

CODE AMENDMENT FACT SHEET

WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*. The Code contains all the zone, subzone, overlay and general policies that guide what can be developed, and where, in South Australia. Planning authorities use the Code to assess development proposals.

» The Code can be viewed here: <https://code.plan.sa.gov.au>

The Code is supported by the SA Property and Planning Atlas (SAPPA). SAPPA is an electronic mapping system that shows all of the zone, subzone, and overlay boundaries within the State.

» SAPPA can be viewed here: <https://sappa.plan.sa.gov.au>

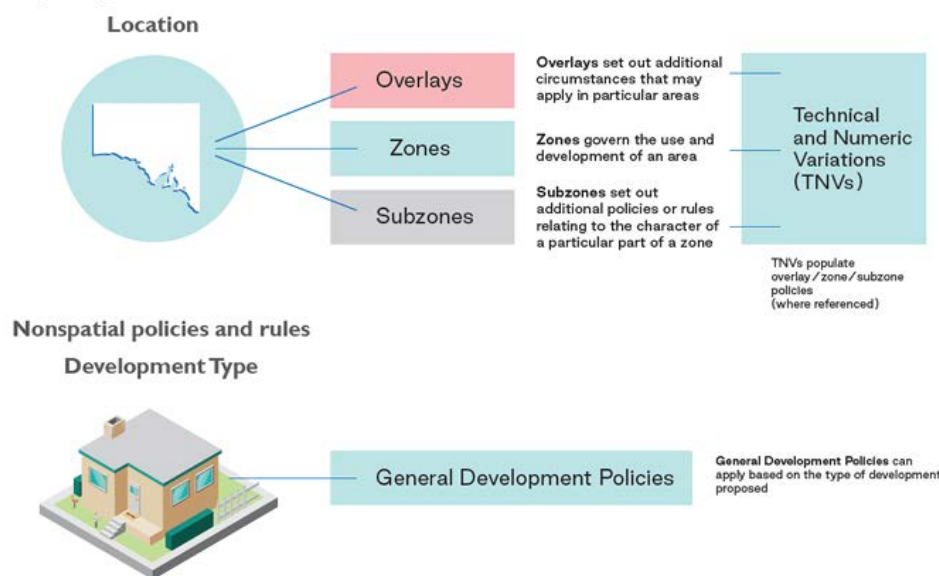
PLANNING AND DESIGN CODE STRUCTURE

The Code includes a set of policies, rules and classifications which may be applied in various parts of the state for the purposes of development assessment.

The Code applies zones, subzones and overlays (which form spatial layers across South Australia) to specify policies and rules that govern the use and development of a particular area.

General Development Policies can also apply but are linked to the type of development proposed rather than its location.

The Code includes definitions of land uses, as well as administrative definitions. In certain circumstances, the Code allows for the adaption of rules that apply to a zone, subzone or overlay to provide for local variations. This is done through Technical and Numeric Variations.



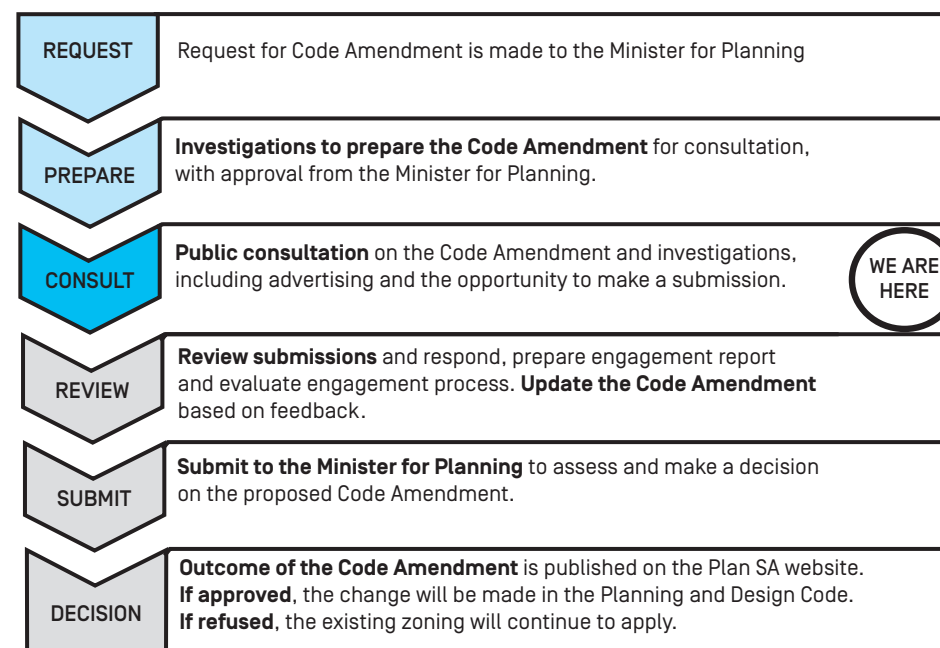
WHAT IS A CODE AMENDMENT?

A Code Amendment is a proposal to change the policies or spatial mapping within the Code, which can change the way future developments are assessed. This is sometimes referred to as a rezoning. Code Amendments must be prepared according to certain processes set out by legislation.

WHAT IS THE CODE AMENDMENT PROCESS?

The Code Amendment process is a rigorous process with a number of stages, set out under Section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.

The Code Amendment process is summarised in the flow chart below.



WHO CAN UNDERTAKE A CODE AMENDMENT?

A Code Amendment may be sought by various entities, including the Chief Executive of the Department for Trade and Investment, the State Planning Commission, State Government Agencies, a Council, an infrastructure provider or a person who has an interest in land (i.e. a landowner). These entities are referred to as the Designated Entity or Proponent when undertaking a Code Amendment.

WANT MORE INFORMATION?

If you would like to speak to someone about the Planning and Design Code or Code Amendments, please call Future Urban on 8221 5511 or email engagement@futureurban.com.au