

Tintinara Airfield Code Amendment

Introduction

The Tintinara Airfield Code Amendment seeks to spatially apply the Residential Aviation Estate Subzone to part of the existing Infrastructure (Airfield) Zone at Tintinara, in the Coorong District Council area.

The purpose of the Code Amendment

The purpose of the Code Amendment is to provide opportunities for additional forms of development that will help support the role and function of the established airport. The proposed changes will allow for a small number of detached dwellings and private aircraft hangars to be developed within the Residential Aviation Estate Subzone.

The Code Amendment is looking to reinstate policies that existed in the Coorong District Council Development Plan prior to the implementation of the Planning and Design Code in July 2020. These policies were not transitioned into the Code at that time because no suitable subzone or replacement policy existed in the 'Code library'. In March 2021, Phrase Three of the Code was implemented in urban areas, and the 'Code library' was expanded to include the Residential Aviation Estate Subzone within the existing Infrastructure (Airfield) Zone.

The Residential Aviation Estate Subzone is consistent with the intent of previous development plan policy, including policies that allow for low density residential development where it is integrated with the safe and efficient operation of the airfield, consistent with the scale of existing buildings and complementary to the open character of the airfield and surrounding rural landscape. Dwellings within the Residential Aviation Estate Subzone need to be developed in association with and on the same allotment as a private aircraft hangar that provides for the storage and maintenance of aircraft and associated equipment.

This fact sheet outlines the changes being proposed in this Code Amendment and how you can provide feedback.



What is a Code Amendment?

The Code contains the planning rules and policies that guide development in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (the *Planning, Development and Infrastructure Act 2016* and associated Regulations).

Code Amendments may be undertaken by a range of entities like the State Planning Commission, councils, State Agencies or people who have an interest in land.

This Code Amendment has been prepared by the Chief Executive of the Department for Trade and Investment.

What is being proposed and where will it apply?

The Tintinara Airfield Code Amendment is focused exclusively on the applying the Residential Aviation Estate Subzone to a portion of Tintinara Airfield.

The intent of the subzone is to provide opportunities for low density residential development, where it is integrated with the operation of the airfield, consistent with the scale of existing buildings and complementary to the open character of the airfield and surrounding rural landscape.

The Residential Aviation Estate Subzone policies require new dwellings to be located on the same allotment as a private aircraft hangar that is associated with the dwelling. The subzone policies seek to:

- limit building height and scale, and mitigate any adverse amenity impacts on neighbouring dwellings
- require outbuildings, including the associated aircraft hangar, to be subordinate to the associated dwelling and have a maximum height of 9 metres to complement the height and scale of nearby buildings
- limit site coverage to 35 per cent of the allotment area and require separation between buildings to reduce the cumulative impacts of buildings in the locality.

New allotments within the Residential Aviation Estate Subzone need to be at least 2,000 square metres and have a minimum frontage of at least 30 metres, to ensure a dwelling and associated outbuildings can be accommodated within a spacious setting. The proposed policies will allow for approximately six new residential allotments to be created within the subzone.

The Code Amendment supports the established aviation operations of the airfield by enabling additional forms of development that are consistent with and complementary to the activities of the airfield. The proposed policies will help to ensure new development is designed and sited to mitigate the adverse amenity impacts associated with the ongoing operation of airfield.



What area is affected by this Code Amendment?

The area affected by this Code Amendment is located entirely within the Infrastructure (Airfield) Zone, which is approximately 650 metres north-east of the Tintinara township in the Coorong District Council.

The Infrastructure (Airfield) Zone is comprised of an established airfield that includes two runways and a small number of aviation related land uses and activities, including aircraft hangars for the storage of planes.

The proposed Residential Aviation Estate Subzone is located in the southern corner of the existing Infrastructure (Airfield) Zone and has direct frontage to Schultz Road. The affected area is approximately 12,000 square metres in area, rectangular in shape and relatively flat. The land within the affected area remains undeveloped.



-  Current Zones
-  Proposed SubZone

Where can I get more information?

More information about the Tintinara Airfield Code Amendment can be found on the YourSAy website at: yoursay.sa.gov.au/tintinara-airfield

Have your say

You are invited to view the proposed changes and share your feedback on the draft Tintinara Airfield Code Amendment.

Your feedback can help shape how this Code Amendment is finalised and implemented, if approved.

Written feedback can be submitted from Wednesday, 24 April to 5:00 pm on Wednesday, 5 June 2024, via:

- online survey: yoursay.sa.gov.au/tintinara-airfield
- email: plansasubmissions@sa.gov.au (subject: Submission – Tintinara Airfield Code Amendment)
- post:

*Attention: Tintinara Airfield Code Amendment
Code Amendment Team
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
Adelaide SA 5001*

All written submissions will be made publicly available on the PlanSA website when the engagement report is released. Names and organisations will be included with published submissions but addresses, email addresses and phone numbers will be redacted.

The Code Amendment process

- Minister for Planning initiates the Code Amendment following advice from the State Planning Commission: 29 November 2023
- Public consultation on the Code Amendment: 24 April to 5 June 2024
- Chief Executive reviews submissions and prepares an engagement report
- Minister makes a determination on the proposed Code Amendment
- Should approval be granted, the final engagement report and Code Amendment report will be published on the PlanSA website within 5 business days of the Minister's determination
- The Code Amendment is referred to the Environment Resources and Development Committee of Parliament for scrutiny

Code Amendment enquiries

Contact: PlanSA
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Email: plansa@sa.gov.au