



Technical and Numeric Variations

What is the Planning and Design Code?

The Planning and Design Code (Code) is the cornerstone of South Australia’s new planning system and will become the state’s single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020. The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online 24/7.

Context

The draft Planning and Design Code (the Code) consists of zones, subzones, overlays and general development policies. However, the *Planning, Development and Infrastructure Act 2016* also allows the Code to include provisions for the adaptation of the rules that apply in relation to a specified zone, subzone or overlay to provide for necessary and appropriate local variations.

This is where Technical and Numeric Variations (TNVs) come in – they can vary a technical or numeric requirement of the Code’s parameters, or recognise unique character attributes.

TNVs are applied spatially across various areas of the state. Not all locations will have a TNV – only areas that have unique local circumstances or where a variation from the relevant zone/subzone/overlay is required.

The requirements specified in these TNVs effectively become part of a zone’s, subzone’s or overlay’s policies, varying one discrete policy without the need to apply an entirely new zone/subzone.

The application of TNVs allows the Code to maintain a succinct suite of zones and subzones while respecting the many and varied different attributes and features of the state’s built, productive and natural environments.

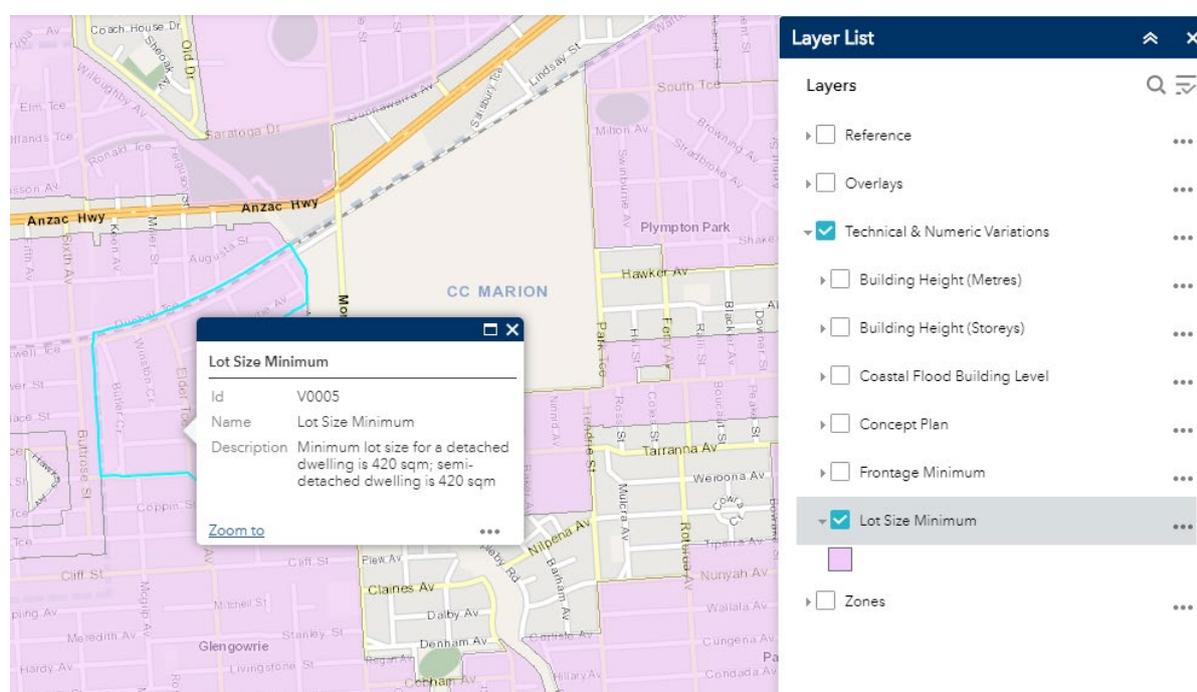
For example, a number of zones in the ‘neighbourhood’ suite of zones refer to TNVs to capture the numeric criteria relevant to a particular area:

Urban Renewal Neighbourhood	Housing Diversity Neighbourhood	General Neighbourhood	Suburban Neighbourhood	Suburban Masterplanned Neighbourhood	Suburban Greenfield Neighbourhood	Township
Zone policy TNV <u>does not</u> apply	TNV applies to building height	Zone policy TNV <u>does not</u> apply	TNV applies to site area, frontage, and building height	Zone policy TNV <u>does not</u> apply	Zone policy TNV <u>does not</u> apply	TNV applies to site area and frontage

The TNVs proposed are listed in Part 6 of the Code and include the following:

- Building Heights (in both metres and building levels)
- Minimum Allotment Sizes
- Minimum Allotment Frontages
- Coastal Flood Building Levels
- Concept Plans
- Local Heritage Places*
- Significant Trees*

To check if a TNV affects a particular area, turn on the TNV layer in the [Code Consultation Map Viewer](#) and click on an area where the TNV layer applies. A pop-out box will list the relevant technical or numeric variation.



*Local Heritage Places and Significant Trees can be found in the 'Overlays' layer of the [Code Consultation Map Viewer](#)

TNVs have been applied to a range of areas in the draft Code for consultation, however there are also some known areas that would benefit from application of further TNVs to maintain the current policy intent of Development Plans. A full [list of identified mapping improvements](#) can be found on the SA Planning Portal.

Want to know more?

For further information on the Code, you can visit the SA Planning Portal at:

www.saplanningportal.sa.gov.au/en/have_your_say

