

PHASE TWO OF THE PLANNING AND DESIGN CODE (RURAL AREAS)

OUR
NEW
SYSTEM

Engagement Report Summary

Phase Two of the Planning and Design Code (Rural Areas)

Summary of Engagement Report

This document provides a high level summary of the Engagement Report for Phase Two of the Planning and Design Code (the Code).

The full report outlines the engagement and consultation activities conducted by the State Planning Commission (the Commission) and the Department of Planning, Transport and Infrastructure (DPTI) to support the preparation and delivery of the Phase Two Code for Rural Areas in South Australia.

A total of 237 written submissions, 75 engagement events and over 248 public enquiries were received during the 8-week consultation period.

The Report details the Commission's recommendations for changes to be made to the Phase Two Code for Rural Areas in response to feedback covering 35 council areas, and groups it into four topics:

1 Engagement

The consultation period commenced on 1 October 2019 with submissions invited until 29 November 2019. The consultation was promoted in a number of ways with opportunities for interested parties to ask questions and seek support in their understanding of the Code.

2 Procedural and Technical Matters

Feedback about procedural and technical matters was not specific to particular zones, subzones, overlays or general development policies, but was more general in nature around definitions, referral triggers, public notification, compatibility with the PDI Act and Development Regulations, and the Code's structure and drafting principles.

3 Code Framework and Policy Library

The Report recommends changes to the policy content of the Code, with submissions and recommendations divided into the four key themes – people and neighbourhoods, productive economy, natural resources and environment, and integrated movement systems and infrastructure.

4 Spatial Application and Mapping

The Report recommends changes to the spatial application of the Code to specific affected Local Government Areas, including the application of Technical and Numeric Variations (TNVs) and amendments to proposed transitional zoning.



Recommended Amendments

The Report outlines the Commission's recommendations for changes to be made to the Phase Two Code for Rural Areas in response to feedback received during the public consultation, which included submissions from council areas and key stakeholder groups.

The Engagement Report recommends key changes to the Phase Two Code for Rural Areas, which include:

- General changes to better recognise rural context and identity
- The creation of new zones that are more attuned to the requirements of our Regions including zones that recognise on-site waste water management systems, allow larger outbuildings and guide housing near golf courses
- The creation of a new subzone to guide design of development fronting marinas, canals and other waterways
- The creation of a new Heritage Adjacency Overlay to address the potential impact of development on land adjacent to heritage listed places
- The inclusion of the Character Area Overlay and Statement for Mundulla, as well as amendments to the Historic Area Statement for Robe
- Ensuring all national parks and wilderness reserves are covered by the Conservation Zone
- General changes to ensure that overlays do not undermine availability of the accepted and deemed-to-satisfy assessment pathways to low risk developments like dwellings, sheds and carports in townships to facilitate faster approvals.

Important Note:

Please note that whilst **Copper Coast** and **Kangaroo Island** council areas are included in the Phase Two Code Engagement Report, their policy content will be brought into operation simultaneous with the policy content for urban areas (i.e. Phase Three of the Code).

Next steps

The Commission is releasing this Report to support public familiarisation of the Phase Two Code prior to its implementation across South Australia's rural areas, which is on track to commence on 31 July 2020.

The full report can be accessed via the [SA Planning Portal](#).