

Rural Living

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

Rural living, also referred to as 'country living' involves housing development in rural areas on the fringes of regional townships and peri-urban areas on the metropolitan fringe. Often this type of living also involves some level of rural activity such as horse keeping, hobby farming or horticulture. Allotment sizes in rural living areas range from 1200 square metres up to 20 hectares.

Rural living is a lifestyle preferred by many but it does have potential to remove or fragment viable primary production land, raise land values, as well as lead to conflict with more intense surrounding farming operations. To protect our valuable primary production land, rural living development should only occur in areas that are contiguous with existing urban or rural living areas and where the impact on primary production and farming has been thoroughly considered.

Rural and Country Living Zones are located throughout regional and Greater Adelaide and are commonly used as an interface between urban areas and primary production areas. Often there is a desire to expand these zones around rural townships as a strategy to increase population and economic activity in regional communities. The challenge is to find the balance between supporting this goal while minimising impacts on primary production activities.

The Planning and Design Code needs to accommodate policies that support these outcomes in the right locations, 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 living in rural areas by:

- Providing a consistent state-wide set of minimum allotment sizes for this type of housing
- Introducing a new Residential Neighbourhood Zone to bridge the gap between the General Neighbourhood Zone and the Rural Living Zone to reduce variation in allotment sizes
- Removing non-complying criteria to enable a merit assessment approach based on context
- Providing greater clarity about the range of expected land uses in these areas

What does the Code focus on?

- Quicker assessment pathways for a variety of expected rural living activities
- Policies to guide different types of animal keeping
- Restricting shops over a certain size, unless they are associated with primary production (i.e. a cellar door) to ensure existing retail in townships and regional centres remain competitive

Want to know more?

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

- Rural Living Zone
- Residential Neighbourhood Zone

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

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