

10-20 HALLS ROAD, Highbury Code Amendment Fact Sheet

WHAT IS PROPOSED AND WHY?

Hallan Nominees Pty Ltd (the Designated Entity) is proposing to rezone land at 10-20 Halls Road, Highbury in order to facilitate development of the land for residential purposes.

The Code Amendment (“rezoning”) is proposing to rezone the Affected Area from the Resource Extraction Zone to the General Neighbourhood Zone. The General Neighbourhood Zone is a Zone which facilitates low-rise, low and medium density housing.

The Affected Area is presently underutilised and is locationally well suited to accommodate the residential form and density anticipated in the General 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:

- It is understood that the quarrying to the east of Halls Road is no longer active and has not operated as a quarry for some time, nor does the Department for Energy and Mining list it as a strategic mineral resource area;
- It is understood that the land to the south was a former landfill, however the site is being remediated and is presently not used for that purpose;
- Site contamination investigations have been undertaken which have determined that the land is suitable for residential development;
- The rezoning represents an opportunity to better utilise undeveloped land for residential purposes within an established metropolitan Adelaide suburb;
- The rezoning supports the urban regeneration and renewal goals of *The 30-Year Plan* for Greater Adelaide 2017 to better utilise established urban areas and encourage economic and population growth.

PREVIOUS REZONING PROPOSALS

The broader locality has a relatively long history in terms of rezoning proposals. Most notably the Highbury and Open Space Ministerial Development Plan Amendment (DPA) which was initiated in 2008. The Affected Area for the DPA included land which had extensive history of non-residential use, including waste management activities. In 2018, the Minister for Planning at that time, Stephan Knoll determined not to proceed with the DPA on the basis of unresolved matters relating to landfill gas migration.

Whilst this issue may still be relevant to portion of the Affected Area applicable to that DPA, landfill gas migration is able to be mitigated effectively for the land at 10-20 Halls Road. Accordingly, there was scope to revisit the rezoning of this land as a stand-alone Code Amendment.

WHERE WILL THE CODE AMENDMENT APPLY?

The land which will be specifically impacted by the Code Amendment is identified as 10-20 Halls Road, Highbury, shown below (is also referred to as the ‘Affected Area’).



Affected Area | LEGEND | Affected Area boundary
Data Source: Imagery - SA Property & Planning Atlas dated 7 Jan-22/Jan 2021. Policy - Planning & Design Code version 2022.6, published on 31 March 2022.

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



Further information about the Code Amendment process and Planning and Design Code is available. Please refer to the ‘Find Out More’ heading overleaf.

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)

Information available online includes:

- A Code Amendment Report;
- Iterim Audit Advice, Including Site Investigation and Site Remediation Plan;
- Infrastructure and Servicing Report;
- Traffic Investigations;
- Vegetation and Fauna Investigations;
- LIDAR and Section Gradients;
- A Fact Sheet about Site Contamination;
- A Fact Sheet about Code Amendments and the Planning and Design Code.



Use your smart phone to scan this QR 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

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 • Se hai bisogno di servizi di traduzione, segui il link o scansiona il codice QR • ਜੇਕਰ ਤੁਹਾਨੂੰ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਲਿੰਕ ਦੀ ਪਾਲਣਾ ਕਰੋ ਜਾਂ QR ਕੋਡ ਨੂੰ ਸਕੈਨ ਕਰੋ • Jēkara tuhānū anuvāda sēvāvām dī lōra hai, tān kirapā karakē lika dī pālanā karō jān QR kōḍa nū sakaina karō • 번역 서비스가 필요한 경우 링크를 따라가거나 QR 코드를 스캔하세요. • beon-yeog seobiseuga pil-yohan gyeong-u lingkeuleul ttalagageona QR kodeuleul seukaenhaseyo. • यदि आपको अनुवाद सेवाओं की आवश्यकता है, तो कृपया लिंक का अनुसरण करें या क्यूआर कोड को स्कैन करें • yadi aapako anuvaad sevaon kee aavashyakata hai, to krpaya link ka anusaran karen ya kyooaar kod ko skain karen • إذا كنت بحاجة إلى خدمات الترجمة، يرجى اتباع الرابط أو مسح رمز الاستجابة السريعة ضوئياً • 'iidha kunt bihajat 'iilaa khadamat altarjamati, yurjaa atibae alraabit 'aw mash ramz aliastijabat alsarieat dwyyan • உங்களுக்கு இணைப்பைப் பின்பிடுவதற்கு மொழிபெயர்ப்புச் சேவைகள் தேவைப்பட்டால், இணைப்பைப் பின்பிடுவதற்கும் அல்லது QR குறியீட்டை ஸ்கேன் செய்யவும் • Uṅkaḷukku molipeyarpuc cēvaiḱal tēvaiḱattāi, iṅaiḱpaip piṅṱotaravum allatu QR kuṟiyīṭṭai skēṅ ceyyavum



<https://www.surveymonkey.com/r/S3PKHVS>

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; and
- Whether the Overlays 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 General 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, 3 November 2024.**

Feedback can be provided via one of the following:

Online via the SA Planning Portal - www.plan.sa.gov.au/codeamendments

Via email to engagement@futureurban.com.au

Via post to:
10-20 Halls Road, Highbury Code Amendment
Future Urban Pty Ltd
Level 1, 74 Pirie Street
ADELAIDE SA 5000

A hard copy of the Code Amendment is available at the City of Tea Tree Gully, 571 Montague Road, Modbury

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.