

RENEWING OUR PLANNING SYSTEM UNLOCKING SOUTH AUSTRALIA'S POTENTIAL

A better, clearer rulebook for everyone

Over 23,000 pages of planning rules will be replaced with a single, easy-to-access set of rules that will be applied consistently across the State.

The new rulebook, the *Planning and Design Code*, will be easy to understand and apply to local needs. It will focus on design outcomes that contribute to neighbourhood amenity and character.

Under the new planning system:

- rules will be user friendly and written in plain language
- clearer, simpler rules will provide certainty to land owners and communities about developments permitted in their area
- a stronger design focus will help to recognise the importance of local character
- a simpler, more consistent rulebook will make updates quicker and easier and reduce the costs of doing business
- councils will retain primary responsibility for ensuring that the Code is applied appropriately in local areas
- more people will be able to initiate a change to a zone, for example infrastructure providers and land owners

What this addresses

- complex, cumbersome and inconsistent planning rules
- inconsistent interpretation of planning rules across the State
- uncertainty regarding permissible developments
- poor design inconsistent with local character and community expectations

What is being delivered

- *Planning and Design Code*—the new rulebook
- simple, user-friendly, easy to access rules
- a single set of rules for the State with a stronger focus on design

The *Planning, Development and Infrastructure Bill 2015* was introduced to the Parliament of South Australia in September 2015. This document has been developed to assist with interpreting the bill. The information contained in this document may be subject to change.

Where to look
Part 5

**The new rulebook
will be simple
and consistently
applied.**

Key information

- there will be a single menu of planning rules for the State
- the rules will include a standard set of zones, subzones and overlays
- zones will generally address the basic built form expected of an area
- subzones will be able to address particular local character needs
- overlays will address issues that cut across more than one zone, for example environmental issues
- the rules will feature updated land use definitions and use classes that will make change of use matters easier to determine
- there will be capacity to vary the rules within pre-defined numeric or technical parameters to reflect local conditions
- councils retain their responsibility to initiate changes to local policy
- landowners can apply to change zoning
- the Commission provides independent advice on zoning changes
- the planning rules will not be able to regulate Building Code matters
- other than introducing a new power for the ERD Court to review decisions on local heritage listings, there will be no change to existing local heritage arrangements
- there will be no change to the existing protection of significant and regulated trees
- councils, stakeholders and communities will be extensively consulted before the first version of the new rules are in operation
- the *Planning and Design Code* will be accessible via the SA planning portal (see sheet 8 in this series)

WANT TO KNOW MORE?

Department of Planning, Transport and Infrastructure
dpti.sa.gov.au/planning

