

Consultation Submission Form

Planning and Design Code for South Australia

This submission form is being used to collect feedback about the new Planning and Design Code. Your input will help build the new planning rules for our State.

* Which part of the Planning and Design Code would you like to make a submission about?

(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Rural code. ([click here for council areas](#))

My submission relates to Urban code. ([click here for council areas](#))

My submission relates to **Statewide code**

This consultation process is powered by pernix



Consultation Submission Form

Planning and Design Code for South Australia

Personal Details

*** Please provide your contact details below** *(Name, Postcode & Email are mandatory)*

Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name	<input type="text"/>
Company	<input type="text"/>
Address	<input type="text"/>
Your Council Area	<input type="text"/>
Suburbs/Town	<input type="text"/>
State	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text"/>
Email Address	<input type="text"/>

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Planning and Design Code for South Australia

* Which sector do you associate yourself with?

Local Government

State or Federal Government

Development Industry

Business

General Public

Community Group

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* Would you like to make comment on

Specific Topics

for example :

- Rules of Interpretation
- Zones and Sub-zones
- Overlays
- General Provision
- Mapping Land Use Definitions
- Administrative Definitions
- Referrals
- Table of Amendments

General comments

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Planning and Design Code for South Australia

The Planning and Design Code consists of Rules of Interpretation, Referrals, Mapping, Table of Amendments, Overlays, Zones, Subzones, General Policy, Land Use Definition and Admin Definitions. You can choose to comment individually on each of these components as well as enter general feedback in the following pages.

Please note there is no 'save and return' facility - you will need to add all of your comments and submit the form at the same time.

Enter your feedback for Rules of Interpretation

Enter your feedback for Referrals

Enter your feedback for Mapping

Enter your feedback for Table of Amendments

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Planning and Design Code for South Australia

Please enter your feedback for overlays

click next at the bottom of the page for next topic

Advertising Near
Signalised
Intersections
Overlay

Affordable
Housing Overlay

Aircraft Noise
Exposure Overlay

Airport Building
Heights (Aircraft
Landing Area)
Overlay

Airport Building
Heights
(Regulated)
Overlay

Building Near
Airfields Overlay

Character Area
Overlay

Character
Preservation
District Overlay

Coastal Areas
Overlay

Defence Aviation
Area Overlay

Design Overlay

**Dwelling Excision
Overlay**



**Environment and
Food Production
Area Overlay**



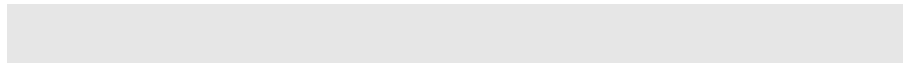
**Future Road
Widening Overlay**



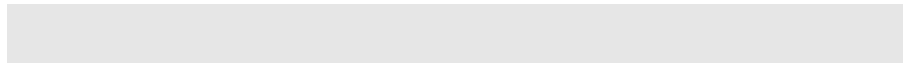
**Hazards (Acid
Sulfate Soils)
Overlay**



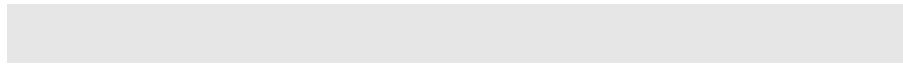
**Hazards (Bushfire
- General Risk)
Overlay**



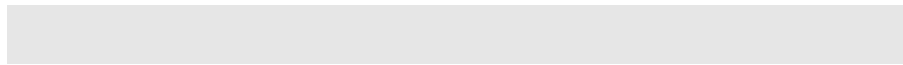
**Hazards (Bushfire
- High Risk)
Overlay**



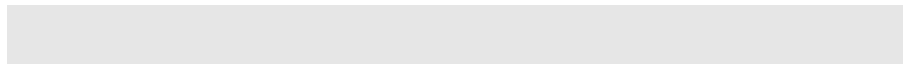
**Hazards (Bushfire
- Medium Risk)
Overlay**



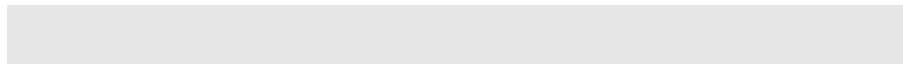
**Hazards (Bushfire
- Outback)
Overlay**



**Hazards (Bushfire
- Regional)
Overlay**



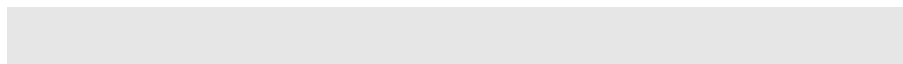
**Hazards (Bushfire
Urban Interface)
Overlay**



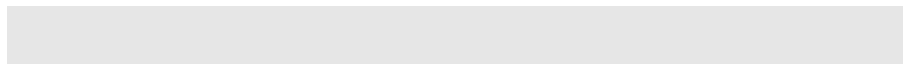
**Hazards
(Flooding) Overlay**



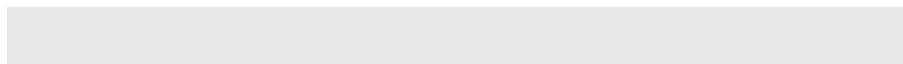
**Historic Area
Overlay**



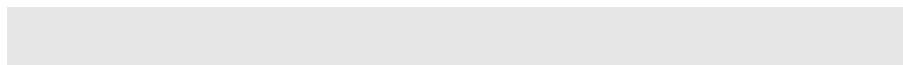
**Historic
Shipwrecks
Overlay**



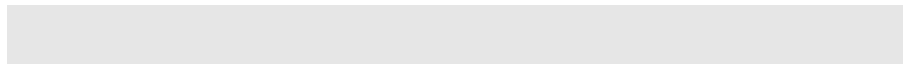
**Key Outback and
Rural Routes
Overlay**



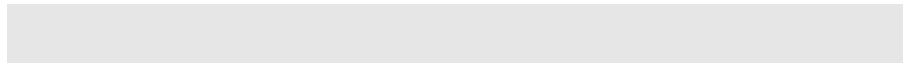
**Key Railway
Crossings Overlay**



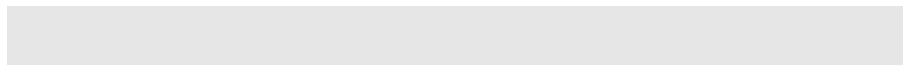
**Limited Dwelling
Overlay**



**Limited Land
Division Overlay**



**Local Heritage
Place Overlay**



**Major Urban
Transport Routes
Overlay**



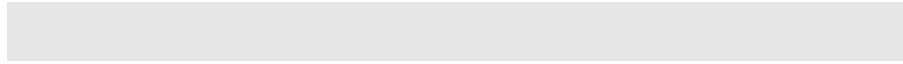
**Marine Parks
(Managed Use)
Overlay**



**Marine Parks
(Restricted Use)
Overlay**



**Mount Lofty
Ranges
Catchment (Area
1) Overlay**



**Mount Lofty
Ranges
Catchment (Area
2) Overlay**



**Murray Darling
Basin Overlay**



**Native Vegetation
Overlay**



**Noise and Air
Emissions Overlay**



**Non-Stop Corridor
Overlay**



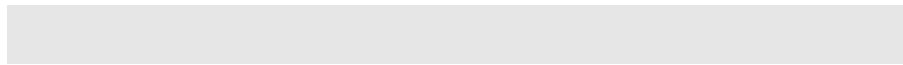
**Prescribed
Surface Water
Area Overlay**



**Prescribed Water
Resources Area
Overlay**



**Prescribed
Watercourse
Overlay**



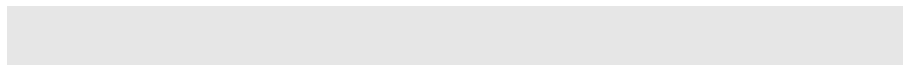
**Prescribed Wells
Area Overlay**



**RAMSAR
Wetlands Overlay**



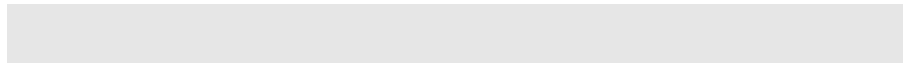
**Regulated Trees
Overlay**



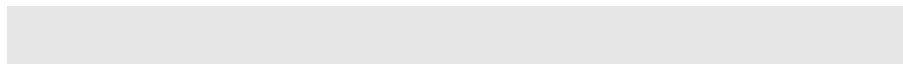
**Resource
Extraction
Protection Area
Overlay**



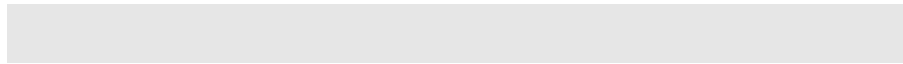
**River Murray
Flood Plain
Overlay**



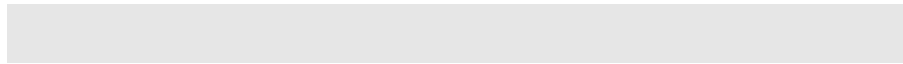
**River Murray
Tributaries Area
Overlay**



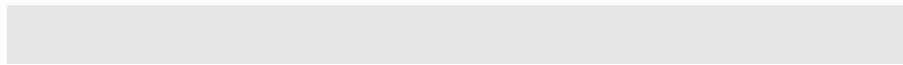
**Significant
Industry Interface
Overlay**



**Significant
Landscape
Protection
Overlay**



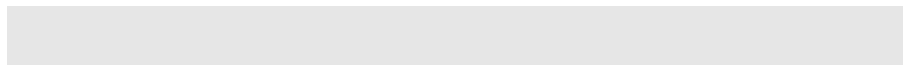
**Sloping Land
Overlay**



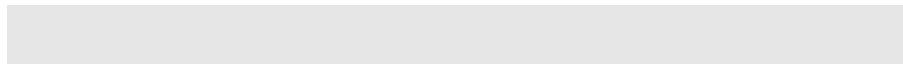
**State Heritage
Area Overlay**



**State Heritage
Place Overlay**



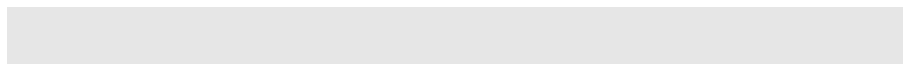
**State Significant
Native Vegetation
Overlay**



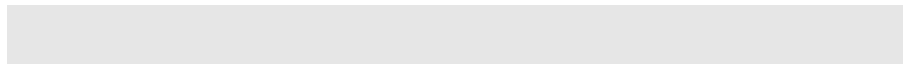
**Strategic
Infrastructure Gas
Pipelines Overlay**



**Traffic Generating
Development
Overlay**



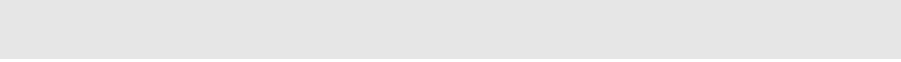
**Urban Transport
Routes Overlay**



**Water Protection
Area Overlay**



**Water Resources
Overlay**



Consultation Submission Form

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Please enter your feedback for zones and subzones

click next at the bottom of the page for next topic

**Adelaide Oval
Subzone**

**Animal
Husbandry
Subzone**

Aquaculture Zone

**Business
Neighbourhood
Zone**

Capital City Zone

**Caravan and
Tourist Park Zone**

**City Frame
Subzone**

City Living Zone

**City Main Street
Zone**

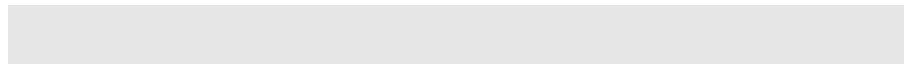
**City Park Lands
Zone**

**City Riverbank
Zone**

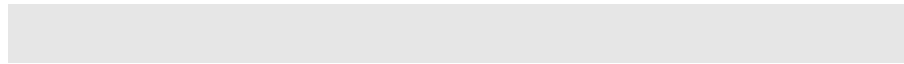
**Coastal Waters
Zone**

**Commonwealth
Facilities Zone**

**Community
Facilities Zone**



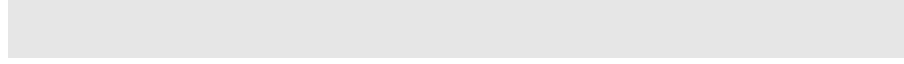
**Conservation
Zone**



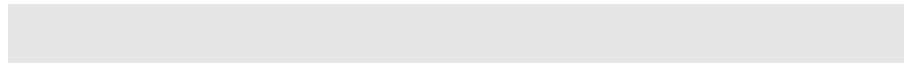
**Aquaculture and
Recreation
Subzone**



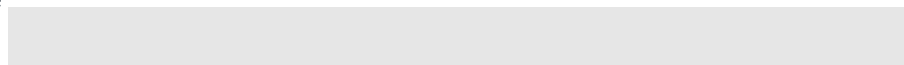
Dwelling Subzone



**Small Scale
Settlement
Subzone**



**Visitor Experience
Subzone**



**Cultural
Institutions
Subzone**



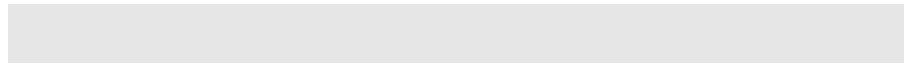
**Deferred Urban
Zone**



**Eastern Park
Lands Subzone**



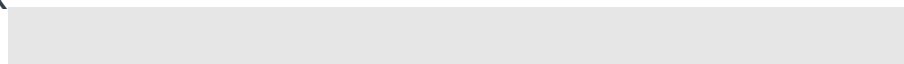
**Education and
Innovation Zone**



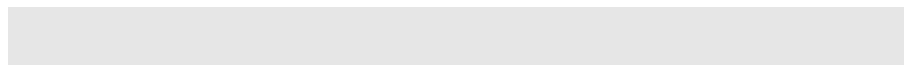
Employment Zone



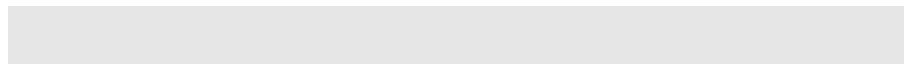
**Employment (Bulk
Handling) Zone**



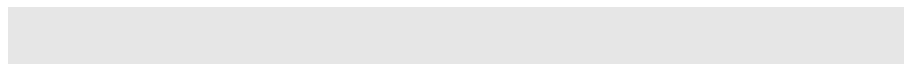
**Entertainment
Subzone**



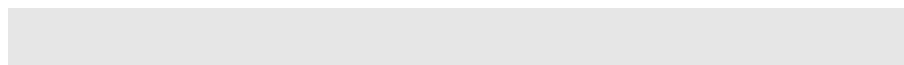
**Gouger and Grote
Street Sub Zone
Subzone**



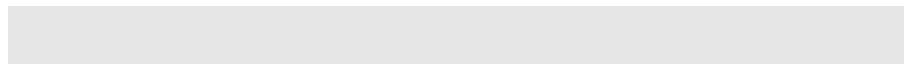
**Greenfield
Neighbourhood
Zone**



**Hard-edged Built
Form Subzone**



Health Subzone



Hills Face Zone



**Hindley Street
Subzone**



**Home Industry
Zone**



**Rural Horticulture
Zone**



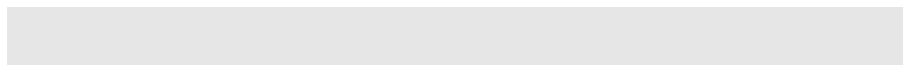
**Infrastructure
Zone**



**Infrastructure
(Airfield) Zone**



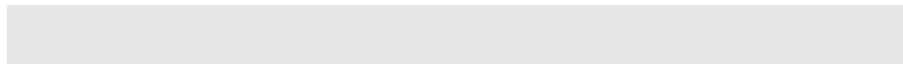
**Infrastructure
(Ferry and Marina
Facilities) Zone**



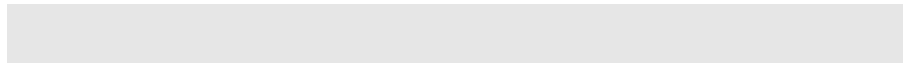
**Innovation
Subzone**



**Innovation/Mixed
Use Subzone**



**Intensive Horse
Establishments
Subzone**



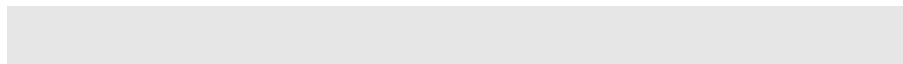
**Intensive Rural
Enterprise Zone**



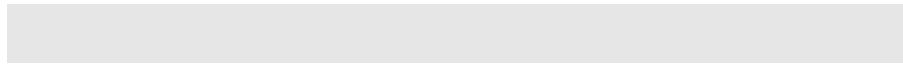
**Main Street
Subzone**



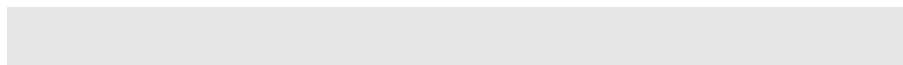
**Master Planned
Neighbourhood
Zone**



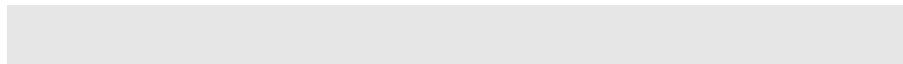
**Medium-High
Intensity Subzone**



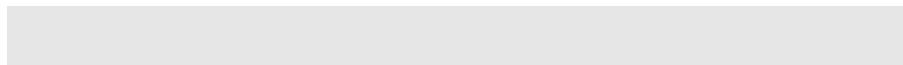
**Nairne
Redevelopment
Subzone**



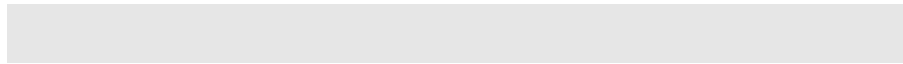
Open Space Zone



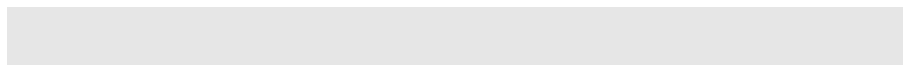
**Port Adelaide
Centre Subzone**



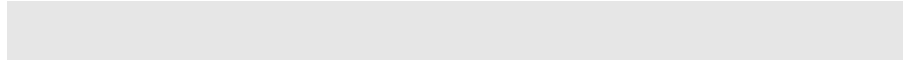
Recreation Zone



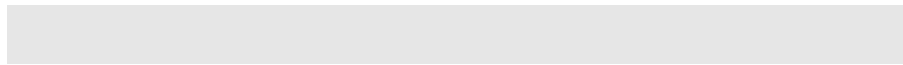
**Remote Areas
Zone**



**Residential
Aviation Estate
Subzone**



**Residential
Neighbourhood
Zone**



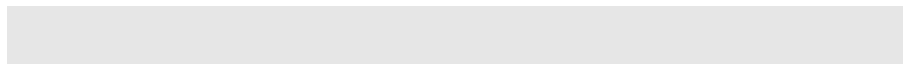
**Residential Park
Zone**



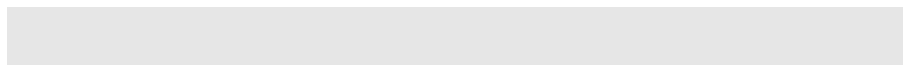
**Resource
Extraction Zone**



**Rundle Mall
Subzone**



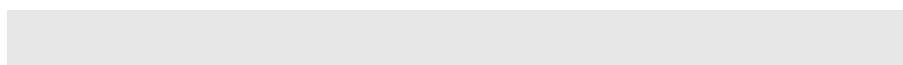
**Rundle Street
Subzone**



Rural Zone



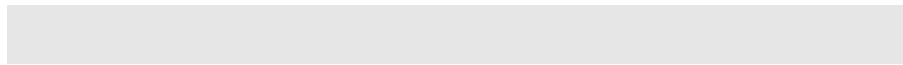
Peri-Urban Zone



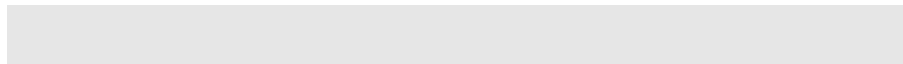
Rural Living Zone



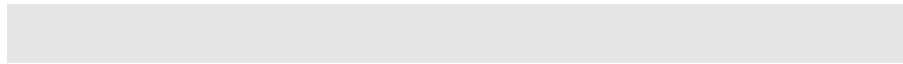
**Rural Settlement
Zone**



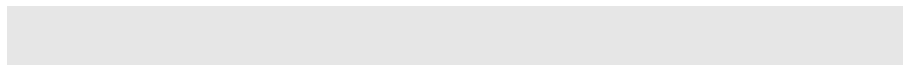
**Rural Shack
Settlement Zone**



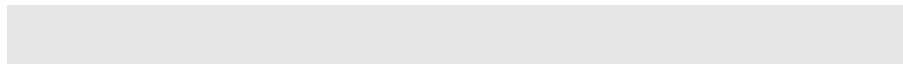
**Small-scale
settlement
Subzone**



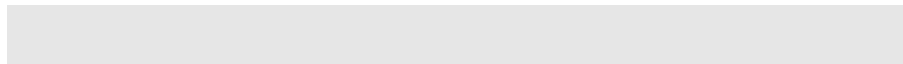
**Soft-edged
Landscaped
Subzone**



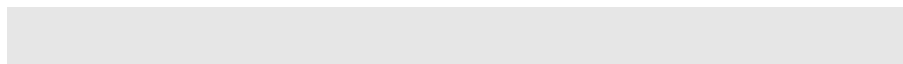
**Specific Use
(Motorsport Park)
Zone**



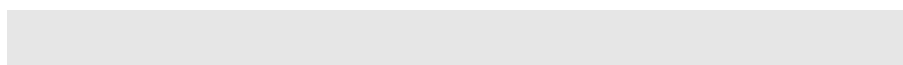
**Specific Use
(Tourism
Development)
Zone**



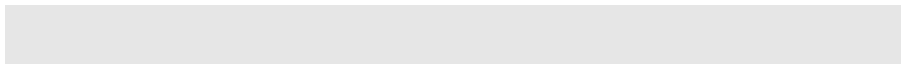
**Suburban Activity
Centre Zone**



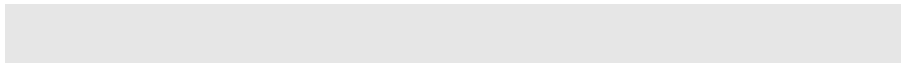
**Suburban
Business and
Innovation Zone**



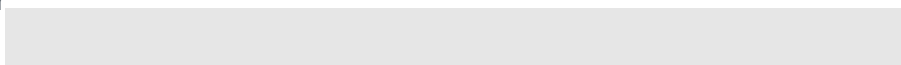
**Suburban
Employment Zone**



**Suburban Main
Street Zone**



**General Neighbour
hood Zone**



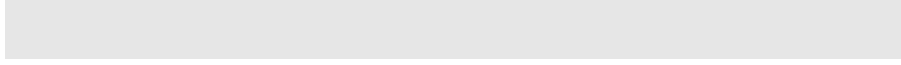
**Suburban
Neighbourhood
Zone**



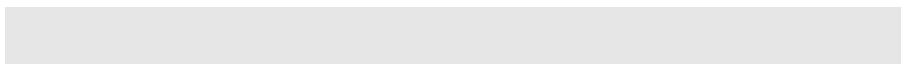
**Housing Diversity
Neighbourhood
Zone**



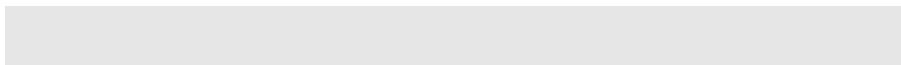
Township Zone



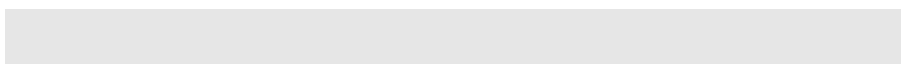
**Township Activity
Centre Zone**



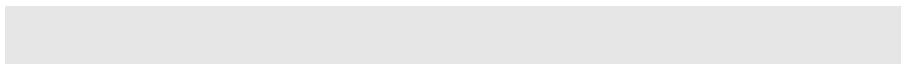
**Township Main
Street Zone**



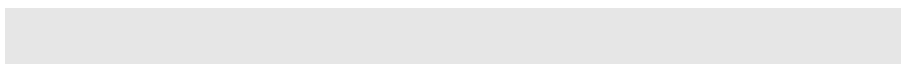
**Underground
Subzone**



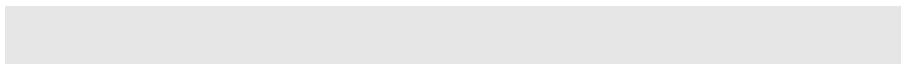
**Urban Activity
Subzone**



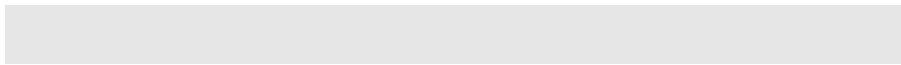
**Urban Activity
Centre Zone**



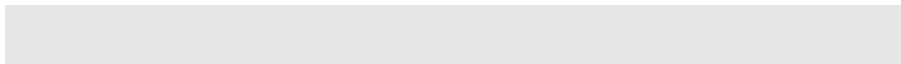
**Urban Corridor
(Boulevard) Zone**



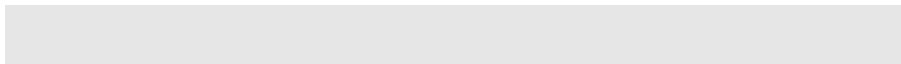
**Urban Corridor
(Business) Zone**



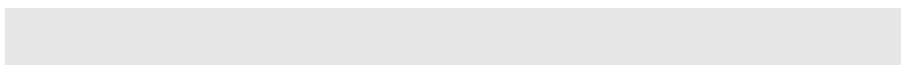
**Urban Corridor
(Living) Zone**



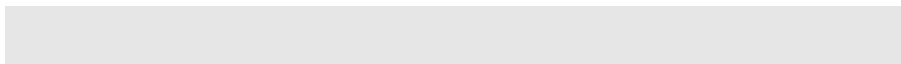
**Urban Corridor
(Main Street)
Zone**



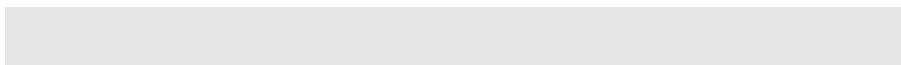
**Urban
Neighbourhood
Zone**



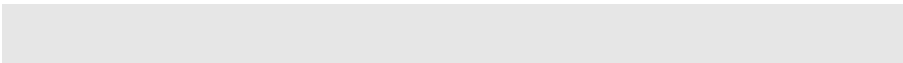
**Urban Renewal
Zone**



Viticulture Zone



**Mixed Use
Transition
Subzone**



Consultation Submission Form

Planning and Design Code for South Australia

Please enter your feedback for general policy

click next at the bottom of the page for next topic

Advertisements
General Policy

Animal Keeping
and Horse
Keeping General
Policy

Aquaculture
General Policy

Beverage
Production in
Rural Areas
General Policy

Bulk Handling and
Storage Facilities
General Policy

Cleanance from
Overhead
Powerlines
General Policy

Design in Rural
Areas General
Policy

Design in Urban
Areas General
Policy

Forestry General
Policy

**Housing Renewal
General Policy**



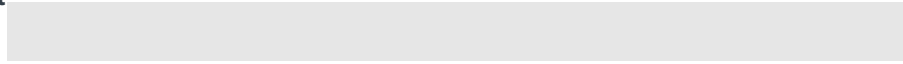
**Infrastructure and
Renewable Energy
Facilities General
Policy**



**Intensive Animal
Husbandry and
Daries General
Policy**



**Interface between
Land Uses General
Policy**



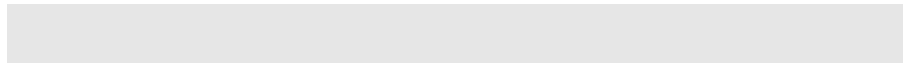
**Land Division in
Urban Areas
General Policy**



**Land Division in
Rural Areas
General Policy**



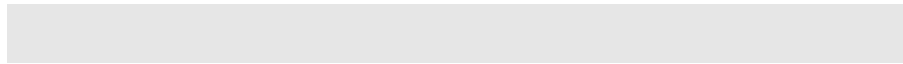
**Marinas and On
Water Structures
General Policy**



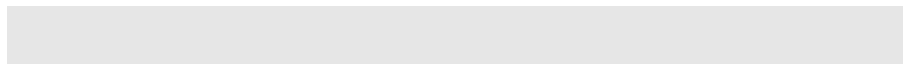
**Open Space and
Recreation
General Policy**



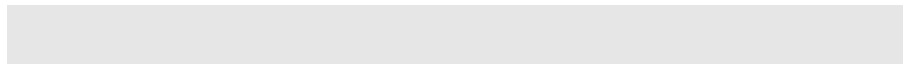
**Resource
Extraction
General Policy**



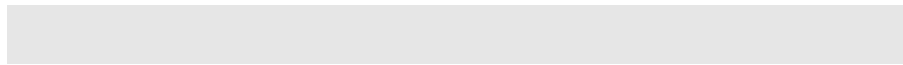
**Site
Contamination
General Policy**



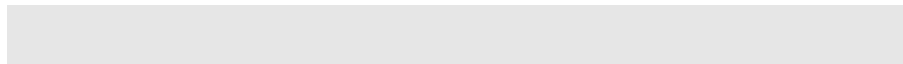
**Tourism
Development
General Policy**



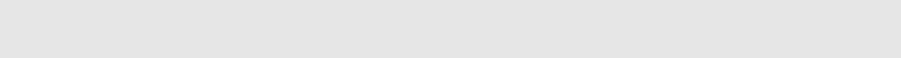
**Transport Access
and Parking
General Policy**



**Waste Treatment
and Management
General Policy**



**Workers
Accomodation
and Settlements
General Policy**



Consultation Submission Form

Planning and Design Code for South Australia

Please enter your feedback for Land use Definition

click next at the bottom of the page for next topic

Agricultural
building definition

Ancillary
accommodation
definition

Animal keeping
definition

Aquaculture
definition

Automotive
collision repair
definition

Bulky goods
outlet definition

Caravan and
tourist park
definition

Commercial
forestry definition

Consulting room
definition

Cropping
definition

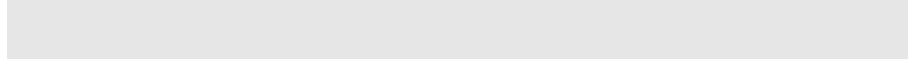
Dairy definition

Detached dwelling
definition

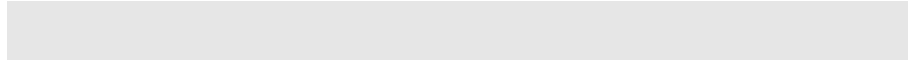
**Dwelling
definition**



**Educational
establishment
definition**



**Electricity
substation
definition**



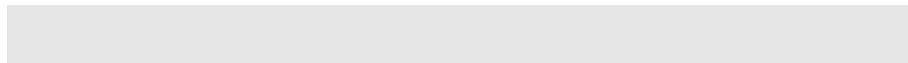
Farming definition



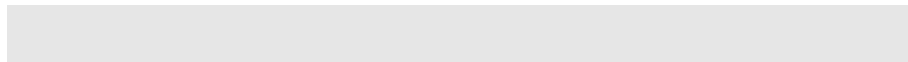
**Fuel depot
definition**



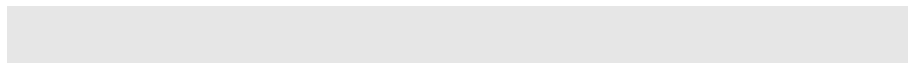
**General industry
definition**



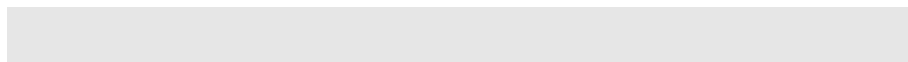
**Group dwelling
definition**



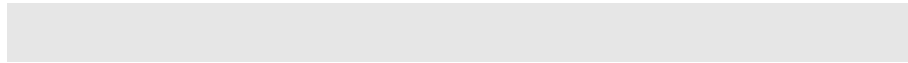
**Horse keeping
definition**



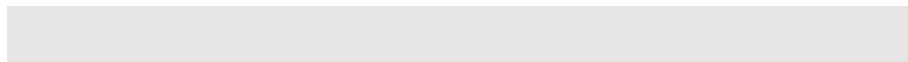
**Horticulture
definition**



Hotel definition



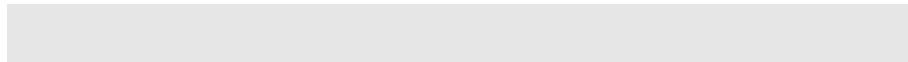
**Indoor recreation
facility definition**



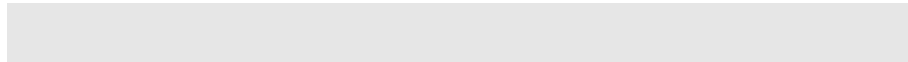
Industry definition



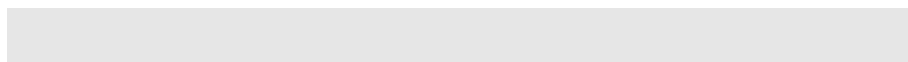
**Intensive animal
husbandry
definition**



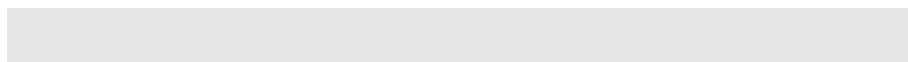
Landfill definition



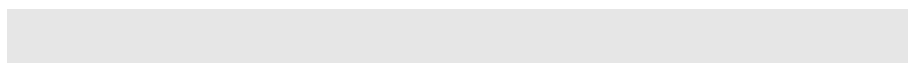
**Light industry
definition**



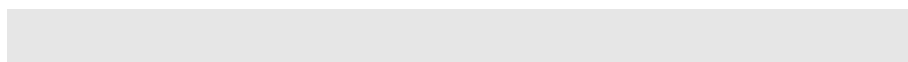
**Low intensity
animal husbandry
definition**



**Motor repair
station definition**



**Mushroom
production
definition**



Office definition

Organic waste processing facility definition

Outbuilding definition

Personal or domestic services establishment definition

Place of worship definition

Pre-school definition

Protective tree netting structure definition

Public service depot definition

Recreation area definition

Renewable energy facility definition

Residential flat building definition

Residential park definition

Restaurant definition

Retail fuel outlet definition

Retirement facility definition

Row dwelling definition

Semi-detached dwelling definition

Service trade premises definition

Shop definition

Special industry definition

Stock slaughter works definition

Stock sales yard definition

Store definition

Student accommodation definition

Supported accommodation definition

Telecommunications facility definition

Tourist accommodation definition

Warehouse definition

Wind farm definition

Workers' accommodation definition

Consultation Submission Form

Planning and Design Code for South Australia

Please enter your feedback for Admin Definitions

click next at the bottom of the page for next topic

AEP (Annual
Exceedance
Probability)

AHD (Australian
Height Datum)

Asset protection
zone

Battle-axe
allotment

Building height

Building level

Building line

Bushfire buffer
zone

Defence aviation
area

Density

FFL (Finished
floor Level)

Gross leasable
floor area

Groundwater

Habitable room

Heritage agreement

High-density

High-rise

Hours of operation

Low-density

Low rise

Medium-density

Medium-rise

Mezzanine

Native vegetation

Non-sensitive use

Power system

Primary street

Private open space

Proclaimed shipwreck

Secondary street

Sensitive receiver

Sensitive use

Site

Soft-landscaping

South

South facing

Standard sea flood risk level

Tangent point

**Terrace
arrangement**

Total floor area

Wall height

Waste

Consultation Submission Form

Planning and Design Code for South Australia

Please enter your general feedback here

My name is Nick Geracitano and I live at [REDACTED] Hillier
I lived in Area for the past 13 years

Over the years I have tried different ways to make additional income off the land
I have tried to grow a cereal crop (Oaten / Wheaton Hay) for Horse Feed

To purchase my own equipment was a ROI of 10 years, Not Viable
Have share farmed, paying for services by a local farmer, due to our soil and low rainfall the yield is quite low with return no even covering our council rates
I decided to let farmer pay all and receive 25% yield of the crop and raise some cows, already have run our of hay now making this also Not Viable

Jenson Report wants to see this area as Horticulture
 Soil is too sandy
 Water for Irrigation is too expensive, not affordable
 Limitations on using sprays
 Size of land is too large to maintain and not large enough to do any sort of profitable farming

The Hillier area has quite a few different size allotments
In our street we have .25 acre, 2.5 acre, 5 acre and 10 acre allotment

The 10 acre allotments look run down as they generally have lots of trees that are not maintained, old cars, rubbish piles, etc..
It doesn't bother the owner as its generally far away from their house
The 5 Acre allotments are maintained slightly better due to closer proximity to the house
The 2.5 acre allotments look more like a country / Rural area as the blocks are still large and are easier to maintain
The .25 acre allotment does not look good, and looks very residential

My submission is the following
I believe the Hillier area should be able to subdivide into 1.25 acre allotments
Reasons behind this
 Still looks Rural / Country Living
 Close to Northern Expressway, Kudla Rail etc.
 Usage of Septic tanks to water gardens
 Easier to maintain Properties therefore properties looking neater
 Creates additional funding to Council through rates, which then can be used in the infrastructure required, Roads, Lights etc.
 Creates more of a community
 Creates Jobs

With This as a community we would work in with Council to get the best possible outcome for all, this might mean given up a parcel of land to allow for parks, bike tracks etc..
I believe the council should look at the above and take into consideration for the future growth of our community
Happy to discuss further

Regards
Nick Geracitano
[REDACTED]