

How the Planning and Design Code applies to developing a property

Determining the policies and rules that apply to a particular property or development.

PlanSA - a new planning system for all of South Australia

Effective 19 March 2021, a new planning system - PlanSA - applies across the entire state of South Australia 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 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.

The Code applies overlays, zones and subzones (which form spatial layers across South Australia), to specify policies and rules that govern the use and development of particular areas. All land within the state will have a specific zone type applied to it. The zoning that applies to your property depends on where it is located.

Overlays

Overlays spatially apply policies throughout the state and can be used to allow for and/or avoid specific forms of development. Overlays can apply to more than one zone or area and more than one overlay can be applied to a single location and cannot be varied by a zone or subzone.

Overlays are primarily used to apply planning policies to issues that are of a state interest, such as, Heritage, Environment, Coastal and Bushfire and facilitate referrals that allow for specialised or expert assessment on these matters.

Overlays have primacy over zones, subzones and general policies and they can alter both the assessment pathway and the policies or rules that apply to development.

Zones and Subzones

Zones and subzones are the primary organising spatial layers in the Code and provide guidance on what can happen in an area by setting out the policies and rules for particular types of development.

Technical and Numeric Variations (TNVs)

Technical and Numerical Variations are mapped in the Code and contain the quantitative or numerical information that applies to specific areas including:

- Building Height (metres)
- Building Height (levels)
- Minimum Allotment Sizes
- Minimum Allotment Frontage Sizes
- Building Setbacks

General Development Policies

General policies apply more broadly and seek to address the functional requirements for a development type or class (design, car parking, open space, animal keeping and interface between land uses).



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.