

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

# O'Sullivan Beach Residential Code Amendment

By OSB Pty Ltd

## THE AMENDMENT

Adopted by:



**Hon Nick Champion MP**

Minister for Planning

8/1/24

# O'Sullivan Beach Residential Code Amendment

## Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code as outlined in the Draft Code Amendment released for public consultation. In response to issues raised in the public consultation process (as 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]), the Designated Entity has resolved to apply the Interface Management Overlay over the entire affected area.

Pursuant to section 73(10)(d) of the Act, the Minister responsible for the Act has resolved to make the following alterations to the amendment furnished by the Designated Entity under section 73(7) of the Act:

- Apply a Concept Plan to the affected area identifying the location of a noise barrier.

The amendment instructions below incorporate these alterations.

## Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code (the Code) version 2023.18 published on 7 December 2023. Where amendments to the 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. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

### Instructions

Amend the Code as follows:

1. Spatially apply the General Neighbourhood Zone (in place of portion of the current Strategic Employment Zone) to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
2. Spatially apply the Affordable Overlay to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
3. Spatially apply the Interface Management Overlay Overlay to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
4. Spatially apply the Urban Tree Canopy Overlay to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
5. Spatially apply the Stormwater Management Overlay to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
6. In Part 12 – Concept Plans in the section relevant to Onkaparinga, introduce immediately after 'Concept Plan 120 Aldinga' new 'Concept Plan 128 O'Sullivan Beach' contained in Appendix B.
7. Spatially apply Concept Plan 128 O'Sullivan Beach to the 'Concept Plan Boundary' bounded by the blue line contained in Attachment B within the Concept Plan – Technical & Numeric Variations Layer of the SA Property and Planning Atlas.
8. 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.



APPENDIX A

Map A – Zoning Amendments



**Proposed General Neighbourhood Zone**

**Corner of Baden Terrace & Gumeracha Road, O'Sullivan Beach**

-  Affected Area
-  Proposed General Neighbourhood Zone
-  Parcel Boundaries

0 40 80 120 m



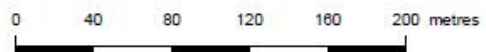
**Note:** The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the O'Sullivan Beach Residential Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

APPENDIX B

Map B



- Concept Plan Boundary
- Noise Barrier
- Additional Acoustic Treatment Measures



Concept Plan 129  
O'SULLIVAN BEACH

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