



HURTLE GROVE DEVELOPMENT

OLD REYNELLA

Hurtle Grove development

Rezoning in 2020

On 22 May 2020, the Minister for Planning approved the Old Reynella Former Winery Site Development Plan Amendment (DPA). The DPA changed the City of Onkaparinga Development Plan to rezone the site for residential development and for the active reuse of the heritage buildings on the site.

The entire site was previously zoned Urban Employment (UE - an industrial type zone). The rezoning resulted in a new Residential Zone for the western side (with a Policy Area providing policies for the interface with existing dwellings to the west and south), a new Suburban Activity Node (SAN) Zone for the north-eastern heritage part of the site, and retention of the UE Zone over the south-eastern industrial part of the site.

Refer to the separate Fact Sheet – Old Reynella Former Winery Site on our [website](#) for further information.

CITY OF ONKAPARINGA

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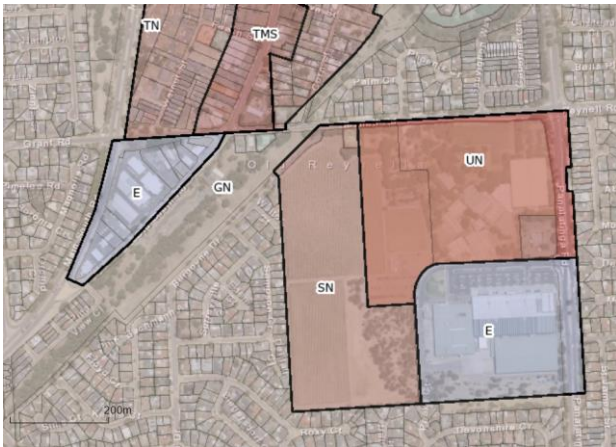
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Transition to the new Planning and Design Code (Code)

On 19 March 2021, the state government introduced a new [planning system](#) that changed council Development Plans to a single state-wide Planning and Design Code. This transitioned the planning policies as close as possible with a 'like for like' change. The Residential Zone over the western portion became a Suburban Neighbourhood (SN) Zone, the north-eastern portion became an Urban Neighbourhood Zone and the south-eastern portion an Employment Zone.

Most of more specific Policy Area provisions were transitioned to the SN Zone, using 'Technical and Numeric Variations' (TNVs) allowed for under the planning system. This includes guidelines for:

- buildings of up to two levels
- a concept plan for infrastructure arrangements
- minimum allotment site areas and frontages.



The interface provisions for the western and southern boundaries generally carried over to the Code, except for the rear and front setbacks of 8m and 3m. Under the SN Zone in the Code, the rear setbacks are now 4m for ground level and 6m for upper levels, while the front setback is 8m or similar to any existing setbacks. However, this matter was negotiated with the developer for coverage via other legal mechanisms, including encumbrances and a Land Management Agreement, as explained further below.

Land division application

At its meeting on 18 February 2021, the City of Onkaparinga [Council Assessment Panel](#) (CAP) approved the development application for the land division of the site. The application created 216 allotments with public roads and reserves, and the removal of eight regulated trees and one significant tree. The CAP report, attachments and minutes can be all be viewed on our [website](#) for further information, and the current approved land division plan is provided at the end of this fact sheet.

The approved land division closely reflected the Development Plan policies and Concept Plan for the site. Larger allotments were provided along the western and southern boundaries for lower densities and larger setbacks at the residential interface. Buffer treatments are included and new trees will be planted in the reserves, road verges and private allotments.

A Land Management Agreement (LMA) between council and the developer will deal with some stormwater and acoustic treatment matters, as well as requiring the increased rear setbacks of 8m to the western and southern site boundaries from the previous Development Plan provisions. The setbacks will also be reinforced by developer encumbrances with urban design guidelines.

Minor variations to land division plan

Following the approval of the land division by the CAP, some minor variations to the plans have been approved. The amendments include a reduction in the number of residential allotments on the site from 216 to 210, an increase in reserve area from 2.609ha to 2.759ha and minor changes to the residential allotment boundaries. Refer to the approved subdivision layout plan below.

Retaining wall approvals

Development applications for retaining walls have been approved in conjunction with stages 1 and 2 of the land division. The retaining walls are required to deal with the levels on the site, allowing for stormwater drainage and road requirements. Retaining walls along the western boundary of stages 1 and 2 will not exceed 1 metre in height above ground level, so do not in themselves require development approval.

A separate application for retaining walls in stage 3 is currently being assessed.

Development applications for proposed dwellings

The assessment of proposed dwellings and other forms of development on the site is against the Planning and Design Code. Like the previous Development Plan, the policies in the Code are guidelines rather than mandatory requirements, but will generally need to meet the provisions identified above as well as the LMA.

Development applications for detached dwellings in the SN Zone will generally not be publicly notified.

Heritage review

Council is currently undertaking a city-wide heritage review, including a review of the Old Reynella Former Winery Site. This review is examining the existing state and local heritage places, as well as other potential places on the site, to consider their status as local or state heritage places. Input is being provided from expert consultants and the South Australian Heritage Council (SAHC).

Contact details

If you have any questions, please contact Oliver Luke, Development Officer (Planning), or the duty planning officer, via 8384 0666 or mail@onkaparinga.sa.gov.au.

Current approved land division plan

