

**10-20 HALLS ROAD, Highbury Code
AMENDMENT
HALLAN NOMINEES PTY LTD
FOR CONSULTATION**

Proprietary Information Statement

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HAVE YOUR SAY

This Code Amendment is on consultation from Monday, 23 September 2024 to Sunday, 3 November 2024.

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: 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
10-20 Halls Road, Highbury 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 conflicts 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

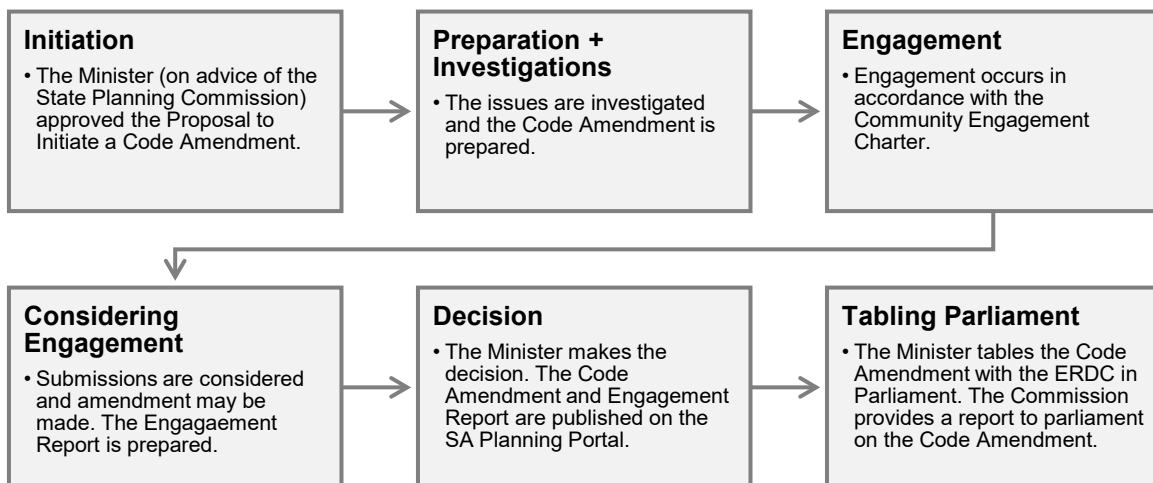
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the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

Figure 1.1 Summary of the Code Amendment Process



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the Amendment

The broader locality has a relatively long history in terms of rezoning proposals. Most notably the Highbury and Open Space Ministerial Development Plan Amendment (DPA) which was initiated in 2008. The Affected Area for the DPA included land which had extensive history of non-residential use, including waste management activities. In 2018, the Minister for Planning at that time, Stephan Knoll determined not to proceed with the DPA on the basis of unresolved matters relating to landfill gas migration.

Whilst this issue may still be relevant to portion of the Affected Area applicable to that DPA, landfill gas migration is understood to be a resolvable issue for the land at 10-20 Halls Road. Accordingly, there is considered to be scope to revisit the rezoning of this land as a stand-alone Code Amendment.

Investigations undertaken by the Proponent have concluded that residential uses are appropriate for the land if accompanied by mitigation measures. Such measures are not uncommon or unique in such circumstances and development of the Affected Area is possible with appropriate levels of engineering and protection.

The rezoning of the Affected Area is envisaged to accommodate low density and low scale residential development, consistent with the established residential area to the north and west.

2.2 Affected Area

The Affected Area comprises Allotments 11 and 12 of Deposited Plan 17357 (10-20) Halls Road, Highbury and contained on Certificates of Title Volume 5768 Folios 114 and 115, within the City of Tea Tree Gully.

The Affected Area has a road frontage to Halls Road, a local road, of 164.56 metres. The closest State maintained road, Lower North East Road, is approximately 165 metres to the north.

The Affected Area comprises an area of approximately 1.84 hectares and presently contains a single detached dwelling and associated outbuildings. There are a number of trees within the Affected Area and the land slopes gently downwards in a south-eastern direction towards Halls Road.

The locality contains the following key land uses:

- established residential development to the immediate north and west;
- former CEMEX Readymix Quarry which previously operated as a quartzite products quarry and now owned by Holcim; and
- two former landfills to the south, the Pacific Waste Management and the Highbury Landfill Authority, formerly the East Waste landfill which closed in 1996.

The area(s) affected by the proposed amendment is shown in the map at **Appendix 1** and in Figure 2.1 below.

Figure 2.1 *Affected Area*



2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Resource Extraction Zone and within the following Overlays:

- Hazards (Bushfire - Urban Interface) Overlay;
- Hazards (Flooding - Evidence Required) Overlay;
- Prescribed Wells Area Overlay;
- Regulated and Significant Tree Overlay; and
- Traffic Generating Development Overlay.

The Resource Extraction Zone contains policy relating to the provision and protection of land for the extraction, production or processing of a mineral, extractive or petroleum resource.

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

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

Table 2.1 Summary of Overlays relating to the Affected Area

Overlay	Desired Outcome	Impact on Development
Hazards (Bushfire - Urban Interface) Overlay	Urban neighbourhoods that adjoin areas bushfire risk allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack and facilitate evacuation to areas safe from bushfire danger.	Development must be designed and sited to mitigate the threat of bushfires on life and property. Seeks to ensure safe access for emergency vehicles.
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.
Prescribed Wells Area Overlay	Sustainable water use in prescribed wells areas.	Development must have a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.
Regulated and Significant Tree Overlay	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.
Traffic Generating Development Overlay	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. Provision of safe and efficient access to and from urban transport routes and major urban transport routes.	Outcomes can be achieved having regard to traffic investigations undertaken and traffic management interventions proposed.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

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

The General Neighbourhood Zone and Overlay boundaries are shown in **Appendix 1** and the proposed 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, relevant State agencies, utility providers and the local Member of Parliament;
- information will be provided to the public generally via the Plan SA Have Your Say website; 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:

- a) Online on 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
10-20 Halls Road, Highbury 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 (i.e. are negotiable) are:

- whether the General Neighbourhood Zone is the most appropriate Zone for the Affected Area;
- whether there are any gaps in the investigations undertaken to consider the impact of the rezoning on the surrounding area; and
- whether the Overlays applied 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 residential intent of the General Neighbourhood Zone; and
- the policy wording within the Planning and Design Code.

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:

- infrastructure and services to support the future residential population;
- potential traffic management interventions to support the additional traffic movements arising from future development;
- identification of potential hazards, including site contamination and bushfire, and the introduction of appropriate measures to mitigate risk;
- appropriate interface with Resource Extraction Zone and any licensed activities; and
- preservation of worthy vegetation including regulated/significant trees.

4.1.2 Consistency with the State Planning Policies

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

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

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

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

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

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents, including the City of Tea Tree Gully Strategic Plan 2025.

This Code Amendment is consistent with the relevant objectives in these strategic policy documents 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	<p>A level of on-site detention and retention will be required to manage stormwater resulting from anticipated future development of the Affected Area. Noting the lack of existing stormwater infrastructure in the locality, engagement with Council is being undertaken to identify the potential need for off-site works and any associated infrastructure agreement relating to such. It is noted that the Code requires developments of 20 allotments or more to detain stormwater on-site and ensure that the development does not increase the peak flows in downstream systems.</p>
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 which may have adequate capacity to support development within the Affected Area.</p> <p>Possible additional considerations may be required to meet bushfire code requirements.</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. This is commonly undertaken at planning consent stage.</p> <p>The Code Amendment has been recognised in the South Australia Government's Housing Roadmap.</p>
Wastewater	<p>There is an existing pump station located on the northeast corner of the Affected Area, but it does not provide any connection or valve adjacent the subject site on Halls Road.</p> <p>It is likely that future development applications will need to consider a new SA Water pump station and rising main, alongside the regular requirements for SA Water specification internal sewer reticulation and property connections.</p>

Other	Response/Comment
Electricity	The Affected Areas is serviced by electricity supply. Future development of the Affected Area may require some augmentation to existing infrastructure, but this is not anticipated to be a barrier to future development.
Gas	Gas supply is observed in adjacent streets and servicing neighbouring allotments on Halls Road. Service of future development applications would need to be confirmed by the relevant gas authority, however is unlikely to be of concern and will not be a barrier to future development.
Communications	There is communications infrastructure available to the Affected Area. Some minor augmentation may be required to provide connections to future development.

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:

- Infrastructure and Servicing Report (refer **Appendix 5**);
- Traffic Advice (refer **Appendix 6**);
- Vegetation and Fauna Investigations (refer **Appendix 7**);
- Interim Audit Advice, including Conceptualisation & Data Gap Review and Site Remediation Plan (refer **Appendix 8**);
- Zoning;
- Lidar Survey and Section Gradients (refer **Appendix 9**).

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

Table 4.2 Investigations

Investigation	Outcomes/Recommendations
<p>Infrastructure and Servicing</p>	<p>Stormwater</p> <p>There is no stormwater infrastructure in Halls Road and future development of the Affected Area will likely require a minimum of 350 cubic metres of stormwater detention, split proportionally across each parcel if staged.</p> <p>Detention volume can be achieved on-site through many different combinations of rainwater tanks for residential allotments roof area, surface ponding, swales, bio-retentions, and grassed basins. Consideration in future development applications will be given towards allocating land or road reserves to facilitate detention storage in the south-east corner of the allotment, as it is the lowest point of Affected Area naturally and close to the discharge point.</p> <p>The quality of the stormwater runoff discharged from the Affected Area can be improved through the installation of proprietary water quality improvement devices or incorporation of Water Sensitive Urban Design practices.</p> <p>Noting the lack of existing stormwater infrastructure in the locality, engagement with Council is being undertaken to identify the potential need for off-site works and any associated infrastructure agreement relating to such.</p> <p>Water mains</p> <p>There is a major water main and a water meter adjacent the Affected Area on Halls Road servicing the residential houses to the north of the Affected Area. A 250mm diameter supply main is located on Halls Road. Hence, obtaining adequate capacity to service future development applications via the existing SA Water potable water main along Halls Road is unlikely to be a constraint or require significant augmentation.</p> <p>Future development will require new water mains circulation along all new internal roads, with water connections per dwelling or building. It is also noted that there may be additional costs / infrastructure to meet applicable bushfire code requirements within this area.</p> <p>Wastewater</p> <p>There is an existing pump station with 150mm PVCU pipe located on the northeast corner of Affected Area, but it does not provide any connection or valve adjacent the Affected Area on Halls Road.</p> <p>It is likely that future development applications will need to consider a new SA Water pump station and rising main, alongside the regular requirements for SA Water specification internal sewer reticulation and property connections.</p> <p>These requirements are unlikely to be a barrier to future development.</p> <p>Electricity</p> <p>The property is currently serviced by above ground power lines along Halls Road, which connect into existing transformers at the frontage to Halls Road. It is assumed that the total estimated demand for future development on the Affected Area would be in the magnitude of 400kVA. This is of a similar scale to a standard transformer, and on this basis is likely to trigger the need for a new transformer within SAPN's network, however, is unlikely to be a barrier to future development.</p>

	<p>Communications</p> <p>It is not anticipated significant augmentation works will be required. New pit and pipe design will be required for future internal roads to service communications connections.</p> <p>Gas</p> <p>Gas supply is observed in adjacent streets and servicing neighbouring allotments on Halls Road. Service of future development applications would need to be confirmed by the relevant gas authority, however is unlikely to be of concern and will not be a barrier to future development.</p> <p>Recommended Policy Change</p> <p>Apply the General Neighbourhood Zone to the Affected Area.</p> <p>Apply the Stormwater Management Overlay to the Affected Area.</p> <p>Relevant general development policies in Part 4 – General Development Policies of the Code will continue to apply to the Affected Area.</p>
<p>Traffic Advice</p>	<p>CIRQA was engaged to undertake transport investigations to inform the Code Amendment.</p> <p>In preparing the assessment, it has been assumed that the rezoning of the Affected Area and subsequent redevelopment could result in the creation of approximately 40 residential allotments (and dwellings).</p> <p>The potential traffic generation associated with the redevelopment of the Affected Area (following its rezoning) identifies that approximately 30 additional peak hour movements (or 300 daily movements) could be distributed on to the adjacent road network.</p> <p>The small level of traffic associated with the anticipated redevelopment would be well within the capacity of future access points for the Affected Area and the adjacent road network. The proposal would not alter the nature of function of Halls Road, Lower North East Road, or other surrounding roads.</p> <p>The existing public transport services in the vicinity of the Affected Area are considered sufficient to service residents (and visitors) of future development outcomes provided adequate pedestrian connections between these services and the Affected Area are delivered through the development.</p> <p>Any internal connections achieved within the Affected Area should ensure dedicated pedestrian facilities, whereas assuming a slow speed, low volume internal road is achieved (if proposed), cyclists would be able to safely share the carriageway with vehicles.</p> <p>Recommended Policy Change</p> <p>Apply the General Neighbourhood Zone to the Affected Area.</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>
<p>Vegetation and Fauna</p>	<p>A Preliminary Tree Assessment of the trees within the Affected Area was undertaken to evaluate tree suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained.</p>

The assessment considered twenty-eight trees which are identified as a mix of native and indigenous species. The majority of trees are considered to be in Good to Fair overall condition and have extended useful life expectancies; only two are displaying poor overall condition as evidenced by their significantly degraded structural features.

The assessment identified there are nine Significant trees, and nineteen Regulated trees as defined in the *Planning, Development and Infrastructure Act 2016*. The remaining trees in the surveyed area are either Exempt from regulation or Unregulated. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning, Development and Infrastructure (General) Regulations 2017*. Six trees are considered to provide 'important' aesthetic and/or environmental benefit which would warrant their protection; the remaining trees whilst providing benefit in this regard do not do so to a level that would be considered to be 'important'.

The assessment has identified six trees as having a High Retention Rating and warrant retention as important trees.

The remaining trees achieve a Moderate or Low Retention Rating. Trees that achieve a Moderate Retention Rating are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development. The trees that achieve a Low Retention Rating should not form a constraint to an otherwise reasonable and expected development.

The following species were identified:

- 24 x ***Eucalyptus camaldulensis*** (River Red Gum);
- 1 x ***Corymbia citriodora*** (Lemon Scented Gum);
- 1 x ***Eucalyptus cladocalyx*** (Sugar Gum); and
- 2 x ***Callitris gracilis*** (Slender Cypress Pine).

The trees within the Affected Area can provide important habitat for wildlife. Scratch marks on four of the River Red Gum trunks indicate that they are part of active koala habitat. The cones and seeds within the Slender Cypress Pine attract native birds such as cockatoos and galahs and are an important food source, as well as being the preferred nesting tree species for the critically endangered pink cockatoo.

The rules for regulated and significant trees were changed on 16 May 2024. A site visit was undertaken on 21 May 2024 to determine if additional trees now fall within the definition of 'regulated'. At least five (5) trees were identified as having a trunk circumference between 1 metre and two metres. The location of these trees is identified below in green. Should the Code Amendment be approved and a land division application lodged, an updated arborist report will be required at that stage.

	<p>Recommended Policy Change</p> <p>Retain the Regulated and Significant Tree Overlay</p> <p>Apply the Urban Tree Canopy Overlay</p>
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<p>Conceptualisation & Data Gap Review</p>	<p><u>Site Reports and Monitoring</u></p> <p>The landfill was fully closed and capped by 1999 and site assessment and monitoring reports date back to 2007. Most recently, Land and Water Consulting have undertaken a Preliminary Site Investigation (PSI) and In-situ Ground Gas Assessment at 10-20 Halls Road, Highbury.</p> <p>A Site Contamination Audit commenced during the previous DPA; however, the audit was not completed at that time. The Site Contamination Audit was recommenced for the land at 10-20 Halls Road, Highbury for the purposes of the Code Amendment and the audit has progressed to close to Interim Audit Advice stage, noting that nature and extent of site contamination has been determined. There will now be a phase of remedial action planning around providing conservative measures to future dwellings from potential changes in the gas regime of the adjacent landfill.</p> <p><u>Soil</u></p> <p>Soil sampling and analysis identified a small, localised pocket of lead (Pb) in the extreme northwest corner of the Affected Area which may be associated with small slivers of metal from a metal shed or lead based paint used on the shed previously. Concentrations of lead exceeded the tier 1 soil screening criterion for low density residential land use though the exceedances are small in terms of magnitude, footprint and general extent and would not pose a major challenge to a future (continued) sensitive land use noting the land is currently used for residential purposes.). The concentrations of lead do not represent actual or potential harm to soil ecology.</p>
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	<p>A grid-based walkover was completed for observation of asbestos containing material (ACM) however no ACM has ever been spotted on or beneath the surface of the Affected Area since environmental assessments commenced.</p> <p>A small area of fill is apparent in the central east of the Affected Area which may pose some minor aesthetic limitations when contemplating a future residential development and would not pose a major challenge to a future (continued) sensitive land use noting the land is currently used for residential purposes</p> <p><u>Groundwater</u></p> <p>Groundwater is considered to flow southwest such that the Affected Area is largely up hydraulic gradient of the landfill. Large scale migration of chemical substances (emerging or otherwise) in groundwater from beneath the landfill (a potential source of contaminants, emerging or otherwise) is therefore considered to be of a low likelihood. Previous monitoring of groundwater in the boundary shared with the landfill did not identify any chemical substance of concern.</p> <p>The Affected Area itself shows no indication as to why it may offer to be a source of chemical substances (emerging or otherwise) in groundwater noting the historical absence of potentially contaminating activities capable of or associated with groundwater contamination.</p> <p><u>Landfill Gas</u></p> <p>Available landfill perimeter monitoring shows no notable methane content but does report carbon dioxide (CO₂).</p> <p>Six ground gas monitoring wells were installed on the southern half of the Affected Area adjacent to the landfill and these were used to host continuous ground gas logging equipment that was deployed for a month, to capture variability in ground gas concentration diurnally and temporally. Methane was never detected on the Affected Area; however, carbon dioxide is slightly elevated although is not notably outside the range that could be expected to occur naturally from natural soil respiration</p> <p>CO₂ is denser than air and so will 'sink' rather than rise. Therefore, CO₂ is more of a risk for deep basements, trenches etc than ingress to indoor air through surface emanation.</p> <p>A risk assessment was undertaken to determine the overall risk of gas migration. The overall risk was determined to be low to moderate.</p> <p>Recommended Policy Change</p> <p>Apply the General Neighbourhood Zone to the Affected Area.</p>
<p>Site Remediation Plan</p>	<p>A Site Remediation Plan has been prepared following completion of a Preliminary Site Investigation (PSI). The Site Remediation Plan details the required remediation measures to render the Affected Area suitable for the proposed residential rezoning/redevelopment.</p> <p>Dwelling protection is required. Dwelling protection for all future dwellings will ensure there is no ongoing risk should landfill gas movement occur in the future.</p>

	<p>A Land Management Agreement will be put in place over the entire Affected Area which stipulates that dwelling protection for all will be put in place along with other remediation measures, in accordance with the Site Remediation Plan.</p> <p>Recommended Policy Change</p> <p>Place a Land Management Agreement over the Affected Area to ensure remediation occurs in accordance with the Site Remediation Plan and Audit requirements.</p>
<p>Site Contamination Audit – Interim Audit Advice (IAA)</p>	<p>The Auditor considers that there has been sufficient assessment of the nature and extent of any site contamination present to form an opinion regarding what remediation may be necessary at the Affected Area except for some data gaps relating to the off-site former landfill. The hold points in the Site Remediation Plan (SRP) (specifically that requiring a Construction Environment Management Plan (CEMP), reviewed, and approved by the auditor) are considered adequate to ensure any data gaps and the current soil contamination and can be sufficiently remediated.</p> <p>This opinion is based on the investigations undertaken and the steps outlined in the site remediation plan which will close residual data gaps and verify acceptable remediation outcomes.</p> <p>The proposed remediation approach has been prepared in accordance with current SA EPA guidelines. The environmental management controls detailed in the SRP should adequately protect the environment from adverse impacts as a result of the remediation works, including off-site dust issues.</p> <p>The consultant will need to prepare a CEMP that is submitted for review and endorsement by the Site Contamination Auditor prior to any remediation or redevelopment works commencing. The CEMP must include the vapour mitigation measures and appropriate construction quality assurance plan.</p> <p>A LMA will need to be written that provides sufficient detail for the vapour mitigation works so that the consent authority can ensure it these works are implemented as part of construction of future dwellings. The LMA should be reviewed and endorsed by a Site Contamination Auditor and a letter provided from council noting acceptance of the responsibilities in the LMA.</p> <p>At the completion of the remediation, the Environmental Consultant will need to provide a completion/validation report(s) including material tracking documentation, a description of the remediation, laboratory certificates and chain of custody documentation of soil sampling, compliance and inspection note relating to any LFG mitigation measures, photographs of the works and final surveys where required, and a detailed report of the works undertaken.</p> <p>The EPA completed its administrative review of the IAA as part of its quality assurance program for the audit system, to ensure the IAA complies with the legislative requirements and relevant EPA guidelines. On 29 August 2024, the EPA determined the Interim Audit Advice complying.</p>

	<p>Recommended Policy Change</p> <p>Place a Land Management Agreement (LMA) over the Affected Area to ensure remediation occurs in accordance with the Site Remediation Plan and Audit requirements.</p>
<p>Zoning</p>	<p><i>Zone Selection</i></p> <p>Investigations regarding relevant Neighbourhood-type 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. The State Planning Commission also specified that the possible application of the Hills Neighbourhood Zone (or other similar zone) was to be investigated to consider steeper topography, allotment sizes and retaining wall provisions.</p> <p>On that basis, the General Neighbourhood Zone and Hills Neighbourhood Zone have been reviewed to determine the appropriateness of each Zone.</p> <p><u>Gradient</u></p> <p>The gradient within the Affected Area is a key factor in zone selection. To determine accurate gradients across the Affected Area, a LiDAR contour survey was undertaken and section drawings have been provided to visually show the topography. These are provided in Appendix 9.</p> <p>The survey and section drawings demonstrate that the Affected Area has an overall gradient of 9.6% - 11.1%. This is otherwise cited as 1-in-9 or 1-in-10.</p> <p>The gradient ranges in the existing TNVs within the Hills Neighbourhood Zone are either:</p> <ul style="list-style-type: none"> • less than 1-in-8; • 1-in-8 to 1-in-4; or • greater than 1-in-4. <p>The minimum site areas that existing within the Hills Neighbourhood Zone for less than 1-in-8 range are:</p> <ul style="list-style-type: none"> • 350sqm for detached and semi-detached dwellings; • 250sqm for row dwellings; • 300sqm for residential flat buildings; and • 300sqm for group dwellings. <p>The minimum frontages that existing within the Hills Neighbourhood Zone for less than 1-in-8 range are:</p> <ul style="list-style-type: none"> • 10m for detached; • 9m semi-detached and row dwellings; • 11m for residential flat buildings; and • 12m for group dwellings.

	<p>The minimum site areas and frontages that exist within the General Neighbourhood Zone are:</p> <ul style="list-style-type: none"> • Detached dwellings: 300sqm and 9m (5m where on a battle-axe site); • Semi-detached dwelling: 300sqm and 9m; • Row dwelling: 250sqm and 7m; and • Group dwelling or residential flat building: 300sqm and 15m. <p>The minimum site areas and frontage are therefore considered comparable for the Hills Neighbourhood Zone where the gradient is less than 1-in-8 in and the General Neighbourhood Zone.</p> <p>Furthermore, when reviewing the sections provided for the Affected Area, it is evident that there is unlikely to be a need for retaining walls greater than 1 metre in height. The Hills Neighbourhood Zone contains policy for retaining walls up to 1.5 metres and split-level construction. Given the gentle gradient of the Affected Area, this additional policy is unlikely to be required to guide future development of the site.</p> <p>There are some areas where the topography is steeper than 1-in-4, however, these do not represent a large area within the site and a future masterplan/land division plan will be designed to integrate with the natural topography of the land.</p> <p><i>Overlays</i></p> <p>Existing Overlays will be retained.</p> <p>The Code Amendment proposes to apply the Affordable Housing Overlay, Stormwater Management Overlay and Urban Tree Canopy Overlay. While providing additional policy for improved development outcomes, application of these Overlays is required to meet Code drafting guidelines/principles. These Overlays also apply to the General Neighbourhood Zone which adjoins to the Affected Area to the north and west.</p> <p>The Affordable Housing Overlay provides policy incentives to encourage the provision of affordable housing. The overlay requires 15% affordable housing to be provided, as a part of development application for 20 or more dwellings or residential allotments.</p> <p>The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater. The construction of a new dwelling in the Overlay requires the installation of a rainwater tank of between 2000 to 5000 litres, depending on site area and site perviousness.</p> <p>The Urban Tree Canopy Overlay seeks for residential development to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable. The construction of a new dwelling in the Overlay requires a new tree to be planted, unless mature tree(s) within the Affected Area can be retained, or unless payment is made into the Urban Tree Canopy Off-set Scheme in eligible locations.</p>
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	<p>Summary</p> <p>The investigations confirm that the General Neighbourhood Zone will provide suitable policy to accommodate future development of the Affected Area in accordance with the existing character of the surrounding area.</p> <p>Application of the Affordable Housing Overlay, Stormwater Management Overlay and Urban Tree Canopy Overlay will introduce policy consistent with the adjacent areas and must also be applied to comply with Code drafting principles.</p> <p>Recommended Policy Change</p> <p>Apply the General Neighbourhood Zone to the Affected Area.</p> <p>Apply the Affordable Housing Overlay, Stormwater Management Overlay and Urban Tree Canopy Overlay.</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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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 General Neighbourhood Zone and Overlay boundaries as described in section **Appendix 1** of this report.

APPENDIX 1. AFFECTED AREA MAPPING

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

APPENDIX 2. CURRENT CODE POLICY

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

APPENDIX 3. PROPOSED CODE POLICY

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

APPENDIX 4. STRATEGIC PLANNING OUTCOMES

This investigation report can also be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

(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
<p>State Planning Policy 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.</p> <p><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</i></p> <p><i>(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p> <p><i>(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.</i></p> <p><i>(1.7) Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</i></p>	<p>The proposed Code Amendment seeks to deliver the rationalisation of residential growth within Greater Adelaide. The Code Amendment has the potential to facilitate the future development of 30-40 allotments and deliver an appropriate and desired offering in the eastern foothills of Metropolitan Adelaide.</p> <p>The proposed Code Amendment will see the logical and orderly delivery of residential growth within the metropolitan Adelaide region, providing for the consolidation of build form.</p> <p>The Affected Area is well serviced and connected by water, power and wastewater infrastructure and located immediately adjacent the existing built-up residential area.</p> <p>The Code Amendment will facilitate the delivery of a range of new low-density residential outcomes.</p> <p>The current zoning does not support the redevelopment of the Affected Area in this manner.</p>
<p>State Planning Policy 2 – Design Quality: To elevate the design quality of South Australia's built environment and public realm.</p> <p><i>(2.10) Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</i></p> <p><i>(2.14) Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level</i></p>	<p>The Code contains both General Development and Zone policies which promote design quality through the development application process.</p> <p>On the basis that the General Neighbourhood Zone be applied to the Affected Area, policies relating to design will apply to the Affected Area, which provide a particular focus on building form, setbacks, materiality and landscaping.</p>

	<p>The future development of the land will deliver public open space in a manner that provides both local amenity and a stormwater management function.</p>
<p>State Planning Policy 6 – Housing Supply and Diversity To promote the development of well-serviced and sustainable housing and land choices where and when required.</p> <p><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.</i></p> <p><i>(6.2) The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</i></p> <p><i>(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.</i></p> <p><i>(6.7) Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).</i></p>	<p>The Code Amendment will deliver a zoning environment which supports the growth of Highbury that otherwise has little to no available residential growth potential.</p> <p>Development outcomes sought will be well-designed and take into account the Affected Area’s characteristics, including topography and natural features.</p> <p>The Code Amendment will deliver the rezoning of some 1.84ha of land to support residential growth. The area in question is well serviced by existing infrastructure and services both existing and proposed.</p> <p>The proximity of the Affected Area to metropolitan Adelaide and existing services offers a unique opportunity to provide a diverse range of housing choice which is not readily found in other locations in the northern residential market. Given the characteristics of the Affected Area, there is opportunity to integrate natural features into the future design.</p> <p>The Code Amendment seeks to apply the Affordable Housing Overlay to the whole of the Affected Area, which provides incentives for provision of affordable housing.</p>
<p>SPP 10 Mineral and Energy Resources: To protect key resources that contribute to our state’s economy and provide valued employment opportunities.</p> <p><i>(10.1) Define and protect mineral resources operations, associated infrastructure and undeveloped mineral resources from encroachment by incompatible land uses.</i></p>	<p>Preliminary engagement was undertaken with the Department for Energy and Mining (DEM) and the Environment Protection Authority (EPA). In addition, contact has been made with the owners of the former quarry to the east and the former landfills to the south.</p> <p>Arising from this engagement, it has been identified:</p> <ul style="list-style-type: none"> • no resource extraction activity is likely to occur from the land to the south or east; and • the location is not considered to be a strategic resources area.

	<p>Engagement with DEM, EPA and the various landowners adjacent will continue throughout this Code Amendment process.</p> <p>A site contamination audit is being undertaken to ensure interface impacts between the adjacent uses and former uses can be appropriately mitigated.</p>
<p>SPP 15: Natural Hazards: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p> <p><i>(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.</i></p>	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> • Hazards (Bushfire - Urban Interface) Overlay; and • Hazards (Flooding - Evidence Required) Overlay. <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations have been undertaken which confirm the land is not susceptible to flooding.</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;
- health, wellbeing and inclusion;
- infrastructure;
- biodiversity;
- climate change;
- water; and
- emergency management and hazard avoidance.

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 identified priorities or targets	Code Amendment Alignment with Regional Plan
Transit corridors, growth areas and activity centres	
<p>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.</p> <p>P4 Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.</p> <p>P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.</p> <p>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.</p>	<p>The Affected Area is located within the planned urban lands to 2045 as contained in the 30-Year Plan.</p> <p>The Code Amendment seeks to provide an area for low density/ low scale residential development which is connected/accessible to existing infrastructure. The Affected Area is contiguous with the existing built-up residential area and represents a logical expansion of the urban area and associated infrastructure.</p> <p>The Code Amendment does not propose any changes to the boundaries of the EFPA.</p>
Design Quality	
<p>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.</p> <p>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.</p>	<p>The proposed Code Amendment will introduce the General Neighbourhood Zone which will facilitate residential development and a form of low density, low scale housing, which is expected to be in high demand in this location.</p> <p>The General Development Policies contained in the Code, including those under the heading <i>Design in Urban Areas</i>, provide sufficient guidance to ensure design quality is achieved.</p>

Housing mix, affordability and competitiveness	
<p>P36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p>P42 Provide for the integration of affordable housing with other housing to help build social capital.</p>	<p>The Code Amendment is proposing to apply the General Neighbourhood Zone, which facilitates residential development. This zone is considered sufficiently flexible to enable the ultimate developer(s) to deliver allotments (and associated housing product) which responds to market preference and choice in this location.</p> <p>An increase in the supply of residential zoned land will increase competition in the north-eastern residential land markets and therefore assist in controlling pricing pressures. Affordable housing outcomes will be attainable.</p>
Health, Wellbeing and Inclusion	
<p>P47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <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 • 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>	<p>The proposed rezoning will facilitate an orderly and economic extension of the adjacent residential area. In connecting to existing residential development, future allotments will enjoy access to the variety of facilities which have been established in the locality. The ultimate increase in the number of dwellings arising from the rezoning will have minimal impact on the demand for local services.</p> <p>These outcomes are supported by relevant policies of the Code that would apply to the Affected Area through the rezoning and therefore would be key assessment criteria for any future land division and residential development application.</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>Investigations have confirmed that future development that may be facilitated as a result of the Code Amendment is able to be serviced by infrastructure.</p> <p>The Affected Area is within walking distance to public open space and walking/cycling trails.</p>
Biodiversity	
<p>P93 Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p> <p>P99 Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none"> link, integrate and protect biodiversity assets and natural habitats provide linkages to encourage walking and cycling to local activities incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity 	<p>Environmental investigations have identified protected trees and habitats. Future development is able to be designed to retain protected vegetation where possible. The Code includes policies which will encourage appropriate outcomes in respect to any land identified to be of biodiversity value and identify the health and condition of regulated/significant trees.</p> <p>The Affected Area is within close walking distance to public open space, including walking trails along the linear park.</p>
Climate Change	
<p>P105 Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> protect valuable primary production land 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 	<p>The proposed Code Amendment will support a compact urban form with the Affected Area located within a designated urban area and adjacent to existing residential development in the General Neighbourhood Zone.</p>

<ul style="list-style-type: none"> • 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.</p> <p>Investigations have been undertaken in relation to stormwater management. The investigations confirm that future development that may occur as a result of the Code Amendment is capable of being designed so that it complies with relevant policies.</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>The Affected Area is subject to the following Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire - Urban Interface) Overlay; and • Hazards (Flooding - Evidence Required) Overlay. <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations have been undertaken which confirm the land is not susceptible to flooding.</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>Strategic Plan 2025 (City of Tea Tree Gully)</p>	<p>Key indicators from the Strategic Plan that are relevant to this Code Amendment are:</p> <ul style="list-style-type: none"> • Community Wellbeing – creating a sense of belonging, inclusion and connection • Environment – creating environmentally valuable places and reducing the carbon footprint

	<ul style="list-style-type: none">• Places – well designed housing, sustainable practices and neighbourhoods are easy to move around, and safe• Leadership – focused on the longer-term interests of the community <p>Code Amendment investigations have been undertaken to ensure that the Affected Area is suitable for residential purposes, with the resulting Zone supporting an urban form and density consistent with the Council's Strategic Plan.</p>
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APPENDIX 5. INVESTIGATIONS – INFRASTRUCTURE AND SERVICES

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

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 www.plan.sa.gov.au/codeamendments

APPENDIX 7. INVESTIGATIONS – VEGETATION AND FAUNA

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

APPENDIX 8. INVESTIGATIONS – INTERIM AUDIT ADVICE

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

APPENDIX 9. LIDAR SURVEY AND SECTION GRADIENTS

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