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

<name of code amendment>

By <name of Designated Entity>

**AMENDMENT INSTRUCTIONS**

Adopted by:

................................

**Hon Nick Champion**

Minister for Planning

..../...../......

# <name of 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. No changes were made to the Draft Amendment by the Designated Entity as a result of public engagement (as 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]).

OR

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:

* EXAMPLE: Alter the proposed Maximum Building Height (Levels) Technical and Numeric Variation from 6 levels to 5 levels.

The amendment instructions below incorporate these changes.

# Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Code, version 2022.1 published on 20 January 2022. Where amendments to the 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:

EXAMPLE:

1. Spatially apply the Urban Corridor (Boulevard) Zone (in place of the current Established Neighbourhood Zone) to the ‘area affected’ bounded by the blue line in Map A contained in Attachment A.
2. Spatially apply the following overlays to the ‘area affected’ bounded by the blue line in Map A contained in Attachment A:
3. Affordable Housing Overlay.
4. Design Overlay.
5. Noise and Air Emissions Overlay.
6. Spatially remove the following overlays from the ‘area affected’ bounded by the blue line in Map A contained in Attachment A:
	1. Stormwater Management Overlay.
	2. Urban Tree Canopy Overlay.
7. Spatially apply the following Technical and Numeric Variations (TNVs) to the ‘area affected’ bounded by the blue line in Map A contained in Attachment A:
8. Maximum Building Height (Levels) TNV – Maximum building height is 5 levels.
9. Minimum Primary Street Setback TNV – Minimum primary street setback is 0 metres.
10. Interface Height TNV – Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3 metres above natural ground at the boundary of an allotment.
11. Spatially remove the following Technical and Numeric Variations (TNVs) from where they currently apply in the ‘area affected’ bounded by the blue line in Map A contained in Attachment A:
12. Maximum Building Height (Levels) TNV – Maximum building levels is 1 levels.
13. Maximum Building Height (Metres) TNV - Maximum building height is 6 metres.
14. Minimum Frontage TNV – Minimum frontage for a detached dwelling is 15 metres.
15. Minimum Site Area TNV – Minimum site area for a detached dwelling is 500 square metres.
16. 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**

*Insert map*

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