

## FACT SHEET

# Murray Bridge Residential Growth Areas

### What is proposed?

A change to the Planning and Design Code (the Code) is proposed. The Code sets out the rules that determine how land can be used and what can be built on it.

For instance, if you want to build a house, the Code rules will tell you where (in what zone) you can build your house. The specific guidelines within the zone might tell you how high you can build and how far from the front of your land your house needs to be positioned. Changing the rules (such as the zone) in the Code is called a 'Code Amendment'.

### How does a Code Amendment work?

Under our State's planning system, people can apply to the Minister for Planning to re-zone land in which they have an interest (for example, they may own the land).

### Who is seeking the Code Amendment?

In this case, the Minister for Planning has agreed to allow a 'Code Amendment' process to consider rezoning three residential growth areas in Murray Bridge. The proponent for this Code Amendment is the Rural City of Murray Bridge.

URPS, an urban planning consultancy, has been engaged by the proponent to prepare the proposed Code Amendment and undertake the community and stakeholder consultation.

### What is the land currently zoned and used for?

The land is currently a mix of zones including Rural Living Zone, Rural Neighbourhood Zone, Suburban Neighbourhood Zone, and Deferred Urban Zone.

The Code Amendment proposes to rezone these three areas to Suburban Neighbourhood Zone to facilitate residential development which aligns with the town's existing character.

The land is currently underutilised and is made up of large allotments, rural living and abandoned horticultural and agricultural areas on the outskirts of Murray Bridge. The land is located near other residential developments and major arterial roads.

### Where is the land located?

The land consists of 84 allotments across three residential growth areas known as Area 1 West (56 allotments), Area 1 East (8 allotments) and Area 2 (20 allotments). These three areas are collectively referred to as the 'Affected Area' and shown in Figure 1.

The Affected Area totals 97.5 hectares and is located less than 5kms south-west of the Murray Bridge town centre.

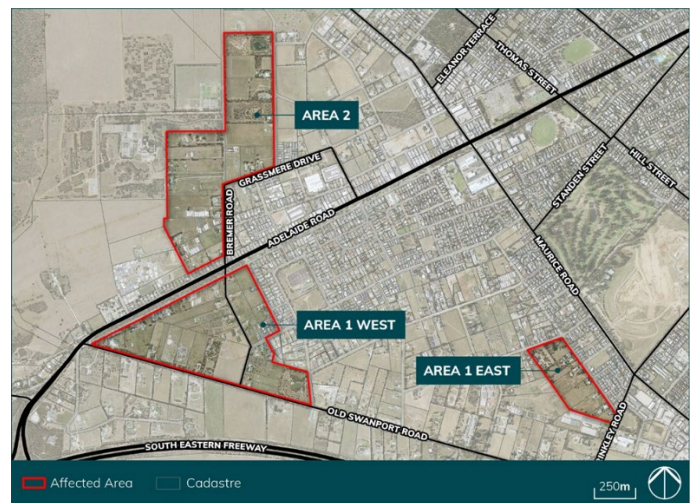


Figure 1: Affected Area

### What changes are proposed?

The Code Amendment proposes to replace the current mix of zones with the Suburban Neighbourhood Zone to enable future residential development. This zone will support low to medium density housing to be built in the future.

In addition, the Code Amendment proposes to apply the Affordable Housing Overlay. The Affordable Housing Overlay requires development resulting in more than 20 allotments to include 15% of housing that is affordable. Affordable housing is housing for people on low-to-moderate incomes and includes both rental and home ownership.

The Code Amendment will also introduce a Concept Plan to support infrastructure planning and amend various Technical and Numerical Variations (TNVs).

## What is a Concept Plan?

The purpose of a Concept Plan is to illustrate the anticipated layout of future land development. The Concept Plan for each of the three areas is contained in the Code Amendment (rezoning document) available on the PlanSA Portal.

The Concept Plans have been prepared for illustrative purposes only. If the Code Amendment is approved by the Minister for Planning, the landowner will engage surveyors, engineers, designers and planners to prepare a detailed planning application to be assessed by Council.

## What is a Technical and Numeric Variation (TNV)?

Zones include assessment criteria known as Technical and Numeric Variations (TNVs). In this case the following TNV's are proposed to apply to the Affected Area:

- Maximum building height (metres) - 9m
- Maximum building height (storeys) - 2 levels
- Minimum frontage - 12-20m depending on dwelling type
- Minimum site area - 300-500m<sup>2</sup> depending on dwelling type

## What will be built on the site?

The Code Amendment only seeks to change what the land can be used for. Anything to be built on the site - including new housing, would need a development application to be lodged and approved by the relevant Planning Authority (most likely the Rural City of Murray Bridge) as part of a separate, later process.

The development application process looks at how buildings are designed i.e. what the building looks like, how high, how big, and how they relate to buildings around it.

If the Affected Area is rezoned to Suburban Neighbourhood Zone, new homes that are built are unlikely to require further public consultation. That is why it is important for you to provide feedback on this Code Amendment for a rezoning which would allow future residential housing.

## Is there more information available?

Yes, there are a range of detailed reports available on the PlanSA Portal that relate to this Code Amendment. These include land supply and demand, stormwater, traffic, services, site contamination, social infrastructure, hazards and Aboriginal heritage.

You can access this information at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) or scan the QR Code on this fact sheet.

A hard copy of the Code Amendment is available to view at the Rural City of Murray Bridge Council office, located at 2 Seventh Street, Murray Bridge.

You can also request to speak directly to a Project Team member by registering to attend an online meeting via [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

## How can I have my say?

We want to hear your views on the proposed change to the zoning for the Murray Bridge Residential Growth Areas. You can provide your feedback in the following ways:

- Via our online survey or submission form available at [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) – or scan the QR Code on this fact sheet.
- By email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)
- In writing: addressed to “Murray Bridge Code Amendment” – 27 Halifax Street, Adelaide SA 5000.
- In person: at a community drop-in session on Thursday 21 September from 5.30-7.00pm and Tuesday 26 September from 1.30-3.00pm at the Murray Bridge Library.

If you would like further information or to speak with a project team member, please contact Emma on 08 8333 7999 or [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

Consultation closes at **5pm, Monday 23 October 2023.**



## How will I know how my feedback has been used?

A report will summarise all the feedback received during this engagement process. This will be publicly available on the PlanSA Portal:

[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and the next steps.