

APPENDIX 4. STRATEGIC PLANNING OUTCOMES

(1) STATE PLANNING POLICIES

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are summarised below:

State Planning Policy		Code Amendment Outcome
1.	<p>Integrated Planning</p> <p><i>Objective: To apply the principles of integrated planning (Figure 2) to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.</i></p>	
1.1	<p>An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The proposed medium density residential outcomes will increase housing choice through incorporating a range of dwelling types at varied densities.</p> <p>The facilitation of smaller scale commercial/retail uses, particularly on ground levels of multi storey development, will provide employment opportunities.</p>
1.3	<p>Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p>	<p>The proposal represents a significant urban renewal opportunity in a location of high amenity, well serviced by existing services and transport infrastructure, including the Torrens River Linear Park.</p>
1.4	<p>Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.</p>	<p>The Affected Area is contained wholly within metropolitan areas and the rezoning and future development of the Affected Area will not expand development outside of urban areas.</p>
1.7	<p>Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</p>	<p>The rezoning of the Affected Area will facilitate future development primarily comprising medium-density residential uses and some smaller compatible non-residential uses. Densities of future dwellings are likely to vary across the Affected Area that will improve housing diversity in the locality.</p> <p>Infrastructure investigations have confirmed that future development of the Affected Area can be supported by infrastructure services and facilities.</p>

State Planning Policy		Code Amendment Outcome
1.9	Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.	The relationship of the Affected Area to the Torrens River Linear Park provides opportunities to support cycling and walking.
2	Design Quality <i>Objective: To elevate the design quality of South Australia's built environment and public realm.</i>	
2.1	Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design (Figure 3).	<p>The Code provides numerous policies which inform the design of buildings and the public realm.</p> <p>The Affected Area is of a size that supports a master planned outcome, a process which would optimise the integration of the design of the private and public realm.</p> <p>The Affected Area is also of a size that supports the flexibility of design options to satisfy the expectations of the Planning and Design Code.</p> <p>The general policies in the Code and those policies in the Urban Neighbourhood Zone provide direction in respect to interface management.</p>
2.2	Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design (Figure 4), Crime Prevention Through Environmental Design and Access and Inclusion.	The general provisions of the Code, relating to crime prevention and access, will continue to apply to the Affected Area. Future development of the Affected Area will need to have regard to these provisions.
2.5	Prioritise performance-based design quality outcomes in Adelaide City, heritage and character areas, places where medium-rise buildings interface with lower-rise development, mixed-use renewal precincts, transit corridors, and iconic locations that attract high levels of pedestrian activity and/or tourism.	The Urban Neighbourhood Zone, Overlays and TNVs proposed for the Affected Area by this Code Amendment will facilitate development that positively contributes to the public realm and manage the interface between medium-rise buildings and existing lower-rise development.
2.9	Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.	The Urban Neighbourhood Zone, Overlays and TNVs proposed for the Affected Area will ensure that future development respects the characteristics and identify of the existing surrounding neighbourhood and ensures that future development respects the existing and desired context of the neighbourhood, including through the creation of a residential development

State Planning Policy		Code Amendment Outcome
		with open space and improved connection to existing open space areas.
2.10	Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.	The Urban Neighbourhood Zone, Overlays and TNVs proposed for the Affected Area by this Code Amendment will facilitate development that positively contributes to the public realm and interface.
2.11	Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.	The policies that are proposed to apply to the Affected Area through the Code Amendment provide direction in respect of interface management (for example through the building envelope that manages building height in proximity to the external boundaries of the Affected Area).
2.12	Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.	The policies that are proposed to apply to the Affected Area through this Code Amendment include policies that manage and improve the relationship between public spaces and interface areas.
6	Housing Supply and Diversity <i>Objective: to promote the development of a well-serviced and sustainable housing and land choices where and when required.</i>	
6.1	A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.	<p>The envisaged land uses that will apply to the Affected Area through the Code Amendment encourage a range of residential accommodation forms that will facilitate increased diversity of housing stock in the locality. The flexibility in the relevant policy provides for appropriate forms and densities of residential development to be considered in the future development of the Affected Area.</p> <p>Increased density and diversity also facilitate the delivery of affordable housing. Supported by the application of the Affordable Housing Overlay to the Affected Area through the Code Amendment.</p> <p>The Affected Area is located in close proximity to existing facilities including public open space and schools. Increased population in the locality will further support the viability of public transport services and alternative transport options in the locality.</p>
6.2	The timely supply of land for housing that is intergraded with, and connected to, the range of services, facilities, public transport and	The Affected Area is provided and connected to a range of services. The rezoning will facilitate the future use of the Affected Area for residential development at a range of densities including

State Planning Policy		Code Amendment Outcome
	infrastructure needed to support the liveable and walkable neighbourhoods.	medium density. Future dwelling densities support the use of existing public transport and liveable and walkable neighbourhoods.
6.3	Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.	The Code Amendment will facilitate future redevelopment of the Affected Area to include diverse housing options,
6.5	Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.	The Affected Area is a large parcel of land located within 7 kilometres of the centre of the Adelaide CBD, adjoins the Torrens River Linear Park and has access to public transport on Pierson Street and Rowells Road making it a strategic location for higher density residential development. Increased densities in this location will support existing businesses and transport services.
6.6	A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	The Urban Neighbourhood Zone proposed for the Affected Area envisages a range of dwelling types.
6.7	Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major rezonings are undertaken that increase development opportunities).	The Code Amendment proposes to adopt the Affordable Housing Overlay which provides policy incentives to encourage the provision of affordable housing.
6.8	Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.	The Code Amendment proposes to adopt the Affordable Housing Overlay that seeks new residential development to include 15% of new housing that satisfies the affordable housing criteria. The varied levels and medium density of the development allows for the opportunity to meet the affordable housing criteria of a minimum of 15%.
9	Employment Lands <i>Objective: to provide sufficient land supply for employment generating uses that supports economic growth and productivity.</i>	
9.2	Enable opportunities for employment and encourage development of underutilised lands connected to and integrated with, housing,	The Affected Area is an island site surrounded by established residential development to the west, south and east. The Affected Area does not have

State Planning Policy		Code Amendment Outcome
	infrastructure, transport and essential services.	frontage to an arterial road and is not considered to represent strategic employment lands.
9.4	Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.	The Code Amendment seeks to adopt flexible policy which provides for residential and low impact non-residential uses that will allow future development to be proposed having regard to market, business and community needs.
9.11	Encourage the development of integrated employment and residential mixed-use precincts where conflicts between uses can be managed.	The Code Amendment encourages mixed use development on the affected area that includes appropriate policies to manage conflicts and impacts between land uses.
11	Strategic Transport Infrastructure <i>Objective: to integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business/</i>	
11.1	Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e where they live, work, visit and recreate)	The Code Amendment will facilitate the orderly and economic redevelopment of the Affected Area incorporating residential development and non-residential development of an appropriate scale that can contribute towards connections between business and people to places.
11.2	Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.	The Affected Area represents a significant urban renewal opportunity which will support existing investment in transport infrastructure, including public transport and designated cycling paths.
11.5	Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.	The Affected Area is located in reasonable proximity to the CBD and the Torrens River Linear Park. The location is therefore well suited to encourage the adoption of alternative modes of transport, such as cycling and walking, together with use of existing public transport. The Code Amendment facilitates medium density residential uses and smaller scale non-residential uses that can be designed to take advantage of alternative modes of transport, including improving linkages to the River Torrens Linear Park
15	Natural Hazards <i>Objective: to build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</i>	

State Planning Policy		Code Amendment Outcome
15.2	Locate and design development in accordance with a risk hierarchy of 'avoid', 'accommodate' and 'adapt'.	The Code Amendment establishes a policy setting designed to mitigate risks from natural hazards, for example appropriate stormwater management to mitigate risks of flooding.
15.4	Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.	The Code Amendment retains policy which seeks development which adopts energy efficiency principles and incorporates landscaping and water sensitive urban design.

(2) REGIONAL PLANS

The Regional Plan

The key policies and targets of the 30-Year Plan for Greater Adelaide (the Regional Plan) which are most relevant to this Code Amendment are:

- Target 1 containing our urban footprint and protecting our resources:
 - » Target 1.1 – 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045
- Target 3 getting Active. Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045
- Target 4 walkable neighbourhoods. Increase the percentage of residential living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045
- Target 5 a green liveable city. Urban green cover is increased by 20% in metropolitan Adelaide by 2045
- Target 6 greater housing choice. Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045

The rezoning will facilitate a medium density residential development for the Affected Area. The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan

The key targets from the Regional Plan relevant to the Code Amendment are contained in the following table.

Target	Code Amendment Outcome
<p>Transit Corridors, Growth Areas and Activity Centres</p> <p><i>P1. Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</i></p> <p><i>P2. Increase residential and mixed use development in the walking catchment of:</i></p> <ul style="list-style-type: none"> • <i>strategic activity centres*</i> • <i>appropriate transit corridors</i> • <i>strategic railway stations.</i> <p><i>P5. Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.</i></p>	<p>The Affected Area represents a significant urban renewal opportunity. Utilising the Affected Area for residential use will reinforce the strategic objective of containing Adelaide’s growth to existing urban areas, taking advantage of existing open space and public transport infrastructure.</p>
<p>Design Quality</p>	<p>The proposed Code Amendment seeks to introduce the Urban Neighbourhood Zone, which</p>

<p><i>P26. Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.</i></p> <p><i>P29. Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</i></p> <p><i>P32. Encourage higher density housing to include plantable space for trees and other vegetation where possible.</i></p>	<p>will facilitate a diverse and distinctive range of residential development and appropriate interfaces to existing residential boundaries.</p> <p>The Affected Area is of a size that supports a master planned outcome, where the interface between the private and public realm is considered holistically.</p> <p>Future development would need to respond to existing General Development Policies in Part 4 of the Planning and Design Code including;</p> <ul style="list-style-type: none"> • Design in Urban Areas • Design • Interface between Land Uses • Transport, Access and Parking
<p>Housing Mix, Affordability and Competitiveness</p> <p><i>P36. Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</i></p> <p><i>P42. Provide for the integration of affordable housing with other housing to help build social capital.</i></p> <p><i>P43. Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).</i></p> <p><i>P45. Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.</i></p>	<p>The Code Amendment will introduce the Urban Neighbourhood Zone to the Affected Area, aimed at facilitating a range of residential accommodation. It is further anticipated that the Urban Neighbourhood Zone will be sufficiently flexible to enable a developer to deliver a variety of dwelling typologies in a medium density form which will respond to market preference and choice in this location, whilst ensuring an appropriate interface to existing residential boundaries.</p> <p>An increase in the supply of suitably zoned land will increase competition in close proximity to the Adelaide CBD further facilitating the provision of affordable housing.</p> <p>Affordable housing will also be encouraged through development incentives which apply in the Affordable Housing Overlay that is proposed to be applied to the Affected Area as part of this Code Amendment.</p>
<p>Health, wellbeing and inclusion</p> <p><i>P49. Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and</i></p>	<p>The Code Amendment maintains planning policy that encourages landscaping and water sensitive urban design in new development.</p>

<p><i>creating cooler, shady and walkable neighbourhoods and access to nature.</i></p>	
<p>The economy and jobs</p> <p><i>P56. Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</i></p>	<p>The Affected Area is an island site that is not located adjacent to any strategic employment land. The Code Amendment has considered the need for the Affected Area to be retained for employment uses, however the constraints associated with the Affected Area suggest that residential use would be an orderly and economic outcome.</p> <p>Some smaller scale non-residential land uses are still anticipated by the Zone, which could provide commercial opportunities.</p>
<p>Transport</p> <p><i>P76. Improve the amenity and safety of public transport stops, stations and interchanges by improving their connections to adjacent development and encouraging mixed-use development and housing diversity in close proximity.</i></p>	<p>The Affected Area is in close proximity to existing public transport (bus stops) and the River Torrens Linear Park (walking and bicycle path) that provides opportunities for alternative transport.</p> <p>Increased population densities through redevelopment of the Affected Area for residential use could improve linkages to the River Torrens Linear Park and increase use of public transport.</p>

(3) OTHER STRATEGIC PLANS

The key policies and targets of the *City of West Torrens Community Plan 2030 (February 2021)* (Community Plan 2030) which are most relevant to this Code Amendment are (*paraphrased*):

- Focus: Ensure housing, urban development and infrastructure contribute to attractive and safe neighbourhoods, and how we travel in and beyond our area.
- Strategic Objectives:
 - » An attractive, safe and cohesive urban environment that supports better quality development assessment outcomes, diverse housing choice and compatible non-residential development.
 - » Infrastructure that meets the needs of a changing city and climate.
 - » Neighbourhoods designed to promote safe, active travel and strengthen connections, amenity and accessibility.
- Trends and Opportunities:
 - » Increased residential population through infill development and potential adverse impacts on traffic, carparking, amenity and established vegetation and open space.
 - » Need for accessible public open space, sport and recreation facilities and social infrastructure to support new and existing residents in denser suburbs.
 - » Developing our cycle and walking routes into a fully connected system that encourages active travel.

The Code Amendment achieves the strategic objectives of the Community Plan 2030 as it will facilitate a medium to high density and planned infill residential development that is accessible to public open space and established walking and cycling routes.

Community Plan 2030

The strategic objectives from the Community Plan 2030 relevant to the Code Amendment are set out in the following table.

Strategic Objective	Code Amendment Outcome
An attractive, safe and cohesive urban environment that supports better quality development assessment outcomes, diverse housing choice and compatible non-residential development.	The Code Amendment will facilitate the development of the Affected Area for medium density residential use. The size and location of the Affected Area will enable a considered and master planned residential development that will create an attractive, safe and cohesive urban environment for future residents and contribute to the existing residential development in the immediate locality. The Urban Neighbourhood Zone also envisages a range of accommodation option for increased housing diversity.
Infrastructure that meets the needs of a changing city and climate.	In accordance with the rezoning of the Affected Area any future development will take into account infrastructure needs. The investigation undertaken for the Code Amendment indicate that the existing infrastructure (road, stormwater etc) can be connected into for future development subject to appropriate upgrades.

Strategic Objective	Code Amendment Outcome
Neighbourhoods designed to promote safe, active travel and strengthen connections, amenity and accessibility.	The proximity of the Affected Area to the Torrens Rover Linear Park and proximity to the Adelaide CBD and coastline provides increased opportunities for active travel. Relationship of the Affected Area to the Linear Park has been explored by this Code Amendment with opportunities to strengthen the connections between the Affected Area, together with land in the locality, and the Linear Park.