

Primary Industries

What is the Planning and Design Code?

The Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020. The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online 24/7.

Context

Approximately one in five working South Australians rely on agriculture, food production and related sectors such as regional tourism and transport for their livelihood. Rural zoning accounts for more than 80% of our state's total land mass and supports a wide range of activities. Agriculture, food and wine production generate approximately \$20 billion in revenue for South Australia and 50% of the state's total exports.

Primary production areas provide opportunities for a range of activities with a focus on supporting rural enterprises and value adding while protecting rural activities from encroachment by incompatible development such as housing. Protecting the scenic qualities of our rural landscapes is also encouraged.

The Planning and Design Code needs to accommodate policies that support these outcomes and as such the State Planning Commission is seeking your views on the draft Code. Below is an outline of the key proposals in the Code to assist you in making a submission.

What are the benefits?

The Planning and Design Code will assist the state to support primary industries by:

- Creating conditions to support primary production, value-adding and agri-business investment and development
- Removing barriers to innovation and efficiency, by allowing rural business to install things like small scale on-site power generation, including solar panels, without planning approval
- Supporting the diversification of rural activities and increasing opportunities for a greater mix of land uses in rural areas
- Improving land use definitions for things like tourist accommodation
- Provide policies to assist in addressing interface issues between farming and housing
- Support areas that accommodate large, intensive rural enterprises, such as piggeries and poultry farms and prevent land uses that are incompatible with these activities.

What does the Code focus on?

- Greater opportunities for value-adding enterprises and tourist accommodation
- Protecting primary production from land fragmentation
- Quicker assessment pathways for a variety of envisaged rural activities
- Adaptive re-use of existing buildings for retail or tourist accommodation
- Restricting 'shops' greater than 250m² (unless associated with primary production – i.e. cellar door) to ensure the viability of existing shops/retail in townships and key regional centres
- New beverage production policies to guide wineries, breweries, distilleries and similar industries
- New policy initiatives for renewable energy facilities, including wind and solar farms
- Various environmental overlays to ensure natural environments and biodiversity are protected, including native vegetation, significant landscape and water.

Want to know more?

For details of policies in rural areas, see the following draft zones in the Planning and Design Code:

- Rural Zone
- Rural Horticulture Zone
- Rural Intensive Enterprise Zone
- Rural Aquaculture Zone
- Peri-Urban Zone

For further information on the Code, you can visit the SA Planning Portal at:

www.saplanningportal.sa.gov.au/en/have_your_say