

The Expert Panel would like your views on how **Infill Policy** is addressed in the Planning and Design Code.

## Implementation of Infill Policy

The Planning and Design Code (the Code) delivered new policies to increase the design quality of infill development in residential urban areas, including:

1. increasing tree planting, urban green cover and space for gardens;
2. more effective management of stormwater for residential infill developments;
3. ensuring adequate on-site parking and reducing the loss of on-street parking; and
4. increasing street amenity by incorporating design features to enhance building façades.

A summary of the key policy changes introduced through the Code is set out in the State Planning Commission's brochure, '[Raising the Bar on Residential Infill Development](#)'.

## Design features

Design improvements were introduced through the new residential infill policy to improve the streetscape appearance of dwellings, including:

1. a minimum of three design features on front façades, including eaves, porches, balconies, different materials, stepping, etc., to improve the look and building distinction
2. entry doors visible from the primary street boundary to create a sense of address
3. a minimum 2m<sup>2</sup> window area facing the street to improve street appeal and increase passive surveillance
4. allocation of a dedicated area for bin storage behind the building's façade.

Whilst these guidelines leave room for variation, they encourage more appropriate design outcomes for residential infill. Despite this, the Panel considers

there is opportunity to provide more specific guidance materials to support the provision of well-designed infill development.

This is because infill development does not necessarily need to be provided only through narrow, typically detached, often abutting housing. There are a broad range of infill development outcomes and designs that are available for exploration and further consideration in South Australia

## Strategic Planning

Commentary on infill policy often focuses on numerical provisions such as minimum allotment sizes, with the assumption that larger allotments lead to better development outcomes.

However, investigations were undertaken in advance of the Code's implementation which demonstrated the types of housing that could be supported on a range of allotment sizes.

It is important that greater attention is now paid to where infill policies are spatially applied to make sure that the Code has the right policies in the right locations.

## How You Can Provide Feedback

For more information on the Planning System Implementation Review, visit:

[www.plan.sa.gov.au/planning\\_review](http://www.plan.sa.gov.au/planning_review)

You can **email a submission** to the Panel at [DTI.PlanningReview@sa.gov.au](mailto:DTI.PlanningReview@sa.gov.au) or **respond to the survey** on the Expert Panel's [YourSAY](#).

This community engagement process is also considering the following topics in summary documents:

- the PDI Act
- e-Planning and PlanSA
- Code – Trees
- Code – Carparking
- Code – Character and Heritage

For further information on the matters raised in this Summary Paper, please read the full version of the Planning and Design Code Discussion Paper.

## Questions To Guide Your Feedback

### Design Guidelines

1. Do you think the existing design guidelines for infill development are sufficient? Why or why not?
2. Do you think there would be benefit in exploring alternative forms of infill development? If not, why not? If yes, what types of infill development do you think would be suitable in South Australia?

### Strategic Planning

3. What are the best mechanisms for ensuring good strategic alignment between regional plans and how the policies of the Code are applied spatially?
4. What should the different roles and responsibilities of State and local government and the private sector be in undertaking strategic planning?