

Planning and Design Code – Phase Three Code changes affecting Phase Two councils

Background

Information released about the revised draft Phase Three (Urban Areas) Planning and Design Code Amendment (Phase Three Code) included a Fact Sheet summarising key changes being proposed to the Planning and Design Code (the Code) that may affect councils in areas where the Code is operational, being the rural areas of South Australia.

Following completion of the spatial roll-out and application of the Planning and Design Code across all parts of South Australia for the first time, it is appropriate to update and re-release this Fact Sheet to inform existing councils and other users in rural areas on the latest changes to the Code that may affected development.

This re-released Fact Sheet provides an overview of key improvements using the four key policy areas:

- People and Neighbourhoods
- Productive Economy
- Environment and Natural Resources
- Integrated Movement Systems and Infrastructure.

The changes identified below include changes to the Code identified in the previous iteration of the Fact Sheet as well as more recent changes post consultation on the Phase Three Code that have come into effect.

Summary of key changes

People and Neighbourhoods

- Replacement of the Greenfield Neighbourhood Zone with a Master Planned Neighbourhood Zone including the introduction of an accepted pathway (no planning consent is required) for new houses in master planned areas where they are consistent with an approved building envelope plan.
- Inclusion of a maximum building height Technical and Numeric Variation within the Rural Shack Settlement Zone.
- Contributory items within historic and character areas to be reflected within the Code as 'Representative Buildings'. They will be referred to in Historic Area and Character Area Statements, and mapped in the South Australian Property and Planning Atlas.

- The Character Area Overlay has been applied to Auburn in the Clare and Gilbert Valley Council area, to capture Representative Buildings.
- Amend policy for shops, offices and consulting rooms in neighbourhood zones to combine separate policies regarding the size of shops, offices and consulting rooms into a single Performance Outcome with a corresponding Deemed-to-satisfy / Designated Performance Feature Criteria that establishes limits for these activities (eg maximum floor area)
- Introduce policy which requires non-residential development to be located and designed to improve community accessibility to services, and to complement the residential character and amenity of the neighbourhood, in a number of zones including the Neighbourhood Zone.
- Delete 'shop' from Table 2 – Deemed-to-Satisfy Development Classification in the Rural Living Zone.
- Require notification of proposals where boundary walls in neighbourhood-type zones exceed the maximum length or height criteria in the relevant zone.

Productive Economy

- Improvements to the Rural Zone including:
 - providing an accepted development pathway for Agricultural Buildings of up to 250 m²
 - increase the maximum floor area criteria for a deemed-to-satisfy Agricultural Building from 250 m² to 500 m²
 - providing clearer criteria for the establishment of rural value add activities.
- Amending the definitions including the definition of Agricultural Building to exclude 'frost fan', which will result in frost fans being Performance Assessed rather than deemed-to-satisfy development.
- Amending policy to allow for cellar doors up to 250m² in floor area in the Rural Zone and Rural Horticulture Zone, and amend Interface between Land Uses General Development Policies to exclude cellar doors from limits to hours of operation.
- Adding a Deemed-to-satisfy pathway for 'agricultural building ' in the Rural Living Zone.

Environment and Natural Resources

The Natural Resources and Environment theme relates to conservation, open space and hills face zones, as well as a large proportion of overlays relating to natural resources in the Code.

- Changes to accepted and deemed-to-satisfy pathways to reduce Overlays preventing accepted and deemed-to-satisfy development for common land uses including the Hazard (Acid Sulfate Soils) Overlay within the Rural Zone.
- Refinement of Hazard Bushfire Overlays to refine policy relating to asset protection zones.
- Replacement of the Significant Landscape Protection Overlay with a new Scenic Quality Overlay in rural locations.

- A new Hazards (Flooding – Evidence Required) Overlay is introduced by splitting the Hazards (Flooding – General) Overlay into two: the latter applying to areas where low to medium flood risk is known, and the new overlay applying to areas where flood risk is unknown and replaces policy relating to flooding in the Design and Design in Urban Areas General Development Policies modules.

Integrated Movement Systems and Infrastructure

The Integrated Movement Systems and Infrastructure theme captures overlays applying to state maintained roads, railways, pipelines and airports, zones relating to infrastructure and community facilities, and general policy on transport, access and parking.

- Improvement to the Outback and Rural Transport Routes Overlays to refine deemed-to-satisfy policy.
- Amended car parking rates in response to modern car parking survey data, including:
 - increasing on-site car parks from 1 to 2 spaces for 2-bedroom detached, semi-detached and row dwellings (except where rear loaded)
 - requiring 1 car parking space to be covered or designed to allow it to be covered.
- Refinements to the Community Facilities Zone including:
 - introducing a new provision to guide the expansion of existing community services such as educational establishments, community facilities and pre-schools
 - amending setback provisions so it applies from all boundaries, not just rear boundaries.

Want to know more?

For further information on the Code, you can visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664