

From: [pdkgrocke](#) [REDACTED]
To: [DPTI:Planning Reform Submissions](#)
Cc: [Lennon, Michael](#) [REDACTED]
Subject: RE: Planning Reform Submissions
Date: Friday, 28 February 2020 5:40:32 PM

Dear sir/ madam/ DIPTI and the Planning Commission ,

I would like to formally respond briefly to the design code phase three in relationship to peri urban areas .

The rural component within this area I find unusual to be even classified or named as **peri urban** as a description as much if the area is totally separated from cities and even large townships so **rural or semi rural** would be to my way of description far more fitting as much is also not within close proximity of metropolitan Adelaide.

The reason for my stating this is that there are vast (predominant) areas of grazing ,cropping , horticultural & viticultural and the significance is what land uses are dominating a region and are all being catered for?

Are the major stake holders being respected totally in overall state & local govt. planning structure and especially the new design codes?

I have asked a simple question to the board of the planning commission as a very basic starting point and this is **where in the design codes have there been specific mention of defunct/ redundant or unmanageable/unprofitable land parcels within the design codes especially those trapped in the EFPA & CHARACTER & Heritage zones**. It can easily be shown that there are and have been(adjoining) land use changes that has seriously affected normal practice and profitability and so these areas need to be dealt with by planning fairly and professionally . One must clearly recognise that land use assigned must be of a nature that is consistent with best industry practice and profitability and viability which are the measures of sustainability. This is for any industry but agriculture is particularly difficult due to large swings in climatic conditions plus unstable pricing forecasts and what has occurred is a lack of protection for a Right to Farm utilizing Australian Best Farm Practices for all commodity groups under the overall primary industry description.

I would please like to have it clearly clarified if the design codes will be living documents and as such be able to be modified at short notice by the department or the planning commission. This should be in a specified time frame, which is industry respected and accepted for corrections as a comparison I believe local govt. may incur penalties or loose some ability if their system does not process development applications in an assigned time period.

I understand there are many issues being raised by local govt. and various stakeholder groups but my concern has been individual commodity groups such as Grains and livestock and ensuring their issues are dealt with and included in any finalized design codes that will apply in rural areas. Thanking you yours sincerely , Peter Grocke

From: DPTI:Planning Reform Submissions <DPTI.PlanningReformSubmissions@sa.gov.au>
Sent: Tuesday, 25 February 2020 12:20 PM
To: [REDACTED]
Subject: Planning Reform Submissions

Thank you for your submission on the draft Planning and Design Code.

The Planning and Design Code Phase Two Consultation closed on Friday 29 November 2019. However, it is important to note that some parts of the Phase Two draft Code are replicated in the Phase Three draft Code (i.e. those Zones and Overlays that apply across regional and

urban areas).

If your Submission is for Phase Two and is received after that time we will note it as late and it will be considered if time permits.

Phase Three submissions will continue to be open until midnight 28 February 2020.

Submissions received on time will be forwarded to the appropriate officers for consideration.

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

A 'What We Have Heard' report will be prepared at various points throughout the consultation period and will also be available on the SA Planning Portal.

To assist us in evaluating our public consultation process we have developed a two minute survey, we encourage you to complete the survey [here](#).

If you require any further assistance with your submission, please contact us on **1800 318 102** or email us at DPTI.PlanningReform@sa.gov.au.

Regards

Planning Reform Team

Planning and Land Use Services

Department of Planning, Transport and Infrastructure

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