

## Community Introductory Fact Sheet

Your feedback will help shape the future of South Australia's planning system as it undergoes its biggest modernisation in 20 years.

### Our New System

A modern planning system is fundamental to how we all live, and when done well creates vibrant and connected communities and places.

Our new system has two main parts: the rules that govern development (called the Planning and Design Code) and an online processing system for development applications (called ePlanning).

### The Planning and Design Code

The Planning and Design Code (the Code) is the cornerstone of South Australia's new planning system, and will become the single source of all planning rules and zoning for assessing development applications across the state.

The Code sets out the rules that determine what landowners can do on their land. This single set of rules will replace the 72 council Development Plans and over 23,000 pages of planning policy in the current planning system. This new planning system will come into effect across South Australia in July 2020.

The Code will also make the planning process quicker, simpler and more equitable than ever before, affording people greater access to planning information that is consistent and clear. For instance, the Code will reduce more than 1500 zones to just 55. This in turn will help you to navigate the planning system when you want to do something on your land like build or renovate a house.

The Code is being progressively introduced across South Australia in three phases.

Phase One applied to outback and coastal water areas of the state and is already in place. Phase Two applies to rural areas and will be operational from April 2020. Phase Three applies to the rest of the state, including metropolitan areas and major regional towns, and will come into effect from July 2020. A map showing the areas for each phase is available on the [SA Planning Portal](#).

In most cases what you can do on your land will not change. For instance, if you could build a house under the Development Plan, you can still build a house under the new Code.

### Code Content

The new Code contains items called overlays, zones, sub-zones and general development policies, which together provide all the rules that apply to a particular parcel of land. This is known as the [Code Framework](#).

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

Zones are areas that share common land uses and in which specific types of development are permitted. They are the main component of the Code and will be applied consistently across the state.

Sub-zones enable variation to a policy within a zone, which may reflect local characteristics.

General development policies outline functional requirements for development, such as the need for car parking or wastewater management.

Whilst zones determine *what* development can occur in an area (i.e. a house), general development policies provide guidance as to *how* development should occur (i.e. car parking requirements).

## How to access the Code

The Code is intended to work in an online system. When the Code comes into effect in April 2020 (Rural Areas) and July 2020 (Urban Areas) all development applications will be processed online. This ePlanning system will enable anyone to make an online enquiry about a parcel of land and immediately receive information about what can be done on it (i.e. the specific planning rules and policies that apply).

Please note as the ePlanning system is not yet available, the Code is being made available during the consultation period as a written document which is quite technical in nature. To assist you in reading the Code during consultation a number of supporting materials have been prepared, including:

- searchable versions of Phase Two (Rural Areas) and Phase Three (Urban Areas) of the Code available on the SA Planning Portal
- printed copies of the Code available at DPTI's office on Level 5, 50 Flinders Street, Adelaide and at all 68 local councils across the state
- extracts of the Code relevant to a particular council area on the SA Planning Portal, at DPTI and your local council
- fact sheets, guides and a set of frequently asked questions (FAQs)
- online maps
- videos

## Have your say

Consultation on the Code for Phase Two is now open until midnight on 29 November 2019 (ACST) and for Phase Three until midnight on 28 February 2020 (ACST).

You can have your say on the Code framework, the wording of policies, the range of definitions and the way they are worded, where the different rules apply across the state, and the way applications are assessed.

## More information

You can access the Code and all supporting materials at [www.saplanningportal.sa.gov.au/en/have\\_your\\_say](http://www.saplanningportal.sa.gov.au/en/have_your_say)

If you have any questions please email [DPTI.PlanningReform@sa.gov.au](mailto:DPTI.PlanningReform@sa.gov.au) or call 1800 318 102.