



Precinct 202 Code Amendment

The City of Victor Harbor is proposing to rezone land in Victor Harbor to enable the development of key community facilities. The affected area consists of approximately 14 hectares of land that is zoned Business Neighbourhood and is bound by George Main Road, Armstrong Road, Ewen Terrace and the Inman River.

Amending the Planning and Design Code

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land. The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the [PlanSA portal](#).

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

Summary of Proposed Policy Changes

The draft Code Amendment proposes:

- to rezone the entire affected area to 'Community Facilities', which seeks to facilitate a range of community, education, recreation and health care facilities
- to apply a Concept Plan over the Affected Area, which seeks to protect areas of high ecological value from development.

Business Neighbourhood vs Community Facilities zones

The Community Facilities Zone allows for a variety of community, educational, recreational and healthcare facilities. The Business Neighbourhood Zone allows for a variety of housing and accommodation types, along with compatible employment generating land uses.

Need for the Amendment

Land within the affected area forms part of both state and local government strategic land holdings earmarked for future community facilities development that are not supported under the current zoning. This includes the proposed Regional Community, Sport and Recreation Precinct (the Precinct) and State Emergency Service facilities.

Victor Harbor and the surrounding region has experienced sustained growth in population, and further growth is expected as more families move to the region. There is a shortage of adequate facilities to support current and expected growth across the southern Fleurieu region and consequently significant investment in community infrastructure is required, evidenced by a demand analysis that highlights the need for regional facilities. Both the Precinct and improved emergency services facilities aim to take a significant step to addressing this gap.

Additionally, the proposed Code Amendment aligns with the existing uses of all remaining lots within the Affected Area, namely the Encounter Community Centre, Tafe SA campus, police station and courthouse.

This rezoning will implement key targets of the 30-Year Plan for Greater Adelaide by providing opportunity for the development of community, sport and recreation facilities in key areas that promote health, wellbeing and inclusion.

What areas will be affected?

The Precinct 202 Code Amendment proposes the rezoning of the Affected Area (refer below) from Business Neighbourhood to Community Facilities.



Affected Area Plan

Precinct 202 Code Amendment



How do I find out more?

1. Read the Code Amendment and additional information, which is available at the:
 - City of Victor Harbor website– <https://www.yoursay.victor.sa.gov.au/>
 - PlanSA Portal – http://www.plan.sa.gov.au/have_your_say/code-amendments/on-consultation
 - Civic Centre – 1 Bay Road Victor Harbor.
2. Talk to a member of the City of Victor Harbor Community and Development team:
 - In person – Civic Centre, 1 Bay Road, Victor Harbor
 - On the phone – (08) 8551 0500
 - Via email – localgov@victor.sa.gov.au
 - During the drop-in session – Thursday 14 November 2024 from 10am – 2pm at the Victor Harbor Library Training Room, 1 Bay Road Victor Harbor.

How do I have my say?

You can provide feedback via one of the following options:

- Online on the PlanSA Portal: http://www.plan.sa.gov.au/have_your_say/code-amendments/on-consultation
- Via email to: localgov@victor.sa.gov.au
- Via post to:
 - City of Victor Harbor
 - PO Box 11, Victor Harbor SA 5211

What will happen with my feedback?

All formal submissions will be considered by the City of Victor Harbor when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

The City of Victor Harbor will consider the feedback received in finalising the Code Amendment proposal for the Minister's approval. An Engagement Report will be prepared following the consultation period, outlining what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

