



**25 PIERSON STREET, LOCKLEYS CODE
AMENDMENT
PIERSON PTY LTD**

FOR CONSULTATION

Proprietary Information Statement

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HAVE YOUR SAY

This Code Amendment is on consultation from Monday, 2 October 2023 to Sunday, 12 November 2023.

During this time, the public and identified stakeholders can 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 on the SA Planning Portal (URL: https://plan.sa.gov.au/have_your_say/general_consultations)



Use your smart phone to scan this code

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

- c) Via post to:

Attn: Belinda Monier
25 Pierson Street, Lockleys Code Amendment
Future Urban
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

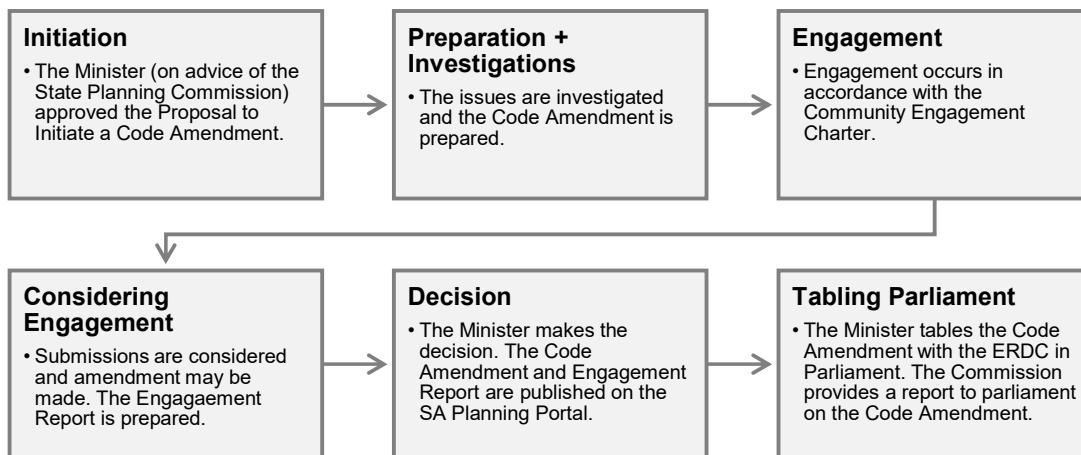
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the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

Pierson Pty Ltd (Designated Entity) proposes a Code Amendment in relation to the land located at 25 Pierson Street, Lockleys and is comprised in Certificate of Title Volume 6153 Folio 97 (the Affected Area).

The Affected Area is presently within the Employment Zone and contains the Westpac Mortgage Centre and the Lockleys Child Care and Early Learning Centre.

The Affected Area was previously subject to the *Lockleys Code Amendment* which was subsequently declined by the Minister for Planning, citing community concerns about amenity impacts of higher density development. The Minister noted that he would be willing to explore rezoning of the subject site to the Suburban Neighbourhood Zone (or similar), to facilitate the redevelopment of the site that is more in keeping with the established character of the area. With this in mind, a new Code Amendment has been prepared with an outcome generally consistent with the expressed position of the Minister.

The Affected Area was previously subject to the Lockleys Code Amendment which was subsequently declined by the Minister for Planning, citing community concerns about amenity impacts of higher density development. The Minister noted that he would be willing to explore rezoning of the subject site to the Suburban Neighbourhood Zone (or similar), to facilitate the redevelopment of the site that is more in keeping with the established character of the area. With this in mind, a new Code Amendment has been prepared with an outcome generally consistent with the expressed position of the Minister.

Pierson Pty Ltd has a vision to redevelop the overall site with a low to medium scale residential form of development. In general terms, the intent is to:

- facilitate low density residential development up to two storeys at the existing residential interfaces, including along the eastern, western and Pierson Street boundaries of the site;
- encourage medium density residential development of a medium scale (3-4 storeys) towards the centre of the Affected Area and along the River Torrens / Karrawirra Parri frontage;
- encourage rear-loaded product to maximise on-street carparking and to support high quality public realm outcomes with a focus on maximising tree canopy cover to reduce heat;
- potentially incorporate small scale non-residential development along the Torrens River frontage to enhance the experience for pedestrians/cyclists;
- encourage the provision of open space and improved linkages to the River Torrens Linear Park (through use of a Concept Plan); and
- create open space through the site and integrate such space with WSUD principles.

The site offers significant potential for a medium density mixed use development on the basis of:

- direct access/frontage to the adjacent River Torrens linear park / Karrawirra Parri;
- close proximity to Rowells Road/Findon Road, a north-south arterial road accommodating public transport;
- close proximity to Lockleys Children's Centre and Lockleys North Primary School;
- replacing a large-scale non-residential land use surrounded by established residential development; and
- reasonable proximity to multiple neighbourhood level retailing offers on Findon Road.

Since the previous Code Amendment was sought, the Kidman Park Residential and Mixed Use Code Amendment (which is approximately 200 metres from the Affected Area) was approved by the Minister for Planning. The approval letter noted:

“In adopting the Code Amendment, I am of the view that the Code Amendment will provide opportunities for a diversity of housing and commercial development on land that is well located and close to services and facilities, including the River Torrens / Karrawirra Parri. The Code Amendment will contribute to a number of targets within The 30-Year Plan for Adelaide: 2017 Update and I am satisfied that the interface issues with the existing community and environment will be appropriately managed through the application of relevant Planning and Design Code (the Code) policies and the Concept Plan.”

The intent of the 25 Pierson Street, Lockleys Code Amendment is to provide opportunities for a diversity of housing on land that is well located and close to services and the River Torrens/ Karrawirra Parri. The Code Amendment proposes to transition building heights from 2 building levels up to 3-4 building levels, as per the Kidman Park Residential and Mixed Use Code Amendment. The Code Amendment also proposes use of a Concept Plan and will contribute to all six targets within the 30-Year Plan for Greater Adelaide.

This vision necessitates the Affected Area being rezoned from the Employment Zone to the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone.

2.2 Affected Area

The Affected Area in respect to the proposed amendment is shown in the map at **Appendix 1** and in **Figure 2.1** below.

Figure 2.1 Affected Area and Current Zoning



The Affected Area comprises approximately 4.87 hectares of land, with frontage to Pierson Street, Azalea Drive, Tracey Crescent and the River Torrens Linear Park.

The immediate locality to the west, east and south of the Affected Area is within the Suburban Neighbourhood Zone the desired outcome of which is to provide low density housing consistent with the existing local context and complimentary non-residential uses that are compatible with the low density residential character. Land to the north of the Affected Area is within the Open Space Zone and comprises the Torrens River Linear Park that provides a connected pedestrian/cycling path between the Adelaide CBD and Henley Beach South.

The Affected Area is located within the City of West Torrens (Council) council area and is approximately 300 metres east of Holbrooks Road. The Affected Area is located immediately to the south of the River Torrens / Karrawirra Parri which is the boundary between the Council and the City of Charles Sturt.

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Employment Zone and the Airport Building Heights (Regulated) Overlay, Building Near Airfields Overlay, Hazards (Flooding – Evidence Required) Overlay, Prescribed Wells Area Overlay, Regulated and Significant Tree Overlay, Traffic Generating Development Overlay and Water Resources Overlay in the Code, as shown in **Appendix 2**.

The Employment Zone seeks a diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities. Together with, distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

A summary of the Overlays that apply to the land, 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
Airport Building Heights (Regulated) Overlay	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.	Development should be an appropriate height so as not to pose a risk on the operation of a certified aerodrome and exhaust stacks are designed to minimise plume impacts on aircraft movements. Development will require referral to the relevant airport-operator where it exceeds the applicable height or comprises exhaust stacks.
Building Near Airfields Overlay	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.	Development that includes outdoor lighting, is wildlife attracting and/or includes buildings being appropriately separated from airfields/runways to ensure the safety of airfields and minimise risk.
Hazards (Flooding – Evidence Required) Overlay	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.	Development should include measures to prevent the entry of water, noting that the land is not within an identified flood plain.

Prescribed Wells Area Overlay	Sustainable water use in prescribed wells areas.	Development involving horticulture, forms of agriculture, industry and forestry are provided with a lawful, sustainable and reliable water source that does not place undue strain on water resources.
Regulated and Significant Tree Overlay	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.	Development ensures the retention of regulated and significant trees. Tree damaging activity is only undertaken in specific circumstances, including where required to ensure the reasonable development of land.
Traffic Generating Development Overlay	<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>	<p>Development designed to minimise potential impacts on the safety, efficiency and functional performance of a State Maintained Road. Access points for development designed to accommodate the anticipated type and volume of traffic generated by the development.</p> <p>Development may require referral to the Commissioner of Highways.</p>
Water Resources Overlay	<p>Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.</p> <p>Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.</p>	<p>Development protects existing water courses and avoids interfering with existing hydrology of water courses and water bodies, or otherwise improves existing conditions.</p> <p>Development that increases surface water run-off includes vegetation to filter run-off.</p>

2.3.2 Proposed Code Policy

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

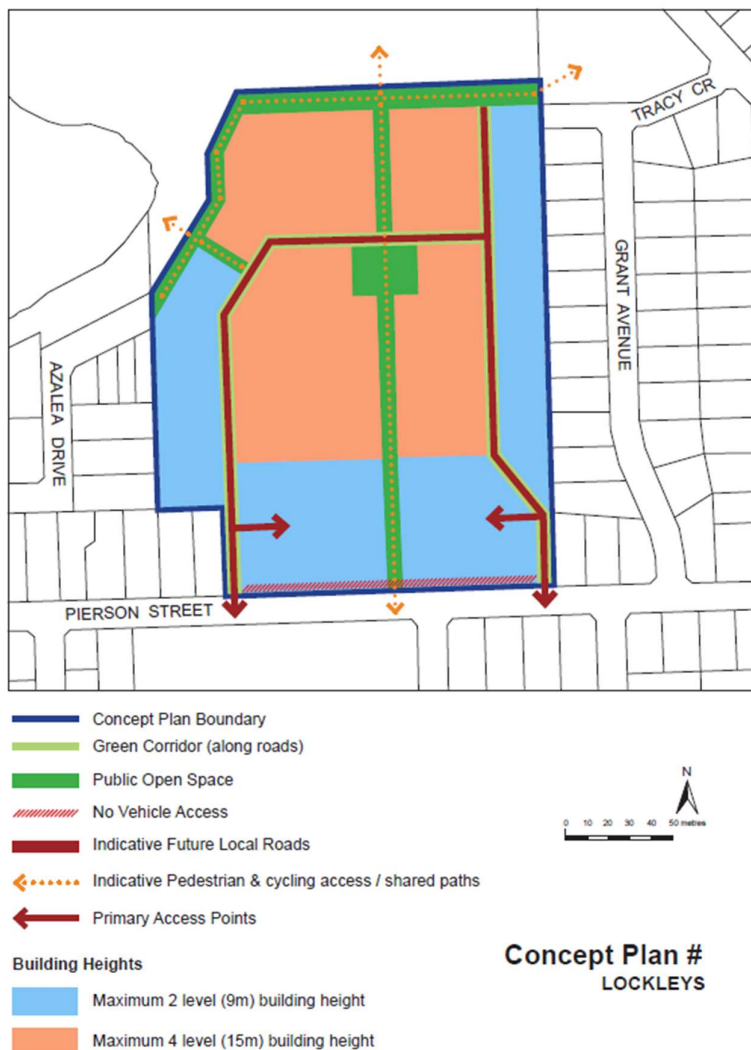
Figure 2.2 Affected Area and Proposed Zoning



The Code Amendment proposes the following changes:

- Rezone the Affected Area to the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone. Remove the Employment Zone.
- Retain the following Overlays to the Affected Area:
 - » Airport Building Heights (Regulated) Overlay (all structures over 15 metres)
 - » Building Near Airfields Overlay
 - » Hazards (Flooding – Evidence Required) Overlay
 - » Prescribed Wells Area Overlay
 - » Regulated and Significant Tree Overlay
 - » Traffic Generating Development Overlay
 - » Water Resources Overlay
- Apply the following Overlays to the Affected Area:
 - » Affordable Housing Overlay
 - » Stormwater Management Overlay
 - » Urban Tree Canopy
- Apply the following Technical and Numeric Variations (TNVs) to the Affected Area (relevant to the Suburban Neighbourhood Zone):
 - » Maximum Building Height (Levels) (2 Levels)

- » Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 420 sqm
- » Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m
- Apply the following Technical and Numeric Variation (TNV) to the Affected Area (relevant to Pierson Street):
 - » Maximum Building Height (Levels) (2 Levels).
- Apply a Concept Plan to the Affected Area showing:
 - » pedestrian linkages to the River Torrens / Karrawirra Parri;
 - » publicly accessible open space;
 - » the location of vehicle access points;
 - » no vehicle access for residences fronting Pierson Street; and
 - » maximum building heights.



The Suburban Neighbourhood Zone, Urban Renewal Neighbourhood Zone, Overlays, Concept Plan and TNV boundaries are shown in **Appendix 1** and the Zone and Overlay policies are provided in **Appendix 3**.

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; and
- 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 and occupiers, the Council, City of Charles Sturt, relevant State agencies, utility providers and the local Members of Parliament;
- information will be provided to the public generally via the Plan SA Have Your Say website;
- drop-in sessions will be held so that members of the community can seek further information on the Code Amendment; and
- interested parties will have the opportunity to provide a written submission via the Plan SA Have Your Say website or by email or post 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:

- Online on the SA Planning Portal (URL: https://plan.sa.gov.au/have_your_say/general_consultations)



Use your smart phone to scan this code

- Via email to engagement@futureurban.com.au;
- Via post to:

Attn: Belinda Monier
25 Pierson Street, Lockleys Code Amendment
Future Urban
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 are:

- the spatial application of the Zones;
- the spatial application of the Overlays;
- the spatial application of the Technical and Numeric Variations.

Aspects of the project which stakeholders and the community cannot influence are:

- the creation or amendment of policy contained within the Planning and Design Code;
- the geographic extent of the amendment or the Affected Area; and
- the residential intent of the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone.

3.4 What will happen with my feedback?

The Designated Entity 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 Designated Entity 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 Designated Entity 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 has had regard to the Strategic Planning Outcomes of the State and the Council, including:

- increasing opportunities for infill development, diverse housing choice and land supply within the urban area of metropolitan Adelaide;
- infill development that is accessible and provides opportunities for walkability and diverse transport options;
- a change in the use of the Affected Area from a commercial precinct to residential and non-residential (of an appropriate scale) uses with appropriate interface to existing residential development;
- opportunities for increased tree canopy through introduction of the Urban Tree Canopy Overlay;
- future development of the Affected Area that will have regard to its environmental impact; and
- the provision of infrastructure (roads, stormwater, sewer etc) that will provide for the future needs of residential use of the Affected Area.

4.1.2 Consistency with the State Planning Policies

State Planning Policies (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.

The SPPs 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 the SPPs.

This Code Amendment is considered to be consistent with the SPPs as shown in **Appendix 4**.

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 30 Year Plan for Greater Adelaide (Regional Plan) in the Regional Plan considered in relation to this Code amendment.

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

Where there is conflict between a Regional Plan and the SPPs, the SPPs will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Appendix 4**.

4.1.4 Consistency with other key strategic policy documents

In February 2021 the Council published its Community Plan 2030 (Community Plan). This Code Amendment aligns with key strategic objectives of the Community Plan in relation to the built environment, that seeks:

- an attractive, safe and cohesive urban environment that supports better quality development assessment outcomes, diverse housing choice and compatible non-residential development;
- infrastructure that meets the needs of a changing city and climate; and
- neighbourhoods designed to promote safe, active travel and strengthen connections, amenity and accessibility.

This Code Amendment is considered to be consistent with the Community Plan as shown in **Appendix 4**.

4.2 Infrastructure planning

The infrastructure planning in **Table 4.1** below is relevant to this Code Amendment.

Table 4.1: Infrastructure Planning

Council Infrastructure Planning	Response/Comment
Stormwater	A level of on-site detention and retention will be required to manage stormwater resulting from anticipated future development of the Affected Area.
Roads	<p>The surrounding road network is sufficient to support anticipated traffic movements from anticipated development of the Affected Area.</p> <p>New roads may be required within the Affected Area to service future development. The location and layout of new roads will be subject to future design, but will connect into the existing road network and have regard to the Council requirements.</p>
Government Agency Infrastructure Planning	Response/Comment
SA Water	<p>The Affected Area is currently serviced by water mains.</p> <p>There may be some challenges obtaining adequate water capacity for future development via Azalea Drive due to the size of the current water main.</p> <p>Some augmentation of existing mains along Pierson Street may be required to service future development.</p>
Wastewater	<p>There are existing sewer mains servicing the Affected Area. Some augmentation to the existing sewer infrastructure may be required to accommodate future development.</p> <p>Where required new sewer infrastructure will be provided to connect into the existing network. This will be resolved as part of the infrastructure planning for future development of the Affected Area.</p>
Other	Response/Comment
Electricity	<p>The Affected Areas is serviced by electricity supply.</p> <p>Future development of the Affected Area may require some augmentation to existing infrastructure, but this is not anticipated to be as extensive as what may otherwise be required for greenfield sites given existing and anticipated use.</p>
Gas	There is sufficient gas supply to cater for future development of the Affected Area.

Communications	There is communications infrastructure available to the Affected Area. Some augmentation may be required to provide connections to future development.
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The above upgrades to infrastructure can be economically provided to the Affected Area by the Designated Entity, as such no further agreements or other arrangements are required to fund the infrastructure. Infrastructure assets such as roads and open space that will ultimately be vested with the Council will be subject to further agreement with the Council to ensure that relevant infrastructure is consistent with Council requirements.

Electricity, gas and water will be provided by the relevant service providers with any associated costs for connections 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 Honourable Nick Champion MP, Minister for Planning (the Minister) in the Proposal to Initiate.

The investigations undertaken to inform the Code Amendment include:

- Traffic (refer **Appendix 5**);
- Infrastructure, Stormwater and Services (refer **Appendix 7**);
- Linkages and improved interface with River Torrens Linear Park;
- Zone and Policy Assessment;
- Open Space and Soft Infrastructure Assessment (refer **Appendix 8**);
- Tree Assessment (refer **Appendix 9**); and
- Search of the Taa Wika Aboriginal Sites and Objects Register.

Details of the investigations, including outcomes and recommendations, are contained in **Table 4.2** below.

Table 4.2 Investigations

Investigation	Outcomes/Recommendations
Traffic	<p>Transport investigations have been carried out by CIRQA for the Code Amendment. The traffic assessment has been undertaken assuming the higher end of dwelling density envisaged in the Urban Renewal Neighbourhood Zone (approximately 70 dwellings per hectare). The traffic assessment confirms:</p> <ul style="list-style-type: none"> • generation of traffic associated with the rezoning of the Affected Area on the adjacent road network will be less than that associated with the current use of the Affected Area; • the rezoning and subsequent redevelopment of the Affected Area would result in a positive impact on the adjacent road network; • the SIDRA analysis has been prepared for the intersection of Pierson Street and Rowells Road which confirms improved conditions would be realised as a result of the rezoning and anticipated redevelopment of the Affected Area for medium density residential use. <p>The investigations recommend that any future redevelopment of the Affected Area include:</p> <ul style="list-style-type: none"> • one-two primary intersections be provided on Pierson Street to service the Affected Area (subject to appropriate analysis, design and liaison with the Council); • the access on Pierson Street should accommodate the majority of vehicle movements associated with the Affected Area (and the internal road network should be designed accordingly); • additional access may also be provided via Azalea Drive and Tracey Crescent, however should be minor (secondary) in nature; • the intersections (access points) should connect to an internal road network designed and constructed in accordance with the Council requirements; • the planning and design of the internal layout shall ensure adequate provisions for on-street parking, waste collection vehicle movements and appropriate traffic control treatments within the Affected Area; and • a high level of permeability for pedestrians and cyclists should be provided including connections to/from the adjacent Linear Park. <p>Summary</p> <p>The investigations confirm that the Affected Area can be accessed in a safe and convenient manner, with the future anticipated traffic volumes are able to be accommodated by the existing surrounding road network, with no implications arising in respect to the Code Amendment.</p> <p>The Code Amendment addresses the findings of the traffic investigations through:</p> <ul style="list-style-type: none"> • retention of the Traffic Generating Development Overlay to the Affected Area; and • PO 2.1 PO 2.2. PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 4.1, PO 5.1, PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5, PO 6.6, PO 6.7, PO 10.1 and Table 1 in Transport, Access and Parking of Part 4 – General Development Policies of the Code. <p>Many of the policies listed above will apply to forms of development identified in Table 3 – Applicable Policies for Performance Assessed Development in the Suburban</p>

	<p>Neighbourhood Zone and Urban Renewal Neighbourhood Zone, including dwellings, residential flat buildings, shops and consulting rooms.</p> <p>The application of the relevant policies to new development will ensure that matters relating to vehicle access and carparking for future development, together with policies that manage and maintain vehicle movements in the surrounding road network can be addressed at the development application stage.</p> <p>Recommended Policy Change</p> <p>Apply the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone to the Affected Area.</p> <p>Retain the Traffic Generating Development Overlay to the Affected Area.</p> <p>Transport, Access and Parking and other relevant development policies in Part 4 – General Development Policies of the Code will continue to apply to development of the Affected Area.</p>
<p>Infrastructure, Stormwater and Services</p>	<p>FMG has undertaken investigations in relation to stormwater, infrastructure and services for the Code Amendment. The FMG investigations confirm that the Affected Area is or can be provided with appropriate infrastructure to support a medium density residential development. In respect to various infrastructure the findings were as follows.</p> <p>Stormwater</p> <p>It is understood that the current arrangement for stormwater discharge from the Affected Area is by a large diameter pipe that discharges directly into the Torrens River.</p> <p>Volume of detention that will achieve the requirements of the Council will vary depending on the future development outcome for the Affected Area. However, some detention is likely to be required for future development. FMG have estimated this to be in the order of 500-550 cubic metres, however this would need to be confirmed at the detailed design stage of future development.</p> <p>Impact of greenery and landscaping associated with future development would reduce current peak flows by approximately 20%. Further, as the Affected Area currently discharges stormwater directly into the Torrens River there will be little impact on Council infrastructure.</p> <p>Anecdotal discussions with the City of West Torren's engineer have indicated that future detention requirements may be offset through higher achievement in other areas, such as water quality or stormwater reuse. If detention was able to be offset the onsite detention requirements would reduce to an estimated amount of 200 cubic metres.</p> <p>Detention storage volumes could also be proportionally split if future development is delivered in stages.</p> <p>Future development could consider the integration of stormwater detention involving the following strategies such as:</p> <ul style="list-style-type: none"> • detention storage – underground or above ground likely in the north western corner of the Affected Area to allow for direct connection and discharge into the Torrens River; • implementation of Water Sensitive Urban Design (WSUD) principles such as raingarden and landscape, wherever possible; • upsizing of internal pipe network; and • use of permeable paving (which would increase water quality outcomes).

In addition, the Council also requires improvement to stormwater quality being discharged from the Affected Area. Quality of the runoff discharged from the Affected Area can be improved as part of a future development application through the installation of proprietary water quality improvement devices or incorporation of biofiltration and raingardens within above ground stormwater basins, which are the preferred methodology by Council's engineers.

A review of the relevant flood data suggests that that Affected Area is not subject to known flood risk and is sited above the 1 in 500 River Torrens Study 1999.

Water Mains

A review of the Dial Before You Dig investigations indicate that the Affected Area is surrounded by water mains. A 100 millimetre to 150 millimetre main pipe (CICL) is located on Pierson Street and 100 millimetre diameter supply main pipe (100PVCU) on Azalea Drive.

Obtaining adequate capacity to service future development via Azalea Drive may be challenging considering the size of the existing water main. However, the Affected Area is assumed to be supplied by the existing 150 millimetre water main on Pierson Street.

As a result of future development on the Affected Area, there may be a need for booster pumps to assist with the supply demand of water. Future development will also require new water mains circulation along all new internal roads with water connections. It is also noted that there may be additional costs / infrastructure needs to meet fire code requirements for future development.

SA Water requirements for future development can be resolved at the development application stage.

Sewer

Information obtained through SA Water indicates that there are two major sewer lines servicing the Affected Area. There is an existing 150 millimetre PVCU pipe along Azalea Drive and a 150 millimetre diameter (Vitrified Clay) sewer main on Pierson Street.

Future development is likely to require new sewer mains connection into the existing main with associated earthworks and traffic control.

Electrical

The property is currently serviced by above ground power lines along Pierson Street, which connect into existing transformers at the site frontage to Pierson Street in the eastern corner.

Further information has been sought from SAPN regarding likely augmentation requirements for future development. However, based on anticipated dwelling yields and existing services future augmentation may not be as large when compared to development on other greenfield sites.

Requirements for electrical supply to future development to be confirmed by SAPN at the development application stage.

Communications

NBN infrastructure exists within the vicinity of the Affected Area. It is understood that this can be connected with new pit and pipe design to supplement the system internally. Services for Telstra are also located within the vicinity of the Affected Area.

	<p>Connection to these services for future development can be provided without requiring significant augmentation works.</p> <p>Gas</p> <p>There is an existing medium-pressure gas main within the vicinity of the Affected Area which may be adequate to service future development. Feedback provided by APA suggests that, at a high level there would not be an issue with gas supply to the Affected Area. This would be confirmed at the development application stage and as required by a developer.</p> <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 Amendment addresses the findings of the investigations, in particular stormwater, water supply, and sewer, through application of the following policies:</p> <ul style="list-style-type: none"> • DO 1 and PO 1.1 of the Stormwater Management Overlay; • PO 1.1 of the Hazards (Flooding – Evidence Required) Overlay; • PO 3.1, PO 7.7, PO 22.1, PO 23.4, PO 34.2, PO 36.1, PO 36.2, PO 42.1, PO 42.2, PO 42.3, PO 43.1 in Design in Urban Areas in Part 4 General Development Policies of the Code; and • PO 11.2 and PO 12.1 in Infrastructure and Renewable Energy Facilities in Part 4 General Development Policies of the Code. <p>The policies contained in the Stormwater Management Overlay, Hazards (Flooding-Evidence Required) and general development policies are captured as relevant assessment criteria for forms of development, including dwellings in Table 3 – Applicable Policies for Performance Assessment Development in the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone.</p> <p>While it is noted that some of the infrastructure requirements are not specifically captured for all forms of development at the planning consent stage of a development application (for example, the requirement to connect to electricity) these matters must be addressed at the Building Consent stage of a development application.</p> <p>Infrastructure requirements may also be resolved through a land division application with relevant policies contained within Land Divisions in Part 4 – General Development Policies of the Code.</p> <p>Recommended Policy Change:</p> <p>The Hazards (Flooding – Evidence Required) Overlay to be retained to the Affected Area.</p> <p>Apply the Stormwater Management Overlay to the Affected Area.</p> <p>Relevant development policies from Part 4 – General Development Policies of the Code will continue to apply to the Affected Area.</p>
Linkages and improved interface with River Torrens Linear Park	<p>The rezoning of the Affected Area to enable a low and medium density residential development provides opportunities for additional linkages to be established and strengthened between the Affected Area and the River Torrens Linear Park / Karrawirra Parri.</p>

	<p>Relevantly, the Affected Area shares a boundary with the River Torrens / Karrawirra Parri. While the final development outcome for the Affected Area will need to be determined the opportunities for strengthened linkages will be created as a result of the Code Amendment through:</p> <ul style="list-style-type: none"> • introduction of a Concept Plan to determine pedestrian and cycling linkages through the Affected Area and connections to existing publicly accessible open space, walking and cycling trails; • use of the Urban Renewal Neighbourhood Zone to facilitate medium density residential development which provides an orderly transition to the built form scale envisaged in the adjacent Suburban Neighbourhood Zone; • opportunities for windows and/or balconies to overlook the River Torrens Linear Park/ Karrawirra Parri and provide causal surveillance; • ground floors of multi storey buildings being able to incorporate some smaller scale non-residential uses such as offices, shops and consulting rooms, which can also take advantage of the Linear Park and/or views over the Torrens River; and • any redevelopment of the Affected Area will incorporate open and green spaces comprising a minimum 12.5% of the Affected Area in accordance with section 198 of the <i>Planning, Development and Infrastructure Act 2016</i>. These areas, together with any future road network, can incorporate and strengthen pedestrian linkages to the Linear Park, which are already available via Azalea Drive and Tracey Crescent and are separated by less than 300 metres. As part of a future redevelopment of the site there may be opportunities to increase the open space provision, over the legislated amount of 12.5%, having regard to existing open space in the area, water sensitive urban design and future master planning of the Affected Area. <p>Summary</p> <p>The Code Amendment will facilitate opportunities for greater connection and linkages between the Affected Area and the River Torrens Linear Park / Karrawirra Parri. These opportunities are created through use of a Concept Plan and the rezoning of the Affected Area to facilitate future redevelopment comprising predominantly medium density residential development to maximise public open space provision.</p> <p>Recommended Policy Change</p> <p>Introduce a Concept Plan which identifies pedestrian and cycling linkages.</p> <p>Apply the Urban Renewal Neighbourhood Zone to the Affected Area.</p>
The Zone and envisaged land uses	<p>Investigations regarding relevant Neighbourhood-type Zones and envisaged land uses within the Zones have been undertaken as part of the Code Amendment.</p> <p>The zone selection considers intent of the Code Amendment, as stipulated in the Proposal to Initiate. Consideration has also been given to the previously declined Lockleys Code Amendment and the concerns raised by the community. As such, importance was placed on maintaining the established low-rise character of the surrounding area, while also facilitating medium density housing to support targets within the 30-Year Plan for Greater Adelaide.</p> <p>The following zones were investigated for use over the Affected Area; Suburban Neighbourhood Zone, Urban Renewal Neighbourhood Zone and Housing Diversity Neighbourhood Zone.</p>

		Suburban Neighbourhood Zone	Urban Renewal Neighbourhood Zone	Housing Diversity Neighbourhood Zone
	Desired Outcome	Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.	Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.
	Performance Outcome ('PO') 1.1	Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character.	Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood.	Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood.
	Deemed-to-satisfy/designated performance feature ('DTS/DPF') 1.1	a) Ancillary accommodation b) Child care facility c) Community facility d) Consulting room e) Dwelling f) Educational facility g) Office	a) Ancillary accommodation b) Child care facility c) Community facility d) Consulting room e) Dwelling f) Educational facility g) Office	a) Ancillary accommodation b) Child care facility c) Consulting room d) Community facility e) Dwelling f) Educational facility g) Office

		h) Place of Worship i) Recreation area j) Shop k) Supported accommodation.	h) Place of Worship i) Recreation area j) Residential flat building k) Retirement facility l) Shop m) Student accommodation n) Supported accommodation.	h) Place of Worship i) Recreation area j) Residential flat building k) Retirement facility l) Shop m) Supported accommodation.
	Restricted Development	Shop with a gross leasable floor area less than 1000m ²	Shop, excluding any of the following: a) Shop with a gross leasable floor area less than 1000m ² b) Shop that is a restaurant.	Shop, excluding any of the following: a) Shop with a gross leasable floor area less than 1000m ² b) Shop that is a restaurant.

With consideration to the Desired Outcome of the zones, it was considered that the Suburban Neighbourhood Zone and the Urban Renewal Neighbourhood Zone were the most appropriate zones for the Affected Area.

The selection of the Suburban Neighbourhood Zone as the proposed zone for the Affected Area which adjoins existing dwellings on the eastern and western boundaries is to ensure development maintains the existing allotment configuration of adjoining residences. Refer to **Appendix 5** for indicative cross-sections.

The selection of the Urban Renewal Neighbourhood Zone is to allow the redevelopment of the Affected Area for a medium density residential use with smaller scale non-residential uses. The Urban Renewal Neighbourhood Zone is a customised zone for sites such as this, where a non-residential land use exists in a residential area which it is intended to be replaced to accommodate residential development.

While the Suburban Neighbourhood Zone will be used where existing residences adjoin the Affected Area, the Urban Renewal Neighbourhood Zone also contains specific policy to minimise impacts on adjoining residential development. Specifically, this includes:

- PO 2.1: Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development;
- PO 2.2: Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses; and

	<ul style="list-style-type: none"> PO 5.1: Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. <p>While the future development of the Affected Area is anticipated to be primarily residential it is noted that non-residential uses are anticipated in the Urban Renewal Neighbourhood Zone.</p> <p>In this regard smaller or low impact non-residential uses such as child care centres, consulting rooms and shops may be proposed as part of a future development of the Affected Area.</p> <p>In this regard, the Urban Renewal Neighbourhood Zone seeks to manage different land uses to ensure that land uses are not incompatible or likely to result in unreasonable impacts and seeks to limit or restrain non-residential uses through development policy including:</p> <ul style="list-style-type: none"> PO 1.1 Seeks predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood. PO 1.2 Seeks to ensure commercial activities improve community access to services are of a scale and type to maintain residential amenity. PO 1.3 Seeks to ensure non-residential development is located and designed to improve community accessibility to services, primarily in the form of: <ul style="list-style-type: none"> a) small-scale commercial uses such as offices, shops and consulting rooms; b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services; c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities; d) open space and recreation facilities; and PO 1.5 Seeks to ensure non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. <p>General development policy will also manage land uses (refer to 'Interface between land uses' investigations above for applicable policies).</p> <p>Summary</p> <p>The investigations confirm that the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone will provide appropriate development policy together with flexibility to accommodate future development of the Affected Area. Policy exists within the Urban Renewal Neighbourhood Zone and General Development Policies to appropriately manage land uses to ensure that any future uses of the Affected Area are compatible and will not unreasonably impact on the intended use of the Affected Area or existing uses of land in the locality. Refer to Appendix 5 for indicative cross-sections.</p> <p>Recommended Policy Change</p> <p>Apply the Suburban Neighbourhood Zone along the eastern and western boundaries of the Affected Area and Urban Renewal Neighbourhood Zone to the balance of the Affected Area (refer to Appendix 1 for maps).</p> <p>No further policy changes proposed. Relevant general development policies in Part 4 – General Development Policies of the Code will continue to apply to the Affected Area.</p>
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<p>Technical and Numeric Variations</p>	<p>Technical and Numeric Variations (TNVs) are applied spatially and allow for local policy variations such as building height, minimum site area and frontages. TNVs vary within zones, with some zones providing a wide variety of prescriptive variations and others having no TNV capability. The Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone have differing TNV capabilities. These are listed below.</p> <p>Suburban Neighbourhood Zone</p> <ul style="list-style-type: none"> • Minimum Site Area; • Minimum Frontage; • Maximum Building Height (Metres); • Maximum Building Height (Levels); and • Concept Plan. <p>Urban Renewal Neighbourhood Zone</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres); • Maximum Building Height (Levels); and • Concept Plan. <p>The following TNVs apply to the Suburban Neighbourhood Zone which adjoins the Affected Area:</p> <ul style="list-style-type: none"> • Minimum Frontage - Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; • Minimum Site Area - Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 420 sqm; and • Maximum Building Height (Levels) - Maximum building height is 2 levels. <p>In this regard, the Code Amendment will apply the same TNVs to the Suburban Neighbourhood Zone to ensure future development is assessed against the policies which currently apply to adjoining residences.</p> <p>With regard to the Urban Renewal Neighbourhood Zone, the Code Amendment will introduce a 2 building levels (9 metres) maximum building height TNV to the Affected Area which fronts Pierson Street. This will also be reinforced through use of a Concept Plan.</p> <p>There are no TNVs intended to be applied to the remaining portion of Urban Renewal Neighbourhood Zone. In relation to building height, this will result in future development being assessed against the zone provisions. Where a building height TNV does not apply, building height is assessed against PO 2.1 (provided below):</p> <ul style="list-style-type: none"> • PO 2.1: Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development. • DTS/DPF 2.1: <ul style="list-style-type: none"> b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)): <ul style="list-style-type: none"> i. 4 building levels and 15m where the site:
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	<p>A. is at least 1200m² in area and</p> <p>B. has a frontage of 35 metres</p> <p>or</p> <p>ii. 3 building levels and 12m in all other circumstances.</p> <p>Therefore, where a maximum building height TNV does not apply, the zone provision defaults to 4 building levels (15 metres) where the site is at least 1,200sqm and has a frontage of 35 metres, or 3 building levels (12 metres) in all other circumstances.</p> <p>To ensure the maximum building heights are clear and transparent to the local community, maximum building heights are shown on the Concept Plan. Indicative cross-sections have also been provided to show views from various vantage points around the Affected Area. These are provided in Appendix 5.</p> <p>Recommended Policy Change</p> <p>Apply the same Minimum Site Area, Minimum Frontage and Maximum Building Height (Levels) TNVs to the Affected Area where the Suburban Neighbourhood Zone will apply (refer to Appendix 1 for maps).</p> <p>Apply a Maximum Building Height of 2 building levels / 9 metres to the Urban Renewal Neighbourhood Zone which fronts Pierson Street (refer to Appendix 1 for maps).</p> <p>Apply a Concept Plan which shows where maximum building heights apply over the Affected Area.</p>
Open Space and Soft Infrastructure Assessment	<p>Investigations were undertaken in relation to public open space and soft infrastructure in the locality. Such assessment is useful in determining the level of community infrastructure which exists currently and where consideration for future facilities may be required in future development applications.</p> <p>A review of the City of West Torrens Open Space Plan 2021-2026 and City of Charles Sturt Open Space Strategy 2025 were also undertaken to inform the public open space assessment.</p> <p>A map showing public open space and soft infrastructure within 500 metres, 1 kilometre and wider of the Affected Area is provided in Appendix 8. In summary, this shows:</p> <p>Within 500 metres of the Affected Area the following facilities are observed:</p> <ul style="list-style-type: none"> • Regional level public open space along the River Torrens Linear Park/ Karrawirra Parri, which includes: <ul style="list-style-type: none"> » Trueman Reserve; » Pooch Park; » Tedder Reserve; » Flinders Park Community Garden; and » Three playgrounds. • Two pedestrian river crossings (Findon Road and Kanbara Street); • 10 bus stops;

- Lockleys North Primary School;
- Lockleys Children's Centre; and
- Underdale High School.

Note: the Lockley's Childcare and Early Learning Centre has not been included in the assessment as it is within the Affected Area.

Within 1 kilometre of the Affected Area the following facilities are observed (in addition to the above):

- One regional level reserve (Mellor Park Reserve);
- Five local level reserves;
- One district level reserve (Flinders Park Football Club) (within the City of Charles Sturt);
- Three neighbourhood level reserves within the City of Charles Sturt;
- Three playgrounds;
- Four public toilets;
- Three pedestrian river crossings;
- One community facility (Lockleys Community Room);
- Nazareth Catholic College;
- Three child care centres;
- Two sporting facilities (located within Mellor Park and Flinders Park reserves); and
- 32 bus stops.

In reviewing the existing facilities, it is evident that the Affected Area is particularly well serviced by public open space. Nevertheless, section 198 of the *Planning, Development and Infrastructure Act 2016* requires up to 12.5% in area to be held as open space where a development application involves the division of land into more than 20 allotments. It is therefore concluded that a local level reserve will be sufficient to cater for the future population of the Affected Area.

The assessment has highlighted that there are no retail or medical facilities within a kilometre of the Affected Area.

Summary

Apply the Urban Renewal Neighbourhood Zone to the Affected Area which includes a slightly higher provision for non-residential development (up to 250sqm). The corresponding Suburban Neighbourhood Zone provision allows up to 100sqm of non-residential development. This will provide flexibility for future development to include small-scale non-residential development such as cafes, child cares centres and consulting rooms to be included within the Affected Area and provide a service for the local community that they do not currently have within close proximity.

Recommended Policy Change

Apply the Urban Renewal Neighbourhood Zone to part of the Affected Area.

Apply a Concept Plan which designates areas of public open space, including space for a local level reserve.

Tree Assessment	<p>The tree assessment identified 221 trees within the boundaries of the Affected Area and six street trees on Pierson Street. While the trees identified within the Affected Area provide aesthetic value, much of the vegetation is non-regulated and unprotected.</p> <p>Larger trees (over 1 metre in trunk circumference) have been mapped and are observed close to the boundaries of the Affected Area. One Significant and six Regulated trees were identified, of which five are located along the northern boundary of the site. The Code Amendment responds to this through use of a Concept Plan, which identifies public open space along the northern boundary. The public open space should be wide enough to protect the Significant and Regulated trees and the Tree Protection Zones. The Tree Protection Zone is the area of root zone that should be protected to prevent substantial damage to the tree's health.</p> <p>A possible Regulated tree was identified along the southern boundary of the Affected Area. The Code Amendment provides a policy response to this through use of a Concept Plan which identifies 'no vehicle access' along this section of Pierson Street. This will ensure any future dwellings along Pierson Street are developed with rear-loaded vehicle access. Alternatively, the Regulated tree may be incorporated within the area identified in the Concept Plan for public open space.</p> <p>Recommended Policy Change</p> <p>Apply a Concept Plan which designates areas of public open space where Regulated and Significant trees currently exist.</p>
Search of the Taa wika Aboriginal Sites and Objects Register	<p>A search of the Taa wika Cultural Heritage Database and Register was undertaken for the Affected Area. The search noted that there were no registered Aboriginal sites or objects on the Affected Area, however, did recommend early engagement with Traditional Owners relevant Aboriginal groups and organisations.</p> <p>Early engagement is occurring with Kaurna and Ramindjeri representatives.</p>

Further details on investigations undertaken in support of the Code Amendment are included in **Appendix 5-9**.

Infrastructure can be economically provided to the Affected Area by the Designated Entity through future development of the land, as such no further agreements or other arrangements are required to fund the infrastructure. Infrastructure assets that will ultimately be vested with the Council will be subject to further agreement with the Council to ensure that relevant infrastructure is consistent with Council requirements.

4.3.2 Recommended policy changes



The above investigations confirm that the policy contained within the Planning and Design Code is adequate to guide future redevelopment of the Affected Area. Accordingly, this Code Amendment does not seek to change any policy contained within the Planning and Design Code and will only result in the changes to the spatial application of Suburban Neighbourhood Zone, Urban Renewal Neighbourhood Zone, Overlays and Technical and Numeric Variation boundaries as described in section 2.3.2 of this report.



APPENDIX 1. MAPPING EXISTING AND PROPOSED ZONE, OVERLAYS AND TNVS





Current Zone

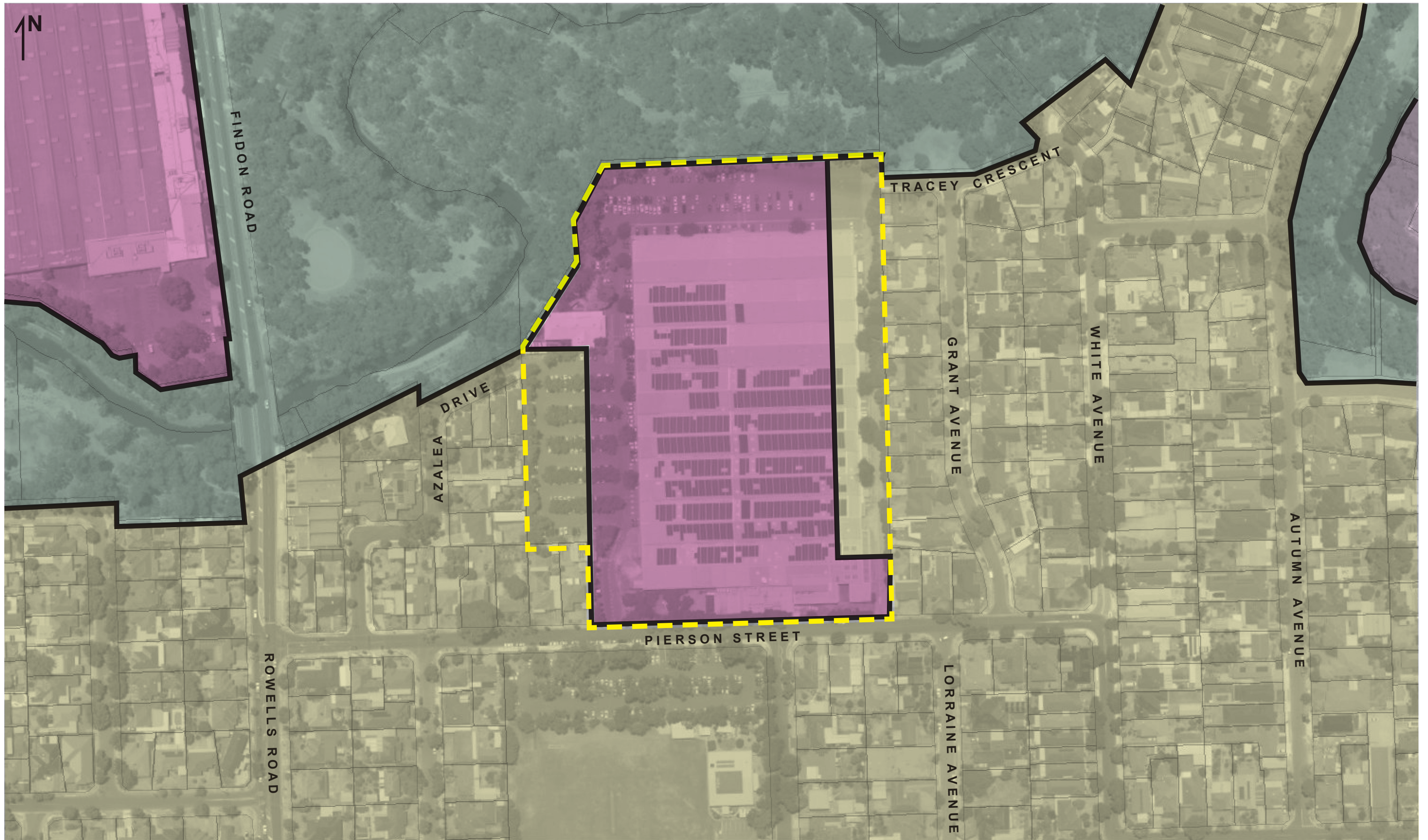
LEGEND

-  Affected Area Boundary
-  Zone Boundary

-  Urban Renewal Neighbourhood zone
-  Open Space zone



-  Suburban Neighbourhood zone
-  General Neighbourhood zone



-  Employment zone





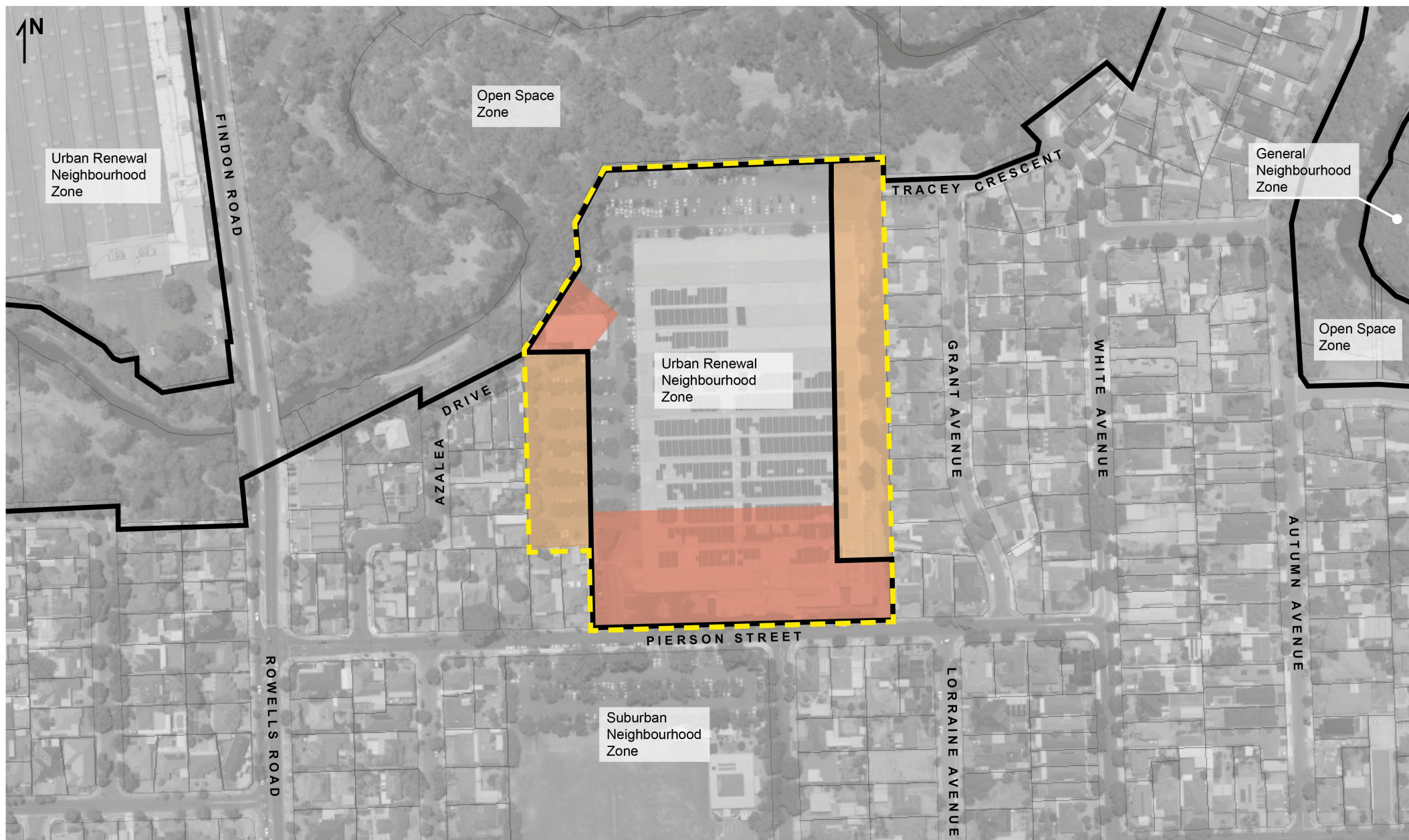
Proposed Zone Map

LEGEND

-  Affected Area Boundary
-  Zone Boundary

-  Urban Renewal Neighbourhood zone
-  Open Space zone

-  Suburban Neighbourhood zone
-  General Neighbourhood zone



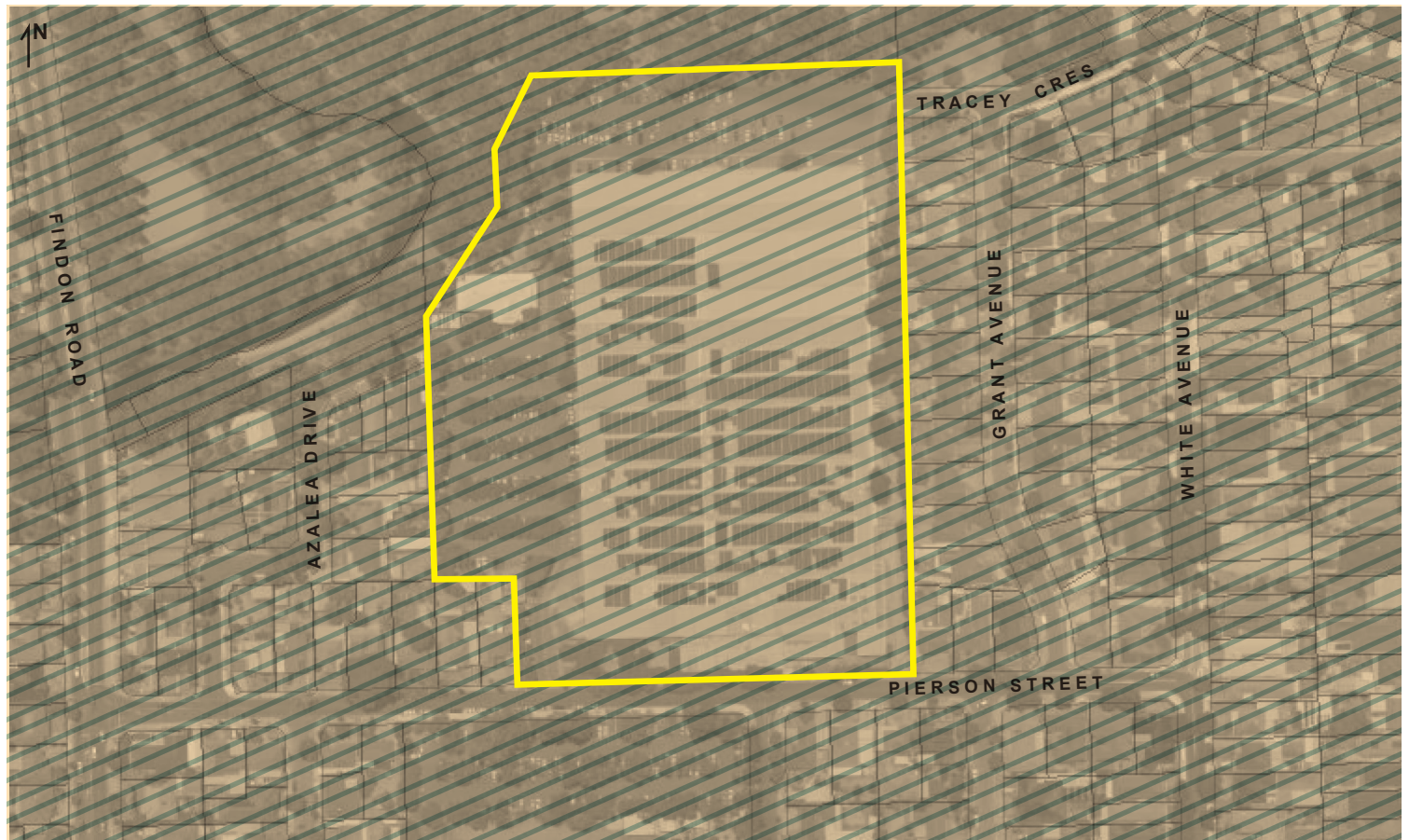
TNV map

LEGEND

- Affected Area Boundary
- Zone Boundary

Urban Renewal Neighbourhood Zone:
2 building levels

- "Suburban Neighbourhood Technical Numeric Variations –
- 2 building levels
 - 420m² minimum site area
 - 12m minimum frontage for a detached and semi-detached dwelling"



CURRENT

No changes are proposed to the following Overlays:

- Airport Building Heights (Regulated) Overlay (all structures over 15 metres); and
- Building Near Airfields Overlay

LEGEND

- Affected Area Boundary
- Airport Building Heights (Regulated) Overlay (all structures over 15 metres)

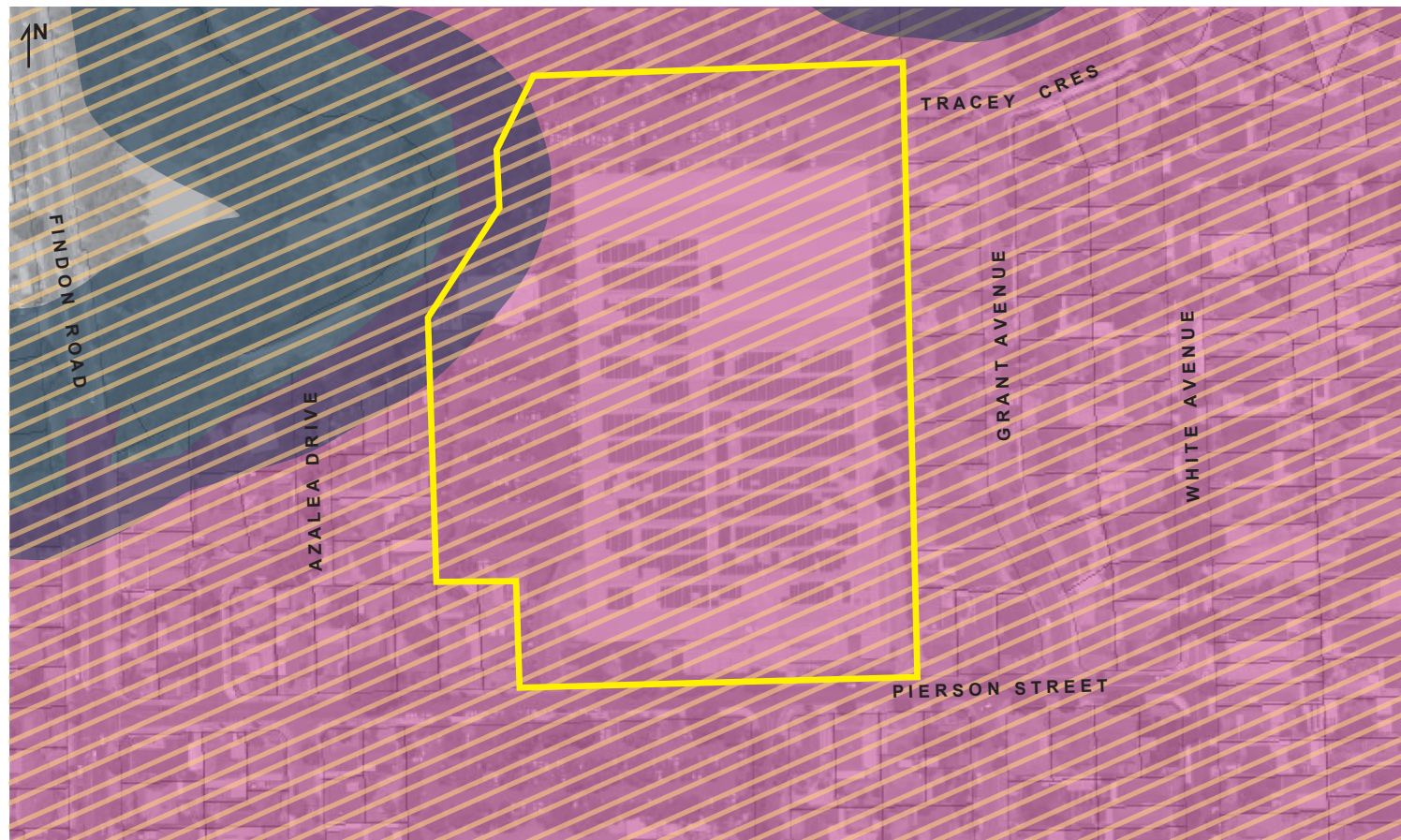


Building Near Airfields Overlay

August 2023

Revision A

Plan 1:4000 at A4



CURRENT

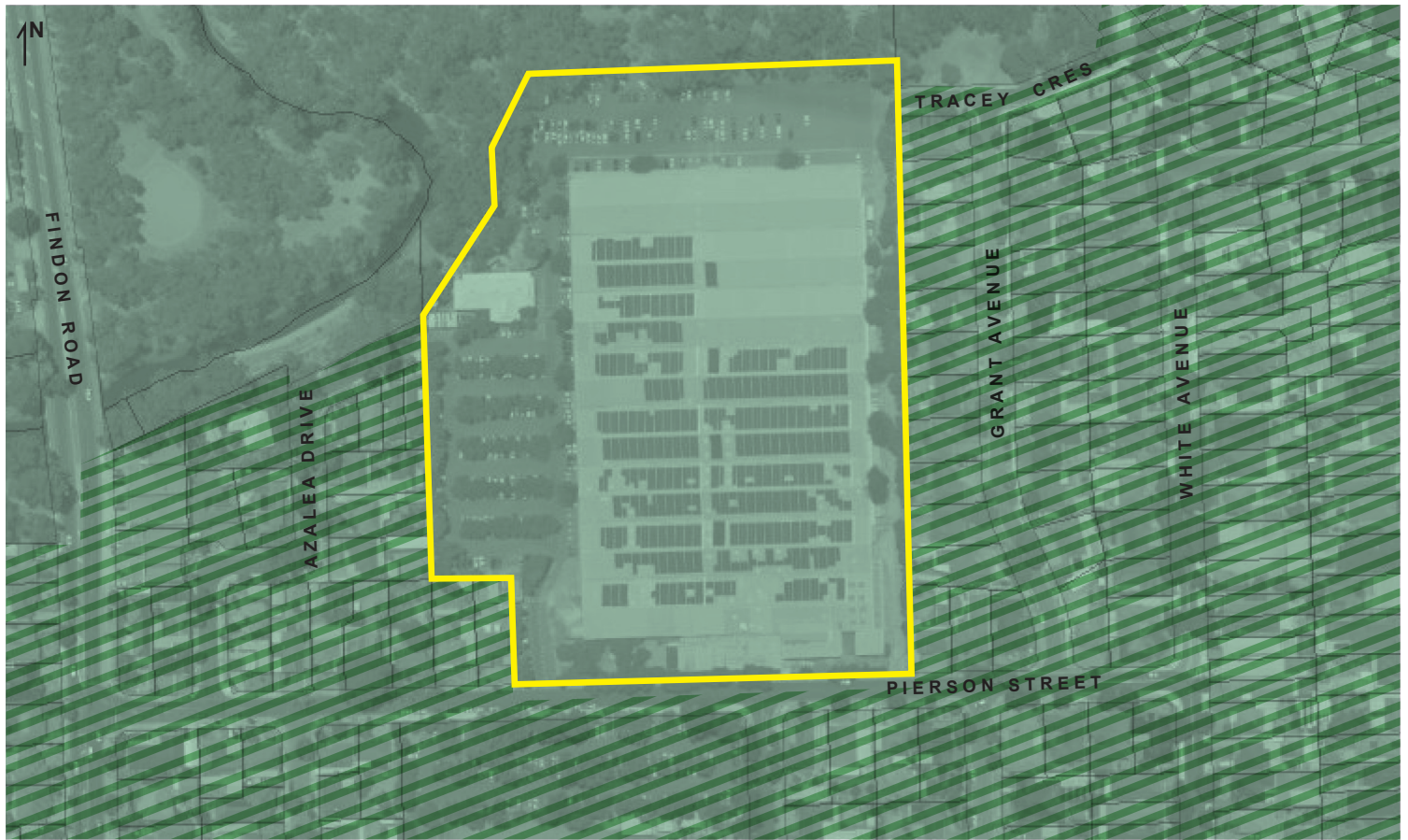
No changes are proposed to the following Overlays:

- Hazards (Flooding - Evidence Required) Overlay; and
- Prescribed Wells Area Overlay
- Water Resources Overlay

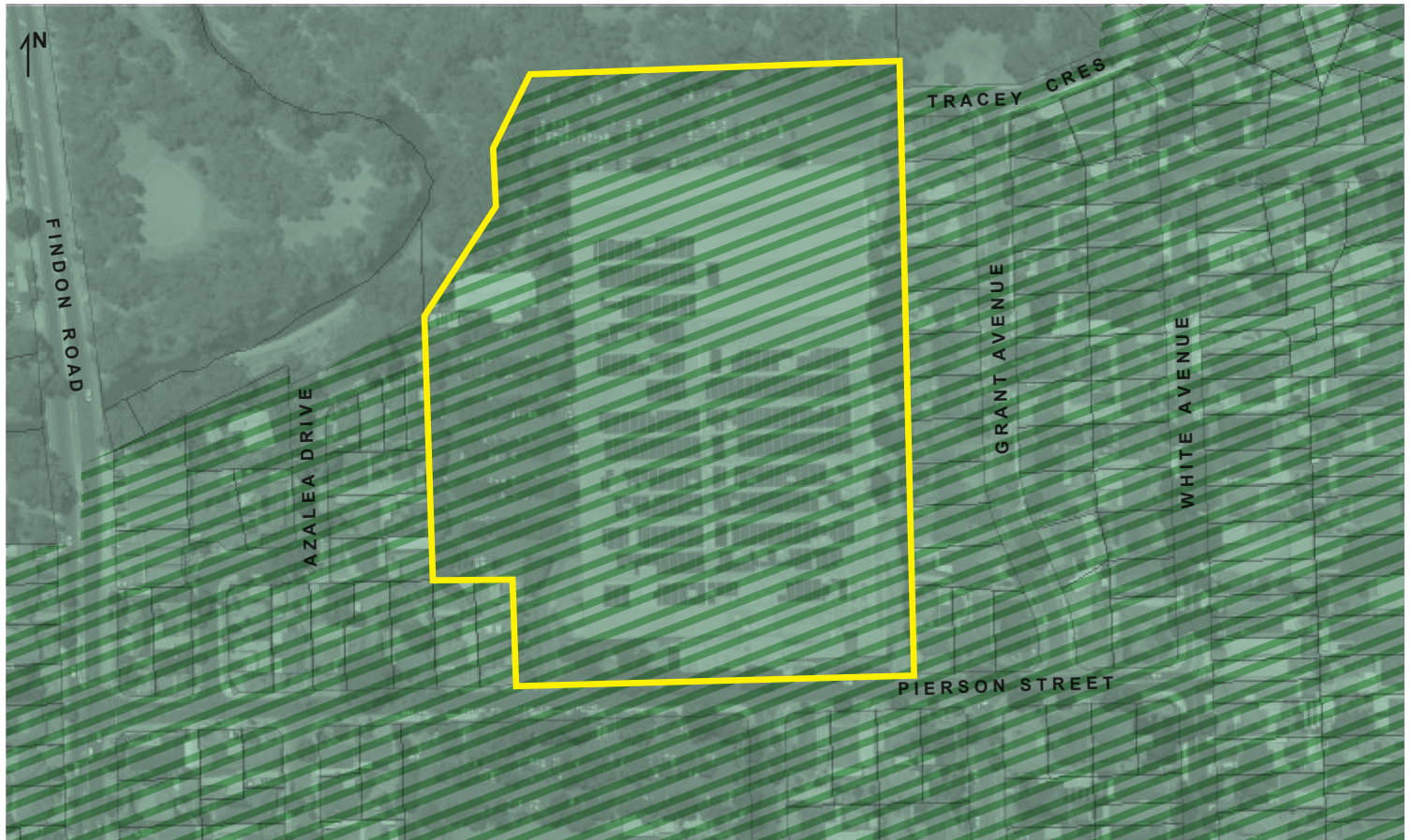
LEGEND

- Affected Area Boundary
- Hazards (Flooding - Evidence Required) Overlay

- Prescribed Wells Area Overlay
- Water Resources Overlay



CURRENT



PROPOSED



CURRENT

No changes are proposed to the following Overlays:

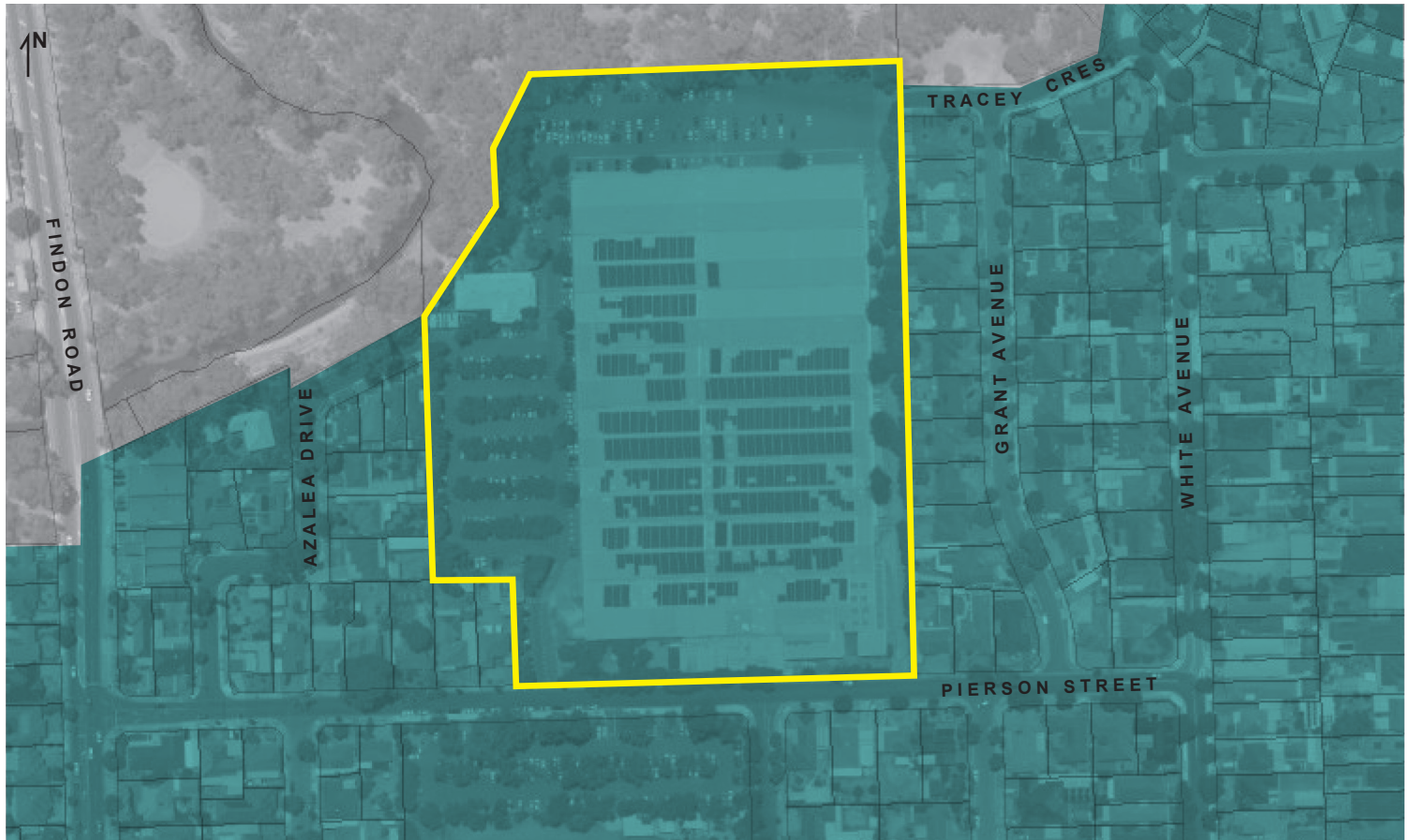
- Traffic Generating Development Overlay

LEGEND

- Affected Area Boundary
- Traffic Generating Development Overlay



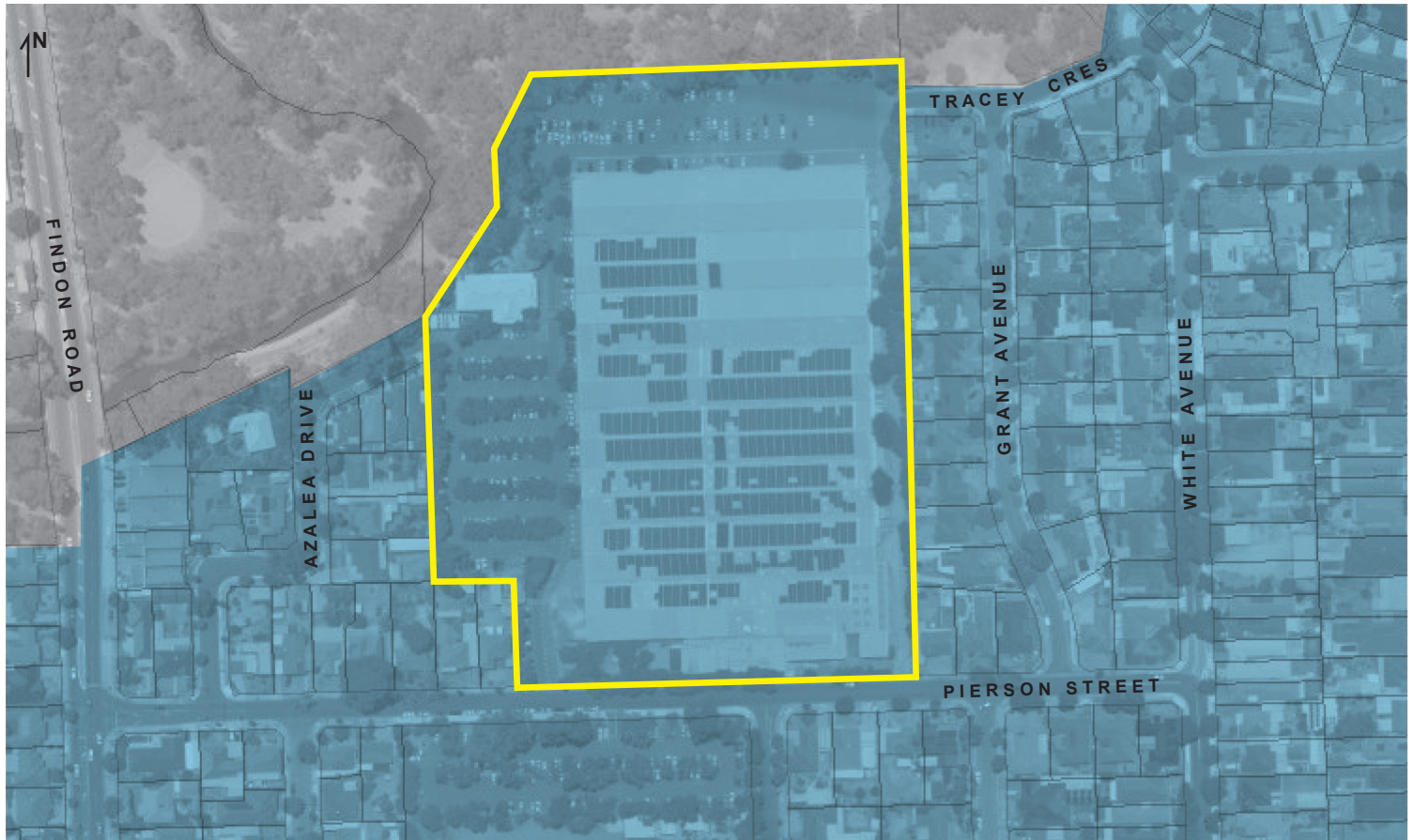
CURRENT



PROPOSED



CURRENT



PROPOSED

LEGEND

— Affected Area Boundary

■ Affordable Housing Overlay

APPENDIX 2. CURRENT CODE POLICY

This Appendix can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations

APPENDIX 3. PROPOSED CODE POLICY

This Appendix can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations

APPENDIX 4. STRATEGIC PLANNING OUTCOMES

(1) STATE PLANNING POLICIES

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

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

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

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

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

State Planning Policy		Code Amendment Outcome
	connected to, the range of services, facilities, public transport and infrastructure needed to support the liveable and walkable neighbourhoods.	future use of the Affected Area for residential development at a range of densities including medium density. Future dwelling densities support the use of existing public transport and liveable and walkable neighbourhoods.
6.3	Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.	The Code Amendment will facilitate future redevelopment of the Affected Area to include diverse housing options,
6.5	Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.	The Affected Area is a large parcel of land located within 7 kilometres of the centre of the Adelaide CBD, adjoins the Torrens River Linear Park and has access to public transport on Pierson Street and Rowells Road making it a strategic location for higher density residential development. Increased densities in this location will support existing businesses and transport services.
6.6	A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	The Urban Renewal Neighbourhood Zone proposed for the Affected Area envisages a range of dwelling types.
6.7	Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major rezonings are undertaken that increase development opportunities).	The Code Amendment proposes to adopt the Affordable Housing Overlay which provides policy incentives to encourage the provision of affordable housing.
6.8	Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.	The Code Amendment proposes to adopt the Affordable Housing Overlay that seeks new residential development to include 15% of new housing that satisfies the affordable housing criteria. The varied levels and medium density of the development allows for the opportunity to meet the affordable housing criteria of a minimum of 15%.
9	Employment Lands <i>Objective: to provide sufficient land supply for employment generating uses that supports economic growth and productivity.</i>	

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

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

(2) REGIONAL PLANS

The Regional Plan

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

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

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

Regional Plan

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

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

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

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

(3) OTHER STRATEGIC PLANS

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

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

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

Community Plan 2030

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

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

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

APPENDIX 5. INVESTIGATIONS – INDICATIVE CROSS-SECTIONS

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations

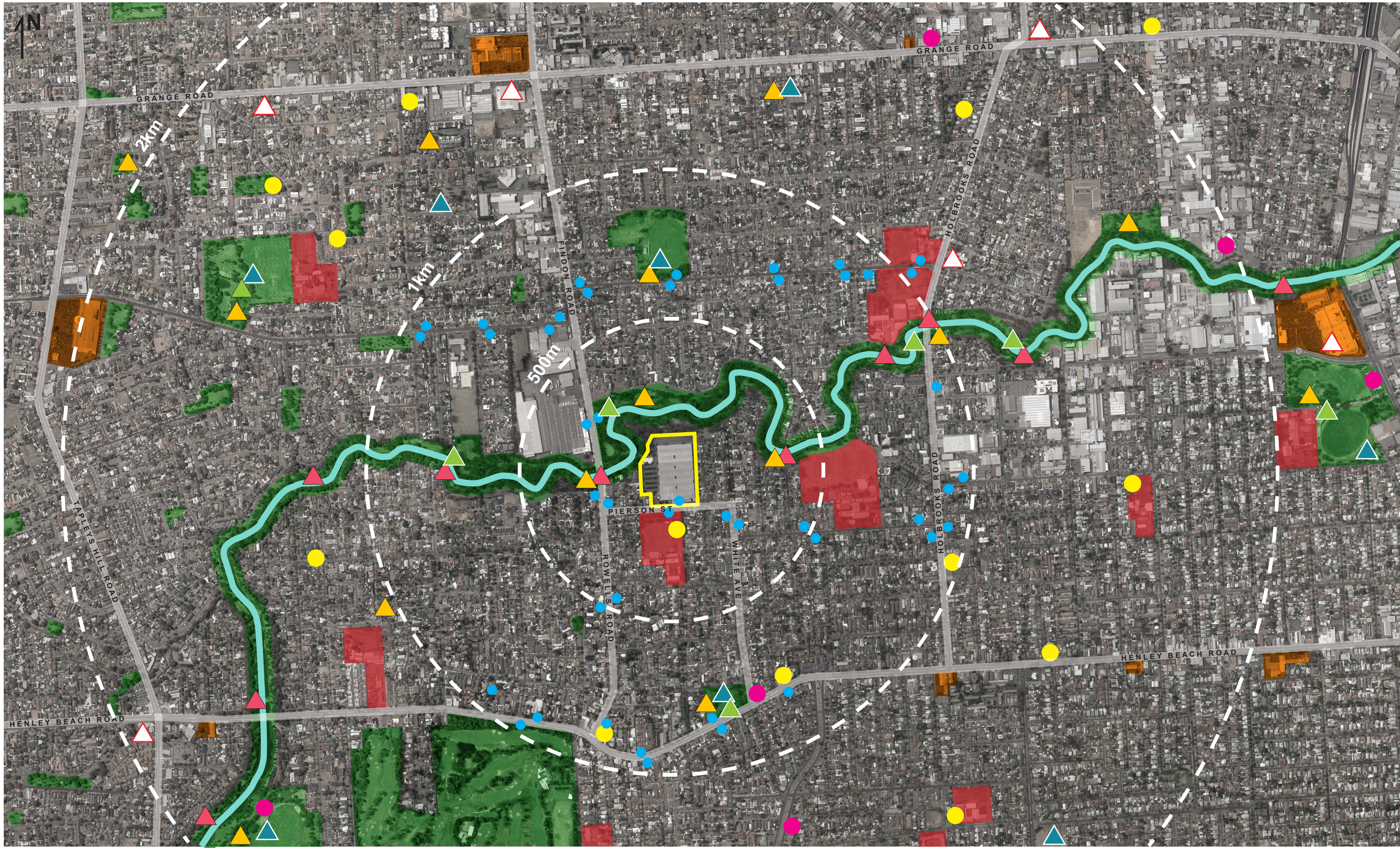
APPENDIX 6. INVESTIGATIONS – TRAFFIC

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations

APPENDIX 7. INVESTIGATIONS – INFRASTRUCTURE, STORMWATER AND SERVICES




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APPENDIX 8. INVESTIGATIONS – OPEN SPACE AND SOFT INFRASTRUCTURE







**Open Space and
Soft Infrastructure
Lockleys**

LEGEND

-  Shops - Supermarkets & Specialty Stores
-  Open Space
-  Schools

-  River Torrens Linear Park (Walking & Cycle Path)
-  Affected Area

-  Child Care Centre / Kindergarten
-  Bus Stop (within 1km radius)
-  Community Facility
-  Medical Centre

-  Pedestrian river crossing
-  Sporting facilities
-  Playground
-  Public Toilets

July 2023
Revision B
1:4000 at A3



APPENDIX 9. INVESTIGATIONS – TREE ASSESSMENT

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations