

Date: 28 / 02 / 2020

Communications and Engagement Team  
Planning and Development  
Development Division  
Department of Planning, Transport and Infrastructure  
E. dpti.planningengagement@sa.gov.au

**Re: Response from SA Young Planners to the draft Planning and Design Code Phase 3 (Policy) and Planning and Design Code Phase 3 (Maps)**

Dear Communications and Engagement Team,

Thank you for the opportunity to provide feedback to the documents currently on consultation.

SA Young Planners (SAYP) welcome the introduction of the new Planning and Design Code (the Code).

The SAYP Committee reviewed the new Code and happy to provide their view on its main features in a form the public submission presented below.

**Who are Young Planners?**

A young planner is a student or graduate of a planning or planning related degree with up to 5 years post graduate experience. PIA strongly supports the role young planners play in the future of the profession and the Institute. PIA has a network of Young Planners to promote, support and represent Young Planners from March 1996. This operates across the country in each state and territory as well nationally. At a state/territory level young planner groups:

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- Arrange social and information sessions and activities.
  - Support young planners at Divisional levels.
  - Promote the role of young planners within the planning profession.
  - Foster links between PIA and Universities.
  - Promote student and graduate membership of PIA.
  - Promote interaction between young planners, especially between student and graduate planners.
  - Promote the planning profession as a whole.
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### **Advantages of the new Code**

In terms of the usability of the code, SAYP consider that the new Code has a lot of advantages, such as:

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1. Being a one-stop-shop it provides all the relevant information in one place both for planners and non-planners. Users don't need to know how the code policies are internally structured as all the information will become available with one click on a map.
  2. Digital and visual information provided by online maps via number of layers will work well for young planners who usually embrace digital systems and new technologies. It will also allow for fewer mistakes as makes the whole approach more transparent and clear even for assessing bodies.
  3. Structure of Code Assessment Classification Table seems to be logical and easy to follow for Millennial and Gen Z Planners, in regards to the order it is set out. The structure outlines each Zone in the order of Accepted, Deemed to Satisfy, Performance Assessed and then Restricted Development. It then outlines performance outcomes and deemed to satisfy/designated performance outcomes, policies relevant for subzones (if any) and required conditions to get development incentives.
  4. Opportunities for young planners. In terms of young planners working at local councils SAYP acknowledges DPTI expert opinion (provided at BYC event organised by SAYP on 25 February) that the new planning system provides those young planners with established career pathway. Young planner can now work for a year under delegation and then after a year is eligible to be an accredited professional at level 4 and can work as a private certifier for deemed to satisfy development applications which was impossible under old planning system.
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### **Proposed amendments to the Code / points to consider**

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1. SAYP suggest having the table titles (which are in dark blue/navy) on each page in which a Table may appear as this would allow for easy reading and referral.
  2. SAYP also believe that Part 7 – Land Use Definitions section should be expanded as currently some of the definitions used in the Code policies (such as Significant Development Sites) are only located in the Zones descriptions and some other definitions used in Code Classification Tables such as 'Apartment' or 'Dwelling addition' seem to be not defined within the document.
  3. Currently, when clicking on the land site online map only shows the name of relevant zone and overlay but not all policies applied to those. SAYP assume that those full information will be added before online system goes live.
  4. The Update Report for Phase Three of the Code in section 7.7 discusses proposal 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 on 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. SAYP agrees with this proposal with exception of when those development sites are located within overlays sections of the Code. Under these circumstances, development applications should have still been referred to relevant government agencies for advice / direction to ensure relevant conditions imposed by those agencies are met.

5. The proposal in Section 7.9 of the Phase Three Update Report outlines the Peri Urban Zone. The proposal is to create a different name for this zone in which reflects the diverse Adelaide Hills and Fleurieu Peninsula area, in which this zone takes in. We suggest the proposal and some options of renaming of this Zone could include: \* Adelaide Hills & Fleurieu Environs Zone, \* Adelaide Environs Zone, \*Adelaide Peri Environs Zone, \*Peri Environs Zone. We believe such suggestions better reflect the character of the area. The term Urban should not be used, due to the vast diversity of land uses within this zone, including the Barossa and McLaren Vale Protection Districts. The area constitutes a range of agriculture/horticultural produce, together with hobby farms, larger allotments, semi rural, bushfire prone areas, with significant townships and other local populations. This contrasts also however with the growing Mt Barker suburban area. Historic Area and Character Area statements will become an important tool in this zone. The word Environs best describes the area encompassing the Adelaide Hills and Fleurieu Peninsula in which surrounds the Adelaide Metropolitan Area in which this zone takes in, in order to better distinguish this area from the Adelaide Metropolitan Area. Zoning consistency however across any residential area, should be applied.
6. How can young planners be sure that they will be trained in the system prior to going live and having good understanding of how system operates? During BYC event organised by SAYP Committee on 25 February 2020 DPTI advised that young planners can possibly look at demonstrations of the e-planning portal and other info sessions prior to going live. DPTI also advised that there will be opportunities for young planners to assist with testing the new system before it goes live. SAYP is interested and are happy to proceed with that.
7. The more generic question, but still important for young planners, how the new system will impact young planners employed by not local government, but, for example, by private consultancies or state government referral agencies? What career development pathway the new system will provide for those young specialists? Currently, the new system does not require planning specialists of referral agencies who provide compliance and make referrals to obtain CPD points and they do not need to qualify as accredited professionals.

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SAYP are looking forward to continue collaboration with DPTI during rollout of the new planning system.

Yours sincerely  
SA Young Planners

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