

550-554 Main North Road, Evanston Park
Code Amendment
550 Main North Road Pty Ltd

FOR CONSULTATION

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HAVE YOUR SAY

This Code Amendment is on consultation from Monday, 30 January 2023 to Sunday 12 March 2023.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be provided via one of the following:

- (a) online via the SA Planning Portal (URL: plan.sa.gov.au/en/codeamendments)



Use your smart phone to scan this code

- (b) Via email to engagement@futureurban.com.au
- (c) Via post to:

Attn: Belinda Monier
550-554 Main North Road Evanston Park Code Amendment
Future Urban Pty Ltd
Level 1/74 Pirie Street
ADELAIDE SA 5000

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 Technical and Numeric Variations

Different Technical and Numeric Variations (TNVs) apply spatially across various areas of the state. The data in these layers populate policies within a zone, subzone, overlay or general development policies. While a technical and numeric variation may spatially apply at a particular location, it has no work to do unless it is specifically referenced in the relevant Code policies. Assessment provisions in the Code can reference TNVs to provide for local variation in the policy.

1.7 Amending the Planning and Design Code

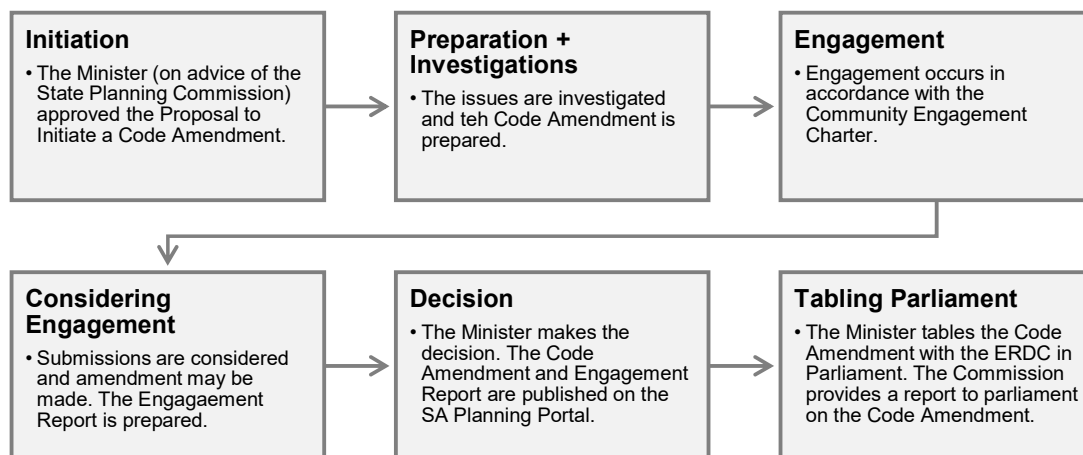
The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the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

550 Main North Road Pty Ltd (the 'Designated Entity') are proposing to amend the Planning and Design Code (the 'Code Amendment') as it relates to land at 550-554 Main North Road, Evanston Park, on Karna Country, referred to as the 'Affected Area' and shown in Figure 2.1 below.

The Code Amendment seeks to rezone the Affected Area to support the future development and growth of larger format employment related land uses with the Employment Zone being considered the most appropriate zone to enable these uses. The Affected Area is currently zoned General Neighbourhood.

Whilst zoned General Neighbourhood, portion of the Affected Area has historically been occupied by the Vadoulis Garden Centre, a non-residential use of a form and scale not envisaged in the General Neighbourhood Zone. Given the existing use, location and spatial configuration, potential exists to develop the Affected Area for large format employment generating uses, including bulky goods outlets which do not compete with the retail primacy of established centres in the area, including the Murray Street precinct within the heart of Gawler.

In further considering the rationale to rezone the land from General Neighbourhood to Employment, there are several key influencing factors, including:

- the Vadoulis Garden Centre comprises the vast majority of the Affected Area and this is a long-standing non-residential use of land, having been established more than 30 years ago;
- the Vadoulis Garden Centre sells a vast array of products including plants, garden supplies, outdoor furniture, homewares and a fully licensed café. Such uses and activities have the potential to be modernised and expanded, with the current zoning providing a significant constraint to further development and growth;
- the nature and scale of the existing non-residential uses are contrary to the expectations of the General Neighbourhood Zone, which currently applies to the Affected Area;
- the Affected Area has extensive frontage to Main North Road, an arterial road under the care and control of the Commissioner of Highways, with an estimated two-way volume of 35,000 vehicles per day. Main North Road provides opportunity to accommodate higher traffic generating uses in a manner which does not impact on the surrounding street network;
- the significant traffic volumes on Main North Road have a significant influence on the amenity of the locality in terms of noise and air emissions and render the land unlikely to be developed in the future for residential purposes;
- the Town of Gawler (the 'Council') has experienced strong population growth in recent census periods, with an increase of 4,452 persons between 2011 and 2021. Such growth is projected to continue with the Department of Infrastructure and Transport ('DIT') population projections suggesting a further 12,258 residents between 2021 and 2036. Such population growth will require the provision of employment land opportunities which complement and don't compete with the primary function of the Town Centre;
- other than the Township Main Street Zone, employment lands within the Town of Gawler are primarily confined to the following locations:
 - » Willaston Employment Zone;
 - » Willaston Strategic Employment Zone;
 - » Gawler South Employment Zone;
 - » Evanston Suburban Activity Centre Zone;
 - » Evanston/Evanston Park Employment Zone;

- a review of the existing employment type zones within the Town of Gawler has identified that these are already fully developed or do not have direct access to a primary arterial road, which suggests there is limited opportunity to capture and establish large format employment generating uses within the Council area.

The advancement of a Code Amendment establishes a process that seeks to facilitate a rezoning of the land, which will ultimately enable the expansion and further development of employment generating uses. Such a process and outcome:

- provide an opportunity to respond to the goals identified in Council's Community Plan 2030+ through promoting Gawler as a regional hub which has an adequate supply of affordable commercial land;
- recognise the importance of protecting neighbouring residential land uses from unreasonable intrusion; and
- incorporates a pro-active approach to early and ongoing engagement at the Code Amendment stage, noting that any future development arising will still be the subject of a future application which will need to be assessed against the Code.

The proposed rezoning aligns with a number of 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 550-554 Main North Road, Evanston Park. The allotments are legally described as:

- Allotments 309 in File Plan 162658 and Certificate of Title Volume 5821 Folio 328; and
- Allotment 311 in File Plan 162660 and Certificate of Title Volume 5719 Folio 768.

Figure 2.1 Affected Area and existing Zoning



The Affected Area contains the Vadoulis Garden Centre located generally adjacent to the Main North Road frontage. The rear or eastern portion of the Affected Area is essentially vacant.

The Affected Area is approximately 4 hectares in size. It contains vegetation which is scattered throughout, with investigations identifying five Significant Trees and eleven Regulated Trees existing within the Affected Area.

The Affected Area adjoins established residential uses to the east, north and south within the General Neighbourhood Zone. The Gawler Racecourse is located directly adjacent, on the western side of Main North Road that is contained within the Recreation Zone.

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the General Neighbourhood Zone and within the following Overlays:

- Defence Aviation Area Overlay (All structures over 45 metres);
- Hazards (Bushfire - Urban Interface) Overlay;
- Hazards (Flooding General) Overlay;
- Prescribed Water Resources Area Overlay;
- Regulated and Significant Tree Overlay;
- Stormwater Management Overlay;
- Traffic Generating Development Overlay;
- Urban Transport Routes Overlay;
- Urban Tree Canopy Overlay;
- Water Resources Overlay.

The following Technical and Numeric Variations (TNVs) apply:

- Concept Plan (Concept Plan 100 - Gawler East); and
- Concept Plan (Concept Plan 101 - Evanston Gardens, Evanston South, Hillier).

The General Neighbourhood Zone predominantly seeks residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.

A copy of the policies that apply within the General Neighbourhood Zone are available in **Appendix 2**.

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
Defence Aviation Area (All structures over 45 metres)	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.	This policy has no major consequence given the height and scale of buildings typically anticipated in an Employment Zone.

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 – General)	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.	Existing policy identifies that development should include measures to prevent the entry of water, noting that the land is not within an identified flood plain.
Prescribed Water Resources Area	Sustainable water use in prescribed surface water resources 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.	Existing policy sees the retention of regulated and significant trees. Tree damaging activity is only anticipated in specific circumstances, including where required to ensure the reasonable development of land.
Stormwater Management	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.	<p>Existing policy supports best practise which is able to be implemented as part of future development proposals.</p> <p>This Overlay is not applicable to the Employment Zone.</p>
Traffic Generating Development	<p>Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.</p> <p>Provision of safe and efficient access to and from urban transport routes and major urban transport routes.</p>	Outcomes can be achieved having regard to traffic investigations undertaken and traffic management interventions proposed.
Urban Transport Routes	Safe and efficient operation of Urban Transport Routes for all road users.	Outcomes sought by existing policy can be achieved having regard to traffic investigations undertaken and traffic management interventions proposed.

	Provision of safe and efficient access to and from Urban Transport Routes.	
Urban Tree Canopy	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.	Outcomes can be achieved by planting new trees or paying into the Urban Tree Fund in relation to new residential development. This Overlay is not applicable to the Employment Zone.

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

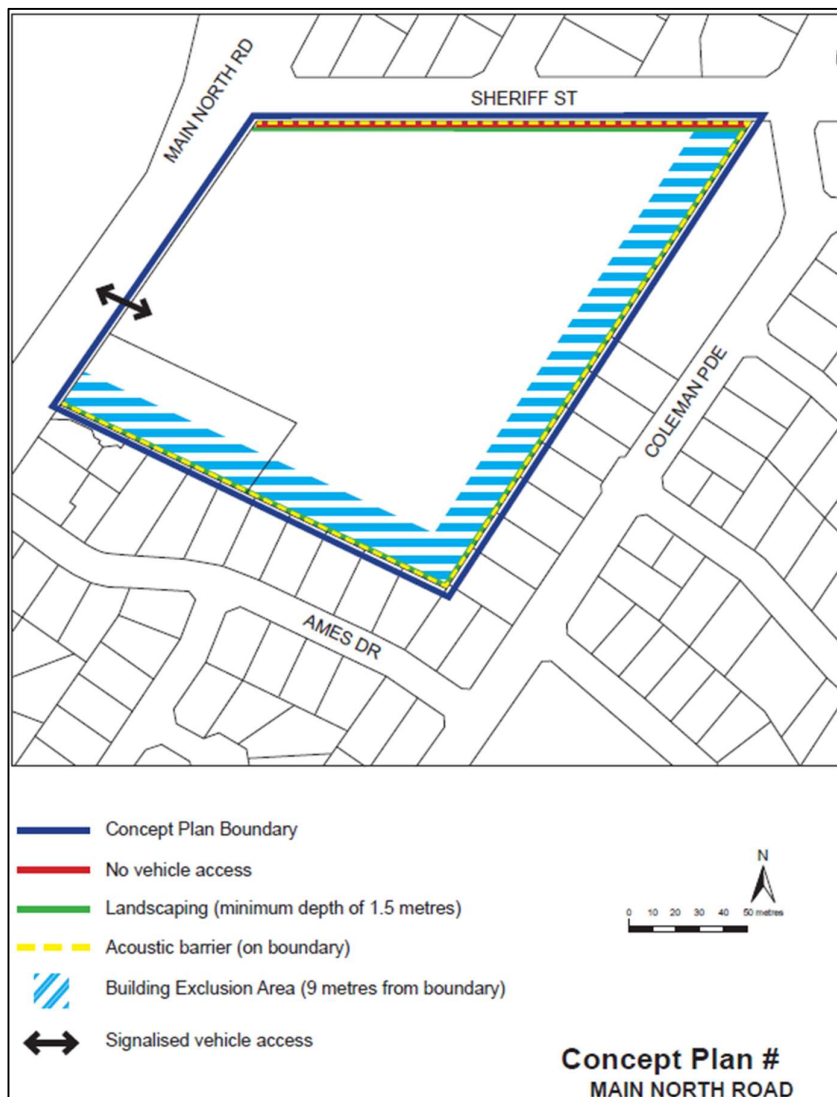


The Code Amendment proposes the following changes:

- Rezone the Affected Area to the Employment Zone;
- Retain the following Overlays to the Affected Area:
 - » Defence Aviation Area Overlay (All structures over 45 metres);
 - » Hazards (Bushfire – Urban Interface) Overlay;
 - » Hazards (Flooding – General) Overlay;
 - » Regulated and Significant Tree Overlay;
 - » Prescribed Water Resources Area Overlay;
 - » Traffic Generating Development Overlay;

- » Urban Transport Routes Overlay; and
- » Water Resources Overlay.
- Remove the following Overlays from the Affected Area:
 - » Stormwater Management Overlay; and
 - » Urban Tree Canopy Overlay.
- Apply the following Overlay to the Affected Area:
 - » Advertising Near Signalised Intersection Overlay.
- Apply the following Technical and Numeric Variations (TNVs) to the Affected Area:
 - » Maximum Building Height of 13 metres.
- Apply a new Concept Plan to the Affected Area:
 - » Proposed Concept Plan demonstrated in **Figure 2.3** below and contained in **Appendix 3**.

Figure 2.3 *Proposed Concept Plan*



A comparison between the existing and proposed Zones and Overlays are shown in **Appendix 4**.

A copy of the Employment Zone and Overlay policies that are proposed to apply to the Affected Area are contained in **Appendix 5**.

The General Development Policies that will apply to the Affected Area are contained within Part 4 – General Development Policies of the Code and can be accessed via the following link:
https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse.

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

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine;
- engagement is inclusive and respectful;
- engagement is fit for purpose;
- engagement is informed and transparent;
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- letters will be sent to adjacent owners, Council, relevant government agencies/departments and other identified stakeholders;
- information will be provided to the public generally via the PlanSA Have Your Say website;
- in person question, answer and feedback sessions will be provided; and
- interested parties will have the opportunity to provide a written submission via the PlanSA Have Your Say website and by post or email to Future Urban.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- (a) online via PlanSA Have Your Say website (URL: plan.sa.gov.au/en/codeamendments)



Use your smart phone to scan this code

- (b) Via email to engagement@futureurban.com.au

- (c) Via post to:

Attn: Belinda Monier
550-554 Main North Road Evanston Park Code Amendment
Future Urban Pty Ltd
Level 1/74 Pirie Street
ADELAIDE SA 5000

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the Code Amendment which stakeholders and the community can influence (i.e. are negotiable) are:

- Whether the Employment Zone is the most appropriate Zone for the Affected Area;
- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area; and
- Whether the Overlays and 'Technical and Numeric Variations' applied to the Affected Area address key matters stakeholders would like to see future development meet.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- The geographic extent of the Code Amendment (i.e. the Affected Area);
- The employment expectations of the Employment Zone; and
- The policy wording within the Planning and Design Code.

3.4 What will happen with my feedback?

The Proponent is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

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

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

The Proponent will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

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

3.5 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 Town of Gawler in the following ways:

- enable the full development potential of the Affected Area to be recognised;
- provide additional land for large format employment generating activities in the Town of Gawler; and
- will appropriately manage the interface between the General Neighbourhood Zone and the Employment Zone by mitigating anticipated impacts of future development through Code policy.

4.1.2 Consistency with the State Planning Policies

State Planning Policies (the 'SPPs') 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 SPPs and six special legislative SPPs.

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 SPP.

This Code Amendment is consistent with the SPPs as shown in **Appendix 6**.

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. The current Regional Plan application for the Code Amendment is the 30-Year Plan for Greater Adelaide – 2017 amendment (the '30-Year Plan'). 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 SPPs, the State Planning Policies will prevail.

This Code Amendment is consistent with the 30-Year Plan as shown in **Appendix 6**.

4.1.4 Consistency with other key strategic policy documents

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

- Gawler Community Plan 2030+; and
- Gawler Economic Development Strategy 2020-2025.

This Code Amendment is consistent with the relevant objectives in these strategic policy documents as shown in **Appendix 6**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	<p>Investigations undertaken by FMG have confirmed the following stormwater considerations. It is noted that stormwater matters are resolvable with the detail to be typically dealt with through a subsequent development application process. However, matters of potential external infrastructure upgrade have been identified which have been discussed with Council and will form part of a separate agreement should the Code Amendment proceed.</p> <ol style="list-style-type: none"> 1. Detention storage – underground or above ground detention storage in the order of 1,200m³, likely beneath carparking to the north-western corner of the Affected Area to allow for direct connection and discharge into the Council Network, or alternatively connecting into Sheriff Street. Onsite detention to ensure that post development stormwater flows for a future development on the Affected Area do not exceed current stormwater flows from the Affected Area. 2. Implementation of Water Sensitive Urban Design (WSUD) principles such as raingarden and landscape, or proprietary treatment systems, to achieve water quality outcomes. 3. Resolution of existing overflow paths into the subject site during major storm events, noting that floor management for the broader area is the responsibility of the Council. Further investigations to be undertaken for the Code Amendment in consultation with Council's engineer to determine an appropriate contribution or infrastructure upgrades, to be provided by the Proponent, to support the Council's broader floor management strategy. <p>Infrastructure requirements and upgrades will be included in a formal Agreement to be entered into between the Designated Entity and the Council prior to determination of the Code Amendment by the Minister. Discussed further below.</p>
Government Agency Infrastructure Planning	Response/Comment
SA Water	<p>FMG have identified that it is possible that there will be a need for booster pumps to assist with the supply demand of water should large development or low flows be encountered. Future development of the Affected Area will require new internal water mains reticulation including water connections per building. It is also noted that there</p>

	<p>may be additional costs / infrastructure to meet fire code requirements. Such costs are the responsibility of any future developer.</p> <p>Future investigations to verify the capacity of the SA Water network at this location would include a flow test at the metered location.</p> <p>In summary, existing water mains are available to the Affected Area for supply of potable water and can be utilised, with the developer responsible for the cost of connections/upgrades to existing mains.</p> <p>In respect to sewer, there is a 150 mm diameter VC (Vitrified Clay) sewer main on Main North Road, which FMG consider will be appropriate for the low volume of waste generated by bulky goods stores. This sewer increases to a 225mm main to the north. Should there be minimal capacity in the existing 150mm pipe, a small extension of 225mm would likely mitigate this issue.</p> <p>In summary, existing sewer mains are available for supply and can be utilised by the Affected Area, with the developer responsible for the cost of connection/upgrades to existing mains.</p>
Other	Response/Comment
Electricity	<p>Existing overhead electricity supply services are available to the Affected Area. However, it is likely that future development of the Affected Area is not within the same order of magnitude to what exists on the Affected Area, which suggests that augmentation may be required.</p> <p>Augmentation charges will be payable to SA Power Networks, by the future developer should they be required. Such can be determined at the planning and design stage for future development of the Affected Area.</p>
Intersection Treatment (Main North Road)	<p>The Affected area has frontage to Main North Road and Sheriff Street. In considering potential access for the site MFY has liaised with DIT, the Council and undertaken preliminary modelling.</p> <p>Based on the preliminary modelling a new controlled/ signalised access will be required on Main North Road that provides adequate separation to the existing signalised intersections on the road network.</p> <p>The signalised access will be located to meet approach safety criteria identified in Austroads, including adequate sight distance, appropriate separation to Sheriff Street and to facilitate merging of dual lanes to match to the existing carriageway. Further, it would provide for the future duplication of Main North Road as required by DIT.</p> <p>The indicative location for the controlled/signalised intersection has been included on the Concept Plan in Appendix 3.</p>

Communications (NBN)	NBN infrastructure is located within the vicinity of the Affected Area that can be connected with new pit and pipe design to supplement the system internally. Given the current commercial use of the Affected Area FMG believe there will be sufficient capacity in the existing NBN infrastructure to service future development of the Affected Area.
Gas	<p>Information obtained by FMG indicate that there is a high-pressure gas main (70-350kPa) adjacent the Affected Area on Main North Road. The existing infrastructure may be adequate to service future development of the Affected Area.</p> <p>In the event that gas services are not available to the Affected Area, alternative power solutions (electrical) are available to service future development.</p>

The above upgrades to infrastructure can be economically provided to the Affected Area by the Designated Entity either through further agreement with the Council or future development of the land.

Infrastructure assets that will ultimately be vested with the Council will be subject to a further agreement with the Council to ensure that relevant infrastructure is consistent with Council requirements and appropriately funded. In this regard the Council and the Proponent have reached “in principle” agreement regarding the general nature of infrastructure upgrades to be delivered by the Proponent as part of the Code Amendment and other requirements that will be delivered as part of a future development application for the Affected Area, these include:

- a commitment to ensure that post development stormwater flows from the Affected Area will not exceed pre-development stormwater flows from the Affected Area, achieved through the provision of onsite detention;
- upgrades to pipework in Sheriff Street or some other form of infrastructure upgrade to contribute to the Council’s broader flood management plan. The exact nature of the infrastructure upgrade to be determined prior to finalisation of the Code Amendment; and
- streetscaping to Sheriff Street.

The Proponent and the Council have also reached “in principle” agreement in relation to future development of the Affected Area including:

- that future land uses will not include a fast food restaurant or retail fuel outlet;
- future development will utilise solar energy where reasonable and appropriate; and
- future development will make best endeavours to retain specific trees on the Affected Area.

Once the final infrastructure upgrades outcomes are determined the necessary agreements, including land management agreement and infrastructure agreement, will be executed between the Proponent and the Council prior to determination of the Code Amendment.

Electricity, water and sewer will be provided by the relevant service providers with associated costs for connections and augmentation are to be met by the Designated Entity.

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 7**);
- Environmental Noise Assessment (**Appendix 8**), including a review of the interface between land uses;
- Traffic Assessment (**Appendix 9**);
- Tree Assessment (**Appendix 10**);
- Land Supply Report (**Appendix 11**);
- Employment Land Analysis (**Appendix 12**);
- Search of the Taa wika Cultural Heritage Database and Register; and
- Interface and Amenity Management (Concept Plan contained in **Appendix 3**).

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>FMG 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>Flood Risk:</u></p> <p>A review of SAPPA database, shows the Hazard (Flooding – General) Overlay applying to the Affected Area, and a Hazard (Flooding) Overlay applying to adjacent land, including the Council stormwater basin. Council provided flood mapping which suggests that during major storm events, uncontrolled stormwater enters the Affected Area from the east at two locations, inferred by FMG as following:</p> <ol style="list-style-type: none"> a) Stormwater overflowing from undersized Council infrastructure at the intersection of Keane Court and Coleman Parade, through private property of neighbouring dwellings to the east, and into the Affected Area. b) Stormwater overflowing from undersized Council infrastructure at an existing stormwater basin at the intersection of Sheriff Street and Coleman Parade. <p>FMG have identified that a number of feasible solutions are available to manage these flows, and anticipate such could be resolved during detailed design to the satisfaction of both the Designated Entity and Council, ensuring the principals of the Hazard Overlay (Flooding – General) are satisfied through a future development outcome on the Affected Area.</p>

Investigation	Outcomes/Recommendations
	<p>Such measures include the construction of bunding and a pit/pipe network within the boundaries of the Affected Area. However, a further element of the potential solution is for the capacity of the external stormwater infrastructure to be increased, with such discussed further below.</p> <p><u>Stormwater:</u></p> <p>The future development of the Affected Area can reasonably be accommodated provided the following stormwater infrastructure is designed and constructed to comply with Council requirements, including:</p> <ul style="list-style-type: none"> • Detention storage – underground or above ground detention storage in the order of 1,200m³, likely beneath carparking to the north-western corner of the Affected Area to allow for direct connection and discharge into the Council Network, or alternatively connecting into Sheriff Street. Onsite detention to ensure that post development stormwater flows for a future development on the Affected Area do not exceed current stormwater flows from the Affected Area. • Implementation of Water Sensitive Urban Design (WSUD) principles such as raingarden and landscape, or proprietary treatment systems, to achieve water quality outcomes. <p><u>Flood Management:</u></p> <p>Resolution of existing overflow paths into the subject site during major storm events, noting that flood management for the broader area is the responsibility of the Council. Negotiations are currently in progress with Council's engineer to determine an appropriate contribution or infrastructure upgrades, to be provided by the Proponent, to support the Council's broader flood management strategy. Such is to be resolved and confirmed via a Land Management Agreement and Deed. The identified infrastructure upgrade consists of an approximately 600m long stormwater drain to be upgraded from 800mm diameter, to 1200mm diameter within First Avenue, aligning with a key recommendation of the <i>Gawler and Surrounds Stormwater Management Plan</i>. The contribution shall be a logical apportionment of responsibility to the Proponent which would supplement the value of other works to be determined and agreed in the broader catchment.</p> <p><u>Water supply:</u></p> <ul style="list-style-type: none"> • water mains are available for supply and can be utilised; • connections will be assessed by SA Water at the future development stage; and • any augmentation costs to be met by a future developer. <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; • connections will be assessed by SA Water at the future development stage; and • any augmentation costs to be met by a future developer.

Investigation	Outcomes/Recommendations
	<p><u>Telecommunications:</u></p> <ul style="list-style-type: none"> • NBN are the relevant telecommunications with the Affected Area within the existing NBN service area; • no pits along the roads currently service the Affected Area; and • there is sufficient capacity to service future development. <p><u>Electrical:</u></p> <ul style="list-style-type: none"> • an existing high voltage overhead powerline is located along Baden Terrace; • it is assumed there is sufficient supply to connect future allotments; • internal transformers on the Affected Area will be required to service future development of the Affected Area; and • any augmentation costs to be met by a future developer. <p><u>Gas:</u></p> <ul style="list-style-type: none"> • existing high pressure steel gas main located adjacent the Affected Area on Main North Road; and • existing main potentially adequate to service future development of the Affected Area. <p>Summary</p> <p>The investigations confirm that the Affected Area 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 commercial development is appropriately serviced.</p> <p>For future commercial 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 11.1 and PO 12.1. <p>In respect to stormwater management, the following policies apply enabling the relevant authority to ensure such is addressed as part of the future development of the land:</p> <ul style="list-style-type: none"> • Design in Urban Areas general module: PO 5.1, PO 42.1, PO 42.2 and PO 42.3 <p>The Stormwater Management Overlay presently applies to the Affected Area however does not apply to development within the Employment Zone. On this basis removal of the Stormwater Management Overlay is recommended.</p> <p>Infrastructure upgrades, identified through the investigations, will be required through separate agreement to be entered into between the Designated Entity and the Council. These agreements are to be finalised and executed prior to determination of the Code Amendment.</p>

Investigation	Outcomes/Recommendations
	<p>Recommended Policy Change/Actions</p> <p>Remove the Stormwater Management Overlay over the Affected Area.</p> <p>The Designated Entity to enter into agreements with the Council in relation to infrastructure upgrades.</p>
Environmental Noise Assessment	<p>Sonus have undertaken investigations to consider the environmental noise criteria that would result from the proposed Code Amendment.</p> <p>Establishment of an Employment Zone will result in noise criteria consistent with the recommendations of the World Health Organisation Guidelines. Compliance with these levels will prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area as part of a future development of the Affected Area.</p> <p>The Sonus assessment confirms that the existing General Development Policies (Interface between Land Uses) provide an appropriate policy setting to ensure future development will need to achieve a suitable level of acoustic amenity at adjacent residences. Future development is likely to require incorporation of practical acoustic treatment measures which are typical for similar developments located adjacent to residences such as acoustic fencing.</p> <p>The relevant policies include (but are not limited to):</p> <ul style="list-style-type: none"> Interface between Land Uses PO 1.2 that states: <i>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</i> Interface between Land Uses PO 2.1 that states: <i>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</i> <ul style="list-style-type: none"> <i>the nature of the development</i> <i>measures to mitigate off-site impacts</i> <i>the extent to which the development is desired in the zone</i> <i>measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</i> Interface between Land Uses PO 4.1 that states: <i>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</i> Interface between Land Uses PO 4.2 that states: <i>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive</i>

Investigation	Outcomes/Recommendations
	<p><i>receivers due to noise and vibration by adopting techniques including:</i></p> <ol style="list-style-type: none"> <i>1. locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</i> <i>2. when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</i> <i>3. housing plant and equipment within an enclosed structure or acoustic enclosure</i> <i>4. providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</i> <p>These policies enable a relevant authority to assess noise impacts as part of a future development of the land. A future development application will need to demonstrate design and management techniques and responses to demonstrate compliance with the relevant criteria.</p> <p>Summary</p> <p>The investigations confirm that the Code provides appropriate policies to manage noise impacts on adjacent sensitive land uses. As such no additional policy is recommended, other than the inclusion of a Concept Plan (contained in Appendix 3) which identifies the approximate future location of an acoustic barrier. The Concept Plan if included in the Code, will be relevant to inform the assessment of future development.</p> <p>Recommended Policy Change</p> <p>Apply the Concept Plan to the Affected Area.</p>
Transport Investigations	<p>The Affected Area has frontages to Main North Road and Sheriff Road. Main North Road is a State Maintained Road.</p> <p>MFY has undertaken traffic and access investigations for this Code Amendment, in which the following conclusions have been made:</p> <ul style="list-style-type: none"> • A signalised intersection will need to be provided to accommodate future anticipated vehicle movements and access to the Affected Area. • MFY has been liaising with DIT in relation to the location of the signalised intersection. • Preliminary feedback from DIT was that: <ul style="list-style-type: none"> » it would prefer the signalised intersection to be located at Sheriff Street as this would provide better signal spacing and improved connectivity to the local network; » it is understood that the Council has reservations about a signalised intersection at Sheriff Street; » the area of Main North Road adjacent the Affected Area has been identified for future road widening; and

Investigation	Outcomes/Recommendations
	<p>» in the event the signalised intersection cannot be provided at Sheriff Street, the location of the traffic signals will need to achieve the recommended warning sight distant in accordance with DIT requirements.</p> <ul style="list-style-type: none"> • It will be a requirement of the future access that both DIT and the Council are supportive of the access solution to the Affected Area. The preferred solution for both agencies may differ. • While DIT has identified its preference, the feedback from DIT recognises that other factors will need to be considered in confirming the signalised intersection location. • Locating the signalised intersection on Main North Road will not impact on the broader road network. • A review of a concept design solution for the Affected Area has been completed that responds to the requirements of DIT where access is provided directly to the Affected Area from Main North Road, including that adequate separation is provided to Sheriff Street to ensure approach sight distance criteria are met. • The modelling associated with the introduction of an additional signal on Main North Road has been accepted by DIT. Further, the current concept design responds to the DIT design criteria for this option and confirms that a safe and convenient solution can be achieved. • Notwithstanding that the proposal would not impact the existing Sherriff Street/Main North Road intersection, Council has indicated a potential desire for this intersection to be modified to respond to existing concerns raised by the community. Accordingly, consideration has been given to options which could be considered to ensure that the signalised intersection would not compromise the ability for Council to complete such works. Potential modifications to the Sherriff Street/Main North Road intersection are not required or proposed as part of the Code Amendment and are matters which can be considered/resolved independently at the discretion of Council. <p>The location of the future anticipated signalised access has been included on the Concept Plan (refer Appendix 3).</p> <p>Summary</p> <p>Direct access to the Affected Area that meets the requirements of DIT and the Council can be achieved from Main North Road via a controlled/signalised intersection. The proposed access location has been included on the Concept Plan (refer Appendix 3).</p> <p>No access to the Affected Area is proposed from Sheriff Street.</p> <p>Further Modelling and Traffic Impact Assessment will be undertaken to inform and confirm the access location.</p> <p>Recommended Policy Change</p> <p>Retain the following Overlays to the Affected Area:</p> <ul style="list-style-type: none"> • Traffic Generating Development Overlay; and • Urban Transport Routes Overlay.

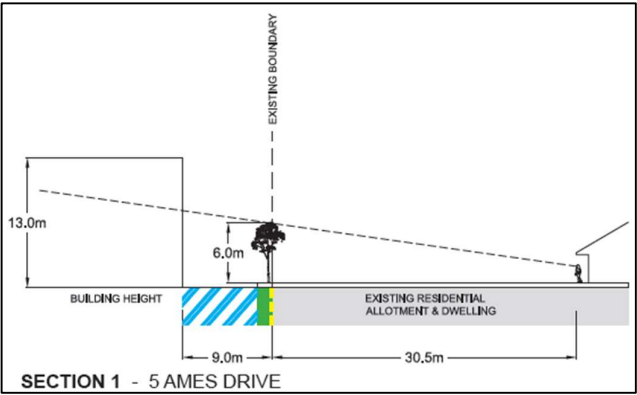
Investigation	Outcomes/Recommendations
	<p>Apply the Advertising Near Signalised Intersection Overlay to the Affected Area to account for future development that may occur near the future signalised intersection.</p> <p>Apply the Concept Plan to the Affected Area.</p>
Tree Assessment Report	<p>An assessment of existing trees located on the Affected Area was undertaken by Arborman Tree Solutions. The assessment identified that:</p> <ul style="list-style-type: none"> • a total of five Significant Trees and 11 Regulated Trees are established within the Affected Area. These trees vary in size and health condition; • Tree 2 is considered to provide 'important' aesthetic and/or environmental benefit and warrants retention; • The Tree Protection Zone for Tree 2 has been calculated to have a radius of 7.92 metres measured from the centre of the trunk; and • the remaining trees whilst providing aesthetic and/or environmental benefit do not do so to a level that would be considered to be 'important'. <p>The Act establishes the legislative framework that:</p> <ul style="list-style-type: none"> • defines regulated and significant trees; • defined tree damaging activity; and • identifies any form of tree damaging activity as development. Meaning that where development proposes tree damaging activity a development application must be lodged and assessed by a relevant authority. <p>The policies for assessing tree damaging activity are contained in the Regulated and Significant Tree Overlay that will continue to apply to the Affected Area through the Code Amendment.</p> <p>The legislative framework and Overlay ensures that existing regulated and significant trees are protected and any tree damaging activity will be assessed by the relevant authority against the relevant policy setting.</p> <p>NOTE: no tree removal or other tree damaging activity is being proposed as part of this Code Amendment. Any proposal to remove trees will need to be assessed against the Code policy as part of any future development application.</p> <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 to the Affected Area. The policies contained within this Overlay are captured as relevant assessment criteria for an application to remove or undertake tree damaging activity to a regulated or significant tree.</p>

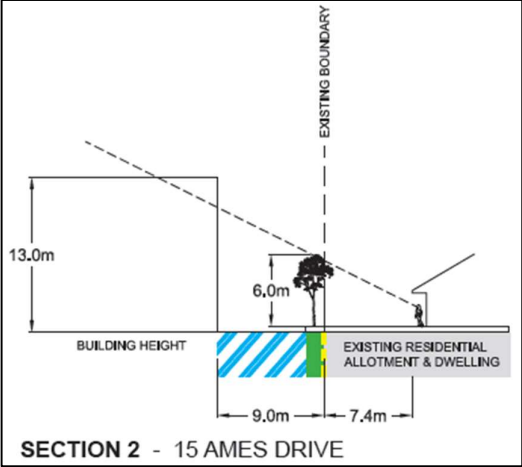
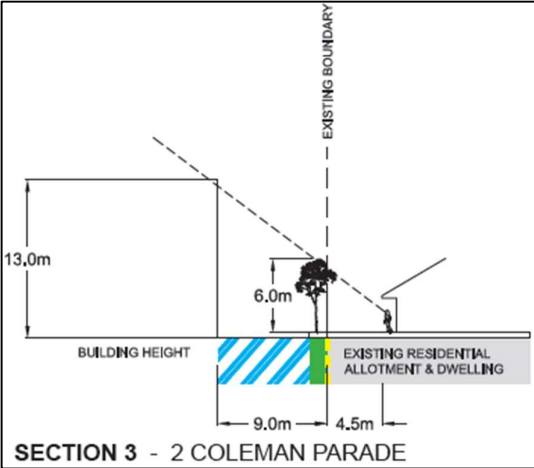
Investigation	Outcomes/Recommendations
	<p>Recommended Policy Change</p> <p>Retain the Regulated and Significant Tree Overlay to the Affected Area.</p>
Land Supply Analysis	<p>Future Urban prepared a land supply analysis for the Code Amendment (refer Appendix 11). The Land Supply Report identified the below in respect to the supply of housing and employment land within the Town of Gawler. In addition, key strategic documents of the Council recognise the need for adequate land supply for both residential and employment purposes and to be considered adequate, land supply should account for growth over the longer term (at least 15 years) (refer Appendix 6).</p> <p>Residential:</p> <p>Population growth has occurred at an average rate of 412 to 421 people per year since 2006 and population projections predict that this could increase to 695 people per year through to 2036.</p> <p>Dwelling demand is expected to be between 195 and 290 dwellings per annum. Existing zoned land represents a 14 to 20 years of supply.</p> <p>The Affected Area has a potential residential yield of 60 to 70 allotments and with the loss of this zoned land of marginal impact to overall residential land supply in the Town of Gawler.</p> <p>Employment:</p> <p>The rates of employment land consumption for the Outer North region of Greater Adelaide is estimated at 1 hectare per 6.95 additional people. Population growth of between 421 to 695 people per year would generate a demand for employment land at a rate of 0.61 to 1 hectare per year. Based on current zoned land, supply would be exhausted within 5.5 to 9 years.</p> <p>In the light of the above, rezoning the Affected Area from the General Neighbourhood Zone to the Employment Zone will:</p> <ul style="list-style-type: none"> • increase existing employment land supply within the Town of Gawler by 73%; • enable the Town of Gawler to compete with other locations in the Outer North in the accommodation of employment lands which will support the attraction and retention of working age population; and • satisfy projected demands for the next 9.5 to 15.5 years. <p>Summary</p> <ul style="list-style-type: none"> • The Land Supply Analysis confirms that there is: • adequate residential land supply to support population growth in the area; • there is a need for commercial non-residential land supply in the area; and • rezoning the Affected Area to the Employment Zone will satisfy projected commercial demand for the next 9.5 to 15.5 years.

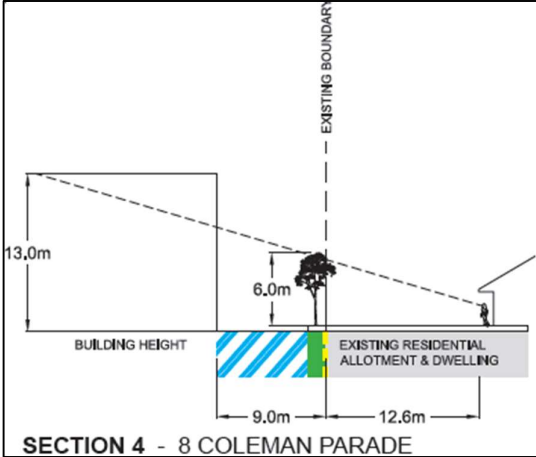
Investigation	Outcomes/Recommendations
Employment Land Analysis	<p>Ethos Urban have prepared an opinion in respect to the suitability of the Affected Area to accommodate employment uses (refer Appendix 12). The economic context examined by Ethos Urban identified the following:</p> <ul style="list-style-type: none"> • The Town of Gawler population is forecast to see continued strong growth to 34,280 persons by 2026, or a total increase of +2,930 persons. Beyond 2026 the population is forecast to grow to 42,350 people by 2036, an increase of +11,000 persons on 2021 levels. • Ongoing employment growth will be required to ensure that the working population of the Affected Area continues to experience below-average rates of unemployment and enhanced economic engagement into the future. • In 2016, just 31.7% of employed persons living in the Gawler Area had a local job. As such, over 68% of the local workforce has to travel outside of Gawler to access employment. • Given the rapid growth in population forecast for Gawler over coming years, it is vital for the economic well-being of the local community that sufficient land and opportunities for local employment are delivered to: <ul style="list-style-type: none"> » maximise local employment opportunities; » reduce the need to travel outside of Gawler to access employment; » ensure the economic engagement and well-being of the local community is being supported; and » deliver services and facilities that meet the needs of a rapidly growing population. • The rezoning of the Affected Area potentially has a significant role to play in supporting the above outcomes. <p>Summary</p> <p>The employment land analysis supports the outcomes sought by the Code Amendment, namely to recognise the potential of the Affected Area for employment lands that can support the future growth and employment opportunities within the Town of Gawler.</p>
Analysis of zones that support large format employment generating land uses	<p>A review and analysis of zones in the Code that would support large format employment generating land uses in addition to the Employment Zone has been undertaken.</p> <p>The zones in the Code that identify large format employment generating land uses include:</p> <ul style="list-style-type: none"> • the Employment (Enterprise) Zone supports a range of industrial, warehousing, storage and service activities. The Zone generally supports for higher impact type uses to those in the Employment Zone; • the Strategic Employment Zone supports a range of industrial, logistical, storage, research and training land uses. The Zone

Investigation	Outcomes/Recommendations
	<p>generally supports higher impact uses such as emission generating industries. This is reflected on the locations of this Zone that are generally located some distance from sensitive land uses;</p> <ul style="list-style-type: none"> the Township Zone supports a range of uses including retail, business, commercial and light industry. While the land uses envisaged in this Zone do not preclude larger format uses the policies in the Zone do not readily support larger format uses. For example, PO 1.2 of the Zone seeks small scale retail, business and commercial development to service the local community. The corresponding DTS/DPF 1.2 seeks for these uses not to exceed a gross leasable floor area of 250m² the Township Activity Centre supports a range of land uses that provide important services to residents. While this Zone would, on face value appear to support larger format employment generating uses, the Affected Area has a limited area that would not support the range of uses supported by the Zone. This Zone also have the potential to conflict with the nearby areas zoned Suburban Activity Centre Zone and Local Activity Centre Zone. <p>Other zones, such as the Suburban Business Zone, do not support large format employment generating land uses and generally seek development and land uses of a smaller scale and lower impact.</p> <p>The Employment Zone supports a diverse range of employment generating and low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant shopping and business activities. PO 1.4 of the Zone specifically speaks to bulky goods land uses that provide convenient access as having frontage to a State Maintained Road.</p> <p>Summary</p> <p>The investigations confirm that the Employment Zone is the most appropriate zone for the Code Amendment as:</p> <ul style="list-style-type: none"> it supports low impact large format employment generating land uses, but not to the same intensity as the Employment (Enterprise) Zone or Strategic Employment Zone; it does not seek to compete with the existing Activity Centre Zones in the area; and will not conflict with the Township Main Street Zone located in the heart of the Gawler Township. <p>Recommended Policy Change</p> <p>Remove the General Neighbourhood Zone from the Affected Area.</p> <p>Apply the Employment Zone to the Affected Area.</p>
Taa wika Cultural Heritage Database and Register search	A search of the Taa wika Cultural Heritage Database and Register was undertaken for the Affected Area. The search confirmed that there were no registered Aboriginal sites or objects on the Affected Area.

Investigation	Outcomes/Recommendations
Interface and Amenity Management	<p>Preliminary feedback on the Code Amendment has indicated that one of the main areas of concerns will be the interface between future non-residential development of the Affected Area and existing adjacent residential development.</p> <p>There are a number of policies within the Code that seek to manage interface and amenity impact and may apply to future development of the Affected Area, depending on the nature of the development, these include (but are not necessarily limited to):</p> <ul style="list-style-type: none"> • Employment Zone PO 2.1 and PO 2.2 that relate to built form and character; • Employment Zone PO 3.2, PO 3.2, PO 3.3, PO 3.4, PO 3.5 PO 3.6 and PO 3.7 that relate to setbacks, building height and interface management through application of the building envelope; • Employment Zone PO 5.1 and PO 5.2 that relate to the provision of landscaping with new development; • Interface between Land Uses PO 1.2 that relates to land use compatibility; • Interface between Land Uses PO 2.1 that relates to hours of operation; • Interface between Land Uses PO 3.1, PO 3.2 and PO 3.3 that relate to overshadowing; • Interface between Land Uses PO 4.1, PO 4.2 PO 4.3, PO 4.4, PO 4.5 and PO 4.6 that relates to activities generating noise and vibration; • Interface between Land Uses PO 5.1 and PO 5.2 that relate to air quality; and • Interface between Land Uses PO 6.1 that relates to light spill. <p>A copy of these policies is included as Appendix 13.</p> <p>In addition to the above, PO 7.1 of the Employment Zone refers to development outcomes being compatible with a Concept Plan. Although the Code provides policies that seek to manage interface impacts, the Designated Entity seeks to provide greater certainty to adjacent land owners as to future development outcomes and amenity impacts. To achieve this the Designated Entity has prepared a Concept Plan (contained in Figure 2.3 and Appendix 3) for inclusion in the Code. The purpose of the Concept Plan is to ensure future development:</p> <ul style="list-style-type: none"> • provides a minimum 9.0 metre building exclusion area from the side and rear boundaries of the Affected Area that adjoin existing residential land uses. The purpose of the building exclusion area is to ensure future built form maintains separation from adjoining residential land uses, in turn softening the mass and bulk of future built form on the Affected Area. This approach addresses the lack of rear setback policy within the existing Employment Zone; • includes landscaping around the boundaries of the Affected Area that interface with residential development to further soften (not eliminate)

Investigation	Outcomes/Recommendations
	<p>the appearance of future development as viewed from the interface areas;</p> <ul style="list-style-type: none"> provides, as required, an appropriate acoustic barrier around the boundaries of the Affected Area that interface with existing residential land uses. The extent of acoustic treatments to be resolved as part of a future development application, however the investigations provide clear guidance in terms of what the likely requirements will be; and primary and secondary vehicle access for future development of the Affected Area is from Main North Road and not the adjoining street network. Such is integral to ensuring that future development does not generate significant traffic movements through adjacent residential streets. <p>Indicative sections have been prepared that demonstrate how the Concept Plan will work in respect to future development and adjoining residential land uses as provided in Figures 4.1 to 4.4 (inclusive) below and Appendix 3.</p> <p>The sections demonstrate that the building exclusion area, coupled with fencing and landscaping will reduce the appearance and mass of future built form on the Affected Area. Noting that the Code does not seek development outcomes where built form will not be visible to adjoining land uses, but rather seeks development outcomes that soften built form and manage impacts on sensitive land uses that may arise from building mass, noise or emissions. The analysis assumes a 6m high tree will be established within the future landscape area.</p> <p>Figure 4.1 Section 1 – 5 Ames Drive</p>  <p>Figure 4.2 Section 2 – 15 Ames Drive</p>

Investigation	Outcomes/Recommendations
	 <p>SECTION 2 - 15 AMES DRIVE</p> <p>The diagram shows a cross-section of a property. On the left, a building is shown with a height of 13.0m. A dashed line representing the 'EXISTING BOUNDARY' runs diagonally from the top of the building to the right. Below the building, a horizontal line indicates the 'BUILDING HEIGHT'. To the right of the building, there is a green hatched area representing the 'EXISTING RESIDENTIAL ALLOTMENT & DWELLING'. The width of this area is 9.0m. A vertical dashed line extends from the boundary down to the ground level. The distance from the building to the boundary is 6.0m. The distance from the boundary to the dwelling is 7.4m.</p>
	<p>Figure 4.3 Section 3 – 2 Coleman Parade</p>  <p>SECTION 3 - 2 COLEMAN PARADE</p> <p>The diagram shows a cross-section of a property. On the left, a building is shown with a height of 13.0m. A dashed line representing the 'EXISTING BOUNDARY' runs diagonally from the top of the building to the right. Below the building, a horizontal line indicates the 'BUILDING HEIGHT'. To the right of the building, there is a green hatched area representing the 'EXISTING RESIDENTIAL ALLOTMENT & DWELLING'. The width of this area is 9.0m. A vertical dashed line extends from the boundary down to the ground level. The distance from the building to the boundary is 6.0m. The distance from the boundary to the dwelling is 4.5m.</p>
	<p>Figure 4.4 Section 4 – 8 Coleman Parade</p>

Investigation	Outcomes/Recommendations
	<div data-bbox="524 342 1057 795">  <p>SECTION 4 - 8 COLEMAN PARADE</p> </div> <p>Summary</p> <p>The investigations confirm that existing Code policy, together with the Concept Plan will provide an appropriate policy setting to guide future development outcomes at the interface, and to ensure existing adjacent residential land uses are afforded an appropriate level of amenity in respect to future built form outcomes, noise, overshadowing and traffic. Some of the specific policies contained in the Code which will guide the siting and design of a future development application include:</p> <p>Employment Zone:</p> <p>PO 2.1</p> <p><i>Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</i></p> <p>PO 2.2</p> <p><i>Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:</i></p> <ul style="list-style-type: none"> <i>(a) using a variety of building finishes</i> <i>(b) avoiding elevations that consist solely of metal cladding</i> <i>(c) using materials with a low reflectivity</i> <i>(d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.</i> <p>PO 3.6</p>

Investigation	Outcomes/Recommendations
	<p><i>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</i></p> <p><i>PO 3.7</i></p> <p><i>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</i></p> <p><i>PO 5.2</i></p> <p><i>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.</i></p> <p><i>PO 7.1</i></p> <p><i>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</i></p> <p>Interface Between Land Uses</p> <p><i>PO 1.2</i></p> <p><i>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts</i></p> <p>Recommended Policy Change</p> <p>Apply the proposed Concept Plan to the Affected Area.</p>

Further details on investigations undertaken in support of the Code Amendment are included in **Appendices 3 and 7 to 13**.

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 CODE POLICY

APPENDIX 3. CONCEPT PLAN AND SECTIONS

APPENDIX 4. CURRENT AND PROPOSED ZONE AND OVERLAY MAPPING

APPENDIX 5. PROPOSED CODE POLICY

APPENDIX 6. STRATEGIC PLANNING ANALYSIS

(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 (SPP)	Code Amendment Alignment with SPPs
SPP 1 Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	
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.	<p>The proposed Code Amendment seeks to facilitate the ongoing and expanded use of the land for employment generating purposes. The Affected Area is well serviced by existing essential infrastructure.</p> <p>The accommodation of additional zoned employment land will assist servicing the strong housing and population growth which the Gawler region has experience over the last decade and more.</p> <p>The Town of Gawler is expected to accommodate an additional 10,476 residents over the next 14 years. Whilst there are designated greenfield areas identified with capacity to accommodate residential growth, employment lands are currently defined through existing zoning, with Employment and Strategic Employment Zones located within the Council area. Analysis has indicated that such employment type zones are primarily concentrated in the northern portion of the Council area, are extensively developed and are in the form of smaller parcels which do not support a large/integrated bulky goods/service trade precinct.</p> <p>The Affected Area is well suited to accommodating employment generating uses given its frontage, access and exposure to Main North Road and noting that portion of the land is presently used for such purposes.</p>
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.	<p>The proposed Code Amendment will see the logical and orderly delivery of formal employment lands within the metropolitan Adelaide region and the Town of Gawler in particular. The land is well connected to existing infrastructure and is supported by a State Maintained Road.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	The Affected Area has direct access to Main North Road and is convenient to the Suburban Activity Centre Zone and Gawler Green Shopping Centre located immediately to the south of the Gawler Racecourse.
SPP 2 Design Quality: To elevate the design quality of South Australia's built environment and public realm.	
2.10 Facilitate development that positively contributes to the public realm by providing active interfaces with street and public open spaces.	The Code Amendment seeks to provide a policy environment which facilitates the successful delivery of a modern and comprehensive redevelopment of the Affected Area. Attainment of design quality is a general expectation built into the Code, and the Concept Plan is an additional tool intended to guide appropriate interface management outcomes.
SPP 4 Biodiversity: To maintain and improve our state's biodiversity and its life supporting functions.	
4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.	<p>The Affected Area is not one of recognized natural character. Numerous planted trees exist on the site, five of which are significant and eleven of which are regulated. An assessment of the trees has been undertaken by a suitably qualified arborist to consider the environmental values of the trees and identify any that should be retained as part of a future development of the Affected Area.</p> <p>The Regulated and Significant Tree Overlay will continue to apply to the Affected Area that will provide appropriate policy guidance in relation to any tree damaging activity.</p>
SPP 5 Climate Change: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.	
5.2 The good design of public places to increase climate change resilience and future liveability.	<p>The Code Amendment will deliver a zoning environment which supports the further development of employment lands.</p> <p>The nature of future development of the Affected Area is such that there will be no additional public land or spaces created, however opportunity exists to contribute to an upgrade of the existing public realm at the interface of the land, including the provision of street trees and the like.</p>
5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.	<p>Through the proposed Code Amendment, the Affected Area will be located within the following Overlays:</p> <ul style="list-style-type: none"> • Defence Aviation Area Overlay (All structures over 45 metres) • Hazards (Bushfire - Urban Interface) Overlay • Hazards (Flooding General) Overlay • Prescribed Water Resources Area Overlay

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<ul style="list-style-type: none"> Regulated and Significant Tree Overlay Traffic Generating Development Overlay Urban Transport Routes Overlay <p>These Overlay's provides clear guidance on matters related to natural hazards and management of same.</p> <p>Notwithstanding, investigations and engagement will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk for future development of the Affected Area. Consultation with the Country Fire Service (CFS) will occur during the engagement phase of the Code Amendment process.</p>
SPP 6 Housing Supply and Diversity: To promote the development of well-serviced and sustainable housing and land choices where and when required.	
<p>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>	<p>Portion of the Affected Area is presently used for non-residential uses.</p> <p>The Town of Gawler has substantive areas zoned and planned for residential growth. Conversely, it has limited vacant land zoned for large format employment generating uses.</p> <p>Reinforcing the existing non-residential use of the Affected Area via this Code Amendment will also deliver a zoning environment which supports the employment growth of Gawler, which otherwise, has little to no land set aside for such purposes.</p> <p>The rezoning of the Affected Area will not significantly impact on residential land supply, noting the general capacity of broad hectare land within the Gawler region.</p>
<p>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.</p>	<p>The reinforcement of the employment land use of the Affected Area via this rezoning process will support access of the local population to jobs and large format retail.</p>
SPP 7 Cultural Heritage: To protect and conserve heritage places and areas for the benefit of our present and future generations.	
<p>7.1 Recognise and protect Indigenous cultural heritage sites and areas of significance.</p>	<p>The Code Amendment is not anticipated to impact on areas of Indigenous cultural heritage significance.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	Investigations undertaken to date have confirmed that there are no Aboriginal Site's or Object's registered for the Affected Area.
SPP 11 Strategic Transport Infrastructure: 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.	
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).	<p>Preliminary engagement has been undertaken with DIT to identify an access solution which ensures all traffic to and from the Affected Area occurs via a new controlled intersection to Main North Road. This solution, which will be funded by the Proponent, has been identified by MFY as the optimum traffic outcome which should not unduly impact on the function of the State Maintained Road, whilst also ensuring an improvement to the traffic conditions on adjacent local roads.</p> <p>A copy of MFY's investigation report is contained in Appendix 9.</p> <p>In addition to the proposed access solution, through the proposed Code Amendment the Affected Area will be subject to the following Overlays:</p> <ul style="list-style-type: none"> • Advertising Near Signalised Intersection Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay <p>These Overlays ensure that future development of the land will result in safe and convenient access arrangements and ensure that advertising will not result in unsafe traffic outcomes.</p>
11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.	Main North Road is a State Maintained Road which is a major form of transport infrastructure in the locality. The proposed Code Amendment seeks to leverage from this existing investment and provide opportunity for further economic growth and investment.
11.3 Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.	The Code Amendment proposes a range of infrastructure investigations. The identification and funding of any off-site infrastructure is critical and will be considered throughout the rezoning process.
11.4 Minimise negative transport-related impacts on communities and the environment.	<p>The Affected Area has frontages to Main North Road and Sheriff Street. Existing crossovers are provided to both.</p> <p>The Main North Road, Sheriff Street and First Street intersection contains a number of conflict points and has been partially closed. Advice obtained from MFY</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<p>suggests that the intersection does not meet relevant Australian Standards and Austroad design criteria.</p> <p>MFY have considered potential access arrangements for the Affected Area in the context of these existing constraints. As part of these recommendations, it has been suggested that:</p> <ul style="list-style-type: none"> • no access be provided to Sheriff Street; • access be provided to and from Main North Road; and • access to Main North Road be controlled with either a roundabout or a traffic signal. <p>Preliminary modelling has indicated that a controlled access can be achieved to Main North Road. Such modelling will be advanced as part of the investigations proposed to inform the Code Amendment.</p>
SPP 14 Water Security and Quality: To ensure South Australia’s water supply is able to support the needs of current and future generations.	
<p>14.5 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</p>	<p>The future development of the Affected Area will take into account the characteristics of the land and ensure that WSUD principles are incorporated into designs.</p>
<p>14.6 Support development that does not adversely impact on water quality.</p>	<p>The Affected Area is subject to the Prescribed Water Resources Area Overlay. The Code provides appropriate controls to ensure that the future development of the land protects water quality.</p>
SPP 15 Natural Hazards: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.	
<p>15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</p>	<p>The Affected Area is located within the following Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Urban Interface) • Hazards (Flooding General) <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations will be undertaken to understand the likely impact of these Overlays and ensure appropriate measures are taken to</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	mitigate against risk. This will include consultation with the CFS during the engagement stage of the Code Amendment process.
SPP 16 Emissions and Hazardous Activities: To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.	
State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>16.1 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. 	<p>It is acknowledged that the Affected Area is within a General Neighbourhood Zone, with existing residential uses located to the north, south and east.</p> <p>Investigations have been undertaken as part of the Code Amendment to consider the interface with the adjacent residential uses. In addition to the policies within the Zone Overlay that manage the residential interface and amenity, a Concept Plan is proposed that includes, among other things, a minimum no build setback area from the east and west boundaries of the Affected Area that adjoin the existing residential properties and acoustic barrier.</p> <p>The Concept Plan will ensure that future development of the Affected Area maintains appropriate separation from existing residential development, provides opportunities for landscaping and fencing treatments along these boundaries and minimises massing of future built form.</p>
<p>16.2 Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</p>	<p>Site contamination is not anticipated to be an impediment to the future development of the land, given the uses envisaged by the intended Employment Zone.</p> <p>The site contamination General Development Policies in the Code will apply to the Affected Area through this Code Amendment ensuring that should more sensitive land uses be proposed in the future the suitability of the use for the Affected Area will be assessed and any risks appropriately managed.</p>

(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.

Regional Plan Themes and Policies	Code Amendment Alignment with Regional Plan
Transit corridors, growth areas and activity centres	
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.	The Affected Area is located within the planned urban lands to 2045 as contained in the 30-Year Plan.
P12 Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging "leapfrog" urban development.	The Code Amendment seeks to provide an area for ongoing employment generating uses and future development which can be connected/accessible to existing infrastructure. The Affected Area is within an existing built-up area which has the potential for further intensification and growth.
Health, Wellbeing and Inclusion	
P47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include: <ul style="list-style-type: none"> • diverse housing options that support affordability • access to local shops, community services and facilities • access to fresh food and a range of food services 	An integrated and comprehensive development outcome is capable of being delivered in this location. This will assist in the creation of a healthy neighbourhood through the establishment of water sensitive urban landscaping and tree planting within the public realm.

Regional Plan Themes and Policies	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> • safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities • walkable connections to public transport and community infrastructure. <p>P49 Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p>	
Infrastructure	
<p>P86 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 facilities • local stormwater and flood management including water sensitive urban design • public open space • sports facilities • street trees • community facilities, such as childcare centres, schools, community hubs and libraries <p>P86 Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.</p>	<p>The Code Amendment will include a review of both service and social infrastructure provision in order to identify existing capacity and the potential need for augmentation.</p> <p>Relevant agreements (as required) can be entered into should the need for augmentation be identified.</p>
Biodiversity	
<p>P93 Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p>	<p>The Affected Area adjoins a public open space reserve which contains stormwater infrastructure. Such presents an opportunity for enhancement of the greenway/landscaping within the locality.</p>
Climate Change	
<p>P105 Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> • protect valuable primary production land 	<p>The proposed Code Amendment will support a compact urban form with the Affected Area located within a designated urban area.</p>

Regional Plan Themes and Policies	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas conserve areas of nature protection areas safeguard the Mount Lofty Ranges Watershed reduce vehicle travel and associated greenhouse gas emissions. 	
Water	
<p>P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p>	<p>The Code includes policies which are instructive in respect water quality, use and management. Engineering investigations will ensure that future proposed urban development will not be contrary to the relevant water policies.</p> <p>It is noted that the Stormwater Management Overlay does not apply to the Employment Zone and will not apply to the Affected Area as part of the Code Amendment. To ensure appropriate future water management, efficiency and use, the Designated Entity proposes to enter into an LMA (refer Appendix 7) that will inform future development of the Affected Area.</p>
Emergency Management and Hazard Avoidance	
<p>P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> avoidance adaptation protection 	<p>It is acknowledged that the Affected Area is subject to the following Overlays:</p> <ul style="list-style-type: none"> Hazards (Bushfire - Urban Interface) Hazards (Flooding General) <p>These Overlay's provides clear guidance on matters related to natural hazards. Notwithstanding, detailed investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk, including engagement with the CFS.</p>

(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:

Document	Code Amendment Outcome
<p>Gawler Community Plan 2030+</p> <p><i>Goal 1.1.1 Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.</i></p> <p><i>Goal 1.2.5 Strengthen the position and promotion of Gawler as a regional hub.</i></p> <p><i>Goal 2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.</i></p> <p><i>Goal 2.4.2 Engage with the business community to attract business and job opportunities and promote Gawler as a regional hub.</i></p>	<p>The Code Amendment will promote Gawler as a regional hub and support the supply of well-located commercial land that attracts businesses and job opportunities in the area by rezoning the Affected Area to the Employment Zone and supporting the continued use of the Affected Area for commercial uses.</p>
<p>Gawler Economic Development Strategy 2020-2025</p>	<p>The Strategy highlights that in 2019, retail trade was the second highest employment sector within the Town of Gawler and the fourth highest sector in terms of gross revenue.</p> <p>The Strategy highlighted that many people working in the Town of Gawler reside outside of the area, whilst many residents of the Town of Gawler work outside of the area (approx. 59%).</p> <p>Critically the Strategy highlighted a sustained decline in the number of businesses operating in the Council area. The decline in retail business over the previous five years was 21.6%, which was expressed in the Strategy as being of concern. The need to revitalise the local economy and reverse current business trends was made clear.</p> <p>The Code Amendment will support the intent of the Designated Entity to invest in the Council area and support the generation of more than 200 permanent jobs.</p> <p>Whilst Mainstreet Activation is Pillar 1 of the Strategy, the land uses arising from the Code Amendment will not detract from the retail services which exist and are sought within Murray Street.</p>

APPENDIX 7. INVESTIGATIONS – CIVIL ENGINEERING

APPENDIX 8. INVESTIGATIONS – ENVIRONMENTAL NOISE ASSESSMENT

APPENDIX 9. INVESTIGATIONS – TRANSPORT

APPENDIX 10. INVESTIGATIONS – PRELIMINARY TREE ASSESSMENT

APPENDIX 11. INVESTIGATIONS – LAND SUPPLY

APPENDIX 12. INVESTIGATIONS – EMPLOYMENT LAND ANALYSIS

APPENDIX 13. SELECT CODE POLICIES APPLICABLE TO INTERFACE MANAGEMENT