

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

19-29 Glynburn Road, Glynde Code Amendment

By ALDI Foods Pty Ltd

THE AMENDMENT

Adopted by:



.....
Hon Josh Teague

Minister for Planning and Local
Government

14/12/2021

19-29 Glynburn Road, Glynde 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. No changes have been made to the Draft Amendment by the Designated Entity as a result of public consultation (as outlined in the Engagement Report furnished to the Minister for Planning and Local Government by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

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:

- Spatially remove the Stormwater Management Overlay from the area proposed to be rezoned Suburban Activity Centre Zone by this Code Amendment.

The amendment instructions below incorporate this alteration pursuant to section 74(10)(d).

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2021.16 published on 4 November 2021. Where amendments to the Planning and Design Code have been published after this date, consequences 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 Suburban Activity Centre Zone (in place of the current Housing Diversity Neighbourhood Zone and Employment Zone) to the 'area affected' bounded by the blue line in Map A contained in Attachment A.
2. Spatially remove the following Overlays from the 'area affected' bounded by the blue line in Map A contained in Attachment A:
 - Affordable Housing Overlay
 - Stormwater Management Overlay
 - Urban Tree Canopy Overlay
3. Spatially remove the following Technical and Numeric Variations (TNVs) from the 'area affected' bounded by the blue line in Map A contained in Attachment A:
 - Minimum Frontage TNV - Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 5m; group dwelling is 18m; residential flat building is 18m.
 - Minimum Site Area TNV - Minimum site area for a detached dwelling is 330 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm.
 - Maximum Building Height (Levels) TNV - Maximum building height is 3 levels.
4. Spatially apply the following Technical and Numeric Variations (TNVs) to the 'area affected' bounded by the blue line in Map A contained in Attachment A:
 - Maximum Building Height (Levels) TNV - Maximum building height is 2 levels.
 - Interface Height TNV - Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment.
5. 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.

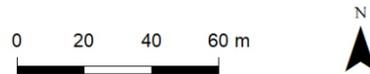
ATTACHMENT A

Map A



19 to 29 Glynburn Road, Glyde

-  Proposed Suburban Activity Centre Zone
-  Parcel Cadastre
-  Proposed Suburban Activity Centre Zone



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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 19-29 Glynburn Road, Glyde Code Amendment is adopted by the Minister under section 73(10) of the Planning, Development and Infrastructure Act 2016 (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.