

# LOT 485 RANDELL ROAD, HINDMARSH ISLAND CODE AMENDMENT INFORMATION SHEET

## PROPOSED ZONING CHANGES

Noble Investments Superannuation Fund Pty Ltd [the Designated Entity] is proposing to rezone land at Lot 485 Randell Road, Hindmarsh Island in order to facilitate development of the land for residential purposes.

The Rural Living Zone currently applies to the Affected Area with a minimum site area of 2 hectares [20,000sqm] per allotment required for land division. The Code Amendment seeks to rezone the Affected Area to the Rural Neighbourhood Zone and apply a minimum site area of 2,000 square metres. This change could facilitate approximately 42 allotments, subject to a future land division application.

The Affected Area is presently underutilised and is locationally well suited to accommodate the residential form and density anticipated in the Rural Neighbourhood Zone, noting this zone is already established directly adjacent to the Affected Area.

Other factors that have influenced the decision to pursue a rezoning include:

- the rezoning represents an opportunity to bring to market land at a size which is in demand;
- the rezoning aims to increase the supply of residential allotments, which will assist in alleviating price pressures;
- the establishment of new growth areas on Hindmarsh Island is generally constrained by the Environment and Food Production Area (EFPA) and Ramsar Wetlands;
- wastewater infrastructure can be sustainably managed through on-site systems or connection to the existing Community Wastewater Management System (CWMS); and
- the Affected Area is already zoned for residential purposes.

## WHERE WILL THE CODE AMENDMENT APPLY?

The land which will be impacted by the Code Amendment is identified as Lot 485 Randell Road, Hindmarsh Island as shown below (is also referred to as the 'Affected Area').



## CODE AMENDMENT PROCESS

A Code Amendment (or 'rezoning') is a proposal to change the policies or spatial mapping within the Planning and Design Code, which changes the way future developments are assessed. Code Amendments must be prepared according to the process set out by legislation.



## FIND OUT MORE

More detailed information is available on:

- Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- SA Planning Portal ([plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments))



Use your smart phone to scan this QR code

Information available online includes:

- A Code Amendment Report;
- Traffic Investigations;
- Stormwater Management and Water Quality Advice;
- Bushfire Advice;
- Infrastructure and Servicing Report; and
- A fact sheet about Code Amendments and the Planning and Design Code.

If you have any questions or would like to discuss the Code Amendment, please contact:

**Belinda Monier**  
**Future Urban**  
**PH: [08] 8221 5511**  
**E: [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)**

Speak to a representative of the Designated Entity:

Should you wish to speak to a representative of the Designated Entity in person, a planner will be available at the Business Hub, 12 Cadell Street, Goolwa on the following day:

**Wednesday, 7 August 2024 – 10:00am until 4:00pm.**

If you require translation services, please follow the link or scan the QR Code • 如果您需要翻譯服務，請點擊鏈接或掃描二維碼 • 如果您需要翻譯服務，请点击链接或扫描二维码 • Rúguǒ nín xūyào fānyì fúwù, qǐng diǎnjī liànjīè huò sāomiáo èr wéi mǎ

<https://www.surveymonkey.com/r/SGJPGJK>



## HAVE YOUR SAY

**We are currently seeking community and stakeholder feedback on the proposed Code Amendment.**

You are invited to share your thoughts on:

- Whether the selected Zone is the most appropriate Zone for the Affected Area.
- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area.
- Whether the Overlays and Technical and Numeric Variations applied address key matters stakeholders would like to see future development meet.

The following items are unable to be changed:

- The Affected Area identified [geographic context] for the Code Amendment.
- The residential intent of Rural Neighbourhood Zone.
- The policy wording within the Code, only existing policy wording can be utilised and we cannot draft new policy wording.

## HOW TO PROVIDE FEEDBACK

You can provide comment on the Code Amendment any time before **5:00pm on Sunday, 1 September 2024.**

Feedback can be provided via one of the following:

**Online** via the SA Planning Portal  
[www.plan.sa.gov.au/codeamendments](http://www.plan.sa.gov.au/codeamendments)

**Via email** to:  
[engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)

**Via post** to:  
 Lot 485 Randell Road, Hindmarsh  
 Island Code Amendment  
 Future Urban Pty Ltd  
 Level 1, 74 Pirie Street  
 ADELAIDE SA 5000

Feedback received during consultation will be used to inform and improve the Code Amendment and maintain the quality of the engagement activities.

If you would like a hard copy submission form to be posted to you, together with a reply paid envelope, please call Future Urban on [08] 8221 5511 to request it.