

**What is proposed?**

A change to the Planning and Design Code (the Code) is proposed. The Code sets out the rules that determine how land can be used and what can be built on it.

For instance, if you want to build a house, the Code rules will tell you where (in what zone) you can build your house. The specific guidelines within the zone might tell you how high you can build and how far from the front of your land your house needs to be positioned. Changing the rules (such as the zone) in the Code is called a 'Code Amendment'.

**How does a Code Amendment work?**

Under our State's planning system, people can apply to the Minister for Planning to re-zone land in which they have an interest (for example, they may own the land).

**Who is seeking the Code Amendment?**

In this case, the Minister for Planning has agreed to allow a 'Code Amendment' process to consider re-zoning three parcels of land at Allotments 1, 2 and 3 White Hut Road, Stanley Flat. The proponent for this Code Amendment is Nicholls Sunset Pty Ltd, the owners of the land.

URPS, an urban planning consultancy has been engaged by the proponent to prepare the proposed Code Amendment and undertake the community and stakeholder consultation.

**Where is the land located?**

The three land parcels, collectively known as the Affected Area, are approximately 30 hectares in area and located 3km northeast of Clare in Stanley Flat.

**What is the land currently zoned and used for?**

Currently the land is zoned as Rural which supports a range of primary production activities.

A house and sheds are located on the western boundary of Allotment 2 White Hut Road, Stanley Flat. Several established gum trees are scattered across the Affected Area, however the remainder of the land has been previously cleared for cropping and grazing.

Land to the north and east of the Affected Area is zoned Rural. Land to the west of the site is already zoned as Rural Neighbourhood Zone and is fully developed.

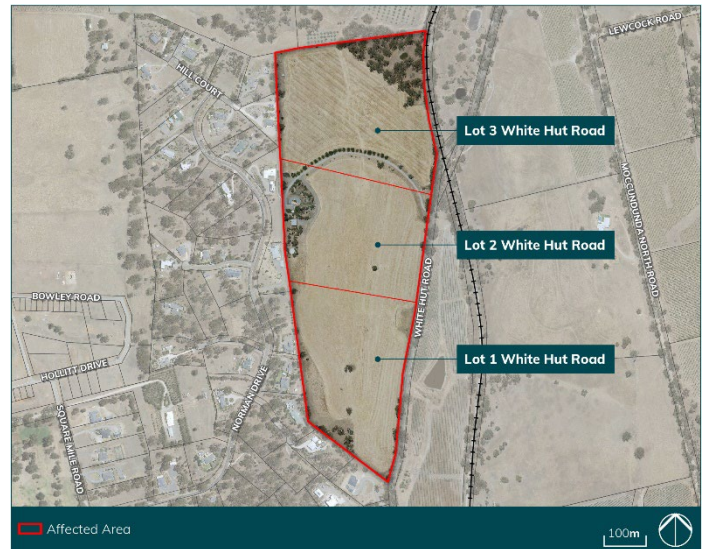


Figure 1: Affected Area consists of three land parcels

**What changes are proposed?**

The Code Amendment proposes to replace the current Rural Zone with the Rural Neighbourhood Zone.

The proposed Rural Neighbourhood Zone supports building new homes on larger allotments in rural settings.

Up to 63 additional allotments could be created over the site to help meet market demand for larger blocks of land in the area.

**What is a Concept Plan?**

Concept Plans guide development over time in a specific area. In this case, a Concept Plan will be used to identify a road network that connects with the adjoining residential areas.

A copy of the Concept Plan is contained in the Code Amendment available at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](http://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)

## What is a Technical and Numeric Variation (TNV)?

Zones include assessment criteria known as Technical and Numeric Variations (TNVs) and can be for various matters.

If the Affected Area is rezoned from Rural to Rural Neighbourhood, the following TNV's will change:

- Minimum Site Area - will be reduced from 16 hectares to 3000 sqm
- Minimum Dwelling Allotment Size - will be removed so that the current minimum size of 16 hectares will no longer apply

## What will be built on the site?

The Code Amendment only seeks to change what the land can be used for. It does not approve anything to be built on the site - including new housing.

Any new buildings at the site would need a development application to be lodged and approved by the relevant Planning Authority (most likely the Clare and Gilbert Valleys Council) under a separate, later process.

The development application process looks at how buildings are designed i.e. what the building looks like, how high, how big, and how they relate to buildings around it.

If the Affected Area is rezoned to Rural Neighbourhood Zone, new homes are unlikely to require further public consultation. That is why it is important for you to provide feedback on this Code Amendment for a rezoning which may allow future residential housing.

## Is there more information available?

Yes, there are a range of detailed reports available on the PlanSA Portal that relate to this Code Amendment. These include Traffic Analysis, Stormwater and Flooding, Native Vegetation and Aboriginal Heritage.

You can access this information at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) or scan the QR Code on this fact sheet.

A hard copy of the Code Amendment is available to view at the Clare and Gilbert Valleys Council office, located at 4 Gleeson Street, Clare.

## How can I have my say?

We want to hear your views on the proposed change to the zoning for the land at Allotments 1, 2 and 3 White Hut Road, Stanley Flat. You can provide your feedback in the following ways:

- Via our online survey or submission form available at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) – or scan the QR Code on this fact sheet.
- By email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)
- In writing: addressed to “Stanley Flat Rural Neighbourhood Expansion Code Amendment” – Level 1, 27 Halifax Street, Adelaide SA 5000.
- In person: by registering to join an online meeting. Please contact Emma on 8333 7999 or [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

Consultation closes at **5pm, 19 September 2023.**



Undertaking meaningful, authentic engagement with the local community and stakeholders is an important part of the Code Amendment process. Your feedback will be considered in deciding whether the land will be re-zoned and if so, what guidelines will be introduced to guide development. This engagement has been designed in accordance with the Community Engagement Charter.

[plan.sa.gov.au/our\\_planning\\_system/instruments/community\\_engagement\\_charter](https://plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter)

## How will I know how my feedback has been used?

A report will summarise all the feedback received during this engagement process. This will be publicly available on the PlanSA Portal:

[plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and the next steps. We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent.