the boundaries are slightly offset, bisected or a property is clearly located outside of its intended zone. These were identified with DPTI during the consultation period for early consideration but should be reinforced in the submission.

Centres

- 3.7.7 In Salisbury the existing policy applies a traditional Centres hierarchy. In some cases additional policy areas or concept plans provide further land use intent within the zones. This approach changes with the proposed Centres Zones in the P&D Code. The draft P&D code has converted existing Policy areas into differing Zones resulting in split Centres. For example, the Paralowie Neighbourhood Centre Zone has been transitioned into 3 separate zones (Community Facilities, Recreation and Suburban Activity Centre). This is the case for a number of other existing Neighbourhood Centres, and is further identified in the Detailed Practitioner Reviews.

- 3.7.8 There has not been a consistent approach to all Centres, for example the Salisbury City Centre is identified as a single Urban Activity Zone while the Ingle Farm Centre is split into different zones. It is recommended that the submission highlight this issue and that the policy preference is to have a single zone approach. More detailed recommendations can be found in the Detailed Practitioner Reviews.

- 3.7.9 The Kings Road site opposite the Parafield Airport that was the subject of a Development Plan Amendment is currently zoned as Mixed Use (Bulky Goods, Entertainment and Leisure) Zone which contains policy allowing recognizing it as a specialist centre that accommodates a mix of entertainment, leisure, bulky goods retail and large floorplate retail selling mainly non foodstuffs, and service trade premises.

The draft P&D Code proposes this area to become a Suburban Employment Zone which seeks to have it contain a diverse range of low impact light industry, commercial and business activities that complement the role of other zones. Retail is severely curtailed down to 1,000 sqm, ancillary to light industry, or is a bulky goods outlet.

- It is considered that this is a significant difference to the existing policy allowances and requires a review. This issue has already been raised with DPTI, but it should be reinforced in the submission.

- 3.7.10 Technical and Numeric Variations are the detailed criteria that apply to some land uses or zones. New numeric parameters such as lot size, frontage dimensions and building heights have been introduced. Some of these are proposing significantly different quantitative criteria to the current City of Salisbury Development Plan provisions which may detrimentally impact on application numbers and assessment timeliness from this Councils viewpoint.
- The Update Report on the P&D Code recognises the need to review the appropriate application of these criteria for some Centres, including Mawson Lakes Centre and Salisbury City Centre, particularly as they relate to airport building height limitations. However, it is considered the Council submission reinforce this detail.

Employment Areas

- 3.7.11 Mary / Dan Street area in Mawson lakes was rezoned in 2019 to Urban Corridor with an underlying Business Policy Area. The P&D Code has proposed this area become an Urban Activity Centre designation which is a high level retail zone. This is a significant difference in status, placing it at the same level as Salisbury City Centre or Tea Tree Plaza. The Commission should review this and consider a more appropriate zone that reflects the area's transitional nature and Urban Corridor (Business) land use intent.
- 3.7.12 The Technology Park precinct has been identified as a future Urban Neighbourhood Zone. This is intended to act as a mixed use zone for high density development with an emphasis on a residential nature. The precinct is however a critical component of high tech defence investment that includes the recent approval of Raytheon's \$30 million facility and current location of SAAB and Lockheed Martin. The zoning should reflect the current and future strategic importance of this precinct with an emphasis on innovation/industrial development, rather than the currently proposed emphasis on residential development.

Airport and aviation policy

- 3.7.13 There are four relevant Overlays in the P&D Code that are intended to guide development in the City of Salisbury so as to not impact on airport operations. These Overlays are:
- Building Heights Regulated Overlay (Parafield Airport);
 - Aircraft Noise Exposure Overlay;
 - Building Near Airfields Overlay; and
 - Defence Aviation Area Overlay.
- 3.7.14 These Overlays are considered to be significantly inconsistent in their application, detail, requirements and referrals to obtain specialised advice.

3.7.15 It is recommended the submission on the P&D Code identifies the following matters:

- Incorporate existing Development Plan detail in the Overlay mapping, or the retention of existing Concept Plan 30 (Kings Road site opposite Parafield airport), with policy links to the Building Near Airfields Module for lighting controls.
- The Parafield Airport Australian Noise Exposure Forecast (ANEF) and the Edinburgh ANEF be included and updated as necessary in order to inform the public of the airport potential impacts, and have the ANEF contours identified in the mapping so that construction requirements in Building Code of Australia and land use links are understood for Australian Standard 2021. There is no Referral Body specified. This information must be readily available and accessible to the public.
- The P&D Code must provide clarity on Referrals and the responsible entity for both civil and defence airports, and of the Performance Outcomes and Deemed to satisfy criteria so that assessment is able to be made against identified standards for a consistent understanding and control of hazards.
- P&D Code to identify criteria and provide clarity of the inconsistent terminology of the Defence Aviation Areas Overlay. No building heights limitations, exhaust stack plume impacts, building windshear or turbulence criteria is provided in the written Overlay. These items are identified in the various National Airport Safeguarding Framework guidelines but there is no referencing of the Guidelines. No Referral Body is specified. This information must be included in the Overlay.
- Improved explanation and process is required for when the application of the Building Near Airfields Overlay is to be used compared to the Defence Aviation Area Overlay. Lighting restrictions previously available in a Concept Plan 3 in the current Salisbury Development Plan is no longer incorporated. Matters identified in the NASF Guidelines must be referenced and provided with criteria and Referral Bodies. Clarity is needed of when both layers apply to any particular situation.
- Existing Concept Plan 6 for Direk identifies fine grained restrictions as a result of Edinburgh operational safety and was developed in agreement with the Department of Defence. These critical restrictions have not been carried across to the P&D Code and must be retained (subject to advice from the Department of Defence).
- More detailed comments on these matters is contained in the Detailed Practitioner Reviews.

- 3.7.16 The St Kilda Radar Installation is used for communications purposes by the Department of Defence particularly for Edinburgh Base purposes. It is proposed in the P&D Code to be within the Employment Zone. There has been a media announcement that a Combat Testing Facility is to be built on the site. Should this occur, Council recommends this be changed to a Commonwealth Facilities Zone as applied to Edinburgh Airport in order to recognise its function and controlling agencies, and that policies be introduced into the Zone that seek to improve appearance of any interface areas.

Council Seaward Boundary Change

- 3.7.17 Council has been made aware of a boundary shift further west to align with the low water mark (previously located 75m from the high watermark) while reviewing the P&D Code mapping. This has increased Council's area by over 900ha, consisting of mangroves and ocean. Investigations on this have indicated that this has not been a result of the P&D Code, but as result of state wide project to more accurately define the State Territorial Waters and Jurisdictional lines. The State used the P&D code as opportunity to update mapping. There has been no recent consultation with Councils on this matter.
- 3.7.18 There may be significant impacts on responsibilities and legal responsibilities for such places as the International Bird Sanctuary, mangroves and St Kilda Channel. It is considered that the submission indicate a Council disappointment with the lack of consultation and information on the matter as well as the need for a briefing to be provided to Council on potential implications.

Local Road Widening

- 3.7.19 The current Council Development Plan contains a table and information of building setbacks for Council controlled roads that identified future road widening needs. This provided clear information to the public about future intentions.
- 3.7.20 The P&D Code has omitted this information. The State controlled road widening information is however contained in the P&D Code with a referral trigger to the Commissioner of Highways in a Future Road Widening Overlay.
- 3.7.21 This omission does not allow Councils to identify road widening which will result in future development not being assessed against road and intersection upgrades, resulting in limited road design outcomes or expensive compulsory acquisition requirements and processes. The Commission should take this risk into consideration and investigate opportunities to include road local road widening mechanisms within the P&D Code.

Concept Plans

- 3.7.22 The P&D Code does not include any of the current concept plans from the existing Development Plan. It is considered that following are necessary for policy guidance.
- Concept Plan 4 which prescribes a future road link into the saltfields development from the extension of Elder Smith Road to Port Wakefield Road. This emphasises the intention and need to extend the road and provide access to the new development when it occurs.
 - Concept Plan 10 which designates future buffer and remediation of the Boral Resources site at Barker Road Gulfview Heights. The level of guidance is not identified in the P&D Code Resource Extraction Zone policies.
 - Concept Plan 22 which identifies the residential area at Burton that has policy acknowledging acoustic design controls for aircraft noise from Edinburgh Airfield.
 - Concept Plan 34 Salisbury City Centre future desired intent structure layout.
- 3.7.23 There is also a number of other detailed matters relating to concept plans which need consideration by The Commission and are identified in the Practitioner Reviews. These matters relate issues identified elsewhere in this report such as splitting of centres into a number of zones and airport policies.

Encumbrance and Land Management Agreements

- 3.7.24 Council has resolved to review design elements in the Globe Derby Park encumbrances in the transition to the new Planning and Design Code.
- Globe Derby area was established prior to the Development Plan being established for Salisbury and the available planning controls at that time did not extend to the matters in the encumbrance.
 - The Globe Derby living area is designated as Rural Living in the P&D Code and has policies which recognise the character, keeping of animals, appropriate lot sizes, horse keeping, stabling, dwelling and building setbacks from boundaries, and appearance. These are similar to the matters prescribed in the Encumbrance controls.
 - The P&D Code drafting principles indicate that it will not cover matters that are not development, nor are of ongoing management control. A few remaining Globe Derby Encumbrance controls fall into this category, such as restricting horse grazing in certain areas, fencing materials being of pipe frame or asbestos, or restriction on standalone toilets, but it is considered to not impact on the development outcomes for the area.
 - It is considered that the matter is adequately covered by the P&D Code provisions.

- 3.7.25 It is considered that the P&D Code must recognise the residential use that is within close proximity of the Gulfview Heights Boral Quarry should be subject of additional policy under an Extractive Industry Area Overlay to reflect an existing encumbrance that relates to this area.
- 3.7.26 A review was made of all the other encumbrances and Land Management Agreements within the Council area so that a comprehensive and consistent approach can be considered. The review found that the majority are no longer relevant to current circumstances and should therefore be lifted from titles as requested by landowners.
- 3.7.27 Staff will provide a separate report to Council at a later time in respect to this matter.

Universal Design

- 3.7.28 Universal design is not sufficiently represented or referenced in the P&D Code and related discussion papers. It must be recognised and identified in the appropriate policies in the P&D Code. Consideration should be given to:
- the development of a Universal Design module in the SA Planning Policy Library, drafted in collaboration between the SA Department of Planning, Transport and Infrastructure and Local Government.
 - Development of a State Universal Design Training Plan by nominating a lead agency to identify training needs across all sectors and relevant professions and manage a procurement process across State Government Departments and authorities for training development and delivery.

Land Contamination

- 3.7.29 The proposed regulations will provide a clearer framework for site contamination and are generally supported.

Places of Worship

- 3.7.30 The City of Salisbury undertook extensive investigations in 2006 on Places of Worship resulting in land use policy that recognises differing types of Places of Worship by size and catchment, and then sets the appropriate zone locations for each type.
- 3.7.31 The P&D Code proposed policy is considered to be less appropriate and it is recommended that the relevant existing policy in the City of Salisbury Development Plan should be incorporated into the P&D Code to guide Place of Worship locations.

Heritage implications for the City of Salisbury due to the P & D Code

- 3.7.32 The Update Report by the State Planning Commission refers to the clarification of policy and the extent of surrounding areas to be taken into account when assessing proposals affecting State Heritage items. This is supported.

- 3.7.33 The heritage framework for local heritage is being changed as part of the Planning Reforms. The City of Salisbury has no Local Heritage items, and intends to undertake studies to identify candidate sites as per Council endorsement in September 2019. Such studies will be prepared according to the finalized procedures as required by the State Planning Commission.
- 3.7.34 It is considered there are no direct implications for the City of Salisbury heritage.

Assessment Pathways, Notification, & Resourcing

- 3.7.35 There is a requirement for the public notification of simpler development applications in the Planning and Design Code. These include:
- When developments do not meet much finer grain quantitative criteria (such as a prescribed site area, building height, setback and design element) rather than current land use triggers.
 - If the development site is adjacent to a different zone.
 - When more than 4 dwellings / lots are proposed in residential type zones.
 - When prescribed floor area triggers for shops, office, consulting rooms are exceeded in retail type zones.
- 3.7.36 DPTI have acknowledged in the Planning and Design Code Update Report that notification tables will need to be reviewed to exclude specific classes of development and minor/low impact development from notification. Details have not been released at this stage and but given this update it is assumed that the number of public notified applications will not substantially increase.
- 3.7.37 Notwithstanding this revised position from DPTI, the PDI Act assigns all applications that undergo public notification to the Council Assessment Panel for assessment. By comparison, Council's delegations currently only assign development applications to the Panel where the representor wishes to make a verbal representation. Even if the Code is amended to maintain the current number of public notified applications, it appears that there will be a significant increase in the number of development applications assigned to the Panel for assessment by the regulations. The Panel generally considers about 20 applications per year but some 70 to 80 applications (average) undergo public notification. The Panel is able to delegation applications to staff, but this require the Panel to play an increased administrative and oversight role.
- 3.7.38 In addition, the existing complying/exempt development is essentially carried over to the PDI Act, other than demolition which is no longer requires a development approval. The new Deemed to satisfy criteria for detached dwellings is more extensive than existing Rescode criteria and development that does not meet the criteria must be lodged with Council for approval (not an independent accredited professional). The assessment will be more complex for these types of developments.

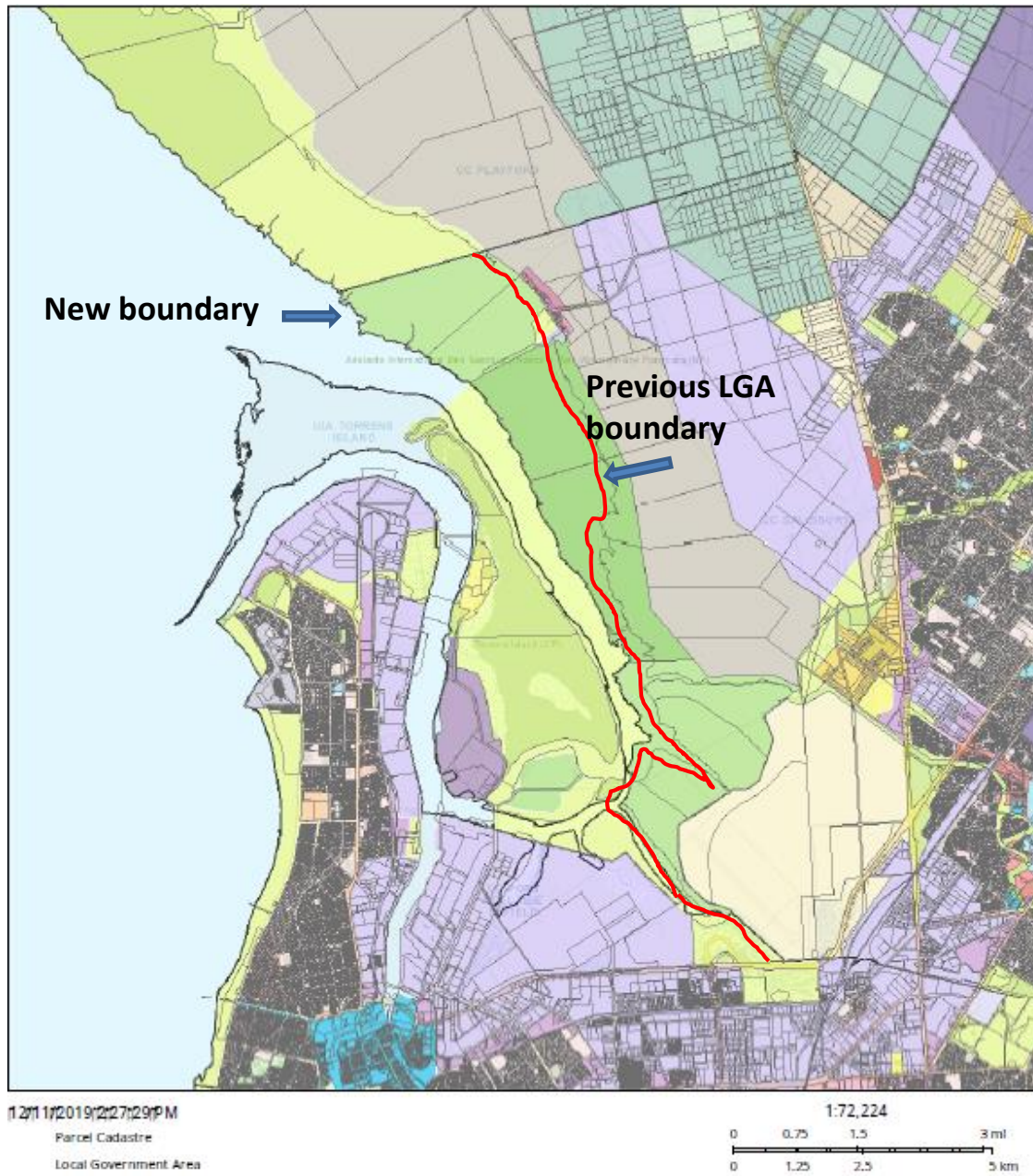
- 3.7.39 Combined with the new planning processes under PDI Act, the Planning and Design Code is not expected to reduce the number of development applications lodged with Council nor will it decrease the number of publicly notified applications. Indeed, at this stage, it appears that the number of publicly notified applications will be increased. The implications of these changes will have potential resourcing and budget implications which are being further reviewed for Council's consideration.
- 3.7.40 It is recommended that public notification triggers be simplified to remove the need to notify developments that would ordinarily and reasonably be expected within a zone, such as dwellings that are street fronting in residential zones and retail/commercial uses in retail type zones.

4. CONCLUSION / PROPOSAL

- 4.1 The intent of the transition has been supported by Council.
- 4.2 The Planning and Design Code process has been extensive but flawed in its public consultation which has made it difficult for a proper engagement and information exchange with the public.
- 4.3 Some of the issues have already been acknowledged by the State Planning Commission in its Update Report, and Council staff has liaised with Department of Planning and Transport in identifying issues and recommended actions throughout the consultation process.
- 4.4 The submission will include the key issues, and the detailed comments on various technical matters.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 10/02/2020



Item 1.3.1 - Attachment 1 - New LGA Boundary position



City of Salisbury
 ABN 82 615 416 895
 34 Church Street
 PO Box 8
 Salisbury SA 5108
 Australia

Telephone 08 8406 8222
 Facsimile 08 8281 5466
 city@salisbury.sa.gov.au
 www.salisbury.sa.gov.au

Office of the Mayor
 Gillian Aldridge

DPTI Planning Reforms

Dear Sirs

City of Salisbury submission - draft Planning and Design Code

Council considered a report on the draft Planning and Design Code Phase 3 (Urban Areas) at its meeting on 24 February 2020. Council's endorsed submission and a more detailed practitioner review are attached to this letter.

Council broadly supports the planning reforms and commends the significant amount of work undertaken to date, but considers that there are number of matters that must be addressed to have a robust Planning and Design Code that will match the aspirations of the reform.

Council has previously written to the Minister for Planning expressing its serious concerns on the consultation process and in the absence, in our view, of meaningful engagement with the local community, contrary to the Community Engagement Charter. Council was not provided the opportunity to collaborate on the spatial application of the Code and resulted in much work being required to identify the errors and omissions which could have been resolved earlier.

A significant issue was the release of the draft Code for consultation without the GIS interface making the navigation difficult of the draft Code to understand its application and impact on individual landowners. We anticipate that there will be landowners who will experience unintended and negative consequences when the Code in its present form is implemented.

As such, Council recommends that the State Planning Commission must consider and develop a process as part of the Code finalisation for the resolution of landowner issues as they become aware of the implications rather than leaving it to the individual Councils to manage.

The comments that Council has on the draft Planning and Design Code as it applies to the City of Salisbury are detailed in the Submission Summary and the Detailed Practitioner Reviews, but key issues are as follows:

Residential policy as it relates to infill development and tree planting, retention of a policy area policy for allotment dimensions and building setbacks to recognise its character, new designation of an area of wetlands at Mawson Lakes to become a Housing Diversity Neighbourhood Zone, retention of an existing Concept Plan to recognise its role in airport impacts, and a number of minor amendments to cadastre boundaries and inclusion in zones.

Centres policy has been applied inconsistently across the City of Salisbury Centres. It is recommended that a single zone approach is applied to the existing centres, and that the current Mixed Use (Bulky Goods, Entertainment and Leisure) Zone is reviewed to apply a more appropriate zone to reflect its policy intent. Reviews are also to occur with the Technical and Numeric Variations criteria to recognise the Salisbury City Centre and Mawson Lakes Centre and building height limitations due to airport operational requirements.

Employment Areas at Mary/Dan Street area of Mawson Lakes must have the Code zone classification reviewed as it is clearly inappropriate, and consider the application of a more appropriate zone such as Urban Corridor (Business). The adjacent Technology Park precinct must have more appropriate policy designation so that it is changed from Urban Neighbourhood Zone to aligning with the high technology uses that now occupy sites such as the adjacent area designation as an Innovation Zone.

Airport and Aviation Policy is considered to be significantly inconsistent in its application, details, requirements and referrals. The City of Salisbury contains the state's main General Aviation airport, and RAAF Base Edinburgh and it is critical to the airports, the Department of Defence, the State, Council and the public that appropriate policy is developed to recognise the airports, their operations, and the impacts on the wider community. These have not been adequately addressed in the draft Code.

Council seaward Boundary change has been included in the Code release, but with no consultation or briefing on the change during the realignment process. Council is disappointed with this lack of consultation and briefing on the legal implications and requires detailed information and legal advice on responsibilities for such places as the International Bird Sanctuary, mangroves and St Kilda channel.

Local Road Widening controls have been omitted in the draft Code and must be reinstated so as to allow clear information to be provided to the public about road design outcomes and minimising potential compulsory road acquisition requirements. Policy must be created to introduce local road widening information or mechanisms in the Code.

Concept Plans that are considered to be critical to the orderly and proper development of Salisbury are identified for retention, and include such matters as road links, buffer treatment of land adjoining a mining site at Gulfview Heights, acoustic treatment of dwellings at Burton for aircraft noise, and the application of multiple zones across a number of centres.

Universal Design should be enhanced by the development of a policy module and have training needs identified across the sectors and professions.

Another matter that should be addressed by the State Planning Commission is the preparation of policy in the event that legislation to decriminalise sex work activity passes through Parliament.

For clarification of the various matters and comments that are made in the submission and detailed practitioner reviews, please contact Peter Jansen on 08 8260 8148 or pjansen@salisbury.sa.gov.au

Yours faithfully

Gillian Aldridge OAM
Mayor

Planning and Design Code

City of Salisbury Submission Summary

February 2020

The Submission to the Commission is comprised of three parts, namely, a Cover Letter, this Submission Summary, and Detailed Practitioner Reviews.

Residential Areas and Infill

Salisbury's current Development Plan has limited quantitative planning policies to assess residential infill and land division applications. The benefit of this is that it provides flexibility for assessment of applications on their merit and is less restrictive than a policy which has prescriptive criteria. Conversely this lack of criteria also presents challenges for assessment of some applications.

The P&D Code policy for "General Neighbourhood" and "Design in Urban Areas" is considered to strike a balance between flexibility and overly prescriptive policy that dictates a hard and fast minimum standard. In the event an application is classified in the P&D Code as requiring a higher level of assessment, the Assessment Manager or delegate will have the ability to use quantitative policies as necessary in the event of a mediocre application or draw on qualitative policy when seeking more contextual and creative outcomes.

New policies for infill development will assist to improve design outcomes. In particular requirements for increased landscaping, on street parking and use of various materials in building frontages are considered positive inclusions.

Submission:

There are some elements however that should be reviewed such as policy for appropriate locations of higher density development in close proximity to public transport, activity centres, and open space in all relevant zones, and more detailed matters such rainwater tank requirements as this will result in owners having multiple water tanks, possibly up to three tanks considering the requirements under the National Construction Code and in bushfire risk areas. In addition, the requirement to plant a tree could be simplified to apply to lots less than 450m² as larger sites generally have sufficient space for landscaping. It is recommended that the Commission road test these requirements with the industry.

Salisbury existing Policy Area 18 has not been incorporated into the P&D Code and will be within a General Neighbourhood Zone. This area has been identified in the past by Council as a special character area.

Submission:

It is recommended that policy is introduced into the P&D Code for this area using the existing Council guidelines for development in this policy area which seeks to have allotments have a minimum frontage of 18m, side setbacks of 900mm, rear setbacks of 7m, and a front setback that is in alignment with the existing adjoining dwellings.

Shoalhaven Greenfields Stage 2 Wetland at Mawson Lakes was retained as Multi Function Polis (Levels) zone in the Mawson Lakes rezoning of 2019 on the basis that later investigations were to occur on the continued need and effectiveness of the portion of wetland, and biological studies on flora and fauna if the area was converted to future residential use. The P&D Code has designated this area as Open Space which reinforces the current use of the area and introduces a designation that reduces the flexibility that applied with the MFP zoning. The current wetland area is designated as Community Land and would require a separate process to revoke this classification.

Submission

It is considered that the proposed designation for the portion of wetland becomes a Housing Diversity Neighbourhood Zone which is the same as that in the draft P&D Code for the adjacent proposed residential zone and would better align with the stated principle of Like for Like transition. (Accurate designation is shown in the City of Salisbury separate attachment Practitioner Reviews)

Springbank Waters residential area in Burton has existing Development Plan policy which identifies acoustic design controls because of the Edinburgh Defence Airport operations. This policy restricts dwellings to single storey construction, and has design criteria to minimise noise intrusion. The proposed P&D Code does not recognise this existing policy and has designated the area as a General Neighbourhood Zone, with no referrals to the Department of Defence or Federal Agencies. Without designation or policies there will be no restriction on dwellings and contrary to the investigations of a 1998 rezoning with the potential for impact on airport operations by resident complaints.

Submission:

The retention of the existing Concept Plan 22 and policies is required, including information on the need for the policy.

A number of minor zone adjustments are recommended where the boundaries are slightly offset, bisected or a property is clearly located outside of its intended zone. These are identified in the Detailed Practitioner Reviews. Some of these are as follows:

Submission:

It is recommended the following properties have the zone boundaries adjusted

- ***26 Clayson Road Salisbury East – zone bisects property, Include whole of property within the proposed General Neighbourhood Zone.***
- ***26 Willochra Rd Salisbury Plains – zone boundary realignment so that the whole of the allotment is within the proposed Employment Zone to overcome assessment difficulties with the need to currently consider residential policies for an application due to the zone boundary following the adjacent road centerline alignment.***
- ***16 Beadell St Burton – Proposed Rural Zone bisects property. This site is included in a current Rural (Aircraft Noise) Direct Industry and Residential Interface DPA awaiting finalisation by the Minister which seeks to include the whole of the allotment within the proposed General Neighbourhood Zone. Refer to DPA for justification.***

- *105 and 117 Bolivar Rd Burton – minor alignment of cadastre to follow the proposed General Neighbourhood Zone boundary. Refer to the current Rural (Aircraft Noise) Direk Industry and Residential Interface DPA awaiting finalisation by the Minister for justification*
- *1 and 3 Wyatt Rd Direk – These two properties be included in the Proposed General Neighbourhood Zone. Refer to the current Rural (Aircraft Noise) Direk Industry and Residential Interface DPA awaiting finalisation by the Minister for justification.*

Centres

In Salisbury the existing policy applies a traditional Centres hierarchy. In some cases additional policy areas or concept plans provide further land use intent within the zones. This approach changes with the proposed Centres Zones in the P&D Code. The draft P&D code has converted existing Policy areas into Zones resulting in split Centres. For example, the Paralowie Neighbourhood Centre Zone has been transitioned into 3 separate zones (Community Facilities, Recreation and Suburban Activity Centre). This is the case for a number of other existing Centres.

There has not been a consistent approach to all Centres as highlighted for the proposed designations of the Salisbury City Centre as a single Urban Activity Zone and Ingle Farm Centre which is split into different zones. The Kings Road site opposite the Parafield Airport that was the subject of a Development Plan Amendment is currently zoned as Mixed Use (Bulky Goods, Entertainment and Leisure) Zone and is proposed to become a Suburban Employment Zone which seeks to have it contain a diverse range of low impact light industry, commercial and business activities that complement the role of other zones. Retail is severely curtailed down to 1000 sqm, ancillary to light industry, or is a bulky goods outlet.

Submission:

It is recommended that the policy preference is to have a single zone approach to the existing Centres. More detailed recommendations can be found in the Detailed Practitioner Reviews.

It is considered that the Mixed Use (Bulky Goods, Entertainment and Leisure) Zone proposed P& D Code zoning classification must be reviewed to more accurately reflect the existing policy intent.

Technical and Numeric Variations are the detailed criteria that apply to some land uses or zones. New numeric parameters such as lot size, frontage dimensions and building heights have been introduced. Some of these are proposing significantly different quantitative criteria to the current City of Salisbury Development Plan provisions which may detrimentally impact on application numbers and assessment timeliness from this Councils viewpoint.

The Update Report on the P&D Code recognises the need to review the appropriate application of these criteria for some Centres, including Mawson Lakes Centre and Salisbury City Centre, particularly as they relate to airport building height limitations. However, it is considered the Council submission reinforce this detail.

Submission

Ensure that the review of Technical and Numeric Variation criteria recognises and includes sites and zones within the City of Salisbury particularly as it applies to

Salisbury City Centre and Mawson Lakes and where building height limitation conflicts with airport operational standards.

Employment Areas

Mary Dan Street in Mawson lakes was rezoned in 2019 to Urban Corridor with an underlying Business Policy Area. The P&D Code has proposed this area become an Urban Activity Centre designation which is a high level retail zone. This is a significant difference in status, placing it at the same level as Salisbury City Centre or Tea Tree Plaza.

Submission:

The Commission must review the proposed zone classification for the Mary Dan Street area in Mawson Lakes and consider applying a more appropriate zone such as Urban Corridor (Business) Zone.

The Technology Park precinct has been identified as a proposed Urban Neighbourhood Zone in the P&D Code. This is intended to act as a mixed use zone for high density development with an emphasis on a residential nature. The precinct is however a critical component of very recent high technology defence investment that includes Raytheon's \$30 million facility and current location of SAAB and Lockheed Martin. The P&D Code zoning should reflect the current and future strategic importance of this precinct with an emphasis on innovation and industrial development, rather than the currently proposed emphasis on residential development.

Submission:

The Technology Park precinct should have more appropriate land use and policy designation over the area that recognises its functions, noting that the adjacent area incorporating a large section of Technology Park and the University of South Australia is designated as an Innovation Zone.

Airport and aviation policy

There are four relevant Overlays in the P&D Code that are intended to guide development so as to not impact on airport operations. These Overlays are

- Building Heights Regulated Overlay (Parafield Airport)
- Aircraft Noise Exposure Overlay
- Building Near Airfields Overlay
- Defence Aviation Area Overlay

These Overlays are considered to be significantly inconsistent in their application, detail, requirements and referrals to obtain specialised advice.(Some relevance applies to comments in the later section on Concept Plans)

Submission:

- ***Incorporate existing Development Plan detail in the Overlay mapping, or the retention of existing Concept Plan 30 (Kings Road site opposite Parafield airport), with policy links to the Building Near Airfields Module for lighting controls***

- *The Parafield Airport Australian Noise Exposure Forecast (ANEF) and the Edinburgh ANEF be included and updated as necessary in order to inform the public of the airport potential impacts, and have the ANEF contours identified in the mapping so that construction requirements in the Building Code of Australia and land use links are understood for Australian Standard 2021. There is no Referral Body specified. This information must be readily available and accessible to the public.*
- *The P&D Code must provide clarity on Referrals and the responsible entity for both civil and defence airports, and of the Performance Outcomes and Deemed To Satisfy criteria so that assessment is able to be made against identified standards for a consistent understanding and control of hazards.*
- *P&D Code to identify criteria and provide clarity of the inconsistent terminology of the Defence Aviation Areas Overlay. No building heights limitations, exhaust stack plume impacts, building windshear or turbulence criteria is provided in the written Overlay. These items are identified in the various National Airport Safeguarding Framework guidelines but there is no referencing of the Guidelines. No Referral Body is specified. This information must be included in the Overlay.*
- *Improved explanation and process is required for when the application of the Building Near Airfields Overlay is to be used compared to the Defence Aviation Area Overlay. Lighting restrictions previously available in a Concept Plan 3 in the current Salisbury Development Plan is no longer incorporated. Matters identified in the NASF Guidelines must be referenced and provided with criteria and Referral Bodies. Clarity is needed of when both layers apply to any particular situation.*
- *Existing Concept Plan 6 for Direk identifies fine grained restrictions as a result of Edinburgh operational safety and was developed in agreement with the Department of Defence. These critical restrictions have not been carried across to the P&D Code and must be retained (subject to advice from the Department of Defence).*
- *More detailed comments on these matters is contained in the Detailed Practitioner Reviews*

The St Kilda Radar Installation is used for communications purposes by the Department of Defence particularly for Edinburgh Base purposes. It is proposed in the P&D Code to be within the Employment Zone. There has been a media announcement that a Combat Testing Facility is to be built on the site.

Submission:

Council recommends this be changed to a Commonwealth Facilities Zone as applied to Edinburgh Airport in order to recognise its function and controlling agencies, and that policies be introduced into the Zone that seek to improve appearance of any interface areas.

Flood Mapping

This Council does not have flood mapping in the current Development Plan. The City of Salisbury does however use recently prepared mapping as a separate tool for assessment purposes and has been awaiting the P&D Code to resolve its incorporation.

In the December Update Report by the State Planning Commission it is identified that updated mapping will be used where provided by Councils and have policy that assesses against a standardised criteria. It is unclear what format or flood assessment methodology will be required.

Submission

The Council advises of the availability of the City of Salisbury mapping and reports for inclusion in the P&D Code.

Council seaward Boundary change

Council has been made aware of a boundary shift further west to align with the low water mark (previously located 75m from the high watermark) while reviewing the P&D Code mapping. This has increased Councils land area by over 900ha, and consists of mangroves and ocean.

Information on this have indicated that this has not been a result of the P&D Code, but as result of state wide project to more accurately define the State Territorial Waters and Jurisdictional lines. The State used the P&D code as opportunity to update mapping. There has been no consultation with Councils on this matter.

Submission:

There may be significant impacts on responsibilities and legal responsibilities for such places as the International Bird Sanctuary, mangroves and St Kilda Channel. It is considered that the submission indicate a Council disappointment with the lack of consultation and information on legal implications, and that Council requires a briefing on the matter.

Local Road widening

The current Council Development Plan contains a table and information of building setbacks for Council controlled roads that identified future road widening needs. This provided clear information to the public about future intentions.

The P&D Code has omitted this information. The State controlled road widening information is however contained in the P&D Code with a referral trigger to the Commissioner of Highways in a Future Road Widening Overlay.

This omission will not allow Councils to undertake road widening as future development will have no regard to road and intersection upgrades, resulting in limited road design outcomes or expensive compulsory acquisition requirements and processes. The Commission should take this risk into consideration and investigate opportunities to include road local road widening mechanisms within the P&D Code.

Submission:

The City of Salisbury requires the reinstatement the Council Boundary Setbacks from Road Boundaries tables and includes the Council as a Referral Body for local roads in the P&D Code.

Concept plans

The P&D Code does not include any of the current concept plans from the existing Development Plan. It is considered that a number of these are necessary for proper policy guidance.

Submission:

The following Concept Plans are retained in the P&D Code:

- *Concept Plan 4 which prescribes a future road link into the saltfields development from the extension of Elder Smith Road to Port Wakefield Road. This emphasises the intention and need to extend the road and provide access to the new development when it occurs.*
- *Concept Plan 10 which designates future buffer and remediation of the Boral Resources site at Barker Road Gulfview Heights. The level of guidance is not identified in the P&D Code Resource Extraction Zone policies*
- *Concept Plan 22 which identifies the residential area at Burton that has policy acknowledging acoustic design controls for aircraft noise from Edinburgh Airfield.*
- *Concept Plan 34 Salisbury City Centre future desired intent structure layout.*
- *There are also a number of other detailed matters relating to concept plans which need consideration by The Commission and are identified in the Practitioner Reviews.*

Encumbrance and Land Management Agreements and policy integration

The P&D Code drafting principles indicate that it will not cover matters that are not development, nor are of ongoing management control

Submission:

It is considered that the P&D Code must recognise that the residential use that is within close proximity of the Gulfview Heights Boral Quarry should be subject of additional policy under an Extractive Industry Area Overlay to reflect the existing encumbrance controls that relates to this area.

Universal Design

Universal design is not sufficiently represented or referenced in the P&D Code and related discussion papers. It must be recognised and identified in the appropriate policies in the P&D Code.

Submission:

Consideration should be given to:

- *the development of a Universal Design module in the SA Planning Policy Library, drafted in collaboration between the SA Department of Planning, Transport and Infrastructure and Local Government.*
- *Development of a State Universal Design Training Plan by nominating a lead agency to identify training needs across all sectors and relevant professions and manage a procurement process across State Government Departments and authorities for training development and delivery.*

A more detailed commentary is made in the Practitioner Reviews.

Places of Worship

The City of Salisbury undertook extensive investigations in 2006 on Places of Worship resulting in land use policy that recognises differing types of Places of Worship by size and catchment, and then sets the appropriate zone locations for each type. The P&D Code proposed policy is considered to be less appropriate.

Submission

It is recommended that the relevant existing policy in the City of Salisbury Development Plan should be incorporated into the P&D Code to guide Place of Worship locations.


Assessment Pathways, Notification, & Resourcing

DPTI have acknowledged in the Planning and Design Code Update Report that notification tables will need to be reviewed to exclude specific classes of development and minor/low impact development from notification. Details have not been released at this stage and but given this update it is assumed that the number of public notified applications will not substantially increase.

Notwithstanding this revised position from DPTI, the PDI Act assigns all applications that undergo public notification to the Council Assessment Panel for assessment. By comparison, Council's delegations currently only assign development applications to the Panel where the representor wishes to make a verbal. Even if the Code is amended to maintain the current number of public notified applications, it appears that there will be a significant increase in the number of development applications assigned to the Panel for assessment by the regulations. The Panel generally considers about 20 applications per year but some 70 to 80 applications (average) undergo public notification. The Panel is able to delegation applications to staff, but this require the Panel to play an increased administrative and oversight role.

Submission

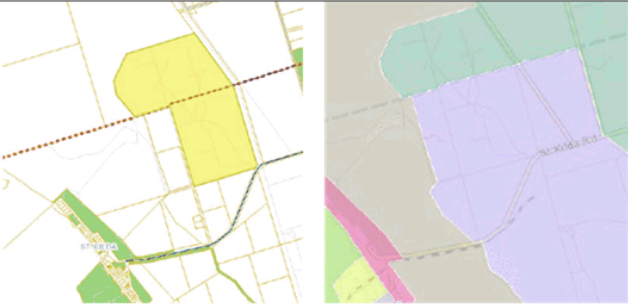
It is recommended that public notification triggers be simplified to remove the need to notify developments that would ordinarily and reasonably be expected within a zone, such as dwellings that are street fronting in residential zones and retail / commercial uses in retail type zones.



					

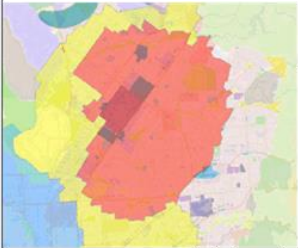

Detailed Practitioner Review 1

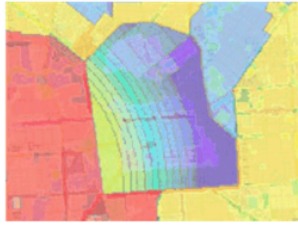
PD Code Aviation Policy impacting Salisbury

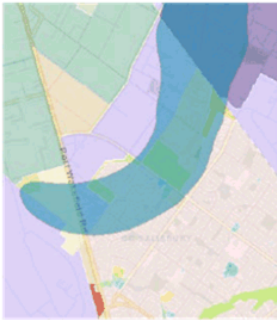

Zones	
Commonwealth Facility Zone	Applies to Edinburgh and Parafield Airports
Accepted Development Table 1	Standard matters listed
Deemed to satisfy	None
Performance Assessed	All policies and overlays
Restricted Development	None
Assessment Provisions	<p>Desired Outcome (DO)</p> <p>DO 1 A zone accommodating nationally significant aviation and defence related activities.</p> <p>[NOTE: Land in the zone is subject to Commonwealth laws where development may occur without the need for an approval under the <i>Planning, Development and Infrastructure Act 2016</i>. In circumstance where a class of development is proposed that is subject to State planning laws, the development is subject to assessment against the Planning and Design Code]</p> <p>Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria</p> <p>Land Use PO 1.1 Commonwealth aviation and defence related development and complementary activities. DTS/DPF 1.1 None are applicable.</p> <p>Procedural Matters (PM)</p> <p>Notification None specified.</p> <p>Placement of Notices – Exemptions for Performance Assessed Development None specified.</p> <p>Placement of Notices – Exemptions for Restricted Development None specified.</p>
Comments	Sites are not under planning control of state or local government, but policy promoting better development for the significant interface with the community is missing which can help identify and promote better outcomes.
Note	Edinburgh Radar installation at St Kilda not identified as a Commonwealth Facility, but included in Employment Zone. Suggest this be raised as potential change and that DPTI consultation occurs with Defence.

	 <p>Recent proposal for Combat Testing Facility at site (TBC) (shown left) Site confirmation required.</p> <p>Suspected Site across two Councils, and comprised as Rural Horticulture and Employment in PD Code (shown right).</p> <p>Recommend application of Commonwealth Facilities Zone.</p>
<p>Recommended PD Code response</p>	<p>Replace draft PD Code identification of Rural Horticulture and Employment Zones for the Edinburgh Radar Installation site at St Kilda with the Commonwealth Facility Zone, and recommend incorporation of a PO that seeks to improve appearance of any interface areas with residential type zones.</p>
<p>General Neighbourhood Zone</p>	
<p>Accepted Development Table 1</p>	<p>Standard matters listed in Table 1</p>
<p>Deemed to satisfy</p>	<p>Various listed in Table 2</p>
<p>Performance Assessed</p>	<p>Various listed in Table 3</p> <p>Detached Dwellings etc requires consideration of the following relevant o/l</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure – no referrals or criteria in PD Code or Regs • Airport Building Heights Regulated – Referral to DIRDC when heights greater than OLS • Building Near Airfields – no referral in PD Code, but C’wealth is identified in the Regulations as a referral body. • Defence Aviation – no referrals in PD Code or Regs
<p>Restricted Development</p>	<p>Shop unless gla less than 1000sqm</p>
<p>Assessment Provisions</p>	<p>Desired Outcome (DO)</p> <p>DO 1</p> <p>Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity</p> <p>Performance outcomes as listed in table 4</p> <p>Concept Plans</p> <p>PO 9.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.</p> <p>DTS/DPF 9.1</p> <p>None are applicable</p> <p>Procedural Matters as listed</p>

<p>Comments</p>	<p>Proposed PD Code does not differentiate the area identified in existing Concept Plan 22 from the main proposed General Neighbourhood Zone.</p> <p>The identified area derived from the approved 1998 Burton/Direk Residential DPA which considered the aviation requirements for Edinburgh Airport. Acoustic studies for the DPA showed that some areas were affected by airplane noise. This identified area had policy applied which restricted dwelling height to one storey and had requirements for dwelling design to minimise the effects of noise by applying 9 building criteria. Even though only part of the estate area was above the 25 ANEF limit of the day, the whole of the estate area was specifically identified in order to provide clarity. (from the DPA)</p> <p>This was critical to receiving the agreement of the Department of Defence to support the DPA.</p> <p>It should be noted that current NASAF Guideline is to identify 20 ANEF as the limit. The current Forecast for Edinburgh is mapped in the Aircraft Noise Overlay.</p> <div style="display: flex; justify-content: space-around;">   </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <p>Existing Concept Plan 22 Based on 25 ANEF</p> <p>PD Code Aircraft Noise Overlay Based on 20 ANEF</p> </div>
<p>Notes</p>	<p>Unknown how the Aircraft Noise Overlay would be used to provide guidance and additional consideration or restriction on dwellings and their acoustic treatment design not specifically restricted in the General Neighbourhood Zone, and if breaches exist, which Govt Body/Minister is responsible for considering variations.</p> <p>If Building Code is to be used to provide acoustic assessment at the buildings approval stage, it is not known how the affected areas are to be identified and linked to the building approval.</p>
<p>Recommended PD Code response</p>	<p>The Concept Plan area needs to be continued to be identified so that the restriction applies in some manner – Concept Plan must be retained, and information that indicates why it is applied.</p>
<p>PD Code Overlays</p>	
<p>Airport Building Heights Regulated (Parafield airport)</p>	
<p>Assessment Provisions (AP)</p>	<p>Desired Outcome (DO) DO 1 Management of potential impacts of buildings on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.</p>

	<p>Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Built Form PO 1.1 Building height does not pose a hazard to the operation of a certified aerodrome. DTS/DPF 1.1 Building height does not exceed the Obstacle Limitations Surface (OLS) in the Airport Building Heights (Regulated) Technical and Numeric Variation Overlay. PO 1.2 Development is adequately separated from runways and other operational facilities within certified aerodromes to minimise the potential for building generated turbulence and windshear. DTS/DPF 1.2 The distance from any part of a runway centreline to the closest point of the building is 35 times building height or more</p> <p>Procedural Matters (PM) Referrals Class of Development / Activity Development of a building height which would exceed the Obstacle Limitation Surface. Referral Body Commonwealth Secretary for the Department of Infrastructure, Regional Development and Cities Purpose of Referral To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities</p>
<p>Comments</p>	<p>Existing policy in Salisbury Dev Plan uses both the height control as shown in the Overlay, and the finegrained controls in Concept Plan 30 for the Kings Junction site.</p> <p>Council request to Minister to amend height restriction mapping in Salisbury Plan for the “All Development areas” was not allowed. Response was to identify it would be progressed through the PD Code. The detail for the Kings Road site was developed through the DPA and included aviation policy on public safety areas, lighting and building heights.</p> <p>Existing Kings Road site policy has not been transferred to the PD Code in the Salisbury instance; however, it has been transferred for the City of Adelaide. Refer map excerpt in the PD Code below.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Overlay</p> </div> <div style="text-align: center;">  <p>Existing policy- Concept Plan 30</p> </div> </div>

	 <p style="text-align: center;">City of Adelaide</p>
Notes	<p>Referral is identified in Code and In Regs:</p> <p>DPI General Regs Schedule 9 Referrals as follows: 17—Airports Development that is (a) in the Airport Building Heights Overlay or Building Near Airfields Overlay under the Planning and Design Code; and (b) specified by the Planning and Design Code as development of a class to which this item applies.</p> <p>To : Commonwealth Minister for the time being administering the Civil Aviation Act 1988 (Commonwealth) Direction - 20 business days</p>
Recommended Response	<p>PD Code to incorporate existing detail in the Overlay mapping, and or include existing Concept Plan 30. Links to Building Near Airfields module for lighting controls.</p>
Aircraft Noise Exposure	
Assessment Provisions (AP)	<p>Desired Outcome (DO) DO 1 Development sensitive to aircraft noise designed to manage noise intrusion to reduce land use conflict and protect human health.</p> <p>Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria PO 1.1 Buildings that accommodate activities that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity. DTS/DPF 1.1 None are applicable</p> <p>Procedural Matters (PM) Referrals Class of Development / Activity Referral Body Purpose of Referral</p> <p>None</p>
Comments	<p>Refer to comments and issues in General Neighbourhood Zone item above.</p> <p>Only Edinburgh Airfield ANEF contours in the PD Code (and part of Adelaide Airport, but no Parafield Airport). The Overlay applies to the area identified as 20 ANEF, but there are no other contour designations or explanation of what and why it is applied.</p> <p>ANEF Contour designations are required for assessment against AS 2021. AS 2021 applies differing allowances for different land uses and construction materials and methods. Map must exist with contour designations to allow</p>

	<p>identification of restrictions over affected land.</p> <div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">Edinburgh ANEF Parafield 2037 ANEF forecast</p> <p>Parafield Airport noise contours have been available for introduction for some time into the Development Plan but has required a DPA. It was anticipated that the PD Code preparation would integrate the ANEFs for Parafield into its policy, but has not occurred. It is robust information derived from the airport Masterplans and mapped and approved by Air Services Australia and the Federal minister.</p>
Notes	<p>The initial information from DPTI on the PD Code preparation was that the intention was to include these types of matters, however, as the rollout has progressed, there has been a strong shift away from introducing “new” elements and only producing a like for like version of the PD Code. However, many elements of the PD Code do not align with this intention. Seeing that the ANEFs has been a federal policy since the 1970s, it is considered that the State should decide to either include the information , or adopt a linkage to this type of information that is clear, concise and informs why and where it applies.</p>
Recommended Response	<p>The PD Code include the Parafield Airport ANEF in order to inform the public on the airport potential impacts and have the contours identified so that construction and land use links to AS 2021 are possible, or the PD Code include references and links to the available information in an easily accessible location and manner.</p>
Building Near Airfields	
Assessment Provisions (AP)	<p>Desired Outcome (DO) DO 1 Management of lighting and bird attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.</p> <p>Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria PO 1.1 Outdoor lighting does not pose a hazard to commercial or military aircraft operations. DTS/DPF 1.1 Development does not include outdoor floodlighting PO 1.2 Development likely to attract birds adequately separated from airfields to minimise the potential for aircraft bird strike.</p>

	<p>DTS/DPF 1.2 Development incorporating one or more of the following land uses is located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> a. food packing/processing plant; b. horticulture; c. intensive animal husbandry; d. showground; e. waste management facility; f. waste transfer station; g. wetland; or h. wildlife sanctuary. <p>PO 1.3 Buildings and structures that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior amenity.</p> <p>DTS/DPF 1.3 None are applicable</p> <p>Procedural Matters Referrals Class of Development / Activity Referral Body / Purpose of Referral None</p>
Comments	
Notes	<p>Referrals DPI General Regs Schedule 9 Referrals as follows:</p> <p>17—Airports Development that is: (a) in the Airport Building Heights Overlay or Building Near Airfields Overlay under the Planning and Design Code; and (b) specified by the Planning and Design Code as development of a class to which this item applies.</p> <p>To : Commonwealth Minister for the time being administering the Civil Aviation Act 1988 (Commonwealth) Direction - 20 business days</p>
Recommended Response	PD Code must provide clarity on Referrals, and clarity on criteria of the PO's and DTS so that an assessment is able to be made on what constitutes hazards.
Defence Aviation Area	
Assessment Provisions (AP)	<p>Desired Outcome (DO) DO 1 Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.</p> <p>Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Built Form PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. DTS/DPF 1.1 Building height does not exceed the relevant height specified by the Defence Aviation Area Technical and Numeric Variations Overlay. PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on the</p>

	<p>operations of Defence Aviation Areas. DTS/DPF 1.2 None are applicable. PO 1.3 Buildings are adequately separated from airfields to minimise the potential for building generated turbulence and windshear. DTS/DPF 1.3 The distance from any part of the runway centreline to the closest point of the building is greater than 35 times building height.</p> <p>Procedural Matters (PM) Class of Development / Activity- Referral Body - Purpose of Referral None</p>
Comments	<p>No criteria identified or linkages indicated to assess compliance with the PO and DTS.</p> <p>DTS/DPF 1.1 building heights indicates that development not to exceed Defence Aviation Area Technical and Numeric Variations Overlay. This is confusing – is it the Overlay as written, or is it the Consultation Map Viewer layer information, or is it a TNV layer not provided in the draft PD Code? Criteria must be identified</p> <p>With no linkages to criteria, there must be a Referral Body to consider proposals. Council cannot consider the matters as controlled by the Defence Act 1903 of Commonwealth.</p>
Notes	<p>From PDI Regs 3.1 <i>Interpretation “designated airport building heights area means an area identified under the Planning and Design Code (whether by use of an overlay or otherwise) as a designated airport building heights area”</i></p> <p>From Part 5, PD Code Designated Areas Table 1 <i>Areas identified as ‘designated ‘airport building heights area’ for the purposes of clause 3(1) of the Regulations –Interpretation</i></p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay
Recommended Response	<p>The criteria must be provided, and clarity given to the confusing terminology of “Defence Aviation Area Technical and Numeric Variations Overlay” because there are no building heights specified in the written Overlay. Linkages to the criteria must be clear and concise.</p> <p>There must be a Referral Body identified in Procedural Matters that is the authority for consideration of operational safety when proposals don’t meet the criteria (that has not been identified in the Overlay)</p>

City of Salisbury feedback on the SA Planning and Design Code (Phase 3) Amendment

22 January 2020

Contribution from Community Health and Wellbeing Division, Community Development

Mike Taggart, Inclusion Project Officer

Myfanwy Mogford, Diversity and Inclusion Project Officer

Introduction

Universal design is not sufficiently represented in the Code and discussion papers. The City of Salisbury provides two types of feedback on universal design and the SA Planning and Design Code amendment:

- Implementation recommendations
- Content suggestions.

Universal design extends beyond the scope of the Planning and design Code but many aspects of universal design will remain an aspiration without practical implementation measures to accompany the Code.

Under the SA Disability Inclusion Act 2018 and its Regulations all State authorities including Local Government must publish a Disability Access and Inclusion Plan by 31 October 2020. These must take into account the priorities in the State Disability Inclusion Plan "Inclusive SA" published on 31 October 2019. The State Disability Inclusion Plan includes a priority Action 16 on universal design.

Council's response to this legislation is the "Ability Inclusion Strategic Plan 2020 - 2024". The "AISP" references universal design in four of its 8 Outcome areas and in a number of Strategies under these Outcomes (see quotations in Attachment 1).

Feedback on the SA Planning and Design Code amendment (Phase 3)

The new planning system can enable universal design through measures to provide guidelines and resources. But without these the planning reforms will frustrate its implementation.

Implementing universal design in the Planning and Design Code amendment

Developing a universal design module in the SA Planning Policy Library

Council recommends that the State Planning Commission give priority to the development of a universal design module in the SAPPL. This will give practical support for developers, planners and regulators in giving “serious consideration to universal design”.

The fourth dot point under “Transitioning to the Planning and Design Code” Provides the mechanism to develop these guidelines and resources for the application of universal design:

“The need for further investigations and research which may be required to properly inform new policy directions”.

Council is investigating the feasibility of securing funding from the Local Government Association R & D Scheme and other sources to develop universal design guidelines and examples. This is one action to implement its commitment quoted in Attachment 1.

Collaboration with the SA Department of Planning, Transport and Infrastructure would enable the development of a state-wide resource bringing consistency across all levels of development.

This initiative will give effect to the Code and to the State Disability Inclusion Plan:

1. Development of an SAPPL universal design module will support the three references to universal design in the Code which Council supports:
 - built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including through the serious consideration of universal design practices)’ (Part 2, Division 1, Section 14, c, iv).
 - “Promote high standards for the built environment through an emphasis on design quality in policies, processes and practices, including by providing for policies and principles that support or promote universal design for the benefit of people with differing needs and capabilities (Part 2, Division 12, Section 2 d)
 - “The design quality policy must include specific policies and principles with respect to the universal design of buildings and places to promote best practice in access and inclusion planning”. (Part 5, Division 2, Section 59, 2)
2. This will also address a priority action in the SA Government’s recently launched “Inclusive SA: State disability Action Plan 2019 – 2023” Action 16:

- “Action 16. Elevate the design quality of South Australia’s built environment and public realms through promoting design quality policy and the principles of Universal Design”.

Universal design professional development plan

Council also recommends that the State Planning Commission gives priority to development of a State Training Plan in universal design by nominating a lead agency to;

- identify training needs across all sectors and relevant professions
- manage a procurement process across State Government Departments and authorities for training development and delivery by accredited access consultants with training accreditation.

A systematic State Training Plan in universal design can remedy the lack of SA Government agency universal design knowledge and skills and can be a platform to include Local Government and industry on a fee for service basis.

Feedback on content in the SA Planning and Design Code Phase 3 and associated papers

Design in Urban Areas

A general reference to “pedestrians” glosses over the diversity of this population, resulting in design which disadvantages parents using strollers and pushers, seniors using walking frames and people with disability of all ages.

Council recommends that the bolded text below be included in the document on page 2,227

- **“integrating landscape design to optimise pedestrian and cyclist usability”**

Development that is:

- **“inclusive — by integrating landscape design to optimise cyclist and pedestrian usability, privacy and equitable access including application of universal design principles and policies, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors alike;”.**

Design Review

This can be extended to land divisions. The review process must include accredited access consultants to ensure competent application of universal design principles.

Universal design in the "People and Neighbourhoods" discussion paper

There is no reference to universal design in this discussion paper. Staff have consulted with Disability Access and Inclusion Network members and make the following observations and suggestions.

Key considerations and trends

There is recognition of ability diversity:

- "Our population is older, almost 25% live with some form of disability..."

There is no analysis of the sub-populations within this segment and the implications for planning and design. This and the reference to the ageing part of the population receive no further mention in terms of liveable and "whole of life" housing and public realm design.

There is no reference to the de-institutionalisation of many people with disability since the 1980's nor to the future impact of the National Disability Insurance Scheme. Account must be taken of the current Royal Commission into Violence, Abuse, Neglect and Exploitation of people with disability (the "Disability royal Commission"). Of most relevance is its discussion paper and hearings on group homes which grew from the de-institutionalisation period. These have reproduced institutionalised and segregated housing in many locations impacting on the quality of life of their residents and poor integration with neighbouring communities.

Universal design in the public realm

The Code should promote universal design as part of design quality including the public realm. Council recommends improvement of the current text under "Key areas of improvement" with the bolded text below:

- "In preparing the Code, these policies must be updated to align with the direction set by the State Planning Policies and deliver high quality design outcomes, in particular how residential developments contribute to the context and rhythm of surrounding neighbourhoods and streetscapes. They must also reflect evolving household needs and respond to challenges associated with our changing population especially through the application of universal design".

Strategic importance of universal design in the Code

The paper correctly emphasises on p. 24 the importance of alignment with the State Planning Policies. But there are other government policies and plans which should be referenced – see the bolded text:

- “The policies set out in the Code must reflect and align with the State Planning Policies, because ultimately they provide the critical strategic framework upon which the Code itself is based. The Code or the State Planning Policies also need to reflect the State Disability Inclusion Plan “Inclusive SA” which become operational on 31 October 2019, in particular its Action “16”

Action 16: Elevate the design quality of South Australia’s built environment and public realms through promoting design quality policy and the principles of Universal Design”.

The discussion paper misses opportunities to promote design which enables people of all ages and abilities to participate without environmental barriers. Council suggests for example the following text be changed with the bolded additions

Integrated Planning

Coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates liveable and sustainable places that contribute to our prosperity. 1SP

“GOOD DESIGN improves the way our buildings, streets and places function, making them more sustainable, more accessible, **more usable by people of all ages and abilities**, safer and healthier.”

Housing preferences

The paper focuses on ageing without differentiating between housing preferences resulting from household type and diversity of abilities. The paper doesn’t address the latter. The ABS Survey of Disability, Ageing and Carers 2018 shows that one in two (49.6%) of people aged 65 years and over report experiencing disability (ABS SDAC Ref. No. 4430.0). The paper will be strengthened by explicit acknowledgement of the relevance of universal design in housing for older people living in the community and for people of all ages living with disability.

A Disability Access and Inclusion Network member summarised her aspiration for the People and Neighbourhoods paper:

A person with disability, of any age, doesn't want to complain in order to have their basic housing and community access needs recognised. Their physical and psychological needs can be achieved by including universal design in every aspect of planning and implementation. Basic human rights can be included in planning to allow quality of life and capacity building through community participation by the diversity of people with disability".

Ability Inclusion Strategic Plan 2020 – 2024 - AISP references to universal design

Council endorsed the AISP on 25 November 2019. The AISP is the high level part of a “Disability Access and Inclusion Plan” (DAIP) required by the SA Disability Inclusion Act 2018.

The AISP depends on the development of universal design guidelines and resources for its implementation. The AISP has eight Outcomes three of which include strategies referring to universal design and one with strategies assuming the application of universal design:

Outcome 1 - Support for Health and Wellbeing through Inclusive Programs, Services and Events

Strategy 1.1.

Council will deliver programs and activities that adhere to Universal Design Principles and provide people with disability opportunities to build capacity and confidence, and connect with others.

Outcome 2 - Accessible Buildings Streets and Open Spaces

2.1.1

Access and inclusion criteria are developed and included in asset audits for all asset categories as appropriate.

2.1.3

New design process (including renewals) incorporates consideration of social inclusion and of provision for inclusive design in the playspace hierarchy by the Asset Management Sub Committee.

Strategy 2.2

Council will use its guidelines and regulatory functions to enhance accessibility of foot paths and public spaces for all abilities.

Outcome 5 - Proactive Planning and Building Assessment Processes

Strategy 5.1.

Council will facilitate building development and open space outcomes that exceed minimum standards by using an access and inclusion planning lens. This will be achieved through policy and guidelines that facilitate engagement with stakeholders early in the planning process reflect universal design principles and encourage use of new technologies that increase accessibility.

5.1.2

Review and update policy and guidelines across Council to ensure Universal Design Principles are embedded in planning and development except where State Planning Policies prevail.

5.1.5

Provide training and support that facilitates staff awareness and adoption of universal design principles and co-design principles.

5.1.6

Advocate for application of universal design in SA Planning & Design Code.

5.2.4

Facilitate the adoption of Universal Design Principles in the local building and development sector.

Outcome 6 - Informed and Supportive Working Environments

6.2.3

Continue to improve physical and Information and Communication Technologies (ICT) access for employees and volunteers across Council, ensuring adherence to Universal Design Principles


GENERAL DEVELOPMENT PLAN ISSUES LIST


Key priorities identified were:

- 1) Insert policy encourage increased densities/building heights/smaller allotment sizes in appropriate locations in the General Neighbourhood Zone, also encourage 3-4 storey medium density development in the Housing Diversity Zone
- 2) Recognise Policy Area 18 as a Character Area or apply a unique TNV
- 3) Transition place of worship from General Section, Development Plan
- 4) Replace the current Zones proposed under the Airport Building Heights (Regulated) Overlay with the OLS contours
- 5) Review the exceptions to the Notification across all Zones to clarify that development adjacent to another zone only applies where it relates to development in a non-residential zone adjacent to a residential zone interface
- 6) Transition Table Sal/1 of the Development Plan into the P&D Code
- 7) Recommend changes to DPTI to address the current gap in the system by amending the definitions for dwellings (To address issue of 'site');
- 8) Nominate alternative like for like zoning for the Urban Corridor Zone (properties east of Sharp Court)
- 9) Amend the "Building Height Data Overlay" to prescribe a 3 storey height limit for Mawson Lakes (Housing Diversity Neighbourhood Zone) or 4 storeys for medium density housing
- 10) Transition Edinburgh Defence Concept Plan Maps and associated airport policy
- 11) Delete the Open Space Zone as it relates to the Port Wakefield Road corridor at Cavan
- 12) Correct Zone boundary anomalies
- 13) Identify numerical values for freestanding signs
- 14) Consider implications of the Strategic Infrastructure Gas Pipelines Corridor for the saltfields and Port Wakefield Road corridor


Matters that should be addressed by the P&D Code:

First Identified	Location / zone in Salisbury Development Plan	Description / Example	Priority / Significance	Addressed under P&D Code	Action / Recommendation
January 2016	Areas adjacent high pressure gas mains	Suggest blast zone as overlay in Development Plan	Medium	Yes - A Strategic Infrastructure Gas Pipelines Overlay is proposed under the P&D Code. The Overlay has significant implications	Review implications of Overlay for development in the Saltfields and along the Port Wakefield Road corridor


				for development within the overlay (ie. refer to Salt Pans)	
January 2016	17 Chess Street, Salisbury East	Zone boundary cuts through property 	High	No	The Zone boundary between the General Neighbourhood Zone and Suburban Employment Zone should be adjusted to reflect cadastral boundaries
January 2016	Airport Height Maps	Airport height maps for Parafield Airport do not pick up the height triggers applicable to the Edinburgh airbase. The Concept Plan for Edinburgh is in the Maps, however, the specific Zones for Edinburgh are not picked up on the maps for Parafield.	High	Yes – A Defence Aviation Area Overlay will apply to Edinburgh Defence Building Heights (Regulated) Overlay will apply to Parafield. Some of the specific policy applicable to Edinburgh Airfield has been dropped.	Transition Edinburgh Defence Concept Plans into the P&D Code.
May 2016	Zone boundary anomaly	Residential/Industrial Zone boundary is not aligned with the property boundary for the site at 26 Willochra Road, Salisbury Plain	High Current development application will be deemed non complying but is envisaged in	No	The Zone boundary between General Neighbourhood Zone and Employment Zone should be adjusted to reflect cadastral boundaries

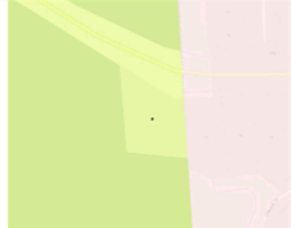
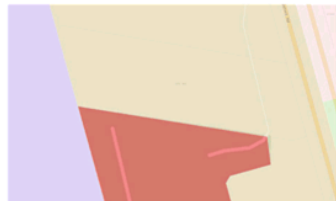
			Industry Zone		
May 2016	Commercial Zone	PDC 6 states that advertisements should not exceed 4m, however, Council-wide PDC 18 under "Advertisements" module states that signs can be up to 8m in the Greenfields Policy Area	Low	Yes and No – Refer to General Section, "Advertisements", Table 1 contains Maximum Size and Height Requirements but does not contain a value next to many of the Zones	Identify numerical values for freestanding signs in the P&D Code Zones pertaining to City of Salisbury
May 2016	Multiple Dwelling car parking rates	Car parking rate in Table Sal/2 only suggests that 1 space is required per dwelling, plus 0.5 on-site visitor car parking spaces. We are following up on a number of CRM's where multiple persons are living in the one dwelling – the common issue is car parking. While we aren't presently getting a lot of DA's for these types of uses, there is potential concern that the existing rate will result in car parking issues as in our experience majority of the individuals have cars? is there an issue somewhere	Medium	Yes – Refer to General Section, "Transport, Access and Parking", Table 1 requires 1 space per 1 or 2 bedroom dwelling for detached, group dwelling or residential flat building or 2 spaces per 3 or more bedroom dwelling, 0.33 spaces per dwelling for visitor parking is required where development involves 3 or more dwellings	Insert additional policy requiring additional parking (perhaps 0.5 per bedroom) for multiple dwellings having 4 or more bedrooms
May 2016	Disable car parking	Table Sal/2 does not list a number of disabled spaces required	Medium	No – Refer to General	The parking rate for

	rates not provided	as a specific rate		Section, "Transport, Access and Parking", Performance Outcome 4.1 seeks "Development sited and designed to provide safe, dignified and convenient access for people with a disability" but a corresponding DTS/DPF does not apply.	disability parking should be carried over from the BCA
June 2016	Residential Zone: Desired Character Statement and general provisions relating to front setback and density	Existing policy seeks development that is keeping with existing character in terms of front setback and density, yet policy also encourages infill and greater densities. There is an inherent conflict in the policy – examples of DA's where this has come up are as follows: Density – Ada Street (361/1643/2015); Front Setbacks – 5 Bungaree Street, Salisbury (361/2235/2015) and 5 Belalie Road, Ingle Farm (361/377/2016)	High	Yes and No – Conflict in the policy is removed but policy has shifted away from increased densities in appropriate locations. Refer to General Neighbourhood Zone, PO 2.1, DTS/DPF 2.1, PO 3.1 and PO 4.1. Policy references are scaled back and seek low rise built form character of max 2 storeys, allotment sizes of 300m2.	Insert policy that encourages increased densities/building heights/smaller allotment sizes in appropriate locations.
July 2016	General Section Community Facilities Module	PDC 4 – does not contain any reference to places of worship having a congregation of between 30 and 100 attendees	Medium	No	Local content relating to places of worship should be retained and hierarchy modified to contemplate places of worship between 30 and 100 attendees
July 2016	Residential Zone, Policy Area 22	PDC 3 states residential development should result in net densities of between 35 and 70 dwellings per hectare and have	Medium	Yes and No – Mawson Lakes is proposed to be	Amend the "Building Height Data Overlay"

		a maximum building height of at least 3 storeys and no more than 4 storeys. The sentence does not appear to make sense as it is saying a maximum of 3 storeys yet allows for up to 4 storeys. In addition, this Policy Area appears to apply quite broadly to most of Mawson Lakes. Two storey development is reasonably expected and therefore the policy should be revised to bring down the minimum number of storeys (ie. at least two storeys).		located within a Housing Diversity Neighbourhood Zone. PO anticipates a net residential density of up to 70 dwellings per hectare. A maximum building height of 9m and two storeys is prescribed in the "Building Height Data Overlay"	to prescribe a 3 storey height limit for Mawson Lakes
March 2017	Open Space Zone/Industry Zone	<p>Map Sal/46 – this section of Pt Wakefield Rd is zoned Open Space and it dissects this industrial precinct. As a consequence development applications on sites that adjoin this Open Space Zone are category 2 development. This is unnecessary & the entire precinct should be within the Industry Zone.</p> <p>Furthermore, the Industry Zone boundary in this precinct should encompass the buffer areas, removing the need for category 2 notification when the site adjoins a buffer or wetland.</p> 	Medium	No – The Open Space Zone is maintained along portion of the Port Wakefield Road corridor.	Delete the Open Space Zone as it relates to land in the Port Wakefield Road corridor and replace with Employment Zone
March	47 Burton Road –	The extent of listing in Table Sal/4 – State Heritage Places for	Low	No – The extent of State	Clarify with DPTI

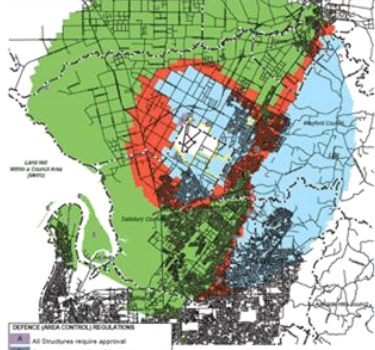



2017	State Heritage Item	47 Burton Road – “Dwelling (Douglas Park Farm) & Front Fence” includes the front fence. Under DA 361/29/2017, the fence is proposed to be removed/replaced. Inspection of the site suggests the front fence is not of any heritage value. It is also noted that no mention was made of the value of the front fence by Heritage SA. It is suggested that the table/listing be revised to remove reference to the fence.		Heritage listing have been removed from the P&D Code.	whether extent of listing of State Heritage Items shall transition into the P&D Code.
March 2017	Industry Zone – Interface with other Zones	Application 361/290/2017 – change of land use from warehouse to industry and building extension. The application is technically Category 2 due to the site being ‘adjacent’ to land in the Mixed Use Zone. The proposed development is envisaged within the Zone and is therefore considered to be appropriate. As Schedule 9 of the Regulations 2008 applies, issue is broader than the City of Salisbury Plan, however, is a relevant issue that should be explored.	Medium	N/A – Category 2 development is removed from PDI Act. All classes of performance assessed development are excluded from notification subject to clauses (a) – (g). Clause (a) states “the site of the development is adjacent land to land in a different zone”.	Review the exceptions to the Notification across all Zones to clarify that development adjacent to another zone only applies where it relates to development in a non-residential zone adjacent to a residential zone interface.
April 2017	PDC 3, General Section, Residential Development Module	PDC 2 states that “Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties”. This PDC conflicts with other provisions in the Residential Zone which seek increased densities and development of up to 4 storeys. There is a tension in the policy relating to retention of existing character vs new character. This provision is also unclear whether it is intended to apply to community title development (ie. common internal driveway). This is technically not a battleaxe but results in dwellings behind one another in the same configuration as a battleaxe.	Medium	Yes and No – Policy limiting buildings on battleaxe allotments to single storey has been removed. A ‘Battle-axe allotment’ is now defined in the P&D Code.	Insert policy limiting buildings on battle-axe allotments to single storey.
August 2017	General Section, Advertisements Module	Heights of signs for different Zones and Policy Areas are contained under PDC 18. It may be useful to consider an accompanying PDC that relates the signage to the height of a	Low	Yes and No – Refer to General Section, “Advertisements”, Table	Identify numerical values for freestanding signs in the P&D Code

		building. See recent example DA 361/1651/2016 where the sign was 4.8m in a Residential Zone, however, the existing building was 4.8m and was approved as a medical centre.		1 contains Maximum Size and Height Requirements but does not contain a value next to many of the Zones	Zones pertaining to City of Salisbury
August 2017	Table Sal/1	There is a need to review the relevance of all existing "Building Setbacks from Road boundaries" and whether they are still warranted. It is understood City Infrastructure is undertaking a strategic review of all sub-arterial roads and determining requirements with respect to road widening. There is a need to review these and determine instances where building setbacks for road widening need to be retained or applied and to ensure that standards contained within the Development Plan reflect this. These also need to be identified as an overlay for the new planning and design code.	High	No – Table Sal/1 has not transitioned in the P&D Code.	Transition Table Sal/1 of Development Plan into P&D Code, subject to any revisions recommended by City Infrastructure
November 2018	Zone Boundary Anomaly	The Zone Map Sal/31 shows the Zone boundary between the Primary Production and Open Space Zones cutting through the site of 813-825 Port Wakefield Road and is not aligned with cadastre. 	Medium	No – Site is dissected by the Open Space Zone and Rural Zone.	Align the proposed PD Code zone with the allotments in the new zone
November 2018	Zone Boundary Anomaly	101 Wynn Vale Drive, Gulfview Heights. Zoned as Open Space.	Medium	No – Site is proposed to be located within the Open Space Zone.	Zone property as General Neighbourhood Zone or Suburban Neighbourhood Zone

					
April 2019	Residential Policy Area 18	Land division and dwellings within Residential Policy Area 18, Rescode applies and is undermining intent for wider frontages and allotment areas. DA 361/627/2019 and DA 361/629/2019 are both for land divisions in Lawrie Avenue and example of where we are reconciling conflict between what our Policy (including Council endorsed information sheet/position) seeks and what is being approved by Rescode.	High	No – local content policy removed from P&D Code	Recognise Policy Area 18 in the P&D Code through application of existing guidance criteria
December 2019	Zone boundary between Caravan & Tourist Park Zone and Primary Production Zone (refer Zone Map Sal/23)	<p>Development approval has been granted for land division – boundary realignment (3 into 3) – refer DA 361/1584/2019. The land division will alter a cadastral boundary that reflects a present Zone boundary in the Development Plan.</p> <p>The P&D Code shows the Caravan and Tourist Park Zone will be maintained and the Primary Production Zone will transfer to a Rural Zone. The land division will shift the cadastral boundary, hence it is desirable to align with P&D Code Zone boundary with the altered cadastral boundary.</p>	Medium	No	Shift Zone boundary in P&D Code to align with new cadastre
					

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Existing 34 Concept Plans	Proposed No Concept Plans Some created as Overlays	Comments
 <p>DEFENCE AVIATION AREA REGULATIONS All Structures require approval Structures higher than 7.5m require approval Structures higher than 15m require approval Structures higher than 45m require approval Structures higher than 30m require approval This Plan is Designated Only Dept of Defence Property Development Plan Boundaries</p> <p>Concept Plan Map Sal/1 EDINBURGH DEFENCE AIRFIELD (AREA CONTROL) REGULATIONS Consulted: 14/06/2019</p> <p>Concept Plan 1</p>	<p>Replaced with Defence Aviation Area Overlay</p> 	<p>Initial review shows correct spatial application, but detailed boundary alignment not undertaken.</p> <p>Assessment provisions DTS/PO/DPF do not identify criteria. Further reference to TNV in DTS DPF 1.1. is confusing – unclear if it means the mapping information as opposed to written specifications.</p> <p>Comment: Retain</p> <p>Outer extent aligns with existing LGA coastal boundary – potential to adjust to new LGA boundary</p>
 <p>20 ANEF Contours 2022 Aviation Dept of Defence Property Development Plan Boundaries</p> <p>Concept Plan EDINBURGH DEFENCE AIRFIELD AIRCRAFT NOISE</p> <p>Concept Plan 2</p>	<p>Replaced with Aircraft Noise Exposure Overlay</p> 	<p>Extent of mapping is set at 20 ANEF, and does not show contour intervals.</p> <p>Does not identify ANEFs Exposure contours which link to AS 2021 for building construction, including residential, commercial and industrial buildings. Contours must be identified to inform decision making.</p> <p>Assessment provisions do not identify any criteria.</p> <p>Unknown if position includes runway extension.</p> <p>Comment : Retain but improve Existing information has not been transferred to the PD Code on a similar basis.</p>

Item 1.3.1 - Attachment 4 - Detailed Practitioner Reviews

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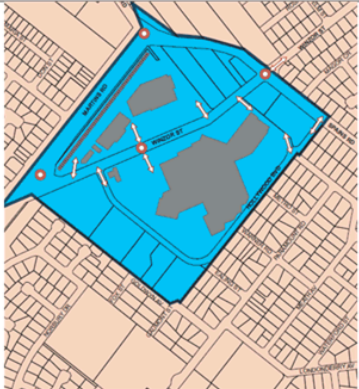

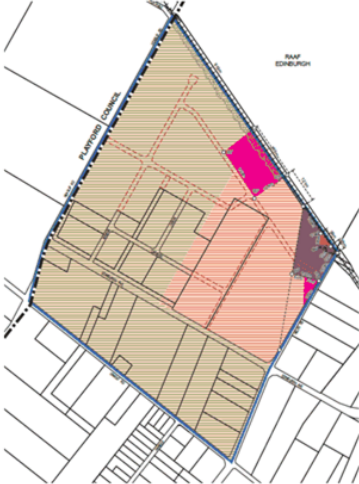
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<p>Concept Plan 3</p>	<p>Not incorporated</p> <p>Building Near Airfields Overlay used to incorporate general advice and only for Parafield Airport. No reference to Edinburgh Airfield.</p>	<p>General matters referenced in Building Near Airfields Overlay are lighting, bird attraction, and building design to minimise aircraft noise.</p> <p>Not all of the matters in the NASF Guidelines A to I are referenced in any detail:</p> <ul style="list-style-type: none"> • Noise • Windshear • Wildlife strikes • Wind Turbines obstacles • Lighting • Intrusion into protected airspace • Communications protection • Helicopter landing sites • Public Safety Areas <p>No referrals to any Govt Bodies.</p> <p>Comments PO 1.1 refers to Outdoor lighting not a hazard to commercial or military aircraft operations. Overlay does not apply to Edinburgh Defence Airport. Overlay to apply</p>
<p>Concept Plan Map Sa GLOBE DERBY PA</p>	<p>Not incorporated</p> <p>Suburban Employment Community Facilities</p>	<p>Various overlays apply, including road widening and Traffic Generating Development, with referrals to Commissioner of Highways</p> <p>Important to keep road link for orderly and proper development of the future development of the salt fields.</p> <p>Retain</p>

Item 1.3.1 - Attachment 4 - Detailed Practitioner Reviews


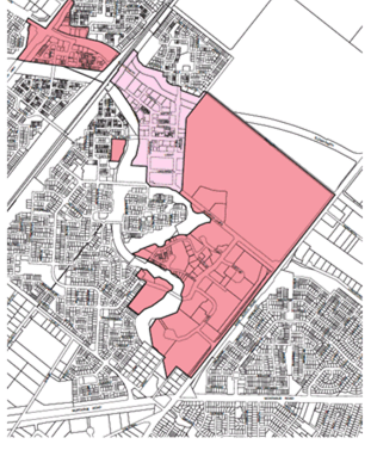

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<p>Concept Plan 4</p>  <p>Concept Plan 5</p> 	<p>Not incorporated</p> <p>Broken into Suburban Activity Centre, Suburban Employment, Community Facilities.</p>	<p>Major elements of concept plan developed to allow future guidance of access.</p> <p>Traffic generating development overlay does not apply</p> <p>No need to retain Concept Plan.</p> <p>Total Suburban Activity Centre extent should reflect existing centre extent.</p>
<p>Concept Plan 6</p> 	<p>Not incorporated</p>	<p>Areas identified as 7.5m and 15m restricted areas are in the PD Code mapping and overlays.</p> <p>The more restricted areas identified in this concept plan after significant work with Dept Defence have not carried across in the layer information</p> <ul style="list-style-type: none"> • No structures and development area • Runway public safety area • Limited development area <p>These areas were critical during the policy formulation and DPTI is advised to liaise with Dept of Defence on this matter.</p> <p>Details to be retained subject to Dept of Defence advice</p>

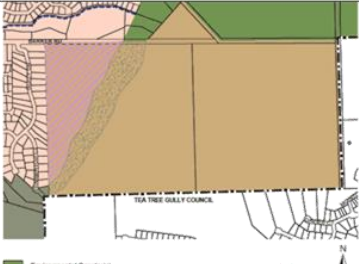
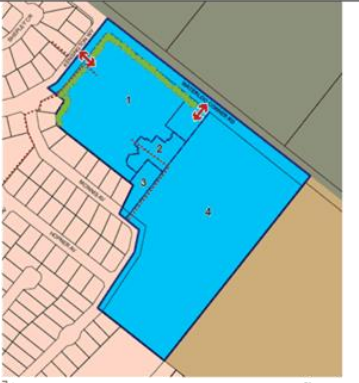



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 <p>Concept Plan 7</p>	<p>Not incorporated</p>	<p>Was introduced by Minister. Elements such as major road routes are in PD Code as overlay.</p> <p>No need to retain unless required by Minister</p>
 <p>Concept Plan 8</p>	<p>Not incorporated</p> <p>Different PD Codes now apply over the area</p>	<p>Affected area identified differently in PD Code with no transition areas.</p> <p>Was used to identify different housing density, and application of car park fund contribution area.</p> <p>No need to retain Concept Plan</p>
 <p>Concept Plan 9</p>	<p>Not incorporated.</p> <p>To become Suburban Employment</p>	<p>Partly affected by new Traffic Generating Development Overlay which will result in referral to Commission for Highways</p> <p>No need to retain</p>

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 <p>Concept Plan 10</p>	<p>To become Resource Extraction.</p>	<p>No overlays apply in Consultation Map Viewer.</p> <p>Question is whether the Resource Extraction Protection Area Overlay will be applied</p> <p>Need to reflect buffer policy to existing Residential area.</p> <p>Retain existing, or apply Overlay</p>
 <p>Concept Plan 11</p>	<p>Not incorporated.</p> <p>Broken up into Suburban Activity Centre/ Community Facilities/ Recreation</p> 	<p>Access to main roads considered through Traffic Generating Development Overlay</p> <p>Essentially developed, with minor variation to the existing concept plan</p> <p>No need to retain Concept Plan</p> <p>Total Suburban Activity Centre extent should reflect existing centre extent</p>
 <p>Concept Plan 12</p>	<p>Not incorporated</p> <p>Broken up into Suburban Activity Centre/ Community Facilities/ Recreation</p> 	<p>As per Concept Plan 11</p> <p>Traffic Generating Development Overlay partially applies to site.</p> <p>Essentially developed, with variations to the existing concept plan</p> <p>No need to retain Concept Plan</p> <p>Extent of centre should reflect existing zone designation</p>




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 <p>Concept Plan 13</p>	<p>Not incorporated</p> <p>Broken up into Suburban Activity Centre/ Community Facilities/ Recreation</p> 	<p>As per Concept Plan 11</p> <p>Traffic Generating Development Overlay partially applies to site.</p> <p>Essentially developed, with minor variations to the existing concept plan</p> <p>No need to retain Concept Plan</p> <p>Extent of centre should reflect existing zone designation</p>
 <p>Concept Plan 14</p>	<p>Not incorporated</p> 	<p>As per Concept Plan 11</p> <p>Essentially developed, with variations to the existing concept plan</p> <p>No Traffic Generating Development Overlay applies.</p> <p>Child Centre not separately identified in new Code.</p> <p>No need to retain Concept Plan</p> <p>Extent of centre should reflect existing zone designation</p>
 <p>Concept Plan 15</p>	<p>Not incorporated</p> <p>Broken up into Suburban Activity Centre/ Community Facilities/ Recreation</p> 	<p>As per Concept Plan 11</p> <p>Essentially developed, with variations to the existing concept plan. Tavern located within proposed Community Facilities Zone creating assessment issues. Traffic Generating Development Overlay applies.</p> <p>No need to retain Concept Plan</p> <p>Extent of centre should reflect existing zone designation</p>




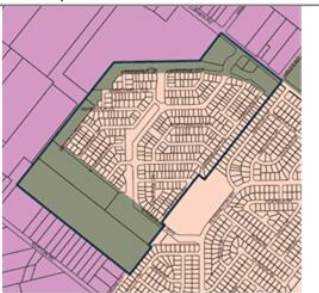
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 <p>Concept Plan 16</p>	<p>Not incorporated</p> <p>To become Suburban Activity Centre</p>	<p>As per Concept Plan 11</p> <p>Essentially developed, with variations to the existing concept plan</p> <p>Traffic Generating Development Overlay applies.</p> <p>No need to retain</p> <p>Extent of centre should reflect existing zone designation</p>
 <p>Concept Plan 17</p>	<p>Not incorporated</p> <p>To become Open Space Code</p>	<p>Does not add information or value.</p> <p>No need to retain</p>
 <p>Concept Plan 18</p>	<p>Not incorporated</p> <p>To become combination of Suburban Employment, and Open Space Code. Existing Commercial Zone to be included in Suburban Employment</p>	<p>Essentially developed in accordance with concept plan.</p> <p>No need to retain</p>


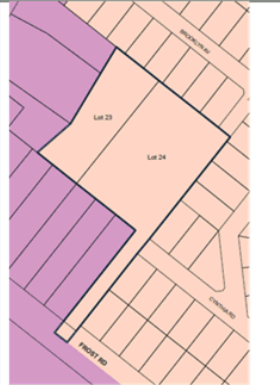

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 <p>Concept Plan 19</p>	<p>Not incorporated</p> <p>To become Open Space</p>	<p>Developed in accordance with concept</p> <p>Traffic Generating Development Overlay partially applies.</p> <p>No need to retain</p>
 <p>Concept Plan 20</p>	<p>Not incorporated</p> <p>Currently Open Space Zone.</p> <p>To become Open Space Code</p>	<p>Developed in accordance with concept</p> <p>Traffic Generating Development Overlay partially applies.</p> <p>No need to retain</p>
 <p>Concept Plan 21</p>	<p>Not incorporated</p> <p>To become Open Space</p>	<p>Developed in accordance with Concept</p> <p>No need to retain</p>
 <p>Concept Plan 22</p>	<p>Not incorporated</p> <p>To become Open Space</p>	<p>Developed in accordance with Concept</p> <p>Required for acoustic protection policies from Edinburgh RAAF Base flight noise treatments for residential development within its extent. Refer to Aviation Practitioner Review</p> <p>Retain</p>



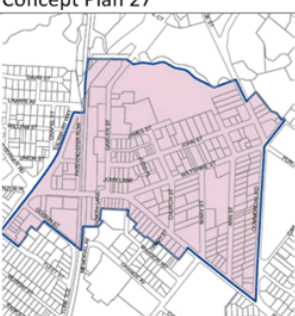
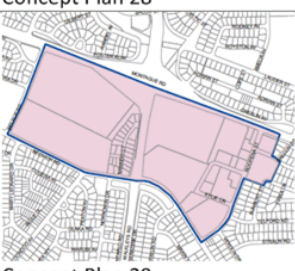
Concept Plans comparison City of Salisbury

Detailed Practitioner Review 4

	<p>Not incorporated</p> <p>To become General Neighbourhood</p>	<p>Developed in generally in accordance with Concept</p> <p>No need to retain</p>
	<p>Not incorporated.</p> <p>To become General Neighbourhood.</p> <p>Employment Zone adjacent.</p> <p>Overlays and General Policies to apply.</p>	<p>Policy was created to have acoustic treatments to boundary fencing for residential development protection.</p> <p>Still not developed for housing.</p> <p>Considered that new policy will provide same level of control.</p> <p>No need to retain</p>
	<p>Not incorporated</p>	<p>Developed area</p> <p>No need to retain</p>





Concept Plans comparison City of Salisbury

Detailed Practitioner Review 4

 <p>Concept Plan 26</p>	<p>Not incorporated</p>	<p>Developed in accordance with concept with minor variations</p> <p>No need to retain</p>
 <p>Concept Plan 27</p>	<p>Not incorporated</p>	<p>Developed in accordance with concept with minor variations</p> <p>No need to retain</p>
 <p>Concept Plan 28</p>	<p>Salisbury District Car Park Fund Area</p> <p>Not incorporated</p>	<p>Need to understand how Fund is to be identified and if it is retained in PDI Act.</p> <p>No information available on retention of Car Park Fund designated areas in the PD Code.</p> <p>Retention if required in PD Code.</p>
 <p>Concept Plan 29</p>	<p>Ingle Farm Car Park Fund Area</p> <p>Not incorporated</p>	<p>Extinguished.</p> <p>No need to retain</p>


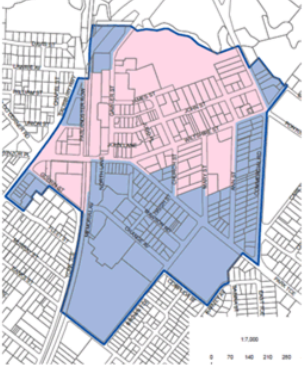
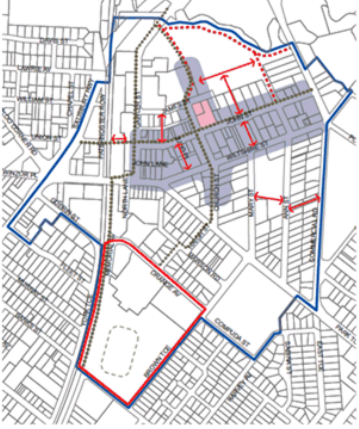
Concept Plans comparison City of Salisbury

Detailed Practitioner Review 4

 <p>the Department of Infrastructure and Regional Development for all situations as per Chapter 100 (2015) Development Constraints in Limitation Surface (LS) contours and lighting zones on the plan with for aviation development height and intensity of light sources.</p> <p>Concept Plan 30</p>	<p>Kings Junction Airport Building Heights and lighting</p> <p>Various blunt incorporations through Airport Building Heights and Building Near Airfields Overlays, and not recognising previous approach to Minister to have identified areas changed</p>  <p>Compared to Adelaide policy</p> 	<p>Significant policy work in DPA to recognise airport policy in the Concept plan has not been recognise which would allow consideration without consultation if complying with requirements.</p> <p>Proposed to have site within an all development referred area, and separation of lighting intensity and heights has not been incorporated.</p> <p>Note that Adelaide City individual contours for heights have been identified in draft Code.</p> <p>Previous approach to Minister to amend policy was not accepted for incorporation through PD Code.</p> <p>PD Code to recognise this and make changes as per previous approach. Refer to Aviation Detailed Practitioner Review</p>
 <p>Concept Plan 31</p>	<p>Salisbury Heights</p> <p>To become Suburban Neighbourhood</p> <p>Not incorporated</p>	<p>Most recent concept plan and of interest to Council in the rezoning process.</p> <p>Area not developed but some land divisions approved</p> <p>Overlays will apply for design.</p> <p>No need to retain</p>

Concept Plans comparison City of Salisbury

Detailed Practitioner Review 4

 <p>Concept Plan 32</p>	<p>Mawson Lakes Car Park Fund Area</p>	<p>Extinguished</p> <p>No need to retain</p>
 <p>Concept Plan 33</p>	<p>Salisbury City Centre Core and Transition areas</p> <p>Combined area has been designated as Urban Activity Centre.</p>	<p>If whole area is identified as UAC, then no need for consideration.</p> <p>No need to retain.</p>
 <p>Concept Plan 34</p>	<p>Salisbury City Centre</p> <p>Reflects previous design framework for SCC.</p> <p>Whole of area is designated Urban Activity Centre (including Salisbury Oval)</p>	<p>Need to ensure consistency with current design directions.</p> <p>Leads to discussion about the separation of areas into different classifications as per most current NCes and Mawson Lakes. Eg should oval be Recreation/OS and school be Community Facility.</p> <p>Retain</p>

20/11/19

Public Notification

Under the PDI Act

Summary Comments

The public notification process under the PDI Act has some notable changes from current practice:

1. There are no third party appeal rights for representors for developments assessed under the Code.
2. The process is more complicated as the public notification process is triggered by:
 - a. Much finer grain quantitative judgement (such as site area less than 300m²) rather than current land use triggers.
 - b. If the site is adjacent different zone – *check spatial application of CoS zones*
 - c. When more than 4 dwellings / lots are proposed in residential type zones.
 - d. Floor area triggers for shops, office, consulting rooms in retail type zones.
3. A development application may be deemed as minor with no unreasonable impact and therefore not require notification. However:
 - a. The decision needs to be made within the 5 day verification period – in essence requires an assessment of the proposal. Officers are less likely to make this call in this timeframe during high workloads.
 - b. CAP needs to delegate this function to officers. *[new procedure / policy required]*
4. Council will have to undertake additional tasks including:
 - a. Likely to have responsibility to erect the sign on the land and check it during the notification period. *[new procedures, equipment, whs considerations]*
5. A representation may be made by anyone that views the sign; there is no longer a restriction to people on adjacent land. *[council issue]*
6. Consultation timeframes have been increased to 15 business days plus 4 days to account for ordinary postage.
 - a. This may create situation where applicants are less likely to work outside the DTS as planning consent timeframe is double - 10 days (DTS) or 20 days (PA).
7. CAP is assigned as the relevant authority for all publicly notified applications and will need to consider delegating some matters to staff for efficiency / resourcing (such as where representor does not wish to be heard). *[new procedure / policy required & possible resourcing implication]*
 - a. Implication of Code assigned notifications for the Panel Agenda / timeframes
8. Significant trees notifications appear to have been removed for trees but not the open space zone.

Draft submission

1. Public notification triggers appear to require much more public notification. This may create a situation where applicants are less likely to work outside the DTS as planning consent timeframe is otherwise twice as long. While a development application may be deemed as minor with no unreasonable impact, the decision needs to be made within the 5 day verification period which

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20/11/19

Public Notification

Under the PDI Act

in essence requires an assessment of the proposal. Officers are less likely to make this call in this timeframe.

2. It is recommended that public notification triggers should be simplified.
 - a. In Residential type zones, remove:
 - i. The site of the development is adjacent land to land in a different zone.
 - ii. Development involving the creation of four or more additional dwellings.
 - iii. Dwellings that are street fronting, notwithstanding not meeting a particular DTS.
 - b. In Activity type zones, remove:
 - i. Other undefined uses; these zones should encourage a mix of diverse uses / activity. The planning system is too slow to keep up with change.
 - ii. Retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel as they should be expected uses. (retain industry)
 - iii. Buildings exceeding the maximum building height specified in DTS / DPF 2.2 (min & max building height and setbacks in T&NV).
 - iv. shop, office or consulting room in excess of 500m² in maximum gross leasable floor area for individual tenancies
 - v. shop, office or consulting room in excess of 5,500m² in maximum gross leasable floor area for a single building
 - c. Open space Zone:
 - i. – possibly requires much more notifiable development – check lists for typical council developments and spatial application of these zone
 - ii. Tree damaging activity should be added as a class of development as per other zones.

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State Planning Commission

7 February 2020

Level 5
50 Flinders Street
Adelaide SA 5000

Council Chief Executive Officer
Via email

GPO Box 1815
Adelaide SA 5001

08 7109 7466

Dear Chief Executive Officer

I am writing to let you know that over these past months the State Planning Commission has genuinely listened and heard your concerns about the timeframes for implementation of the draft Planning and Design Code (the Code).

Today, the Minister for Planning has advised his intention to reintroduce a Bill to Parliament to amend the *Planning, Development and Infrastructure Act 2016*. This Bill will remove the deadline of 1 July 2020 for full implementation of the Code, enabling the timeframe to be set by proclamation in the *South Australian Government Gazette*.

The Minister has accepted our recommendation to provide councils, industry and the community more time to understand and prepare for the Code's implementation in the rural (Phase Two) and urban (Phase Three) areas of our State. This Bill will help enable all stakeholders to feel comfortable and confident with the introduction of our new planning system.

This additional step and extension of time will allow users of the new ePlanning platform to become familiar, trained and business ready prior to its implementation. It will facilitate more time for validation and testing plus potentially enable improvements to be made to the system, should they be required. It will also allow practitioners to better understand the new Code and how to navigate it.

As consultation on the draft Phase Two Code is complete, we can now put in place a comprehensive readiness program to assist council and other users in their preparations. Phase Two will be implemented in July 2020.

As Phase Three Code consultation is still open, the range of matters and potential for change is not yet fully known, however we expect a similar extension of time and as such anticipate that Phase Three will be implemented in September.

Please note that this will not result in a further period of consultation on the Code – which has already had an extensive period of consultation – Phase Two has already closed and Phase Three will be closing at midnight on 28 February 2020.

#15093237

saplanningcommission.sa.gov.au



Government of South Australia
Department of Planning,
Transport and Infrastructure

Extra time provides opportunity for people to see the finalised Code and ePlanning solution before our new system goes live – which is the core concern expressed to date.

Once the Bill is reintroduced to Parliament we will provide further information about the new timelines for implementation of our new planning system. In the meantime you can keep up to date with the new system by visiting www.saplanningportal.sa.gov.au.

Kind regards,

A handwritten signature in black ink that reads "Michael Lennon". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Lennon
Chair
State Planning Commission