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: MR GERARD COUTTS
Company: GERARD COUTTS & ASSO
Address: [Redacted]
Your Council Area: ADELAIDE PLAINS
Suburbs/Town: TWO WELLS
State: SOUTH AUSTRALIA
Postcode: 5501
Country: AUSTRALIA
Email Address: [Redacted]
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* 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
  - 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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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

YES.

Enter your feedback for Table of Amendments
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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
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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 Neighbourhood 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
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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

Clearance 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
Accommodation
and Settlements
General Policy
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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
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Please enter your feedback for Admin Definitions

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
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Please enter your general feedback here

Clarification regarding the flood zone, Production Zone and an area for renewable energy.