

What is proposed?

A change to the zoning of the land within the Middleton township is proposed by the landowner, Gums ADHI Pty Ltd.

The owner wishes to rezone the land to make way for a low-density residential development which includes a dedicated public reserve.

The land comprises two allotments, totaling 8.78 hectares and is bounded by Port Elliot Road, Mindacowie Road, Basham

Beach Road and the Cockle Train line.

The location of the land is shown in the map below.

“ Proposed low-density residential area.”



What is a Code Amendment?

The Planning and Design Code (the Code) applies to all areas of South Australia. The Code outlines the land use controls that apply over land and guide the forms of development that are appropriate for the location. Any proposal to change a zone requires a 'Code Amendment'.

How does a Code Amendment work?

Under the State's planning system, people can apply to the Minister for Planning to re-zone

land that they have an interest in - for example, they may own the land.

What is the land currently zoned and used for?

Currently the land is being utilised for broad hectare farming (cropping). The land is located in the Deferred Urban Zone which earmarks land suitable for the future development and expansion of the township.



What Zone is proposed?

The proposed zone for this land is the *Master Planned Township Zone*. This Zone encourages low density residential development of single to two storey building heights. No large-scale commercial/light industrial activities are encouraged in this Zone.



“ Proposed *Master Planned Township Zone*. ”

Where can I view the Proposed Code Amendment?

You may view the details of the Code Amendment at the Plan SA website at: https://plan.sa.gov.au/have_your_say/code-amendments or via the **QR Link**.

Hard copies will be available to view at the Alexandrina Council Offices at 11 Cadell Street, Goolwa.

How can I have a say?

You can make a submission on the proposed Code Amendment online, via email or post:

Online: www.plan.sa.gov.au/have_your_say/code-amendments

Email: andrew@humbyconsulting.com.au

Post: Middleton Code Amendment -
PO Box 7434 Halifax Street Adelaide SA 5000

Two informal drop-in sessions are available to the public:

Saturday 28th January 2023 (10am till 1pm)
at the Middleton Pharmacy Convenience Store (courtyard area), 17a Goolwa Road, Middleton.

Wednesday 1st February 2023 (11am to 1pm)
on the subject land, accessed off Mindacowie Terrace, Middleton.

If you would like further information, please contact **Andrew** on **0402 832 226** or andrew@humbyconsulting.com.au

When are submissions due?

The closing date for submissions is 5:00pm 17 March 2023.

