# PROPOSED CODE AMENDMENT FACT SHEET



## **179 RANDELL ROAD, HINDMARSH ISLAND**

#### **PROPOSED AMENDMENT TO THE MINIMUM SITE AREA**

This fact sheet has been prepared to provide information on the proposed minimum site area amendment for 179 Randell Road, Hindmarsh Island.

#### Where is the Affected Area?

The affected area comprises 12.14 hectares of land located at 179 Randell Road, Hindmarsh Island. The land has frontages to Randell Road to the south, Captain Sturt Road to the west, and land zoned Rural Living to the north and east. The site is shown in the above photograph.

#### Why is a different minimum site area being sought?

The Alexandrina Region is a site of projected growth, with Hindmarsh Island forecasted to increase its population by 1,332 individuals by 2041. The affected area represents 12.14 hectares of underutilised land which is capable of accommodating some of this expected growth.

#### What is being proposed?

The landowners, Clyde and Janice Phillips, are undertaking a Code Amendment to amend the minimum site area for the affected area.

#### What is the current minimum site area?

The land currently requires a minimum site area of 2 hectares (20,000m<sup>2</sup>) under the Planning and Design Code. This means that any future subdivision of the land will require all new allotments to have a minimum site area of 2 hectares.

**What minimum site area is the Code Amendment seeking?** A minimum site area of 7,500m<sup>2</sup> is sought by the landowners. This minimum site area was determined through discussions with Alexandrina Council, who considered the proposed minimum site area appropriate as it is consistent with the existing 7,500m<sup>2</sup> minimum site area required for land on the other side of Captain Sturt Road.

### What could future development of the land look like?

The landowner's vision is to subdivide the site to create up to twenty allotments which would enable the development of residential housing.

#### Where can I view the proposed Code Amendment?

The Code Amendment can be inspected on the Plan SA website at: plan.sa.gov.au/en/code\_amendments

Or via the below QR Code



Hard copies are available at no cost at the Alexandrina Council, 11 Cadell Street, Goolwa SA 5214, and the Goolwa Library.

#### How can I have a say?

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

- Online: via the Plan SA website plan.sa.gov.au/en/code\_ amendments
- Email: engagement@holmesdyer.com.au attention to 179 Randell Road, Hindmarsh Island
- In writing: c-/ Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000 - attention to 179 Randell Road, Hindmarsh Island

#### When are submissions due?

The closing date for submissions is 5:00pm 19 November 2021

#### **Need further information?**

If you require further information on the proposed Code Amendment, please contact:

Bethany Hold, Consultant, Holmes Dyer Pty Ltd via **Phone:** (08) 7231 1889 **Email:** engagement@holmesdyer.com.au