

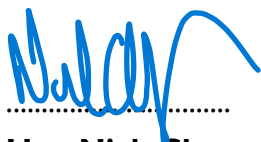
Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

Middleton Code Amendment

Gums ADHI Pty Ltd

THE AMENDMENT

Adopted by:



Hon Nick Champion MP

Minister for Planning

26/9/23

Middleton Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Draft Code Amendment released for engagement. Changes were made to the Draft Amendment by the Designated Entity as a result of engagement (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]) as follows:

- Application of the Urban Tree Canopy to the affected area

The amendment instructions below reflect this change.

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

- Remove visual representation of 'proposed roads' from 'Concept Plan 131 Middleton'

The amendment instructions below incorporate this alteration pursuant to section 73(10)(d).

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2023.11 published on 3 August 2023. Where amendments to the Planning and Design 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 Master Planned Township Zone (in place of the current Deferred Urban Zone) to the 'area affected' bounded by the blue line in Map A contained in Attachment A.
2. Spatially apply the following Overlay to the 'area affected' bounded by the blue line in Map B contained in Attachment B:
 - Affordable Housing Overlay.
3. Spatially apply the following Overlay to the 'area affected' bounded by the blue line in Map C contained in Attachment C.
 - Urban Tree Canopy Overlay.
4. In Part 12 – Concept Plans, under the section relating to Alexandrina, insert new 'Concept Plan 131 Middleton' contained in Attachment D.




5. Spatially apply 'Concept Plan 131 Middleton' to the 'Concept Plan Boundary' bounded by the blue line contained in Attachment E within the Concept Plan – Technical & Numeric Variations Layer of the SA Property and Planning Atlas.
6. 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.

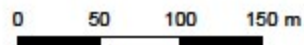
ATTACHMENT A
Map A



Proposed Master planned township zone

Lot 104 Port Elliot Road

-  Parcel Boundaries
-  Master Planned Township
-  Affected Area



Government of South Australia
Department for Trade
and Investment




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

ATTACHMENT B
Map B



Proposed Affordable housing overlay

Lot 104 Port Elliot Road

-  Parcel Boundaries
-  Affordable Housing
-  Affected Area



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ATTACHMENT C
Map C



Proposed Urban tree canopy overlay

Lot 104 Port Elliot Road

-  Parcel Boundaries
-  Urban Tree Canopy
-  Affected Area

0 50 100 150 m












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ATTACHMENT D
Map D



- | | |
|--|---|
|  Concept Plan Boundary |  Pond |
|  Open Space - Reserve |  Trees |
|  Vegetation Screen/Mound |  Railway Station |
|  Bike/Walking/Landscape Trail |  Railway |
|  Vehicle Access Points | |



**Concept Plan 131
MIDDLETON**

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ATTACHMENT E
Map E



**Proposed Concept plan 131 - middleton
technical numerical variation**

Lot 104 Port Elliot Road

-  Parcel Boundaries
-  Concept Plan 131 - Middleton
-  Affected Area



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