

FACT SHEET #2 (For Hillier Park Residential Village)

Lot 52 & Lot 66 Hillier Road, Hillier



Background

This additional fact sheet supplements the previously distributed fact sheet that summarised the Hillier Road, Code Amendment to the Planning and Design Code.

Fact sheet #2 has been prepared because of a request from the local Member of Parliament and the Hillier Park Residential Village residents.

This fact sheet provides additional information relating to the indicative concept plan that was referred to in the previous fact sheet and contained in the Code Amendment.

Additional Hillier Park Residential Village Information Session

In addition to the community information sessions held on 3 and 23 May 2023, Hillier Park Village residents are invited to attend a further information session on **Wednesday 31 May 2023 from 2:00 to 3:30 pm at the new Hillier Park Residential Village Activity Centre.**

The information session will be facilitated by URPS, an urban planning and community engagement consultancy engaged by the Hillier Park Residential Village.

The purpose of the information session is to discuss the Code Amendment process and the anticipated development of the land to be rezoned.

What is the propose of the rezoning?

Rezoning is undertaken via a Code Amendment process. The current land is zoned Rural. The land has been purchased to facilitate an extension to the existing Residential Park Zone. From a planning perspective, the following processes need to occur to start the development:

This Code Amendment needs to be finalised and considered / approved by the Minister for Planning. We anticipate that a decision on the Code Amendment will be made by the Minister in late 2023.

- Assuming the Code Amendment is approved by the Minister, the landowner will need to prepare development plans that detail lot / dwelling layouts and submit a development application to Gawler Council for planning approval. This will be followed by Building Rules Consent. This process could take 6 to 12 months.

It is anticipated that the first stage of development will occur in early 2025.

How can I have my say?

We welcome your feedback about the Code Amendment in the following ways:

- Via our online survey or submission form available at https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation or scan the QR Code opposite.
- By email: feedback@codeamendments.com.au.
- In writing: addressed to "Hillier Road Code Amendment" – 12/154 Fullarton Road, Rose Park, SA 5067.
- If you would like further information, please contact Emma Williams at URPS on 8333 7999.

As requested at the residents meeting, consultation has been extended to 5pm, Monday 12 June 2023.



Further information

Hard copies of the Code Amendment and factsheets are available at the Hillier Park Residential Village front office.

Please visit https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation for further information.

Indicative Concept Plan

The concept plan below is contained in the Code Amendment (rezoning document). The purpose of the concept plan is to illustrate the landowner's anticipated layout of the future development. The legend in the concept plan provides an explanation of the anticipated development features. The concept plan has been prepared for illustrative purposes only. If the Code Amendment is approved by the Minister for Planning, the landowner will engage surveyors, engineers, designers and planners to prepare a detailed planning application that must be assessed by the Town of Gawler.

This concept plan has not been approved by the Minister for Planning or the Town of Gawler. For instance, the landowner and the Town of Gawler are in discussions to determine where the best location is for the proposed detention basin / wetland.

