

What are the assessment pathways in the Planning and Design Code?

Determining the possible assessment pathways for approval.

PlanSA - a new planning system for rural South Australia

Effective 31 July 2020, a new planning system - PlanSA - applies across South Australia's outback and rural areas* that will help shape your community, both now and into the future.

PlanSA includes the new Planning and Design Code and associated ePlanning platform for South Australia, replacing hard copy council development plans and the manual processing of development applications.

If you are looking to build or renovate your home, subdivide your land, add a shed or carport to your property, you can now submit and track your application online at www.plan.sa.gov.au.

You will experience a simpler online planning system with everything in one place.

**The new planning system will be implemented in large regional towns and metropolitan areas in 2021.*

The Planning and Design Code

The Planning and Design Code (the Code) implements the requirements of the *Planning, Development and Infrastructure Act 2016* (PDI Act) and sets out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the state for the purposes of development assessment.

Assessment pathways

All development is classified into an assessment pathway (also known as category or classification) by reference to its zone and any applicable subzones or overlays.

Tables in each zone classify different development types as either **Accepted**, **Deemed-to-Satisfy** or **Restricted**. If development does not fall within these three classifications, it will be **Performance Assessed**.

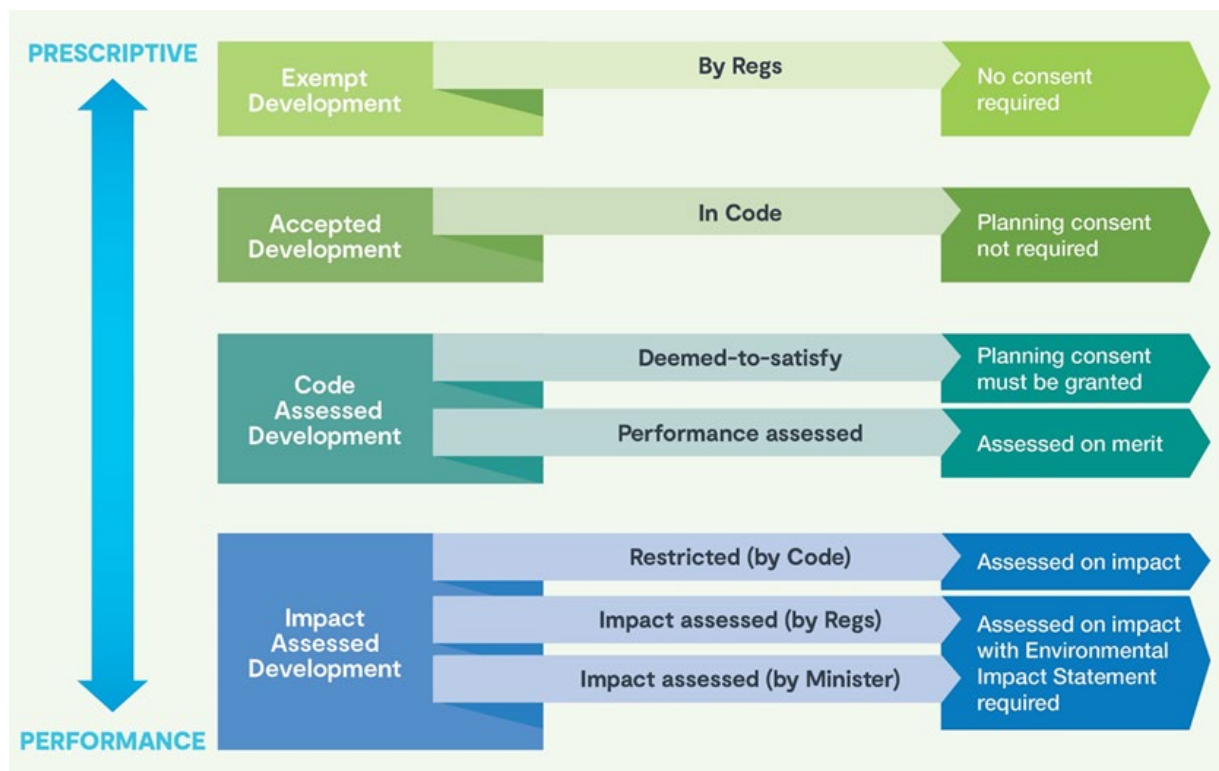
The Regulations set out certain types of 'exempt' development that do not require planning consent.

If planning consent is required, development falls into one of three categories:

Accepted Development - only building consent is required, no planning consent is needed.

Code Assessed Development – Deemed-to-Satisfy Development is assessed by an accredited professional or assessment manager, and must be granted if it complies with the relevant criteria. Performance Assessed Development is assessed on its merits by an assessment manager or assessment panel.

Impact Assessed Development - Restricted Development is assessed by the State Planning Commission, while Impact Assessed Development is assessed by the Minister for Planning.



Public Notification

Exempt, Accepted and Deemed-to-Satisfy Development do not require public notification.

Performance Assessed Development requires public notification unless it is specifically excluded in the relevant Planning and Design Code zone. Impact Assessed Development also requires public notification.

Need more help?

To find out more visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.