

PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING & DESIGN CODE

Accommodation Diversity Code Amendment
By the State Planning Commission (the Designated Entity)

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CHAIR, STATE PLANNING COMMISSION

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This Proposal to Initiate document forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016*.

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1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. A key role is to ensure the Planning and Design Code (the Code) is maintained, reflects contemporary values relevant to planning and is responsive to emerging trends and issues.

The Commission is proposing to initiate an amendment to the Code as it relates to the whole of South Australia, at the request of the Minister for Planning.

The Accommodation Diversity Code Amendment (the Code Amendment) proposes refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. The Code Amendment seeks to:

- review the nature of various apartment-type housing typologies – including student accommodation, residential flat buildings and build-to-rent housing – to identify where distinct land use definitions and policy are needed to encourage a range of affordable and sustainable smaller housing types, while ensuring clear differentiation between land uses;
- consider policy applying to apartment-type housing to provide greater flexibility in design requirements, such as allowance for reduced apartment size where high-quality communal amenities and facilities are provided, while ensuring appropriate amenity standards and design quality for smaller apartments;
- ensure student accommodation policy is up to date and contemporary, suitably addresses both self-contained and not self-contained student accommodation, and appropriately guides the provision of common areas and facilities;
- review how affordable housing policy applies to apartment-type housing; and
- ensure policies guiding retirement facilities and supported accommodation are up to date and contemporary, and such forms of accommodation are not unreasonably constrained by building height criteria in strategic locations.

The Commission seeks to amend the Code pursuant to section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act). This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment.

The Commission is the ‘designated entity’ responsible for conducting this Code Amendment process. The Commission is required to undertake consultation in accordance with the [Community Engagement Charter](#), and make final recommendations to the Minister for Planning (the Minister), prior to consideration whether to approve, amend or refuse the Code Amendment.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(2)(a) of the Act, the Commission will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements of the Act.
- 1.1.2. The Commission intends to undertake the Code Amendment by utilising the professional expertise of employees of the Planning and Land Use Services division of the Department for Trade and Investment (PLUS) including:
 - Planning officers
 - Communications staff
 - Staff responsible for the technical management and operation of the online Planning and Design Code.

1.2. Rationale for the Code Amendment

Student Accommodation

Under Part 7 – Land Use Definitions of the Code, student accommodation:

Means premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by student occupants such as:

- a) *shared cooking facilities and/or the provision of meals;*
- b) *common rooms and recreation areas;*
- c) *shared laundry facilities or a laundry service; or*
- d) *shared bathroom facilities¹*

The requirement to not be self-contained has been a feature of the definition of student accommodation since it was introduced as part of the commencement of the Phase Three (Urban Areas) Code in March 2021, but was varied through the interim operation of the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment.

To complement the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment, this proposed Code Amendment seeks to consider policy adjustments to support the development of self-contained student accommodation. And to consider whether other policy adjustments are required more generally to ensure student accommodation meets contemporary needs, provides functional communal areas, and is adaptable to meet accommodation needs into the future.

Apartments / Residential Flat Buildings

The change to the student accommodation definition to allow rooms to be self-contained, has introduced a greater level of commonality with other types of apartment dwellings / dwellings in residential flat buildings, and potentially with Build-to-Rent dwellings. Accordingly, a review of Code policy applying to residential flat

¹ This definition reflects the 2024.4 version of the Code on interim operation through the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

buildings is proposed to provide a comprehensive analysis of housing policy across different accommodation types.

It is also proposed to review policy applying to residential flat building / apartment dwellings with a view to providing additional design flexibility including such as allowing certain apartment requirements (e.g. apartment size and private open space) to be offset where suitable high standard common areas are provided. Importantly the Code Amendment is not intending to support apartments with reduced amenity. It is proposed to review apartment policy to ensure reasonable amenity is achieved considering possible additional flexibility in apartment building design, to encourage diversity and support provision of new accommodation in response to the current housing crisis.

Build-to-Rent

The Build-to-Rent model for residential development is growing in Australia. This class of housing is focussed on providing purpose-designed rental apartment stock which is then managed by a single entity on an ongoing basis. The approach is different to the conventional Build-to-Sell model, where a developer builds an apartment block, then sells off each individual apartment or unit to different entities.

With Build-to-Rent, the developer retains ownership of all apartments and offers them for rent. Build-to-Rent developments typically offer longer-term leases, which provides tenants with greater security of tenure. It also provides further flexibility, by allowing tenants to move to smaller or larger apartments within the same complex to suit their needs. As a result, the development often has a 'community' feel to it, given the long-term nature of the tenancies.

While Build-to-Rent accommodation is largely the same as conventional residential apartment development with respect to built-form, design and apartment amenity, there are some aspects that, based on interstate experience, may warrant tailored policy, for example in relation to:

- Flexibility – accommodating a range of apartment types and sizes to suit different tenant profiles, designing in adaptability to changing needs such as ageing in place to provide the ability for long term tenants to move within the development and remain part of their community.
- Common areas – creating a range of internal and external spaces and amenities to strengthen the sense of community and social interaction among residents, as well as encouraging physical activity and promoting wellness, supported by an on-site community manager responsible for activating spaces and curating events and experiences to foster connections.
- Operation of the building, including:
 - more convenient opportunities for loading and unloading (as more people are likely to be moving in and out).

- o more emphasis on bike parking and storage, including electric bikes and scooters, car share, drop off and pick up zones to reduce reliance on private car use.
- o provision of facilities for concierges and building maintenance (with professionally managed services providing 24/7 support, on-site maintenance and same day service being common attributes).

Two Build-to-Rent applications have been submitted to the State Commission Assessment Panel for assessment (one has been determined) so far. Under the Code, Build-to-Rent developments are presently classified and assessed in the same way as other multi storey residential buildings. As such, these proposals follow the same assessment pathway, using the same Code policies as other apartment buildings across Adelaide.

This Code Amendment will investigate a policy framework in the Code for Build-to-Rent housing to provide suitable policy and assessment pathways to enable appropriate assessment of this type of development.

Retirement Facilities / Supported Accommodation

Accommodation in the form of retirement facilities and supported accommodation is a critical segment of housing supply in South Australia, with demand rising as the state’s population ages.

Code policy is therefore proposed to be reviewed given the need for the continued supply of retirement and supported accommodation, and to ensure related policy remains contemporary and up-to-date.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The whole of the state will be affected by the Code Amendment given it seeks to review general development policies (Part 4) and land use definitions (Part 7), which can apply state-wide.

2.2. Scope of Proposed Code Amendment

Current Policy	Residential Flat Buildings/Apartments/Build-to-Rent Policy from zones guide land use suitability and built form parameters for residential flat buildings / apartment dwellings, while the Design in Urban Areas general development policies have a range of provisions for apartments and building design. Car parking and access requirements are contained in the Transport, Access, and Parking general development policies. Other general development policies may be relevant to a residential flat building / apartment dwelling depending on a development’s circumstances. Certain overlays
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	<p>such as the Design Overlay and Affordable Housing Overlay can also apply.</p> <p>Build-to-Rent housing is currently assessed as a residential flat building or a dwelling (depending on the nature of a proposal).</p> <p>Student Accommodation</p> <p>Student accommodation is defined in Part 7 – Land Use Definitions of the Code.</p> <p>The Code contains policy in the Design and Design in Urban Areas general development policies to guide the development of student accommodation. The policies are called up through zone classification tables, providing performance assessed assessment pathways in several City and Urban type zones.</p> <p>Retirement facility / Supported Accommodation</p> <p>Both retirement facility and supported accommodation are defined in Part 7 – Land Use Definitions of the Code.</p> <p>Design in Urban Areas general development policies provide two performance outcomes specifically for supported accommodation and retirement facilities, encouraging siting on flatter locations and incorporating universal design features.</p> <p>These land uses are envisaged in a number of neighbourhood-type zones. The scale of such facilities is guided by the prevailing zone/subzone policies.</p>
<p>Amendment Outline</p>	<p>The Code Amendment seeks to:</p> <ul style="list-style-type: none"> • review the nature of various apartment-type housing typologies – including student accommodation, residential flat buildings and build-to-rent housing – to identify where distinct land use definitions and policy are needed to encourage a range of affordable and sustainable smaller housing types, while ensuring clear differentiation between land uses; • consider policy applying to apartment-type housing to provide greater flexibility in design requirements, such as allowance for reduced apartment size where high-quality communal amenities and facilities are provided, while ensuring appropriate amenity standards and design quality for smaller apartments;

	<ul style="list-style-type: none"> • ensure student accommodation policy is up to date and contemporary, suitably addresses both self-contained and not self-contained student accommodation, and appropriately guides the provision of common areas and facilities; • review how affordable housing policy applies to apartment-type housing; and • ensure policies guiding retirement facilities and supported accommodation are up to date and contemporary, and such forms of accommodation are not unreasonably constrained by building height criteria in strategic locations.
<p>Intended Policy</p>	<p>Subject to investigations, the Code Amendment is anticipated to:</p> <ul style="list-style-type: none"> • In relation to residential flat buildings/apartment dwellings: <ul style="list-style-type: none"> ○ review self-contained student accommodation, Build-to-Rent development, and residential flat building/apartment dwellings, and ensure approval pathways support the development of diverse and affordable housing options ○ consider policy changes aimed at providing additional design flexibility, such as allowing apartment size and private open space to be off-set where suitable high standard common areas are provided ○ review policy applying to apartment-style accommodation to ensure design quality, amenity and sustainability are achieved when providing smaller housing options. • In relation to Build-to-Rent: <ul style="list-style-type: none"> ○ consider introducing a definition for Build-to-Rent in the Code’s Land Use definitions ○ Investigate how affordable housing policy could apply to Build-to-Rent and other similar accommodation ○ consider establishing assessment pathways in suitable zones with appropriate policies ○ explore what specific, tailored policies are required in addition to those that are already available in the Code for conventional apartment dwellings

	<ul style="list-style-type: none"> ○ consider policy to ensure that Build-to-Rent housing is preserved for this purpose, and that apartments established under this model are not able to be subsequently fragmented. ○ consider the use of incentive policy to encourage Build-to-Rent development ○ consider designating the State Planning Commission as the relevant authority. ● In relation to student accommodation: <ul style="list-style-type: none"> ○ review policy (including definition) applying to student accommodation to consider if any refinements are necessary to ensure self-contained student accommodation is supported. ○ consider strengthening requirements for common areas, particularly in instances where student accommodation is not proposed to be self-contained. ● In relation to retirement facilities and supported accommodation: <ul style="list-style-type: none"> ○ consider policy changes aimed at providing additional design flexibility, such as allowing additional building height.
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2.3. Additional Measures

The Chief Executive of the Department for Trade and Investment is also progressing the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to enable ancillary accommodation and student accommodation to be self-contained.

These additional measures relating to student accommodation will complement the potential amendments to the Code outlined in this Proposal to Initiate.

3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seek to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 6: Housing Supply and Diversity</p> <p>To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p>	
<p>SPP 6: Housing Supply and Diversity</p> <p>6.1 A well-designed, diverse, and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p> <p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation, and sporting facilities.</p> <p>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</p>	<p>The Code Amendment seeks to facilitate the development of student accommodation, Build-to-Rent housing (including those which support housing affordability and ageing in place), and support the provision of supported accommodation particularly in strategic locations.</p> <p>The Code Amendment also seeks to provide greater flexibility in apartment design, including opportunities for more communal living and for smaller housing options.</p>

3.2. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

As a State-wide Code Amendment, all Regional Plans (identified as volumes of the South Australian Planning Strategy prepared under the *Development Act 1993*, and applicable until such time as the new Regional Plans are prepared and adopted under the Act) are relevant for consideration as part of this Code Amendment:

- The 30-Year Plan for Greater Adelaide (2017 Update)
- The Eyre and Western Region Plan (April 2012) (EWRP)
- Far North Region Plan (July 2010) (FNRP)
- Kangaroo Island Plan (January 2011) + addendum Kangaroo Island Sustainable Futures (January 2014) (KIP)
- Limestone Coast Region Plan (May 2011) (LCRP)
- Mid North Region Plan (May 2011) (MNRP)
- Murray and Mallee Region Plan (January 2011) + addendum special character of the Barossa Valley and McLaren Vale (December 2013) (MMRP)
- Yorke Peninsula Regional Land Use Framework (December 2007) (YPRULF)

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
The 30-Year Plan for Greater Adelaide (2017 Update)	
<p>Policy Theme: Transit corridors, growth areas and activity centres</p> <p>P.1 Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p> <p>Policy Theme: Design Quality</p> <p>P.26 Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide’s changing housing needs, reflects its character and climate, and provides a diversity of price points.</p> <p>Policy Theme: Housing mix, affordability, and competitiveness</p> <p>P.37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> ○ Ancillary dwellings such as granny flats, laneway and mews housing 	<p>Broadly, the key goals and strategies contained in the 30-Year Plan for Greater Adelaide (2017 Update) relating to the following areas will be given due consideration in the preparation of this Code Amendment:</p> <ul style="list-style-type: none"> • transit corridors and growth areas; • design quality; • housing mix, affordability and competitiveness; • health, wellbeing and inclusiveness. <p>The policy review seeks to facilitate a more diverse range of housing types, including supported accommodation and retirement villages.</p>

<ul style="list-style-type: none"> ○ Dependent accommodation such as nursing homes ○ Assisted living accommodation ○ Aged-specific accommodation such as retirement villages ○ Small lot housing types ○ In-fill housing and renewal opportunities. <p>P.38 Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.</p> <p>Policy Theme: Health, wellbeing and inclusion</p> <p>P.47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> ○ diverse housing options that support affordability ○ access to local shops, community services and facilities ○ access to fresh food and a range of food services ○ safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity ○ diverse areas of quality public open space (including local parks, community gardens and playgrounds) ○ sporting and recreation facilities ○ walkable connections to public transport and community infrastructure. 	
<p>Other Regional Plans</p> <p><i>(given the remaining regional plans contain similar principles and policies, relevant policies and principles have been grouped and generalised for discussion)</i></p>	
<p><i>Principle: Provide residential land for a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors</i></p> <p>Policy: Ensure that appropriately serviced towns provide a range of housing types and</p>	<p>Broadly, the key goals and strategies contained in the Regional Plans relating to housing diversity and affordability</p>

<p>densities to enable people to stay in their community as their housing needs change and to cater for the region’s changing demographics.</p> <p>Policy: Provide a range of accommodation for older people and people with a disability and focus high level care accommodation in towns with health services.</p>	<p>will be progressed through this Code Amendment.</p>
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Updated Regional Plans Program

The Commission has now initiated the preparation of a new set of Regional Plans for the State’s proclaimed planning regions (including Greater Adelaide) which are to be progressed through 2024 and into 2025.

A Discussion Paper for the new Greater Adelaide Regional Plan (which will replace *The 30-Year Plan for Greater Adelaide*) has been released for community and stakeholder engagement and identifies the following Principles (and issues) as key matters for further attention under the heading of “A greater choice of housing in the right places”:

- Increase the supply and variety of housing available in established neighbourhoods
- Provide a range of well designed, diverse, and affordable housing options across the region.

Preparation of the Code Amendment will be cognisant of any strategic directions coming out of the current Regional Plans program.

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Preliminary review of Interstate Build-to-Rent schemes interstate	Initial review of information readily available on interstate planning department websites. For example, New South Wales has a well-developed scheme.	The requirements of interstate schemes have assisted in informing the Proposal to Initiate regarding the potential areas of policy change and scope of the amendment.

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Review of interstate policy for student accommodation (or equivalent)	<p>Student accommodation (or similar) is an established model of accommodation in most jurisdictions. It is prudent to undertake a review of interstate experience to determine if there are any policies / requirements (including in relation to definitions) that may be applicable in South Australia to assist in supporting self-contained student accommodation.</p> <p>Given the student accommodation policy is longstanding, it is also prudent to review relevant Code provisions to ensure they are up to date and contemporary.</p>
Definitions review	Review the relationship between student accommodation, Build-to-Rent, and all dwelling definitions to consider any interactions or issues arising from potential policy changes.
Review interstate policy relating to Build-to-Rent housing	<p>Build-to-Rent is an accepted alternative housing model in several Australian states and is a long-established model in many overseas countries.</p> <p>In this context, it is prudent for the Commission to undertake a review of interstate experience / case studies to:</p> <ul style="list-style-type: none"> • determine the various types or models of Build-to-Rent housing that exist; • examine what impediments (if any) exist to approving these developments;

	<ul style="list-style-type: none"> • review the steps undertaken by relevant interstate planning jurisdictions to remedy any issues identified; • assist in identifying any tailored policy necessary for the Build-to-Rent development model; and • assist defining / classifying Build-to-Rent accommodation as a new “development type”.
Review interstate policy relating regarding provision of communal space in apartment buildings	It is prudent to undertake a review of interstate experience to determine if there are any policies / requirements (including in relation to definitions) that may be applicable in South Australia to regarding the provision of common areas and any associated apartment off-set allowances.
Review interstate policy regarding any minimum standards for apartment-style dwellings	It is prudent to undertake a review of interstate experience to determine if there are any policies / requirements that may be applicable in South Australia to regarding dwelling design standards to ensure reasonable amenity is achieved in light of additional flexibility.
Consideration of policy mechanisms to ensure Build-to-Rent development is preserved for rental purposes	To ensure suitable policy mechanisms are in place so that Build-to-Rent housing is preserved for rental purposes. These will complement and reinforce any other broader incentives provided by the state government to support establishing Build-to-Rent housing.
Review incentive policies currently used in the Code	The Code currently contains incentive policies to encourage certain outcomes, such as the provision of affordable housing. It is prudent to review these to determine if they could be applicable to Build-to-Rent housing, retirement facilities or supported accommodation.
Review zones to determine where Build-to-Rent housing would be an appropriate form of development	Identifying Code zones where built form that is typical for Build-to-Rent development is supported will assist in establishing assessment pathways in suitable zones, consistent with desired outcomes.
Consider mechanisms to	Build-to-Rent developments interstate have typically charged a price premium because of the higher level of services and amenity. As a result, the Build-to-Rent model has not typically

encourage affordability	<p>been used to deliver affordable rental properties to the residential market.</p> <p>Further exploration is required to determine how successful the Build-to-Rent model could be in increasing supply of affordable rental properties in South Australia, and what policy could support this.</p>
Identify key areas for retirement facilities / supported accommodation	Review guiding policies, particularly building height, in key locations where supported accommodation and retirement facilities are envisaged.

4.3. Engagement Already Undertaken

To date, no public engagement / consultation has been undertaken in relation to this Proposal in accordance with *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument*.

Two Build-to-Rent developments (on Greenhill Road and in Bowden) have been the subject of consideration by the State Commission Assessment Panel. Both proposals are mixed use with a non-residential component on the ground floor and apartments above. The need to consider amending the Code to include a policy framework for the assessment of Build-to-Rent development has arisen given the arrival of this housing typology in South Australia. Preliminary feedback from key stakeholders, in particular industry groups, has indicated the need to consider tailored assessment policy.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Pre-consultation with key industry stakeholders and local government practitioners	Targeted pre-consultation with key stakeholders to gain preliminary feedback on the suitability of potential definition changes and policy directions prior to statutory engagement, particularly in relation to Build-to-Rent given it is proposed as a new class of development.
Community engagement	Broad community engagement to provide an opportunity for any interested community

	members to comment on the proposed outcomes of the Code Amendment.
Consultation with any person or body specified by the Commission under section 73(6)(e) of the Act.	The Engagement Plan will outline the specific method and nature of consultation.

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- Given the proposal is relevant to councils, the Local Government Association must be notified in writing and consulted on the proposed Code Amendment;
- Consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3. Code Amendment Timetable

The Code Amendment is intended to be undertaken in line with the timeframe outlined **Attachment A**.

ATTACHMENT A

Timetable for Code Amendment by the State Planning Commission

Step	Responsibility	Timeframe
Preparation of the Code Amendment		
Engagement Plan prepared Investigations conducted; Code Amendment Report prepared Drafting instructions and draft mapping prepared	The Department on behalf of the Commission	16 weeks
Preparation of Materials for Engagement	The Department on behalf of the Commission	Informed by the Engagement Plan
Engagement on the Code Amendment		
Code Amendment Report released for public engagement in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	The Department on behalf of the Commission	To be specified in the Engagement Plan
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared	The Department on behalf of the Commission	4 weeks
Prepare report to the Commission	The Department	4 weeks
Consideration of Advice		
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision – decision published on the PlanSA Portal within 5 business days (policy is not live)	Minister	Unknown
Implementing the Amendment (operation of the Code Amendment)		
Implement the Code Amendment in the Planning and Design Code and the South Australian Property and Planning Atlas	The Department	4-6 weeks
Parliamentary Scrutiny		
Referral of adopted Code Amendment to Environment, Resources and Development Committee of Parliament – referred within 28 days of implementation		