

1 October 2019

Public consultation now open on Planning and Design Code for rural and urban South Australia

Today, the State Planning Commission marked an important milestone with the release of the draft Planning and Design Code covering the rural and urban areas of South Australia for public consultation.

The Planning and Design Code (the Code) is the cornerstone of South Australia's new planning system, and will offer a single, consolidated set of planning 'rules' 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 Development Plans and over 23,000 pages of planning policy in the current planning system.

The Code is being introduced in three phases as part of the biggest modernisation of South Australia's planning system in more than 20 years.

Phase One of the Code applied to outback and coastal water areas of the state and is already in operation. 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 modern planning system is fundamental to how we all live, and when done well creates vibrant and connected communities and places," said Michael Lennon, Chair of the State Planning Commission.

"The Code will 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, it will reduce more than 1500 zones to less than 60. This in turn will help the community to easily navigate the planning system when they want to do something on their land like build or renovate a house," said Mr Lennon.

Some of the key benefits of the new planning system will be:

- A more efficient planning system
- Higher design standards and quality of residential infill development
- Improved development assessment notification processes
- Investment opportunities through value-adding in rural and peri-urban areas
- A more consistent and fairer system for heritage and character
- Public consultation and involvement through the community engagement charter

The State Planning Commission will consult on Phase Two of the draft Code for rural council areas from 1 October 2019 to 29 November 2019, and on Phase Three of the draft Code for urban council areas from 1 October 2019 to 28 February 2020.

Feedback received from the community during the public consultation periods will be used to inform the way in which the Code is officially implemented. By July 2020, the full Code will be in effect across the entire state and made available to all South Australians via a 24-hour ePlanning platform.

To have your say on the draft planning and design code for rural and urban areas of South Australia visit the SA Planning Portal www.saplanningportal.sa.gov.au/have_your_say.

Members of the public can also email DPTI.PlanningReform@sa.gov.au or call 1800 318 102.

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Key Facts:

- 72 individual Development Plan into one unified, statewide Code
- 23,000 pages of planning policy into 3000 pages
- 1500 zones into 58 overlays, 55 zones and 28 sub-zones
- Paper based system into a fully digital ePlanning platform (once operational)
- Development applications assessed by fully qualified and accredited professionals

Supporting materials:

A range of materials have been developed to assist the community's understanding of the Code, including:

- Searchable PDFs of the Phase Two (Rural Areas) and Phase Three (Urban Areas) draft Planning and Design Code available on the SA Planning Portal
- Hard copies of the draft Planning and Design Code available at DPTI's office on Level 5, 50 Flinders St, Adelaide and at all 68 local councils across the state
- Extracts of the draft Planning and Design Code relevant to a particular council area available on the SA Planning Portal, at DPTI's office and the relevant local council
- Community and Practitioner Guides to the draft Planning and Design Code
- Factsheets on key topics in the draft Planning and Design Code including Capital City Building Heights, Design, Heritage and Character, Primary Industries, Renewable Energy, Residential Infill, Retail, Rural Living and DPAs on Lot Fourteen, Oakden and Osborne.
- Translated factsheets and guides in Chinese, Greek, Hindi, Italian, Urdu and Vietnamese
- The Planning and Design Code Framework and Impact Change table
- List of council areas in Phase Two and Phase Three
- Online zoning maps available on the SA Planning Portal
- Videos explaining the draft Planning and Design Code
- FAQs on the draft Planning and Design Code
- Online calendar of engagement activities during the consultation periods