

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

Determining the possible assessment pathways for approval.

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.

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 exceptions to this are:

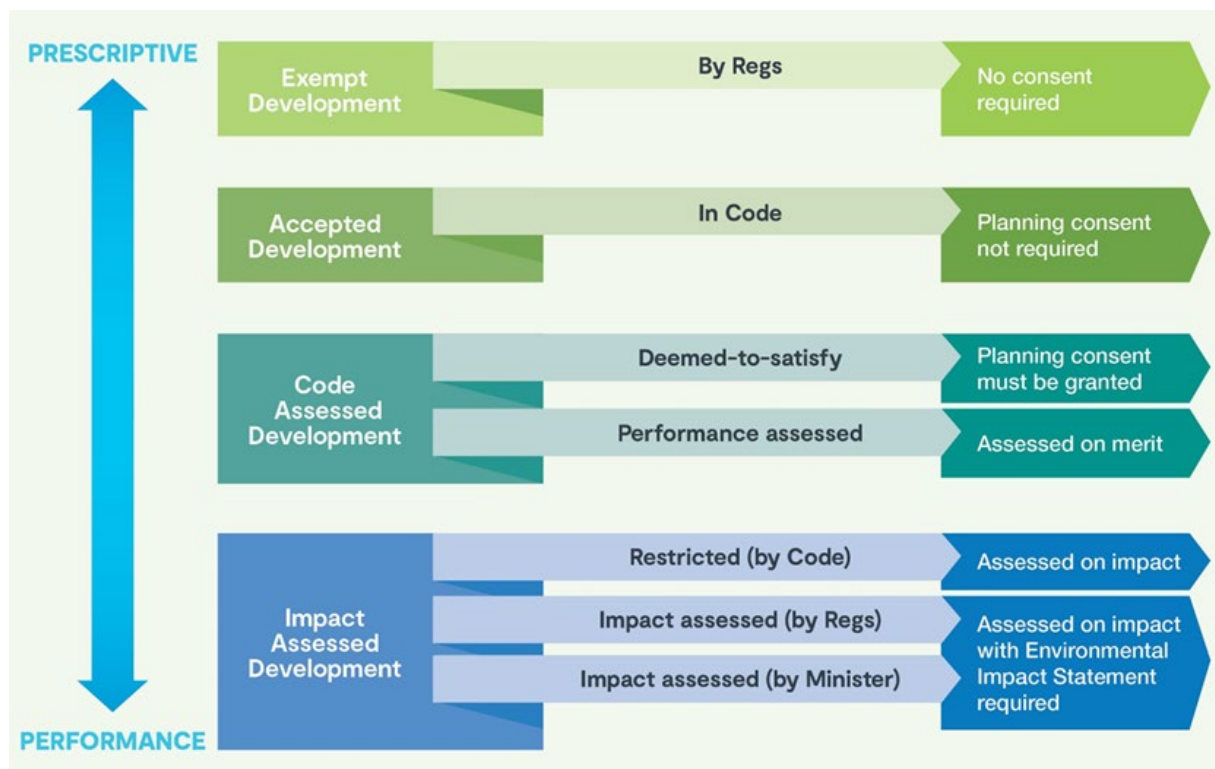
- **Exempt** acts/activities that are not development as set out in the Regulations, and don't require a development application
- **Impact Assessed** development (requiring an Environmental Impact Statement (EIS)), which is classified in the Regulations or declared by the Minister.

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 (EIS) Development is assessed by the Minister for Planning and Local Government.



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.