

Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

Old Sturt Highway Nuriootpa Code Amendment

By Bluegum Borders Pty Ltd

THE AMENDMENT

Adopted by:



Hon Nick Champion

Minister for Trade and Investment

Minister for Planning

19/2/23

Old Sturt Highway Nuriootpa Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Draft Code Amendment released for public consultation. No changes were made to the Draft Amendment by the Designated Entity as a result of public consultation (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2022.23 published on 8 December 2022. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

Instructions

Amend the Code as follows:




1. Spatially apply the Employment Zone (in place of the current Rural Zone) to the 'area affected' bounded by the blue line in Map A contained in Attachment A.
2. Spatially remove the Rural Zone from the 'area affected' bounded by the blue line in Map B contained in Attachment B.
3. Spatially remove the Limited Land Division Overlay from the 'area affected' bounded by the blue line in Map C contained in Attachment C.
4. Spatially remove the Minimum Dwelling Allotment Size (33 hectares) Technical and Numeric Variation from where it currently applies in the 'area affected' bounded by the blue line in Map D contained in Attachment D.
5. Spatially remove the Minimum Site Area (33 hectares) Technical and Numeric Variation from where it currently applies in the 'area affected' bounded by the blue line in Map E contained in Attachment E.
6. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.

ATTACHMENT A
Map A



Proposed Employment zone

**Allotments 1003, 1006 & 1007
Corner Old Sturt Highway and
Sturt Highway, Nuriootpa**

-  Parcel Boundaries
-  Employment
-  Affected Area

0 30 60 90 m



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Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Old Sturt Highway Nuriootpa Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

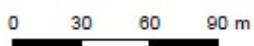
ATTACHMENT B
Map B



Proposed removal of Rural zone

Allotments 1003, 1006 & 1007
Corner Old Sturt Highway and
Sturt Highway, Nurioopta

-  Parcel Boundaries
-  Rural
-  Affected Area



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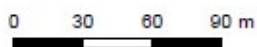
ATTACHMENT C
Map C



Proposed removal of Limited land division overlay

- Parcel Boundaries
- Limited Land Division
- Affected Area

Allotments 1003, 1006 & 1007
Corner Old Sturt Highway and
Sturt Highway, Nurioopta



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ATTACHMENT D

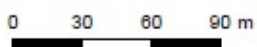
Map D



Proposed removal of Minimum dwelling allotment size is 33 ha technical numerical variation

- Parcel Boundaries
- Minimum dwelling allotment size is 33 ha
- Affected Area

**Allotments 1003, 1006 & 1007
Corner Old Sturt Highway and
Sturt Highway, Nuriootpa**



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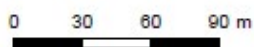
ATTACHMENT E
Map E



Proposed removal of Minimum site area is 33 ha technical numerical variation

Allotments 1003, 1006 & 1007
Corner Old Sturt Highway and
Sturt Highway, Nurioopta

-  Parcel Boundaries
-  Minimum site area is 33 ha
-  Affected Area



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