

O'SULLIVAN BEACH CODE AMENDMENT

OSB PTY LTD

FOR EVALUATION

Proprietary Information Statement

The information contained in this document produced by Future Urban Pty Ltd is solely for the use of the Client identified on the cover sheet for the purpose for which it has been prepared and Future Urban Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Future Urban Pty Ltd.

Document Control

| Revision | Description | Author | Date |
|----------|-----------------------------|--------------|------------|
| V1 | Draft | BA | 9.08.2021 |
| V2 | Review | KGH | 10.08.2021 |
| V3 | Draft | BA | 17.08.2021 |
| V4 | Review | MO | 18.08.2021 |
| V5 | Draft for Client Review | MO | 20.08.2021 |
| V6 | Final for Consultation | BA | 30.08.2021 |
| V7 | Updates after Engagement | KGH | 17.02.2022 |
| V8 | Final (with Client's edits) | Client / KGH | 21.02.2022 |

CONTENTS

| | |
|--|------------------------------|
| 1. WHAT IS THE PLANNING AND DESIGN CODE? | 1 |
| 1.1 Planning and Design Code Framework..... | 1 |
| 1.2 Overlays | 1 |
| 1.3 Zones..... | 1 |
| 1.4 Sub zones | 1 |
| 1.5 General Development Policies | 1 |
| 1.6 Amending the Planning and Design Code..... | 1 |
| 2. WHAT IS PROPOSED IN THIS CODE AMENDMENT? | 3 |
| 2.1 Need for the Amendment..... | 3 |
| 2.2 Affected Area | 3 |
| 2.3 Summary of Proposed Policy Changes | 4 |
| 2.3.1 Current Code Policy..... | 4 |
| 2.3.2 Proposed Code Policy..... | 6 |
| 3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT? | 7 |
| 3.1 Engagement..... | Error! Bookmark not defined. |
| 3.2 How can I have my say on the Code Amendment? | Error! Bookmark not defined. |
| 3.3 What changes to the Code Amendment can my feedback influence?..... | Error! Bookmark not defined. |
| 3.4 What will happen with my feedback? | Error! Bookmark not defined. |
| 3.5 Decision on the Code Amendment..... | Error! Bookmark not defined. |
| 4. ANALYSIS..... | 8 |
| 4.1 Strategic Planning Outcomes | 8 |
| 4.1.1 Summary of Strategic Planning Outcomes..... | 8 |
| 4.1.2 Consistency with the State Planning Policies | 8 |
| 4.1.3 Consistency with the Regional Plan | 8 |
| 4.1.4 Consistency with other key strategic policy documents..... | 8 |
| 4.2 Infrastructure planning | 9 |
| 4.3 Investigations | 10 |
| 4.3.1 Investigations undertaken | 10 |
| 4.3.2 Recommended policy changes | 18 |

APPENDICES

- APPENDIX 1. AFFECTED AREA MAPPING*
- APPENDIX 2. CURRENT AND PROPOSED ZONE AND OVERLAY MAPPING*
- APPENDIX 3. CURRENT CODE POLICY*
- APPENDIX 4. PROPOSED CODE POLICY*
- APPENDIX 5. STRATEGIC PLANNING OUTCOMES*
- APPENDIX 6. INVESTIGATIONS – CIVIL ENGINEERING*
- APPENDIX 7. INVESTIGATIONS – ENVIRONMENTAL NOISE ASSESSMENT*
- APPENDIX 8. INVESTIGATIONS – PRELIMINARY SITE INVESTIGATION AND TARGETED INTRUSIVE SITE INVESTIGATION*
- APPENDIX 9. INVESTIGATIONS – TRANSPORT INVESTIGATIONS*
- APPENDIX 10. INVESTIGATIONS – PRE-DEVELOPMENT TREE ASSESSMENT REPORT*
- APPENDIX 11. INVESTIGATIONS – EMPLOYMENT LAND ANALYSIS*
- APPENDIX 12. INVESTIGATIONS – ONKAPARINGA EMPLOYMENT LANDS STUDY*
- APPENDIX 13. INVESTIGATIONS – POPULATION AND EMPLOYMENT TRENDS ANALYSIS*
- APPENDIX 14. INVESTIGATIONS – LAND SUPPLY REPORT FOR GREATER ADELAIDE*
- APPENDIX 15. POLICY OPTIONS FOR INTERFACE MANAGEMENT*

HAVE YOUR SAY

This Code Amendment was on consultation from 13 September 2021 to 24 October 2021 (inclusive). An Interim Engagement Report has been prepared that details the engagement that has been undertaken and the outcomes of the engagement, including:

- A summary of the feedback made;
- The response to the feedback; and
- The changes to the Code Amendment.

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment is currently occurring. As part of this evaluation, you are invited to complete a survey via this link: <https://www.surveymonkey.com/r/YWVGL63>

This survey will be open until two weeks after the publication of the Interim Engagement Report to enable you to consider the outcomes of the engagement before evaluating the engagement.

A final Engagement Report and Code Amendment Report will be made publicly available here following the evaluation of the engagement process at the following link: https://plan.sa.gov.au/have_your_say/general_consultations.

1. WHAT IS 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.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

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 SA Planning Portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk. They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflict with the policy in an overlay, the overlay policy overrides the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

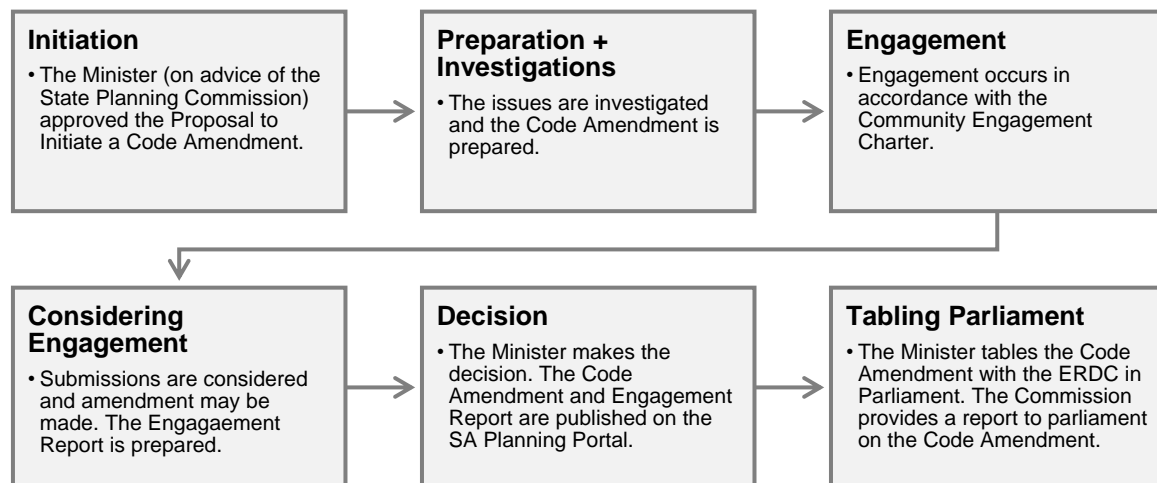
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate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

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process. A summary of this process is provided in **Figure 1.1** below.

Figure 1.1 *Summary of the Code Amendment Process*



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the Amendment

OSB Pty Ltd are proposing to amend the Planning and Design Code (the 'Code Amendment') as it relates to land at O'Sullivan Beach, referred to as the 'Affected Area' and shown in Figure 2.1 below.

The Affected Area is situated within the Strategic Employment Zone and there have been several strategic studies undertaken over the years which have considered the future of employment lands in this location. These studies include:

- Employment Lands Analysis (Jones Lang LaSalle), 2015
- Onkaparinga Employment Lands Study – Summary Report (Intermethod), 2016
- Population and Employment Trends Analysis (Macroplan), 2020

The findings and recommendations contained within these studies outlined in more detail in section 4.3 of this report, however, can be summarised as follows:

- The Employment Lands Analysis reported a significant underutilisation of employment land within the Council area.
- The Onkaparinga Employment Lands Study – Summary Report identified:
 - » The potential to consider rezoning the existing vacant land along Gumeracha Road to residential/home industry; and
 - » That vacancy within the council area was more highly concentrated in certain areas including Lonsdale, suggesting a surplus supply of industrial land.
- The Population and Employment Trends Analysis identified that:
 - » the current vacancy rate of employment land is around 20% (circa 180ha);
 - » the Jones Lang LaSalle (JLL) suggestions of 24-36 years of supply are overstated – with a clear surplus of industrial land on any foreseeable time horizon; and
 - » given this outlook for demand, there would be a significant opportunity cost if this land was to remain zoned for industrial jobs.

The residential use of the Affected Area is a clear and obvious alternative to employment lands. This is because the land is already at the interface of residential zoning and land uses to the north, west and south. Preliminary investigations undertaken to date also confirm that the Affected Area can accommodate residential use.

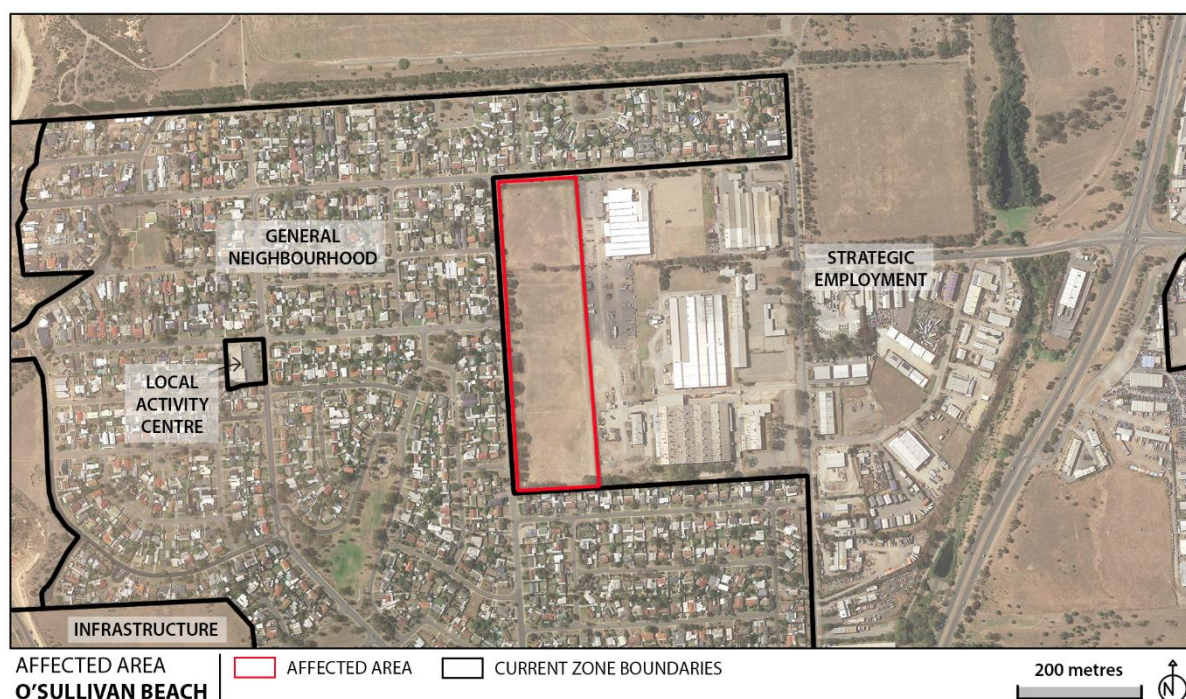
Based on the above, OSB Pty Ltd has confirmed its vision to establish low density and low scale residential development within the Affected Area. To establish the policy pre-conditions for such to occur, OSB Pty Ltd are proposing to rezone the Affected Area from the Strategic Employment Zone to the General Neighbourhood Zone. The General Neighbourhood Zone has been identified as the most appropriate zone for the rezoning as it will form a contiguous extension of the residential development to the west of the Affected Area.

The proposed rezoning aligns with several relevant State Planning Policies and the 30 Year Plan for Greater Adelaide, as outlined within the Code Amendment Initiation document.

2.2 Affected Area

The Affected Area is shown in the map at **Appendix 1** and in **Figure 2.1** below. The Affected Area includes two allotments located at 36-70 Gumeracha Road and 64 Baden Terrace, O'Sullivan Beach. The sites are legally described as Allotment 67 on Certificate of Title 6136/727 (northern portion) and Allotment 20 on Certificate of Title 6214/427 (southern portion).

Figure 2.1 *Affected Area*



The Affected area is presently vacant, with frontage to Baden Terrace and Gumeracha Road. The Affected Area is approximately six hectares in size. It contains several mature trees generally adjacent to the western and southern boundaries. Investigations have identified that there are a total of 19 significant/regulated trees.

The area adjoins established employment generating uses to the east, however residential uses all within the General Neighbourhood Zone are located to the north, south and east.

The area is within the City of Onkaparinga Local Government Area.

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Strategic Employment Zone and within the Hazards (Bushfire – Urban Interface) Overlay, Hazards (Flooding – Evidence Required), Native Vegetation Overlay, Prescribed Wells Area Overlay and Regulated and Significant Tree Overlay, in the Code, as shown by **Appendix 2**.

The Strategic Employment Zone seeks a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state. A copy of the policies that apply within the Strategic Employment Zone are available in **Appendix 3**.

A summary of the Overlays that apply to the Affected Area, their Desired Outcome and their impact on the development of the Affected Area are summarised in **Table 2.1** below.

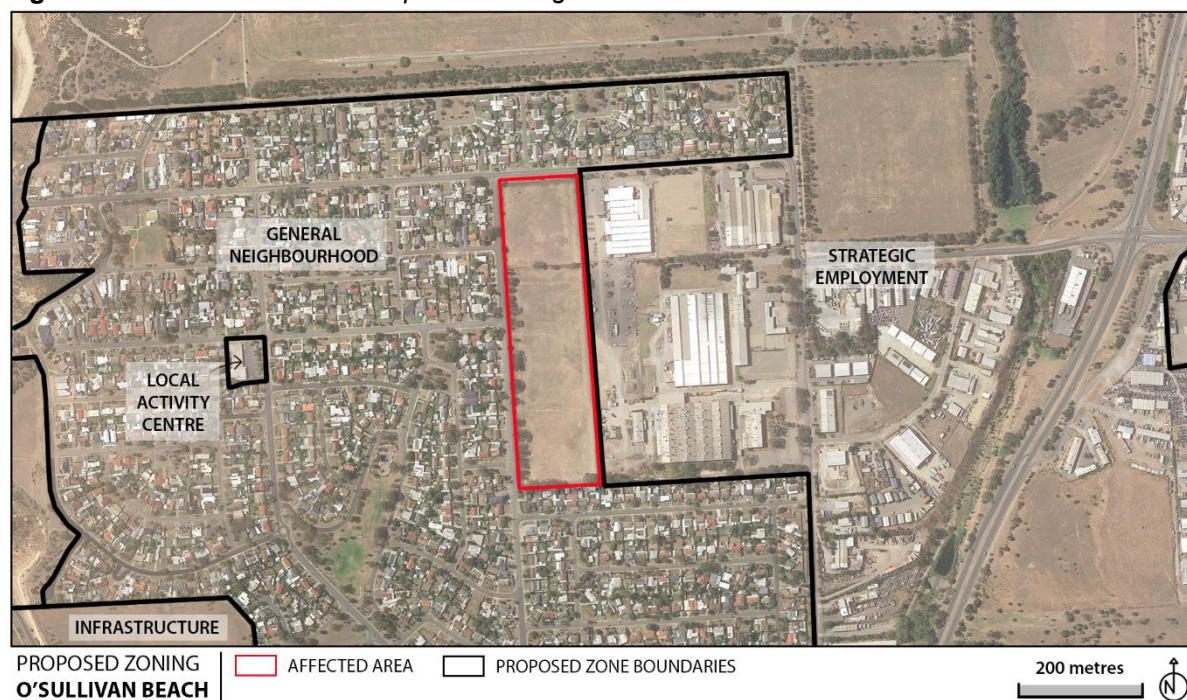
Table 2.1 *Summary of Overlays relating to the Affected Area*

| Overlay | Desired Outcome | Impact on Development |
|--|---|---|
| Hazards (Bushfire – Urban Interface) | <p>Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:</p> <ul style="list-style-type: none"> (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger | Includes policies guiding access for emergency vehicles through new land division proposals and to habitable buildings. |
| Hazards (Flooding – Evidence Required) | Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development. | Development should include measures to prevent the entry of water, noting that the land is not within an identified flood plain. |
| Native Vegetation | Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values. | Does not identify areas where there is native vegetation, however seeks to protect native vegetation if any is identified on the land. |
| Prescribed Wells Area | Sustainable water use in prescribed wells areas. | Development involving horticulture, forms of agriculture, industry and forestry are provided with a lawful, sustainable and reliable water source that does not place undue strain on water resources. |
| Regulated and Significant Tree | Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss. | Development ensures the retention of regulated and significant trees. Tree damaging activity is only undertaken in specific circumstances, including where required to ensure the reasonable development of land. |

2.3.2 Proposed Code Policy

The proposed rezoning of the Affected Area is shown in Figure 2.2 below.

Figure 2.2 Affected Area and Proposed Zoning



The Code Amendment proposes the following changes:

- Rezone the Affected Area to the General Neighbourhood Zone
- Retain the following Overlays to the Affected Area:
 - » Hazards (Bushfire – Urban Interface) Overlay;
 - » Hazards (Flooding – Evidence Required) Overlay;
 - » Native Vegetation Overlay;
 - » Regulated and Significant Tree Overlay; and
 - » Prescribed Wells Area Overlay.
- Apply the following Overlays to the Affected Area:
 - » Affordable Housing Overlay;
 - » Interface Management Overlay;
 - » Stormwater Management Overlay; and
 - » Urban Tree Canopy Overlay.

No Technical and Numeric Variations (TNVs) are proposed to be applied across the Affected Area.

It is noted that the proposed Zone and Overlays simply extend the Zone and Overlays which apply to the adjoining residential land to the north, west and south, except for the Interface Management Overlay. The Interface Management Overlay is an additional Overlay proposed because of the investigations detailed in section 4.3 of this report.

A comparison between the existing and proposed Zones and Overlays are shown in **Appendix 2**.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement Evaluation

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment is occurring. As part of this evaluation, you are invited to complete a survey via this link: <https://www.surveymonkey.com/r/YWVGL63>

This survey will be open until two weeks after the publication of this Engagement Report to enable you to consider the outcomes of the engagement before evaluating the engagement.

A final Engagement Report and Code Amendment Report will be made publicly available here following the evaluation of the engagement process:
https://plan.sa.gov.au/have_your_say/general_consultations.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

3.2 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The Code Amendment will achieve the strategic outcomes of the State and the City of Onkaparinga in the following ways:

- enable the full development potential of the Affected Area to be recognised;
- enable the Affected Area to be brought under the same Overlays and Zoning that is consistent with the adjacent residential land to the north, south and west;
- provide additional land for greater housing options/diversity; and
- will appropriately manage the interface between the General Neighbourhood Zone and the Strategic Employment Zone by mitigating impacts of future development.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is consistent with the State Planning Policies as shown in **Appendix 5**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is consistent with the Regional Plan as shown in **Appendix 5**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents, including:

- Onkaparinga 2035;
- Open Space Strategic Management Plan 2018-23 (Onkaparinga);
- Green City Strategic Management Plan 2017-22 (Onkaparinga); and
- Land Supply Report for Greater Adelaide 2021.

This Code Amendment is consistent with the relevant objectives in these strategic policy documents, as shown in **Appendix 5**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

| Council Infrastructure Planning | Response/Comment |
|---|--|
| Stormwater | <p>A level of on-site detention and retention will be required to manage stormwater resulting from the future development of the Affected Area.</p> <p>This will be assessed as part of the development application for the land division creating the new allotments within the Affected Area.</p> <p>The Code contains relevant policies within the Land Division General Development Policies to ensure that this assessment can occur.</p> |
| Waste water | <p>Sewer mains are available in Baden Terrace.</p> <p>Standard fees and charges apply for connection to sewer mains and the connection to these mains can be considered as part of the future land division application pursuant to section 102 of the <i>Planning Development and Infrastructure Act 2016</i></p> |
| Government Agency Infrastructure Planning | Response/Comment |
| SA Water | <p>Existing water mains are available for supply and can be utilised, with the developer responsible for the cost of connections to existing mains. The connection to these mains can be considered as part of the future land division application pursuant to section 102 of the <i>Planning Development and Infrastructure Act 2016</i>.</p> |
| Other | Response/Comment |
| Electricity | <p>An existing 11kva high voltage overhead electricity supply is in Baden Terrace.</p> <p>Augmentation charges will be payable to SAPN.</p> |
| Telecommunications | <p>NBN will be the telecommunications provider in the area, which has sufficient capacity to service the development.</p> |
| Gas | <p>High pressure gas mains exist within Baden Terrace and Gumeracha Road, with APA fees and charges applicable.</p> |

The above upgrades to infrastructure can be economically provided to the Affected Area by OSB Pty Ltd through future development of the land, as such no further agreements or other arrangements are required to fund the infrastructure.

Infrastructure assets that will ultimately be vested with the Council will be subject to further agreement with the Council to ensure that relevant infrastructure is consistent with Council requirements.

Electricity, gas and water will be provided by the relevant service providers with associated costs for connections to be met by OSB Pty Ltd.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The investigations undertaken for the Code Amendment include:

- Civil Engineering Assessment, including the Stormwater Assessment and Infrastructure Services Assessment (**Appendix 6**);
- Environmental Noise Assessment (**Appendix 7**), including a review of the interface between land uses;
- Preliminary Site Investigation and Targeted Intrusive Site Investigation (**Appendix 8**);
- Traffic Assessment (**Appendix 9**);
- Arborist report (**Appendix 10**); and
- The following additional investigation specified by the Commission:
 - » Updated assessment of vacant employment land supply in the Lonsdale/O'Sullivan Beach precinct and analysis of the impacts of rezoning on employment potential.

The following table provides a summary of the investigations that have been undertaken to inform this Code Amendment:

| Investigation | Outcomes/Recommendations |
|---|---|
| Civil Engineering Assessment (including stormwater and infrastructure services) | <p>MLEI Consulting Engineers have undertaken a civil engineering assessment for the Code Amendment. The utilities investigated in the report are stormwater, potable water reticulation, sewer reticulation, telecommunication, electrical supply, traffic, and gas supply. The findings of the report are as follows:</p> <p><u>Stormwater:</u></p> <ul style="list-style-type: none"> • existing stormwater drainage system located along the eastern side of Gumeracha Road with approximately nine pits; • allotments facing Gumeracha Road or Baden Terrace are capable of discharging to the existing road, with remainder to drain to a designated detention storage area created in a low spot at the south-west corner; and • there is no existing site drainage for the allotment, existing site drainage from neighbouring allotments currently runs underground through an easement within the allotment and will be maintained. |

| Investigation | Outcomes/Recommendations |
|---------------|--|
| | <p><u>Water supply:</u></p> <ul style="list-style-type: none"> • water mains are available for supply and can be utilised; and • connections will be assessed by SA Water at the future development stage. <p><u>Sewer:</u></p> <ul style="list-style-type: none"> • sewer infrastructure is existing along the roads with future development capable of being connected to it; and • connections will be assessed by SA Water at the future development stage. <p><u>Telecommunications:</u></p> <ul style="list-style-type: none"> • NBN are the relevant telecommunications, with the Affected Area within a service area; • no pits along the roads currently service the Affected Area; and • there is sufficient capacity to service the concept development. <p><u>Electrical:</u></p> <ul style="list-style-type: none"> • existing high voltage overhead powerline is located along Baden Terrace; • it is assumed there is sufficient supply to connect future allotments; and • internal transformers will be required. <p><u>Traffic:</u></p> <ul style="list-style-type: none"> • Gumeracha Road and Baden Terrace are under the care of the Council and function as collector roads; • internal sealed road network is required for future development to suit allotments and traffic control; and • construction of a minimum 14.2 metre local road reserve, with minimum 7.2 metre road width and 1.2 metre footpath, in line with concept plan. <p><u>Gas:</u></p> <ul style="list-style-type: none"> • existing high pressure system located along Gumeracha Road and Baden Terrace; and • connections are capable of being undertaken to each future residential allotment. <p>Summary</p> <p>The investigations confirm that the land can be serviced by appropriate infrastructure with no implications arising in respect to the Code Amendment.</p> <p>The Code offers several policies to assist with the findings of the infrastructure services assessment and to ensure future residential development is appropriately serviced.</p> |

| Investigation | Outcomes/Recommendations |
|--------------------------------|--|
| | <p>For a future land division over the Affected Area, the following policies apply enabling the relevant authority to ensure that infrastructure provision is addressed as part of the future development of the land:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Urban Interface) Overlay: PO 1.1, PO 1.2, PO 1.3; and • Land Division general module: PO 2.4, PO 2.5, PO 2.7, PO 3.1, PO 3.2, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 4.1, PO 4.2, PO 10.1. <p>For future residential development, the following policies apply enabling the relevant authority to ensure that infrastructure provision is addressed as part of the future development of the land:</p> <ul style="list-style-type: none"> • Infrastructure and Renewable Energy Facilities general module: PO 11.2, PO 12.1. <p>In addition to the above, it is recommended that the Stormwater Management Overlay also apply across the Affected Area. For new residential development PO 1.1 applies from the Overlay:</p> <p><i>PO 1.1 Residential development is designed to capture and re-use stormwater to:</i></p> <ul style="list-style-type: none"> (a) <i>maximise conservation of water resources</i> (b) <i>manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</i> (c) <i>manage stormwater runoff quality.</i> <p>Furthermore, all new residential development within the Stormwater Management Overlay is required to have the following condition placed on their planning consent (in line with Practice Direction 12):</p> <p><i>Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).</i></p> <p>Recommended Policy Change</p> <p>Apply the Stormwater Management Overlay over the Affected Area.</p> |
| Environmental Noise Assessment | <p>Sonus have undertaken investigations into noise impacts associated with the Code Amendment. They highlighted the two key issues of discussion to be:</p> <ul style="list-style-type: none"> (1) ensuring that the amenity of the future dwellings is satisfactory at the industrial interface; and (2) ensuring that the future dwellings will not unreasonably constrain the industrial activities. |

| Investigation | Outcomes/Recommendations |
|--|---|
| | <p>These investigations confirmed that to provide a suitable interface between existing industry in the Strategic Employment Zone and future residents, the following measures are recommended:</p> <ul style="list-style-type: none"> • construction of a minimum height 2.4m barrier at the industry interface; • restricting development on a portion of the land to only single storey residences (within 45 metres of the noise barrier); and • upgrades to dwelling facades (i.e. a performance standard of sound exposure category 1 in the MBS010, or a comparable or better level of acoustic performance). <p>Summary</p> <p>An analysis of the various policy options was undertaken to confirm the best approach to managing this interface, following feedback received as part of the engagement. These options and the outcomes are detailed in Appendix 15 of this report.</p> <p>This review confirmed that the Interface Management Overlay should be applied to the whole of the site. This approach was recommended by the Attorney General's Department's Code Control Group (see Appendix 7 of the Engagement Report available here: https://www.futureurban.com.au/engagement).</p> <p>Recommended Policy Change</p> <p>Apply the Interface Management Overlay to the Affected Area.</p> |
| Preliminary Site Investigation and Targeted Intrusive Site Investigation | <p>A preliminary site investigation has been undertaken for the Code Amendment by WSP Australia. The preliminary site investigation found that:</p> <ul style="list-style-type: none"> • historically, the Affected Area has been used for farming/agricultural activities but has otherwise largely remained undeveloped. • chemical substances in soils were not found to exceed the relevant health-based guidelines for residential land uses; and • the likelihood that the Affected Area has been impacted by historical site contamination emanating from an adjacent land use appears to be low. <p>Therefore, no risk to future residential development was identified.</p> <p>An additional memorandum from WSP was provided to the Environment Protection Authority (EPA) that further confirmed that '<i>WSP are satisfied that the land can be made suitable for a residential purpose</i>' and resolved the matters raised by the EPA during the engagement.</p> <p>Summary</p> <p>The investigations confirm that the Affected Area is capable of being made suitable for the future intended residential land uses with no implications arising in respect to the Code Amendment.</p> |

| Investigation | Outcomes/Recommendations |
|--------------------------|---|
| | <p>The Code Amendment addresses the findings of the preliminary site investigation through the continued application in the Code of PO 1.1 in the Site Contamination general module, together with Part 9.1 Referral Body: Environment Protection Authority (EPA) Referrals and Practice Direction 14: Site Contamination Assessment 2021. The relevant Code policy and practice direction set out the process for ensuring land is suitable for its intended use where land use is changing to a more sensitive use, including when referral to the EPA is required in respect to site contamination.</p> <p>PO 1.1 of the Site Contamination general policy applies to all new dwellings.</p> <p>Recommended Policy Change</p> <p>No policy change is proposed.</p> |
| Transport Investigations | <p>The Affected Area has frontages to Baden Terrace to the north and Gumeracha Road to the west, none of which are state maintained.</p> <p>The future development of the Affected Area has an estimated yield of 114 allotments, with traffic movements distributed across three entry points.</p> <p>Cirqa has undertaken traffic and access investigations for this Code Amendment, in which the following conclusions were made:</p> <ul style="list-style-type: none"> • based on an estimated yield of 114 allotments over the Affected Area, this would generate in the order of 912 daily vehicle trips; • it is anticipated that potential traffic volumes generated by this Code Amendment will be distributed relatively evenly between Baden Terrace, Moorong Road and Gumeracha Road; and • such traffic volumes anticipated to the nearby road network are well within the capacity envisaged for these roads to cope with. <p>Summary</p> <p>The investigations confirm that the Affected Area can be accessed in a safe and convenient manner, with the future anticipated traffic volumes able to be accommodated by the surrounding road network, and with no implications arising in respect to the Code Amendment.</p> <p>Future land division and dwelling applications will be subject to existing policies within the Code from the Transport, Access and Parking and Land Division General Development Policies.</p> <p>Recommended Policy Change</p> <p>No policy change is proposed.</p> |

| Investigation | Outcomes/Recommendations |
|--|--|
| Pre-development Tree Assessment Report | <p>An assessment over the existing trees over the Affected Area was undertaken by Adelaide ARB Consultants. Their assessment found that:</p> <ul style="list-style-type: none"> • a total of 19 trees were found across the Affected Area that were regulated or significant, varying in overall size and health condition; • none of these trees are controlled by the <i>Native Vegetation Act 1991</i>; • of the 19 trees: <ul style="list-style-type: none"> » seven are capable of being retained to implement the concept plan, however they do not provide significant aesthetic or environmental contribution to the local area; and » the remaining 12 display health decline or structural deficiencies and therefore should not be retained. <p>Summary</p> <p>The investigations confirm no implications for the Code Amendment as the removal of such trees would occur as part of a future development.</p> <p>The Code Amendment addresses the findings and conclusions through the continued application of the Regulated and Significant Tree Overlay. The policies contained within this overlay are captured as relevant assessment criteria for an application to remove a regulated or significant tree.</p> <p>Recommended Policy Change</p> <p>Retain the Regulated and Significant Tree Overlay.</p> |
| Employment Land Supply Analysis | <p>Prior to undertaking an updated assessment of vacant employment land supply in the Lonsdale/O'Sullivan Beach precinct and analysis of the impacts of rezoning on employment potential, a review of the previous strategic studies that relate to the land has been undertaken.</p> <p>These studies include:</p> <ul style="list-style-type: none"> • Employment Lands Analysis (Jones Lang LaSalle), 2015 (Appendix 11); • Onkaparinga Employment Lands Study – Summary Report (Intermethod), 2016 (Appendix 12); • Population and Employment Trends Analysis (Macroplan), 2020 (Appendix 13); and • Land Supply Report for Greater Adelaide – Part: 3 Employment Land (Attorney-Generals Department), 2021 (Appendix 14). <p>The findings of these studies are discussed below.</p> |

| Investigation | Outcomes/Recommendations |
|---------------|---|
| | <p>A 2016 study undertaken by Intermethod, on behalf of the City of Onkaparinga, specifically noted the following in respect to the Affected Area:</p> <p><i>The departure of Hills Industries and the large amount of vacant land (primarily along Baden Terrace) identifies a need to promote the precinct for a new employment generating activity. The former Hills Industries site borders residential land and there is potential to consider part rezoning to residential/home industry along Gumeracha Rd.</i></p> <ul style="list-style-type: none"> • <i>Retain precinct as industrial/employment area and rezone to urban Employment Zone;</i> • <i>Review policy area boundaries;</i> • <i>Consider part rezoning to residential/home industry along Gumeracha Road.</i> <p>The Intermethod study also identified that vacancy within the council area was more highly concentrated in certain areas including Lonsdale, suggesting a surplus supply of industrial land.</p> <p>In Feb 2020, Macroplan prepared a Population and Employment Trends Analysis as part of the Onkaparinga Local Area Plan project, which refers to employment lands located at Lonsdale and surrounds. The report refers to an earlier 2015 study prepared by Jones Lang LaSalle (JLL), which reported a significant underutilisation of employment land within the Council area. Macroplan have reviewed the JLL study and confirmed that the current vacancy rate of employment land is around 20% (circa 180ha).</p> <p>Having regard to current trends, Macroplan formed the opinion that the previous JLL suggestions of 4-6ha annual demand for industrial land is overstated. As such the 24-36 years of supply was considered conservative, with Macroplan reporting a clear surplus of industrial land on <i>any foreseeable time horizon</i>.</p> <p>Macroplan suggest that given this outlook for demand, <i>there would be a significant opportunity cost if this land was to remain zoned for industrial jobs as narrowly defined</i>. In this regard, it is noted that the land in question has been vacant since at least 1959, according to site investigations undertaken to inform the purchase of the land. Included in the Macroplan recommendations, is the potential to rezone employment land <i>for a mix of commercial and potentially, in some cases, <u>residential uses</u></i>.</p> <p>On 2 June 2021 the Land Supply Report ('LSR') for Greater Adelaide (Part 3: Employment Land) was published by the Attorney-General's Department which provides information and an analysis on employment land supply, demand, industry types and projected jobs growth to 2030 in the Greater Adelaide Planning Region.</p> |

| Investigation | Outcomes/Recommendations |
|---------------|--|
| | <p>The Affected Area is situated within the Outer South area within the LSR report. The LSR report confirms the following in relation to the Outer South area:</p> <ul style="list-style-type: none"> • The Outer South region accounts for eight percent of total zoned employment land within the Greater Adelaide region. • There is 331 hectares of vacant 'employment land' supply, 126 hectares of this supply is able to be developed for employment purposes and the remainder requires remediation before development for employment purposes (i.e. the land at Port Stanvac). • Approximately 111.9 hectares of land has been consumed for employment activities between 2008 and 2018. • The 126 hectares will be able to cater for employment activities for at least 10 years. <p>However, the LSR report adopts a methodology which arguably results in the demand for employment land being overstated. Such aspects of the methodology are as follows:</p> <ul style="list-style-type: none"> • The report focusses on the Urban Employment Zone and Strategic Employment Zone and does not contemplate other Zones which can readily accommodate employment activity, such as retail, office and consulting rooms. • It also does not distinguish between industry land and local centre land which cater for very different types of employment uses. <p>The report broke down employment activity into four categories:</p> <ul style="list-style-type: none"> • Traditional; • Freight and Logistics; • Knowledge Intensive; and • Population Serving. <p>Between 2020 and 2030, the report projects:</p> <ul style="list-style-type: none"> • employment land in the Outer South region represents around six percent of total jobs across Greater Adelaide; • population serving activities are projected to accommodate the largest net gain in total jobs across the Outer South region; • knowledge intensive activities are projected to experience the largest percentage increase of job growth; • declining employment within the freight and logistics sector can be attributed to the availability of land in the West and Inner North regions. <p>It is acknowledged and noted that the General Neighbourhood Zone still enables and envisages employment uses within PO 1.1 and PO 1.2. These envisage local population serving land uses, which are projected in the LSR report to increase within the Outer South region by 2030.</p> |

| Investigation | Outcomes/Recommendations |
|---------------|---|
| | <p>Based on the above, and the recent completion of the Land Supply Report (LSR) for Greater Adelaide (June 2021), no further assessment of vacant employment land supply in the Lonsdale/O’Sullivan Beach precinct has been undertaken as part of this Code Amendment.</p> <p>The recent findings of the LSR reinforce the findings and recommendations of the earlier studies, confirming that the rezoning of the land will not have a significant impact on the capacity to accommodate employment generating activities within the Outer South region.</p> <p>On the contrary, it is anticipated that the market to develop this land for employment purposes is very limited, given the challenges of developing uses that will rely on residential roads for vehicle access and noting the challenges of interface management and the potential need to provide acoustic barriers along a road frontage (i.e. along Gumeracha Road) rather than a shared property boundary, obscured from public view.</p> |

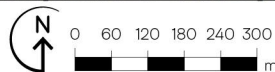
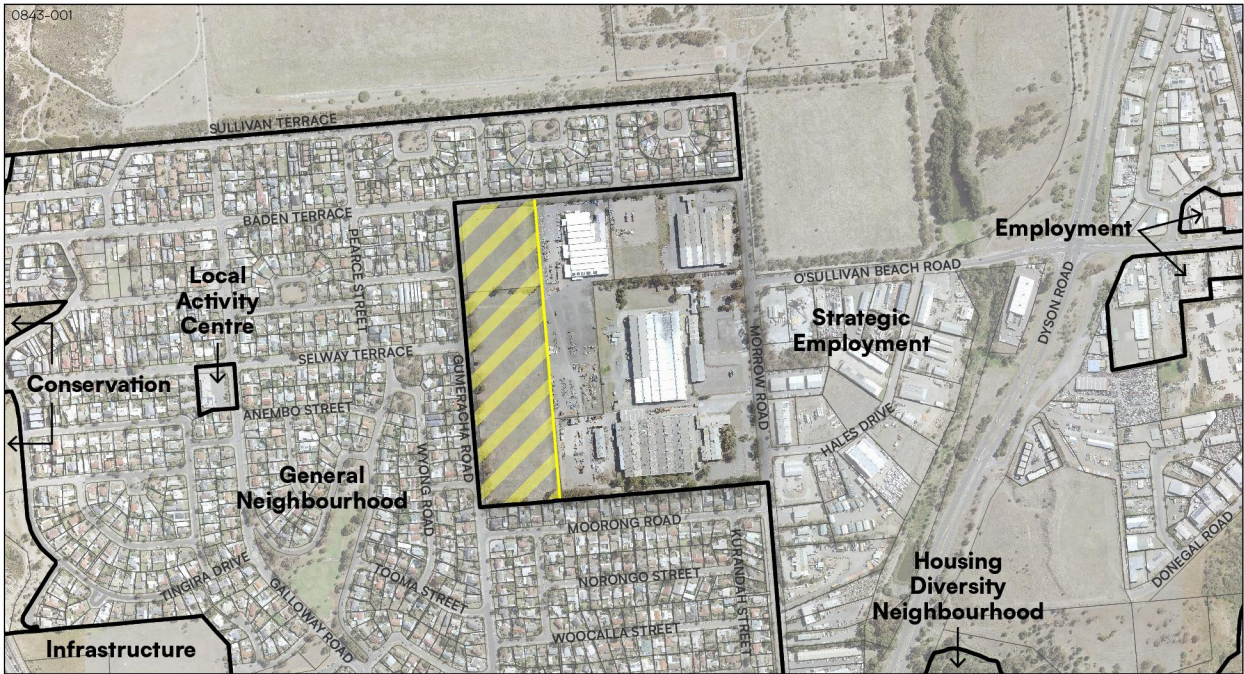
Further details on investigations undertaken in support of the Code Amendment are included in **Appendix 6-14**.

4.3.2 Recommended policy changes

The scope of the Code Amendment does not include the creation of new planning policy, and is limited to the spatial application of Zones, Subzones and Overlays or TNVs provided for under the published Planning and Design Code. The changes to the spatial application of Zones, Subzones and Overlays and technical and numerical variations are described in section 2.3.2 of this report.

Notwithstanding, the above investigations confirm that the policy contained within the Planning and Design Code is adequate to guide the future development of the Affected Area.

APPENDIX 1. AFFECTED AREA MAPPING



APPENDIX 2. CURRENT AND PROPOSED ZONE AND OVERLAY MAPPING

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 3. CURRENT CODE POLICY

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 4. PROPOSED CODE POLICY

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 5. 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.

SPP Key Principles

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. | Integrated Planning <i>Objective: To apply the principles of integrated planning (Figure 2) to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</i> | |
| 1.1 | An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period. | The Code Amendment will provide increased supply of land for housing, to accommodate demand and growth, without detrimentally impacting the supply of employment land. |
| 1.2 | Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth. | The Affected Area will provide an extension to the existing residential area and incorporate the same zone and overlays. |
| 1.3 | 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. | The Affected Area is highly accessible to the infrastructure and services available within the established area of O'Sullivan Beach. |
| 1.7 | Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities. | The rezoning will facilitate the future redevelopment of the Affected Area in a way that will improve the quality and diversity of development and housing in the locality. |
| 2 | Design Quality <i>Objective: To elevate the design quality of South Australia's built environment and public realm.</i> | |
| 2.10 | Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces. | The Zone and Overlays proposed for the Affected Area by this Code Amendment will facilitate development that positively contributes to the public realm and interface. |
| 2.14 | Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level. | The Affected Area will provide open space for local amenity and stormwater management. |

| State Planning Policy | | Code Amendment Outcome |
|-----------------------|--|--|
| | | Engagement with Council has occurred to identify the specific nature and form of the open space that would be accepted as part of a future land division. Such outcomes are supported by Planning and Design Code policy. |
| 5 | Climate Change <i>Objective: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</i> | |
| 5.1 | Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport. | The rezoning of an underutilised site within an established urban area represents a form of infill which contributes to the delivery of a compact urban form. |
| 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. | It is anticipated that most dwelling demand for the Affected Area will be for detached dwellings. However, a variety of allotment sizes through the future land division application will provide choice in terms of the scale of housing forms. |
| 6.2 | The timely supply of land for housing that is intergraded with, and connected to, the range of services, facilities, public transport and infrastructure needed to support the liveable and walkable neighbourhoods. | The rezoning will be flexible to enable land and house products to be delivered in a timely manner, supporting market demand. |
| 6.6 | A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices. | The Affected Area will provide sites for the construction of detached dwellings, appealing to a wide range of people. |
| 6.8 | Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing. | The rezoning includes the application of the Affordable Housing Overlay to the Affected Area. |
| 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, infrastructure, transport and essential services. | Council have previously undertaken multiple studies which have identified that there is generally an over capacity of employment lands, with this location identified as potentially being suitable for an alternate use. |

| State Planning Policy | | Code Amendment Outcome |
|-----------------------|--|--|
| 9.6 | Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses. | <p>The Affected Area adjoins existing employment lands, albeit not prime industrial land.</p> <p>Investigations undertaken to inform the rezoning ensure that any residential use upon the Affected Area does not prejudice existing and future employment lands activity.</p> |
| 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> | |
| 11.2 | Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services. | The Affected Area is within proximity to public transport services and corridors. |
| 16 | Emissions and Hazardous Activities <i>Objective: to protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.</i> | |
| 16.1 | <p>Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:</p> <ul style="list-style-type: none"> a) Supporting a compatible land use mix through appropriate zoning controls b) Appropriate separation distances between industrial sites that are incompatible with sensitive land uses c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver. | The potential interface impacts with the employment land to the immediate east are appropriately managed through the Interface Management Overlay and Interface between Land Uses General Development Policies. |
| 16.2 | Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land. | The Preliminary Site Investigation undertaken over the Affected Area indicates the contamination of historical uses on the land to be low, and therefore being safe for residential development. |

(2) REGIONAL PLANS

The Regional Plan – The 30 Year Plan for Greater Adelaide

The key policy themes of the 30 Year Plan for Greater Adelaide (the Regional Plan) 2017 Update which are most relevant to this Code Amendment are:

- transit corridors, growth areas and activity centres;
- design quality;
- housing mix, affordability and competitiveness;
- the economy and jobs; and
- transport.

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.

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

| Theme and related policies | | Code Amendment Outcome |
|---|---|--|
| Transit Corridors, Growth Areas and Activity Centres | | |
| 1 | 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. | The Affected Area will increase population within the reasonable proximity to the Seaford Train Line (Lonsdale Station). |
| 4 | Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the lower rise area can be managed. | It will provide a suitable area for low density residential development which is connected/accessible to existing infrastructure. |
| Design Quality | | |
| 25 | Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change. | The Code Amendment utilises the adjoining General Neighbourhood Zone and associated Overlays to the west, to facilitate a similar form of low to medium density housing. |
| 28 | Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure. | The General Development Policies from the Design in Urban Areas module in conjunction with the General Neighbourhood Zone policies already provide sufficient guidance to ensure design quality is achieved and follows through from the residential land to the west. |

| | | |
|---|--|---|
| 29 | 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. | |
| 30 | Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place. | |
| 31 | Recognise the unique character of areas by identifying their valued physical attributes. | |
| Housing Mix, Affordability and Competitiveness | | |
| 36 | Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs. | <p>The General Neighbourhood Zone facilitates residential development for the Affected Area as it is highly anticipated within the Zone and sufficiently flexible to enable the future developer to deliver allotments (and housing) which responds to market preference and choice in this location.</p> <p>An increase to the supply of residentially zoned land will increase competition in the southern residential land market and therefore assist in controlling pricing measures.</p> <p>Affordable housing outcomes will be attainable in this location, with the Affordable Housing Overlay to be introduced to guide such outcomes.</p> |
| 42 | Provide for the integration of affordable housing with other housing to help rebuild social capital. | |
| 43 | 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). | |
| 46 | Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply). | |
| Health, Wellbeing and Inclusion | | |
| 50 | Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature | <p>The Code Amendment will assist in the future creation of a healthy residential neighbourhood, with future land division to supply additional public open space, water sensitive urban landscaping and tree planting, in accordance with the Planning and Design Code policies.</p> |

| The Economy and Jobs | | |
|----------------------------------|---|---|
| 56 | Ensure there are suitable land supplies for the retail, commercial and industrial sectors. | Previous investigations have identified that there is an existing significant supply of employment land in the broader locality. |
| 73 | Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses. | |
| Infrastructure | | |
| 86 | <p>Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none">walking and cycling paths and facilitieslocal stormwater and food management including water sensitive urban designpublic open spacesports facilitiesstreet treescommunity facilities, such as childcare centres, schools, community hubs and libraries | <p>The Code Amendment incorporates a review of service infrastructure provisions to identify existing capacity and the potential need to augment services.</p> <p>The modest development yield (114 dwellings) and associated population increase (less than 400 persons) would have minor demand implications in respect to social infrastructure.</p> |
| Open Space, Sport and Recreation | | |
| 99 | <p>Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none">link, integrate and protect biodiversity assets and natural habitatsprovide linkages to encourage walking and cycling to local activities, local activity centres and regional centresbe multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time | <p>The Code includes policies which are instructive in respect to open space and captured at subsequent development stages.</p> <p>Consultation with Council has informed localised open space requirements and how stormwater management may be integrated into future open space. Such will be a matter for final resolution as part of any future land division application.</p> |

| | | |
|-----|--|--|
| | <ul style="list-style-type: none"> • incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity • contain appropriate and low-maintenance species and locate trees to maximise shade • encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment • foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities | |
| 104 | Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth. | |

(3) OTHER STRATEGIC PLANS

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment and/or directly to the area affected and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies the key aspects within other strategic documents which are relevant to this Code Amendment:

| Key Objectives | Code Amendment Outcome |
|---|--|
| Onkaparinga 2035 (4) A well-planned, managed and maintained green city that enables and promotes sustainable and healthy lifestyles (5) A liveable and connected city with a rich mix of destinations, activities and experiences (6) A fun, safe and inclusive city that is attractive to live in, work in and visit | The Code Amendment will assist in the future creation of a master planned residential neighbourhood, with future development applications proposed to establish greenways, walking and cycling linkages, water sensitive urban landscaping and tree planting, with the support of the Planning and Design Code policies. |
| Open Space Strategic Management Plan 2018-23 (Onkaparinga) | The Code includes policies which are instructive in respect to open space and captured at subsequent development stages. Consultation with Council has occurred to inform localised open space requirements and how stormwater management may be integrated into future open space. |
| Green City Strategic Management Plan 2017-22 (Onkaparinga) | The Urban Tree Canopy Overlay will be applied across the Affected Area as part of this Code Amendment to increase tree canopy. |
| Land Supply Report for Greater Adelaide | The Affected Area adjoins existing employment lands, albeit not prime industrial land. Investigations undertaken to inform the rezoning ensure that any residential use upon the Affected Area does not prejudice existing and future employment lands activity. |

APPENDIX 6. INVESTIGATIONS – CIVIL ENGINEERING

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 7. INVESTIGATIONS – ENVIRONMENTAL NOISE ASSESSMENT

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

**APPENDIX 8. INVESTIGATIONS – PRELIMINARY SITE INVESTIGATION AND
TARGETED INTRUSIVE SITE INVESTIGATION**

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 9. INVESTIGATIONS – TRANSPORT INVESTIGATIONS

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

**APPENDIX 10. INVESTIGATIONS – PRE-DEVELOPMENT TREE ASSESSMENT
REPORT**

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 11. INVESTIGATIONS – EMPLOYMENT LAND ANALYSIS

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 12. INVESTIGATIONS – ONKAPARINGA EMPLOYMENT LANDS STUDY

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

**APPENDIX 13. INVESTIGATIONS – POPULATION AND EMPLOYMENT TRENDS
ANALYSIS**

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

**APPENDIX 14. INVESTIGATIONS – LAND SUPPLY REPORT FOR
GREATER ADELAIDE**

Due to number of Appendices, this Appendix been uploaded separately here: <https://www.futureurban.com.au/engagement>

If you have any issues accessing the Appendices, please contact info@futureurban.com.au

APPENDIX 15. POLICY OPTIONS FOR INTERFACE MANAGEMENT

POLICY OPTIONS CONSIDERED TO MANAGE INTERFACE

| Policy Option | Outcome |
|--|--|
| Increase the depth of the Interface Management Overlay | <p>The Code Amendment includes an Interface Management Overlay which is applied to development within the General Neighbourhood Zone assessment tables. This Overlay includes one Performance Outcome (PO) which states:</p> <p><i>PO 1.1 Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as:</i></p> <ul style="list-style-type: none"> <i>(a) locating residential accommodation, the greatest distance practicable from the source of the impacts</i> <i>(b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers</i> <i>(c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts</i> <i>(d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts</i> <p>The above PO is considered sufficient to enable the Relevant Authority to consider the relevant techniques within the Sonus report and manage interface issues.</p> <p>Tables 2 and 3 of the General Neighbourhood Zone assign the applicable policies for Deemed-to-Satisfy and Performance Assessed development respectively. It is noted that these tables apply the above Overlay and PO as follows:</p> <ul style="list-style-type: none"> • Ancillary accommodation is capable of being Deemed-to-Satisfy however this class of development must be located on the same allotment as an existing dwelling (which is subject to the PO 1.1 of the Overlay). • Dwellings and dwelling additions within the Interface Management Overlay cannot be Deemed-to-Satisfy. • The Overlay is not applicable to ancillary structures such as outbuildings, verandahs and carports, however these are not habitable buildings. • Interface Management Overlay PO 1.1 is applicable to the following Performance Assessed classes of development: <ul style="list-style-type: none"> » ancillary accommodation; » dwellings, including detached dwellings, group dwellings, residential flat buildings, row dwellings and semi-detached dwellings; and » dwelling additions. <p>Therefore, it is recommended that the Interface Management Overlay be applied to the Affected Area. This approach was recommended by the Attorney General's Department's Code Control Group (see Appendix 7 in the Engagement Report here: https://www.futureurban.com.au/engagement).</p> |

| Policy Option | Outcome |
|--|--|
| | <p>Although the Interface Management Overlay is not applicable to a future land division application, PO 2.2 of the Land Division general module allows for appropriate interface impacts to be assessed, as it states:</p> <p><i>PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.</i></p> <p>The above policy will ensure that this interface is considered as part of the assessment of a future land division.</p> <p>The depth of the Interface Management Overlay has been increased to apply to the entire Affected Area in response to feedback from the Environment Protection Authority and the Attorney General's Department's Code Control Group.</p> |
| <p>Add additional policy regarding layout and/or design as requested by DeYoungs Pty Ltd</p> | <p>The Code Amendment is subject to the following condition imposed by the Minister for Planning and Local Government, preventing the ability to add additional policy:</p> <p><i>'The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).'</i></p> <p>Accordingly, specific policy relating to layout or design cannot be added as part of this Code Amendment.</p> |
| <p>Application of the Noise and Air Emissions Overlay requested by EPA</p> | <p>Advice was sought from Sonus and the Attorney General's Department's Code Control Group (CCG) (Available in Appendix 7 of the Engagement Report).</p> <p>The CCG advised that:</p> <p><i>The intent of the Noise and Air Emissions Overlay is to protect community health and amenity from adverse impacts of noise and air emissions and is applied to allotments that are adjacent to major transport corridors (road and rail) and mixed uses. The overlay is also the trigger for application of Ministerial Building Standard 010 - Construction requirements for the control of external sound. This Ministerial Building Standard applies where sensitive uses will be exposed to external noise, including road, rail, aircraft and mixed use areas. The Ministerial Building Standard does not apply to industrial noise.</i></p> <p><i>The intent of the Interface Management Overlay is to ensure sensitive receivers are developed in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses. It is applied around established uses that can generate nuisance impacts, such as the land use that exists adjacent to the O'Sullivan Beach Residential Code Amendment affected area. You may wish to consider application of the Interface Management Overlay to the whole of the affected area.</i></p> |

| Policy Option | Outcome |
|--|--|
| Application of a Technical and Numeric Variation to restrict the height of dwellings adjacent the allotment boundary | <p>Accordingly, application of the Noise and Air Emissions Overlay is unlikely to have the effect initially desired by the EPA and the Interface Management Overlay is considered to be sufficient to ensure that this interface is assessed as part of a future land division or land use application.</p> <p>Sonus have advised that two storey dwellings should be avoided within 45 metres of the Zone boundary, as the acoustic barrier will not be sufficient to provide acoustic attenuation to these dwellings at upper story level .</p> <p>The use of a Technical and Numeric Variation (TNV) to control building height in this location was considered. However TNVs need to be applied to development through policy contained within the Zone. In this case however it is noted that the General Neighborhood Zone does not contain policy that refers to TNVs. In other words, if a TNV was applied to the site, it would not be applied to the assessment of future development.</p> <p>Therefore, in order for a TNV to have effect, another Zone would need to be selected. However, the General Neighborhood Zone is considered to be clearly the most appropriate zone given that it already applies to all surrounding residential land. Accordingly the application of this zone will ensure that the future development of the land will apply the same policies applicable to the adjacent residential land. It will be necessary for the relevant authority to consider the Interface Management Overlay as part of the future assessment of land division or land use development applications relating to the site, should the Code Amendment be approved. It is likely that a land division application will occur first and that a Land Management Agreement could be entered into for this site that controls height (and deals with additional attenuation requirements).</p> |