

INFORMATION SHEET: RESTRICTED DEVELOPMENT

What is restricted development?

Restricted developments are types of development that are listed in Table 4 of a Zone in the Planning and Design Code. It typically includes forms of development that are of a scale/use that requires a more rigorous planning assessment.

Restricted developments are assessed by the State Planning Commission ('Commission').

Where can I find restricted development?

The Planning and Design Code identifies restricted development in each zone, found here:

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse

Open Part 2 – Zones and Subzones and restricted developments can be found listed within Table 4 – Restricted Development Classification of each zone.

You can find out the zone (and other relevant development policies) that apply to land through the PlanSA mapping system (South Australian Property and Planning Atlas or SAPPA) found here:

<https://sappa.plan.sa.gov.au/>

Search the property address then right click on the land to see property information. By clicking on the relevant button (see diagram) the zones and overlays which apply to land will be displayed.

The screenshot shows the PlanSA mapping system interface. On the left, there is a sidebar with several sections: 'Link', 'Planning & Design Code:' (containing 'All policies that apply to this address' and 'Policies for development at this address'), 'Planning Report for Parcel:' (containing 'Print report' with a printer icon), a text instruction 'Click the button below to identify planning zone, subzones and overlays that apply to this address', a button 'Planning Zones & Overlays' which is highlighted with a red rectangle, 'Show on screen', and 'Valuation'. On the right, there is an aerial map of a residential area with a blue dashed rectangle highlighting a specific property. A blue location pin is placed on the property. A scale bar at the bottom of the map indicates 30m.



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What is the process for assessing a restricted development?

It is strongly recommended that a planning consultant be engaged to assist in preparing a restricted development application.

If a restricted development can demonstrate (to the satisfaction of the Commission) a social, economic or environmental benefit to the current or future community, and respond to a demonstrated need or demand in the locality, the Commission may decide to proceed with an assessment of the application.

If the Commission decides to proceed, the following information will be requested:

- planning report;
- technical reports (ie. traffic, noise, waste, etc); and
- detailed plans and elevations for the development.

Following receipt of the information, public notification and referral will be undertaken. If representations are received during public notification, the applicant will be able to respond. If any of the representors want to be heard, the application will appear before the Commission at a meeting for a decision.

Who assesses restricted development applications?

The Commission is the relevant authority for all restricted development, not your local Council or Regional Assessment Panel.

Who can I contact for more information?

If you have any further information regarding restricted development, please contact the state planning commission at SAPanningCommission@sa.gov.au or 1800 752 664.

Contact details for your local Council:



(08) 8680 2002
admin@wudinna.sa.gov.au



(08) 8676 0400
development@dclep.sa.gov.au



(08) 8626 2026
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