

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

Hillier Park Code Amendment

By Mr Martin Banham

THE AMENDMENT

Adopted by:



Hon Nick Champion MP

Minister for Planning

8/1/24

Hillier Park Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code as outlined in the Draft Code Amendment released for public consultation. Changes were made to the Draft Amendment by the Designated Entity as a result of public consultation (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 a Concept Plan

The amendment instructions below reflect this change.

Amendment Instructions

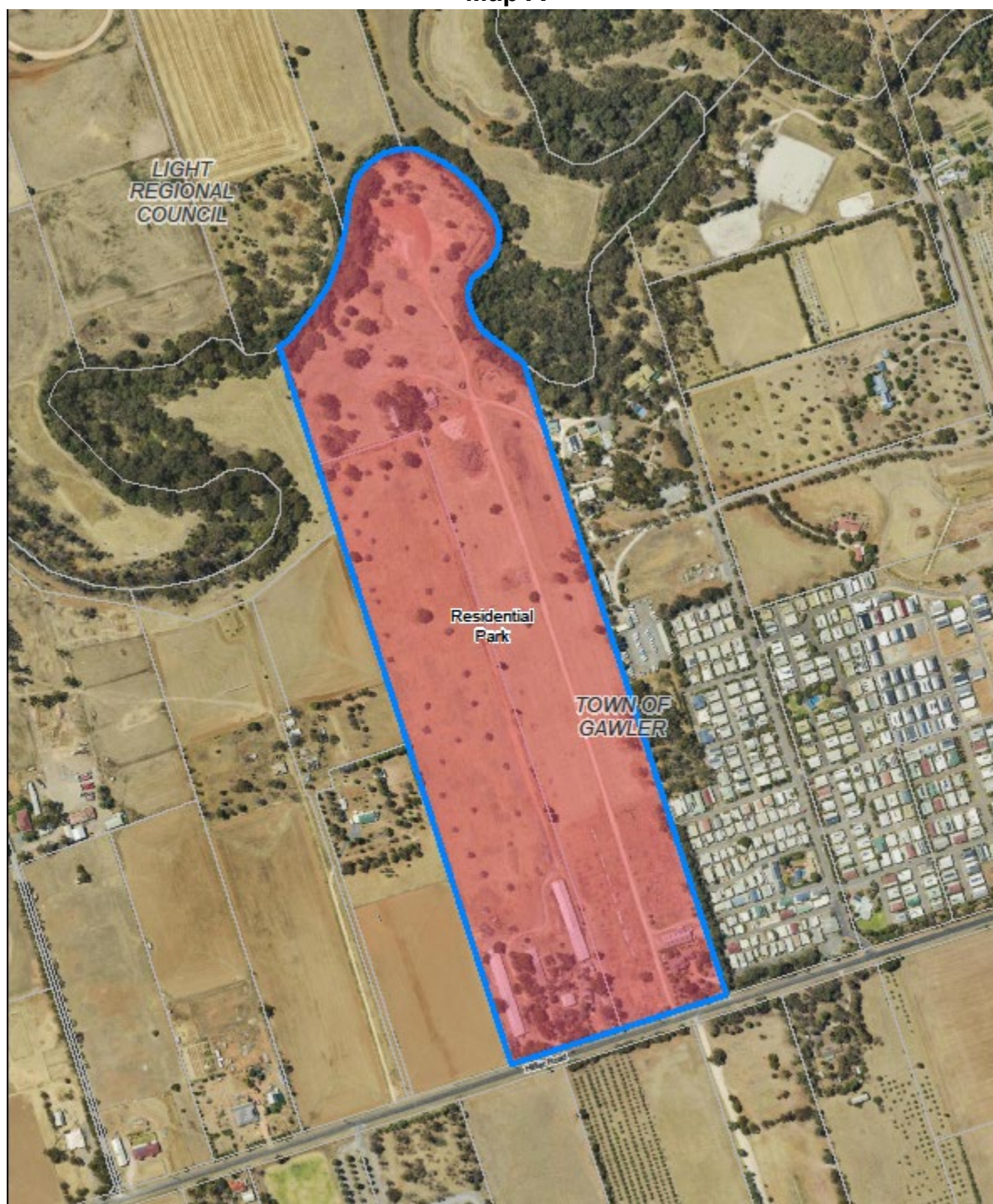
The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2023.18 published on 7 December 2023. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will 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 Residential Park Zone (in place of the current Rural Zone) to the 'area affected' bound 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 remove the following Technical and Numeric Variation (TNV) from the 'area affected' bounded by the blue line in Map C contained in Attachment C.
 - Minimum Site Area TNV – Minimum site area is 4ha
4. In Part 12 – Concept Plans, under the section relating to Gawler, insert new 'Concept Plan 142 Hillier' contained in Attachment D.
5. Spatially apply 'Concept Plan 142 Hillier' to the 'Concept Plan Boundary' bounded by the blue line in Map E 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 Residential park zone

52 and 66 Hillier Road, Hillier

- Parcel Boundaries
- Residential Park
- Affected Area

0 75 150 225 m



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 Hillier Park 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

52 and 66 Hillier Road, Hillier

-  Parcel Boundaries
-  Affordable Housing
-  Affected Area

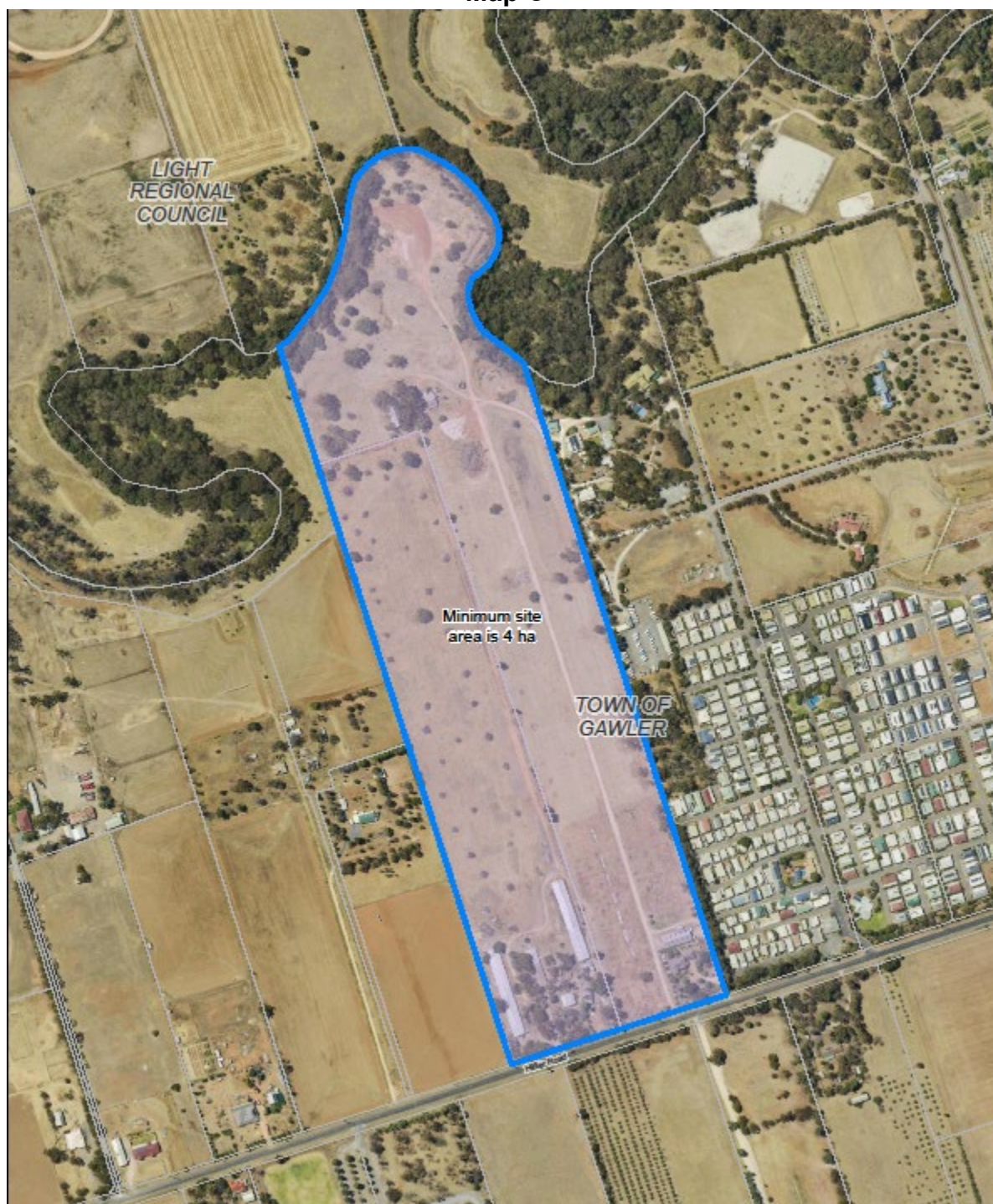
0 75 150 225 m



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 Hillier Park Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT C Map C



Proposed removal of Minimum site area is 4 ha technical numerical variation 52 and 66 Hillier Road, Hillier

- Parcel Boundaries
- Minimum site area is 4 ha
- Affected Area

0 75 150 225 m



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 Hillier Park Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Attachment D
Concept Plan 142 HILLIER



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

ATTACHMENT E

Map E



Proposed Concept plan 142 - hillier technical numerical variation 52 and 66 Hillier Road, Hillier

- Parcel Boundaries
- Concept Plan 142 - Hillier
- Affected Area

0 75 150 225 m



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 Hillier Park Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).