


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

Old Bull Creek Road, Strathalbyn Code Amendment

By Nevarc Developments Pty Ltd

THE AMENDMENT

Adopted by:



Hon Nick Champion

Minister for Planning

23/1/25

Old Bull Creek Road, Strathalbyn 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 public engagement. Changes were made to the Draft Amendment by the Designated Entity as a result of public 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:

- Amend the Concept Plan to:
 - Identify no more than two dwellings to access Abbotts Lane. These two dwellings are existing and access Abbotts Lane via right of way over the 'area affected'.
 - Identify the location of a future road reserve to connect future allotments near Abbotts Lane.
 - Increase the area of open space around Dawson Creek to 40 metres (except where required for a future road reserve).
- Apply the Urban Tree Canopy Overlay to the whole of the 'area affected'.

In addition, and pursuant to section 73(10)(d) of the Act, the Minister has resolved to make the following alteration to the amendment furnished by the Designated Entity under section 73(7) of the Act:

- Spatially apply the Neighbourhood Zone over the whole of the 'area affected'.
- Spatially apply the following Technical and Numeric Variations (TNVs) over the whole of the 'area affected':
 - Maximum Building Height (Metres) TNV – 8 metres
 - Maximum Building Height (Levels) TNV – 1 level
 - Minimum Frontage TNV – 15 metres
 - Minimum Site Area TNV – 450 square metres

The amendment instructions below reflect these changes.

Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2024.17 published on 12 September 2024. 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 Neighbourhood Zone (in place of the Deferred Urban Zone) to the 'area affected' bounded by the blue line in Map A 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. Spatially apply the following Overlay to that part of the 'area affected' bounded by the blue line in Map D contained in Attachment D:
 - Interface Management Overlay
 5. Spatially apply the following Technical and Numeric Variation (TNV) to the 'area affected' bounded by the blue line in Map E contained in Attachment E:
 - Maximum Building Height (Metres) TNV – Maximum building height is 8 metres
 6. Spatially apply the following Technical and Numeric Variation (TNV) to the 'area affected' bounded by the blue line in Map F contained in Attachment F:
 - Maximum Building Height (Levels) TNV – Maximum building height is 1 level
 7. Spatially apply the following Technical and Numeric Variation (TNV) to the 'area affected' bounded by the blue line in Map G contained in Attachment G:
 - Minimum Frontage TNV – Minimum frontage is 15 metres
 8. Spatially apply the following Technical and Numeric Variation (TNV) to the 'area affected' bounded by the blue line in Map H contained in Attachment H:
 - Minimum Site Area TNV – Minimum site area is 450 square metres
 9. In Part 12 – Concept Plans, under the section relating to Alexandrina, insert new 'Concept Plan 147 Strathalbyn' contained in Attachment I.
 10. Add the Concept Plan included in Attachment J to Part 12 – Concept Plans of the Planning and Design Code.
 11. 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 Neighbourhood zone

-  Parcel Boundaries
-  Neighbourhood
-  Affected Area

0 70 140 210 m






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

ATTACHMENT B
Map B



Proposed Affordable housing overlay

-  Parcel Boundaries
-  Affordable Housing
-  Affected Area

0 70 140 210 m



Government of South Australia
Department of Housing,
and Urban Development

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ATTACHMENT C
Map C



Proposed Urban tree canopy overlay

- Parcel Boundaries
- Urban Tree Canopy
- Affected Area

0 70 140 210 m






Government of South Australia
Department for Housing
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ATTACHMENT D
Map D



Proposed Interface management overlay

-  Parcel Boundaries
-  Interface Management
-  Affected Area

0 70 140 210 m



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ATTACHMENT E
Map E



**Proposed Maximum building height is 8m
technical numerical variation**

- Parcel Boundaries
- Maximum building height is 8m
- Affected Area

0 70 140 210 m






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ATTACHMENT F
Map F



**Proposed Maximum building height is 1 level
technical numerical variation**

-  Parcel Boundaries
-  Maximum building height is 1 level
-  Affected Area

0 70 140 210 m






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ATTACHMENT G
Map G



Proposed Minimum frontage is 15m technical numerical variation

-  Parcel Boundaries
-  Minimum frontage is 15m
-  Affected Area

0 70 140 210 m






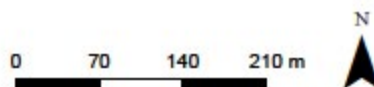
Note: The above map is a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the Old Bull Creek Road, Strathalbyn Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016*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

ATTACHMENT H
Map H



**Proposed Minimum site area is 450 sqm
technical numerical variation**

-  Parcel Boundaries
-  Minimum site area is 450 sqm
-  Affected Area



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ATTACHMENT I
Map I



**Proposed Concept plan 147 - old bull creek
road technical numerical variation**

-  Parcel Boundaries
-  Concept Plan 147 - Old Bull Creek Road
-  Affected Area

0 70 140 210 m

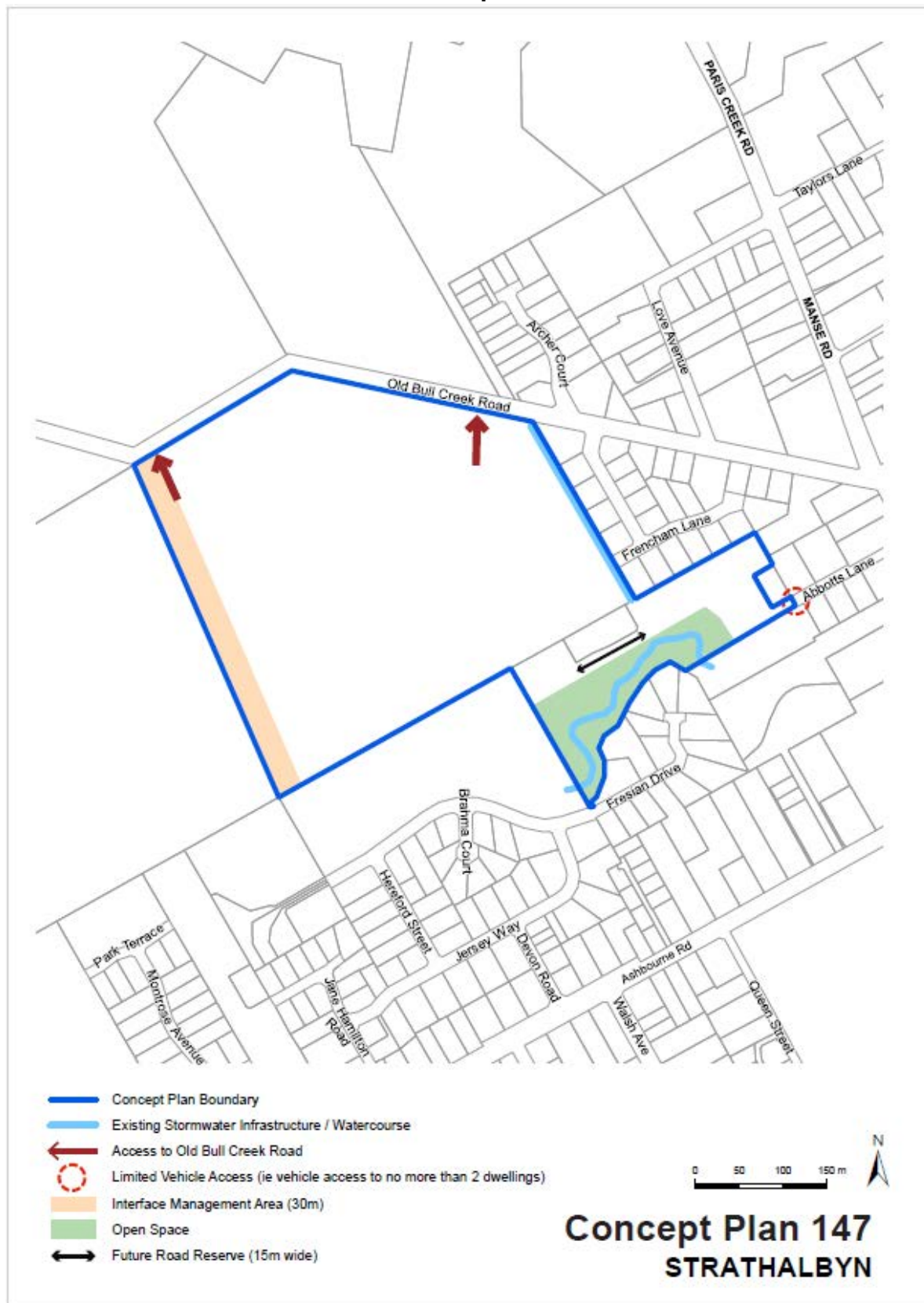


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ATTACHMENT J

Map I



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