

Renewable Energy

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

New forms of electricity generation, in the form of wind, solar and pumped hydro facilities are growing at a fast pace across Australia. Battery power storage is also being developed to provide power network security and reliability features to help maintain the stability of our energy grids.

Renewable technologies provide sources of energy that have lower environmental impacts than conventional energy sources by reducing carbon emissions and the impacts of climate change. New sources of generation also provides long-term energy security through increased competition and network reliability.



The increasing growth and scale of wind and solar developments raises important planning issues in respect to land use suitability, environmental impacts, amenity and the adequacy of setbacks from non-involved residences and landowners. These impacts need extensive consideration during development assessment.

The Planning and Design Code needs to accommodate policies that support these outcomes balanced in a way that recognises community concerns, 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 Code will assist in facilitating the delivery of new renewable energy infrastructure by:

- Locating new developments in appropriate areas, such as on rural land.
- Providing increased setbacks to non-involved landowners and urban areas.
- Restricting development in high value landscape, environmental and culturally sensitive areas.
- Requiring the decommissioning and rehabilitation of renewable energy sites.
- Allowing the Environment Protection Authority to 'direct' conditions on windfarms.
- Ensuring that new developments are publicly notified.

What does the Code focus on?

- Updated policies for solar farms, battery storage and pumped hydro facilities to ensure they are contemporary and respond to this rapidly evolving industry.
- Updated policies for wind farms in recognition of their increasing scale, including new setback requirements from non-involved landowners, sensitive rural living areas and townships.
- Facilitation of co-locating supporting infrastructure such as battery storage and substations.
- Measures to reduce fauna and flora impacts.
- A new 'restricted' class of development in areas of landscape and environmental value, with appeal rights for third parties.

Want to know more?

The State Planning Commission released a discussion paper on [Proposed Changes to Renewable Energy Policies in the Planning and Design Code](#) in July 2019.

For further details on renewable energy planning policies, see the following draft zones in the Planning and Design Code:

- Coastal Waters and Offshore Islands Zone
- Peri-Urban Zone
- Remote Areas Zone
- Rural Horticulture Zone
- Rural Intensive Enterprise Zone
- Rural Zone

For policy on renewable energy see the following general policy topics:

- Infrastructure and Renewable Energy Facilities
- Design in Rural Areas

For further information on the Code, you can visit the SA Planning Portal at: www.saplanningportal.sa.gov.au/en/have_your_say