



30 September 2020

RAISING THE BAR ON SUBURBAN DEVELOPMENT

The State Planning Commission has unveiled proposed changes to South Australia's Residential Infill Policy, designed to address demands for increasing urban tree canopy, protecting our water resources, improving car parking and enhancing design to create quality infill housing that reflects modern living and community expectations.

The draft policy will now be considered by the government as part of ongoing reforms to the state's Planning and Design Code.

"We appreciate the community's concern around poor quality infill development, and have taken this feedback on board and will be proposing a better approach for the government's consideration," said State Planning Commission Chair Michael Lennon.

"The Commission is committed to ensuring our planning system stimulates economic growth, promotes liveability and delivers well-planned consistent decisions across the State – and high-quality infill development standards are an essential part of that.

"We have taken a rigorous approach to assessing what can be done, recommending amendments to the Planning and Design Code that will instil confidence in our community that quality outcomes will be achieved under the new Code."

In preparing the draft policy, the Commission has carefully considered and incorporated consultation feedback received from a series of infill forums and public consultation opportunities over the past year, resulting in the proposed policy improvements, which will be delivered through the third and final phase of the Code.

"Infill development is currently the biggest contributor of new housing in Greater Adelaide, which is approximately one-third of the total dwelling stock growth in our state. Both the community and the industry have made their concerns very clear around the quality of infill, which informed our decisions and the proposed range of solutions in the Code to improve residential infill," Mr Lennon said.

Through the policy, the Code will assist the state to support well-designed infill housing by:

- upholding the interests of community and industry relating to urban green cover, tree canopy, parking and water sensitive urban design.
- championing innovative and quality infill designs while protecting heritage and historic areas
- providing clear and consistent development rules that will improve infill quality across the state
- applying a responsible and sustainable approach to delivery of a balanced land supply
- supporting increased community preference for smaller housing blocks close to existing amenities and services



Specifically, the residential infill policy aims to:

- increase tree planting, urban green cover and space for gardens.
- ensure adequate on-site and reducing the loss of on-street parking
- increase street amenity by incorporating design features to enhance building façades
- create effective management of stormwater associated with residential infill developments

“Demographic changes – aging, household formation, household size – all drive where we, as South Australians, are choosing to live. This trend towards living in established areas is likely to continue. The proposed improvements aim to provide clear and consistent policy across all council areas over a range of development requirements,” Mr Lennon said.

To further support the delivery of the infill policy, the Commission contracted BDO EconSearch and Tonkin Engineering to produce two Options Analysis reports addressing key concerns highlighted in the consultation feedback in relation to, Stormwater Management and Rainwater Tanks, and Urban Tree Canopy including the Commission’s proposed policy for mandatory planting of a tree for all new developments.

Mr Lennon said the evidence-based research analyses both cost-effectiveness and benefits of the proposed Code policies relating to infill developments.

For further information on the residential infill policy improvements and to access the Options Analysis reports visit

https://plan.sa.gov.au/news/article/2020/raising_the_bar_on_residential_infill_development

Contact: Steve Sibonis 0413 054 102