

Frequently Asked Questions



South Australia's New Planning System

Q – How can I access information about South Australia's new planning system?

A – South Australia's new planning system for metro areas launched on 19 March 2021. For information on the new planning system please contact your local council directly, or visit PlanSA at www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.

Q – How will the new planning system help me?

A – From 19 March, everyone living and working in South Australia will have access to clear and consistent planning policies. Australia's first ePlanning platform will help you to submit and track development applications online, search property zoning, find an accredited professional, review development rules, and track major projects and development activity across the state.

Q – What does the ePlanning platform contain?

A – The ePlanning platform brings together the PlanSA portal, the online Planning and Design Code, the South Australian Property and Planning Atlas and the electronic Development Application Processing system.

Q – Who can use the ePlanning platform?

A – From 19 March, everyone living and working in South Australia can use the new planning system and the ePlanning platform. The Planning and Design Code and the ePlanning platform have been operational in outback and rural areas of the state since 31 July 2020.

Q – Do I need development approval?

A – If you're planning on undertaking development, you may need approval before you get started.

To find out if approval is needed for your project, you can access the Approval Wizard at www.plan.sa.gov.au to confirm the next steps. By answering a few questions about your plans, the wizard can determine:

- if you need approval
 - how to apply for approval
 - who to contact for more information.
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Q – How do I lodge an application?

A – To find out the information you'll need to provide, what fees apply and how to lodge your application visit PlanSA at www.plan.sa.gov.au and click on Lodge An Application within the Development Applications menu. From here you will be able to create an online account to lodge your development application online. Should you require further information, a range of training materials can be found on the PlanSA website.

Q – What policies apply to a development/property?

A – The Online Planning and Design Code can be used to check what policies apply to a development or property.

Select “What Policies apply to a development” and enter the relevant address and make the appropriate selections for the nature of your development.

The Code can be accessed via the [PlanSA portal](#).

Q – What are the overlays, zones and subzones for a property?

A – The Online Planning and Design Code can be used to check what overlays, zones and subzones apply to an address. Follow the path of selecting “What policies apply to an address?” and enter the relevant address.

The Code can be accessed via the [PlanSA portal](#).

Q – Can I download the Code for my own reference?

A – Yes, you can download the Planning and Design Code via the PlanSA portal.

Rather than downloading the full Code you can explore and select the title of the section you are interested in on the index on the left hand side and click “print (select a section)” at the top of the index.

The Code can be accessed or downloaded via the [PlanSA portal](#).

Q – What is required if I want to change the land use of my property?

A – Under the *Planning, Development and Infrastructure Act 2016*, a change in the use of land constitutes development; and therefore requires development approval. A change in land use usually relates to agricultural, horticultural, commercial, retail, or industrial business activity.

Find out the information you'll need to provide, what fees apply and where you can lodge your application on the [PlanSA portal](#).

Q – What protection do heritage buildings have under the Code?

A – Heritage and Character plays an important role in the social and cultural fabric of South Australia's metropolitan and regional communities.

The [Protecting Heritage and Character brochure](#) provides an overview of the Planning and Design Code policy related to heritage and character.

Q – How are regulated and significant trees reflected in the Code?

A – Any activity involving a regulated or significant tree requires approval. Specifically, development approval is required for removal, killing or destruction, branch and limb lopping, ring barking or topping of a regulated or significant tree, including its root system. Under the *Planning, Development and Infrastructure Act 2016* significant trees are a subset of regulated trees having higher value to the community.

The Regulated and Significant Tree Overlay in the Code is designed to strengthen the protection of trees in the community.

Information regarding regulated and significant trees can be accessed on the [PlanSA portal](#).

Q – What are Planning Regions?

A – Each region in South Australia has a plan to guide development and fulfil the vision of the State Planning Policies. The *Planning, Development and Infrastructure Act 2016* provides for South Australia to be divided into [Planning Regions](#) by Proclamation of the Governor, on the recommendation of the Minister. This includes the definition of one of the Planning Regions as Greater Adelaide.

On 19 March 2020 the [Governor issued a Proclamation](#) constituting the following Planning Regions for South Australia:

- Greater Adelaide
- Eyre and Western
- Far North
- Kangaroo Island
- Limestone Coast
- Murray Mallee
- Yorke Peninsula and Mid North.

Information regarding regional plans can be accessed on the [PlanSA portal](#).

Q – Am I allowed to keep horses at a private residence?

A – The *Planning, Development and Infrastructure (General) Regulations 2017* under the *Planning, Development and Infrastructure Act 2016* does allow for occupants to keep animals, birds, or other livestock, this excluding horses, sheep, alpacas, cattle, pigs, goats, donkeys and wild animals.

The care for and housing of livestock and wild native animals within a residential area may require development approval as it must to take the impact on surrounding residents into account.

Find out the information you'll need to provide, what fees apply and where you can lodge your application on the [PlanSA portal](#).

Q – Do I need to install smoke alarms?

A – Smoke alarms can help save lives by providing occupants with an early warning about house fires. A smoke alarm can help you and your family leave your home quickly in case of a fire, especially if you are asleep.

All South Australian homes must be fitted with a working smoke alarm. Homeowners and residential landlords are responsible for ensuring a working smoke alarm is installed in the property.

Information regarding smoke alarms rules and regulations can be accessed on the [SA.GOV.AU website](#).

Q – Does the *Freedom of Information Act* apply to applications held in PlanSA?

A – No, section 55 of the *Planning, Development and Infrastructure Act 2016* provides that the *Freedom of Information Act 1991* does not apply to or in relation to a document (with the meaning of the *Freedom of Information Act*) that is received, created or held under Part 4 Division 2 of the *Planning, Development and Infrastructure Act*.

Q – Will the Attorney-Generals Department undertake Freedom of Information requests on behalf of council?

A – No, requests for access to council documents or records under the *Freedom of Information Act* should be made directly with council. Councils should seek their own legal advice in relation to requests under the *Free of Information Act* for access to council documents or records
