

**ATTACHMENT A –      AFFECTED AREA MAPPING  
PROPOSED ZONE, OVERLAYS AND TNVS**

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## CODE OVERLAY MAPS

### Kidman Park Code Amendment



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**EXISTING SUB-ZONES**



**PROPOSED SUB-ZONES**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



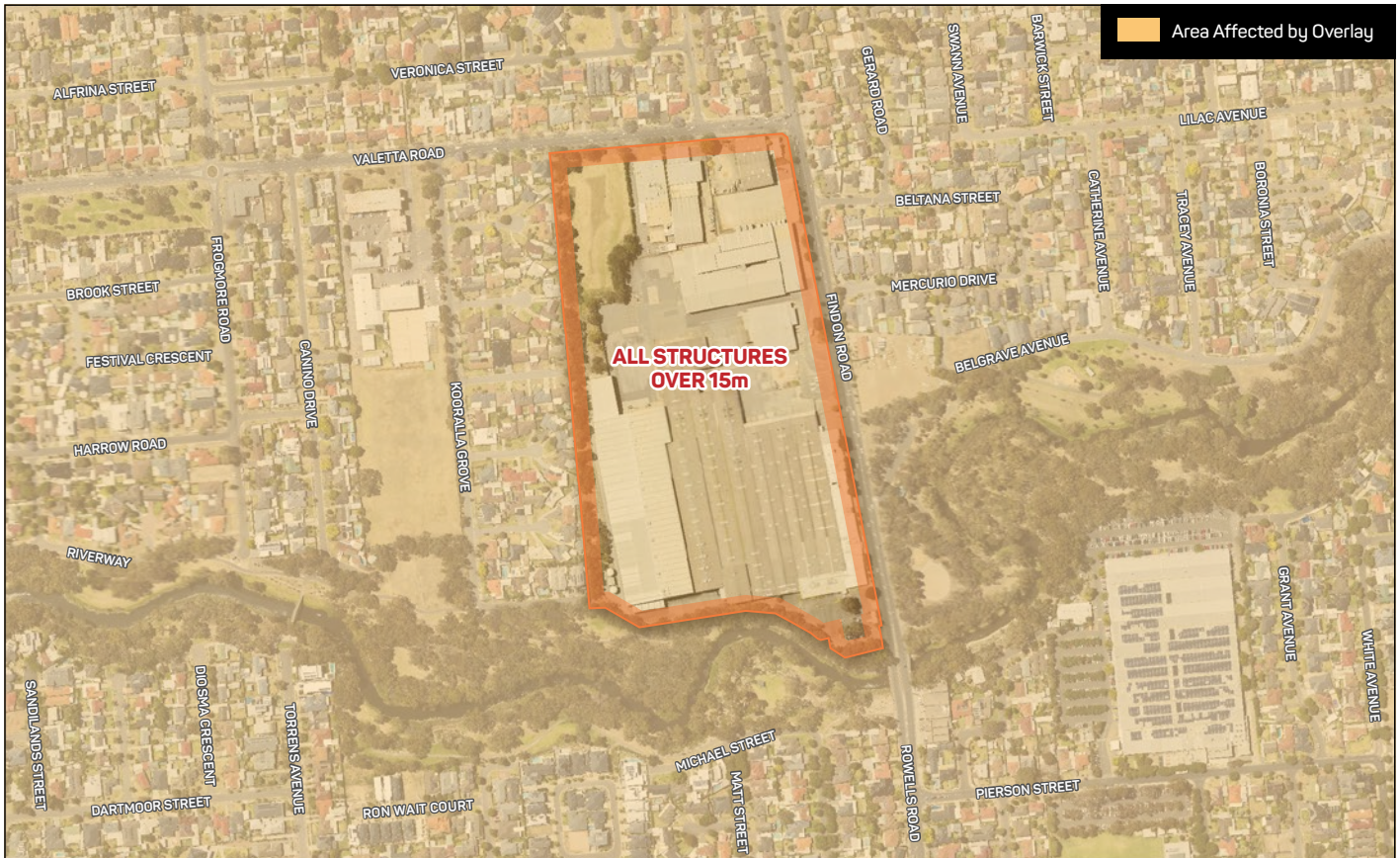
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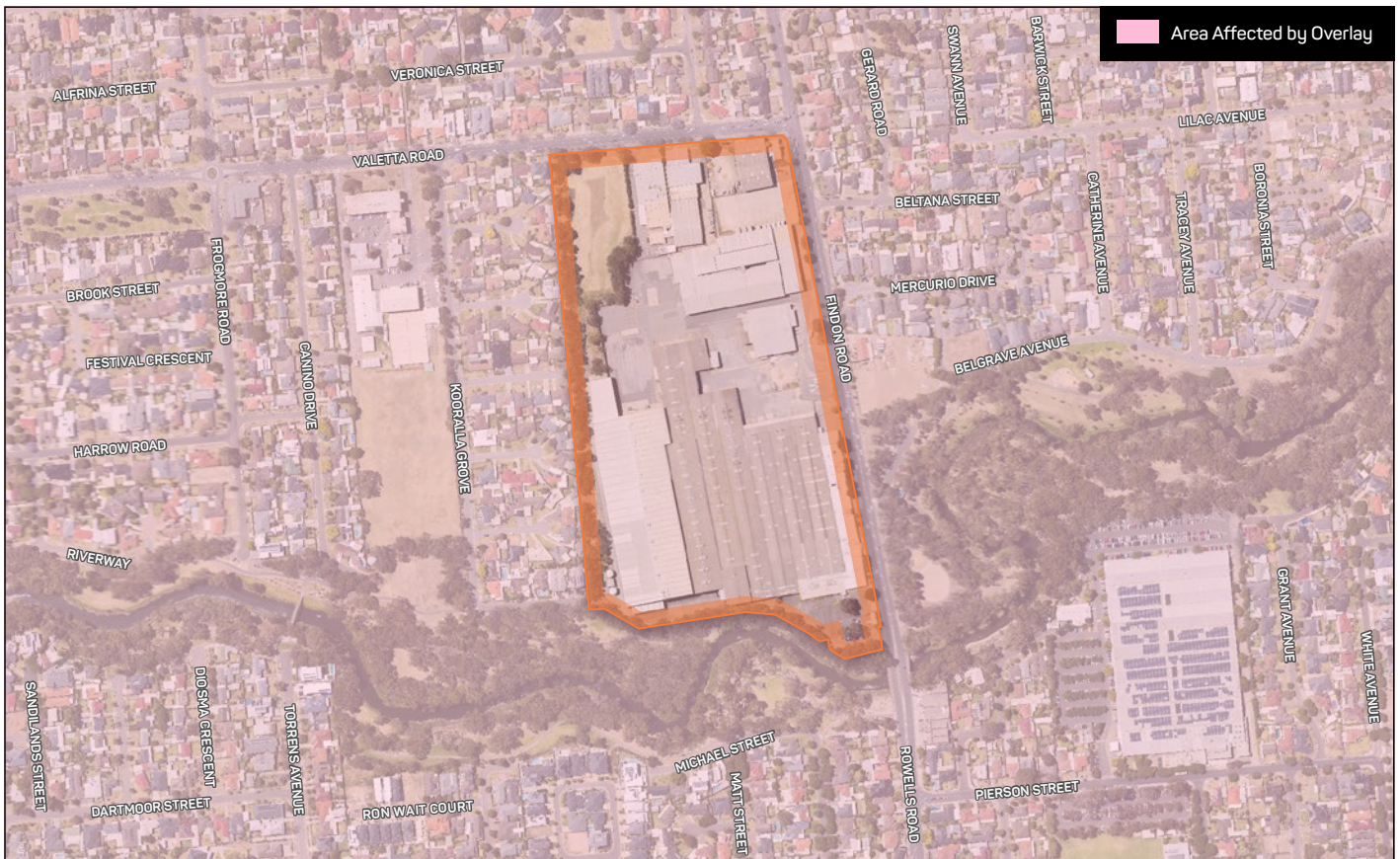


**EXISTING: AIRPORT BUILDING HEIGHT (REGULATED) OVERLAY**



**PROPOSED: AIRPORT BUILDING HEIGHT (REGULATED) OVERLAY**





**EXISTING: BUILDING NEAR AIRFIELDS OVERLAY**



**PROPOSED: BUILDING NEAR AIRFIELDS OVERLAY**

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Kidman Park Code Amendment



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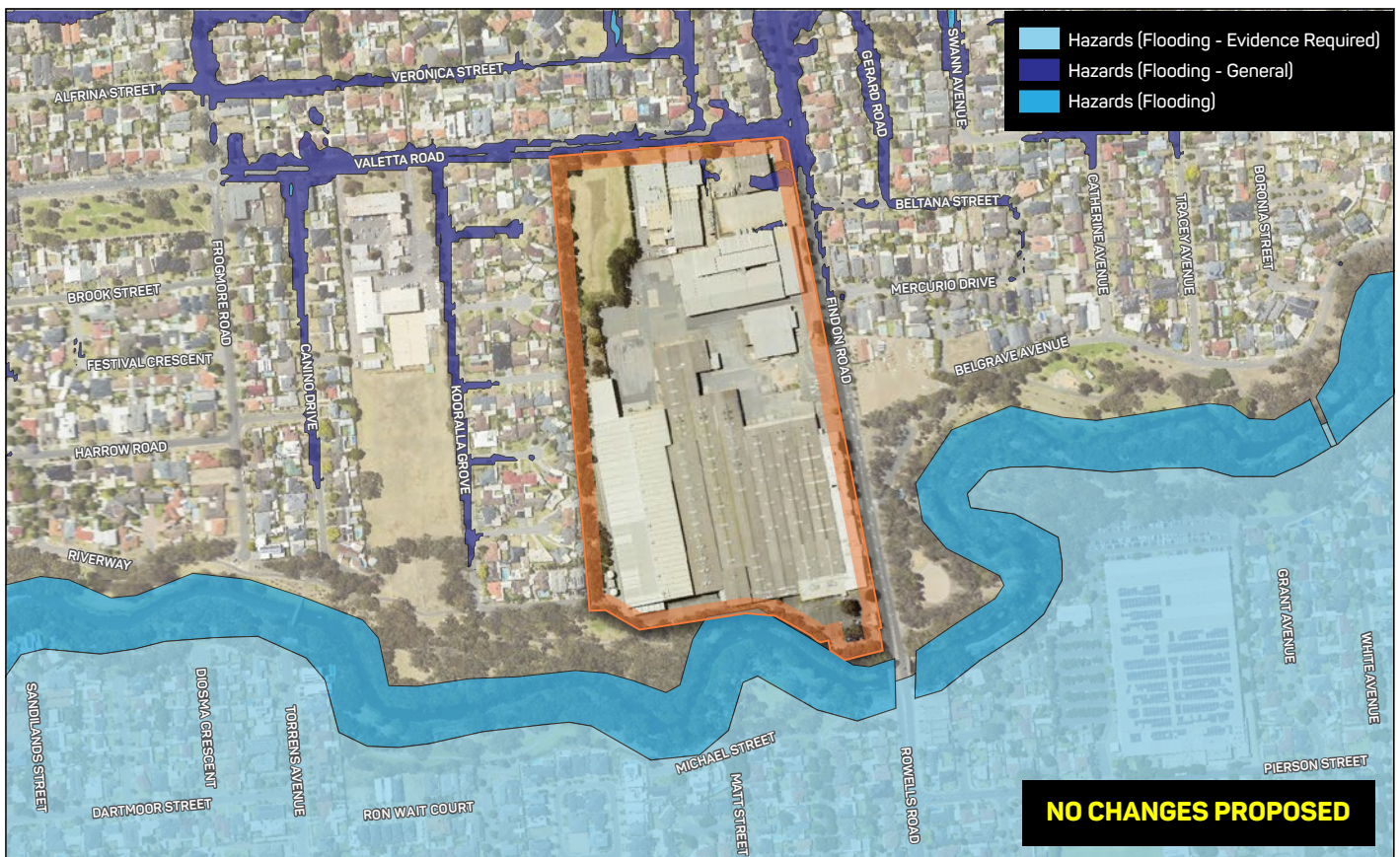
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**EXISTING: HAZARDS (FLOODING GENERAL) OVERLAY**



**PROPOSED: HAZARDS (FLOODING GENERAL) OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



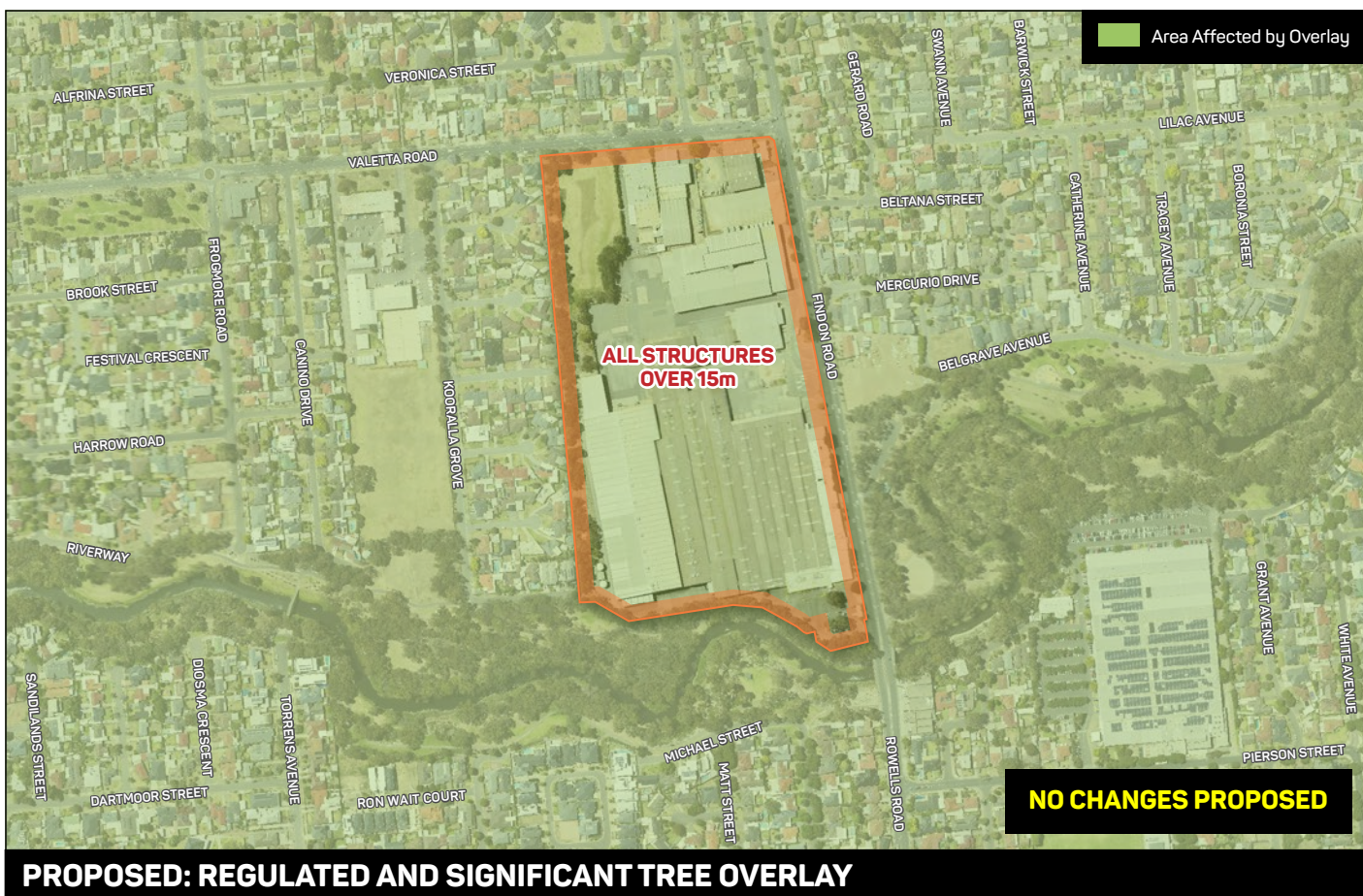
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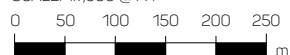


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Kidman Park Code Amendment



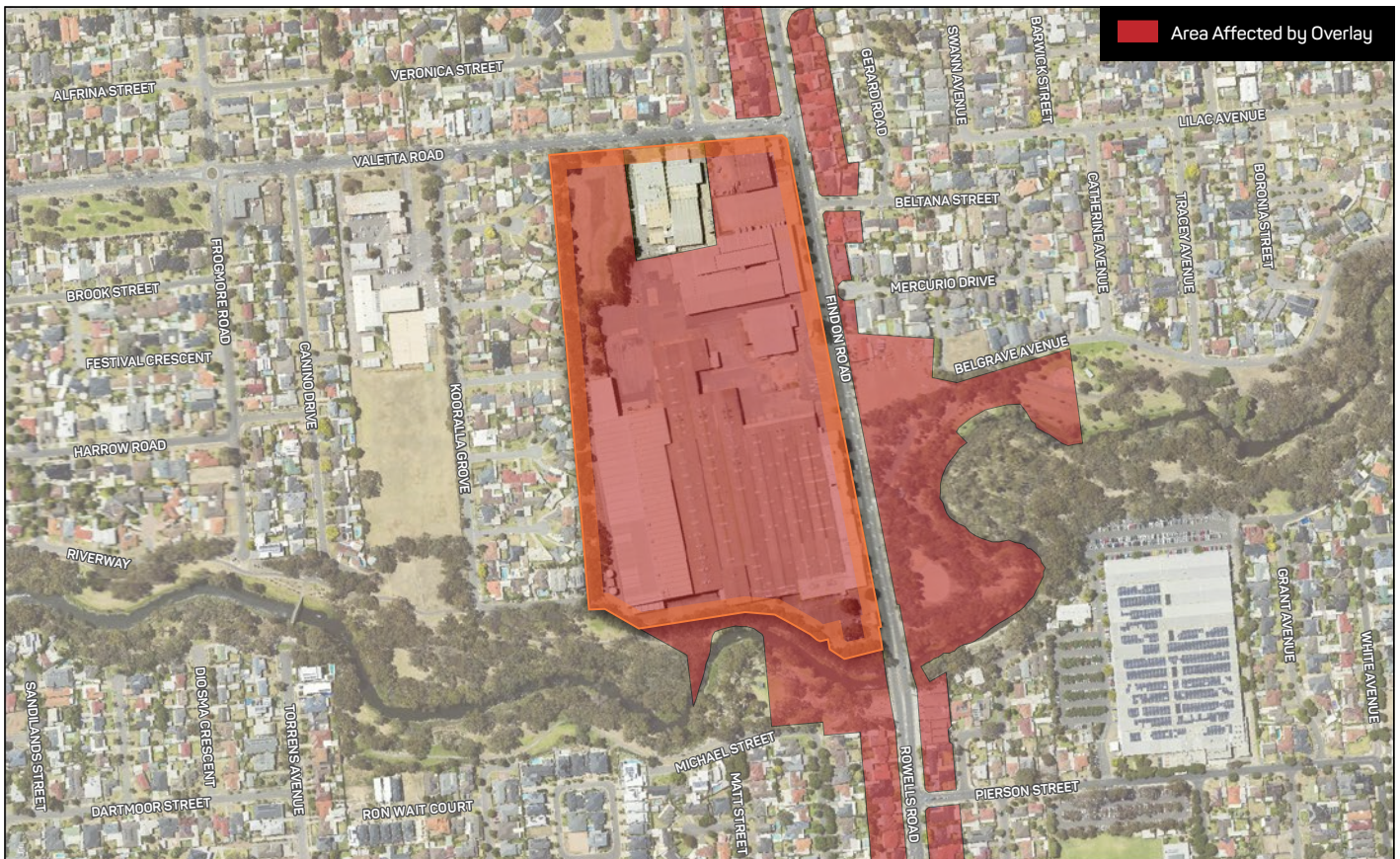
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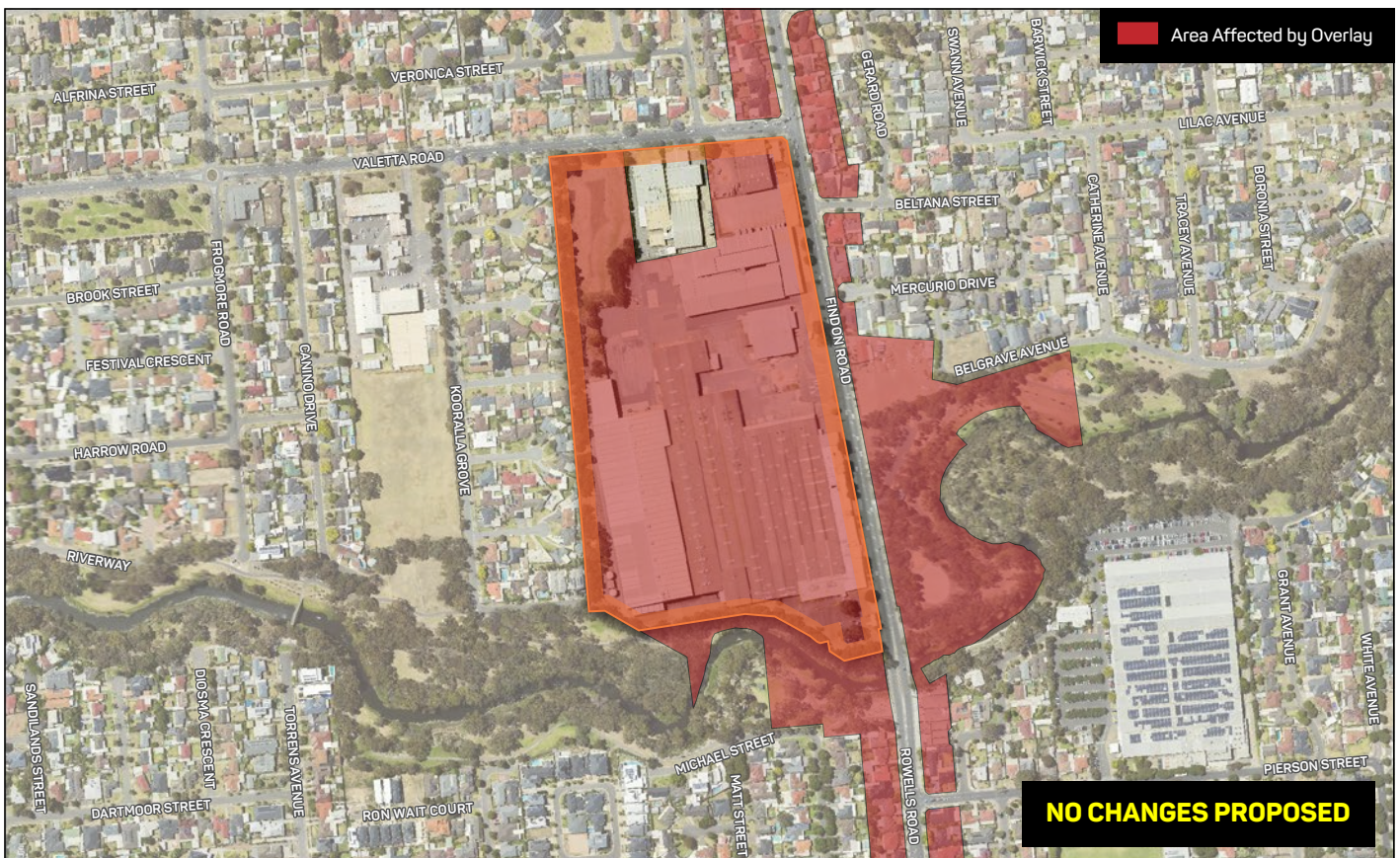
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**EXISTING: URBAN TRANSPORT ROUTES OVERLAY**



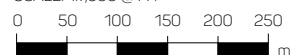
**PROPOSED: URBAN TRANSPORT ROUTES OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



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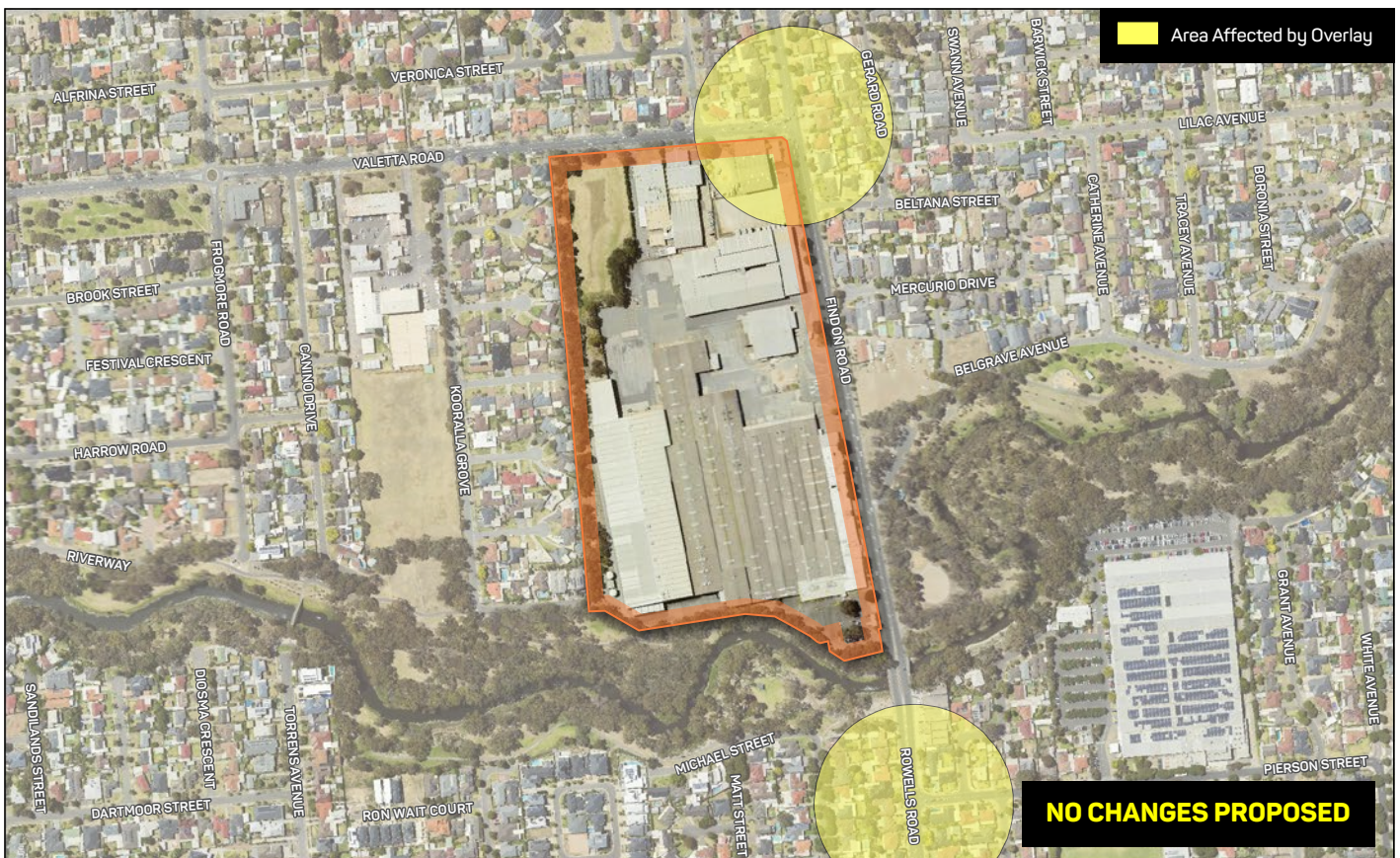
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**EXISTING: ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY**



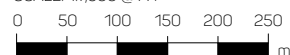
**PROPOSED: ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



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## CODE OVERLAY MAPS

Kidman Park Code Amendment

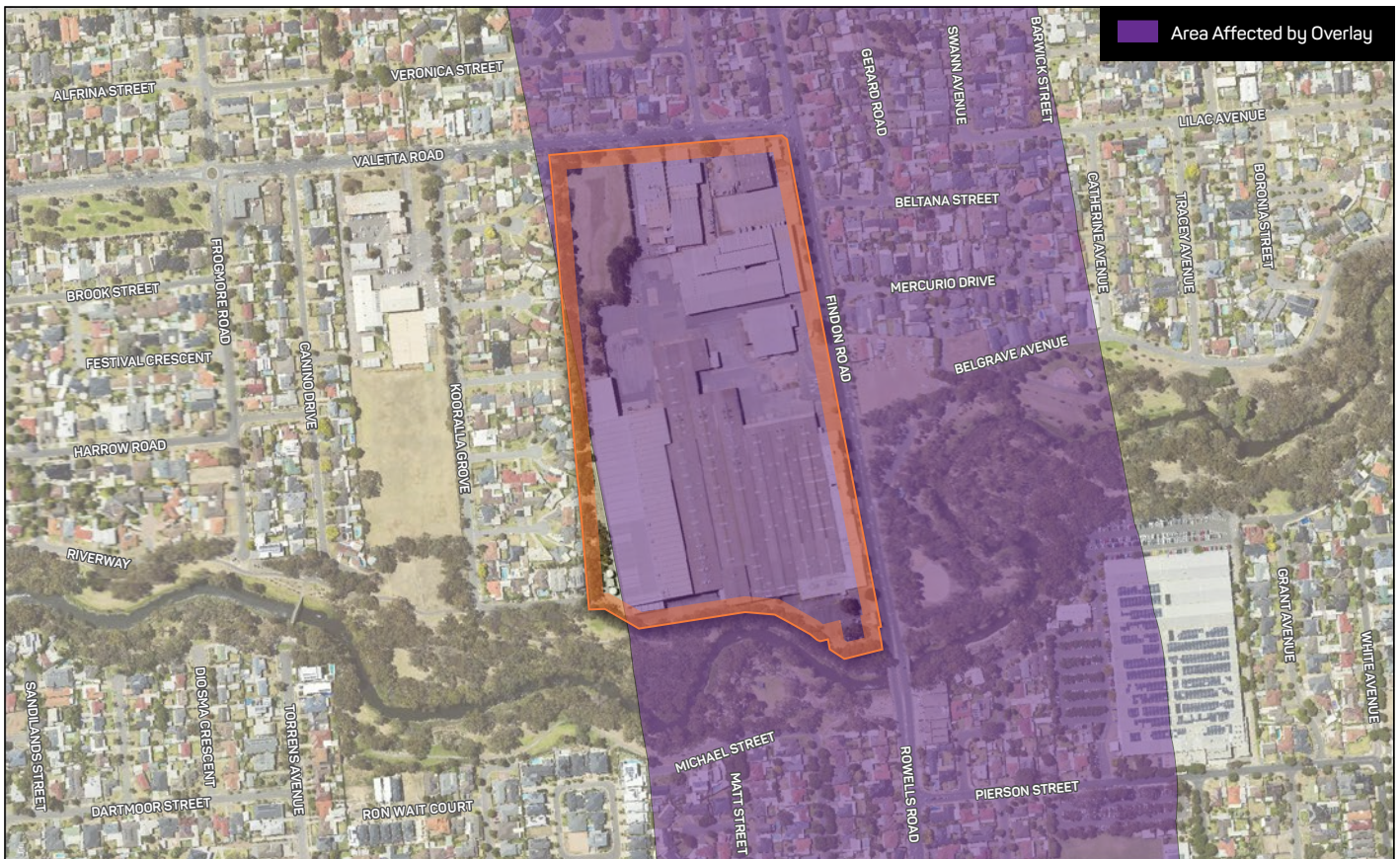


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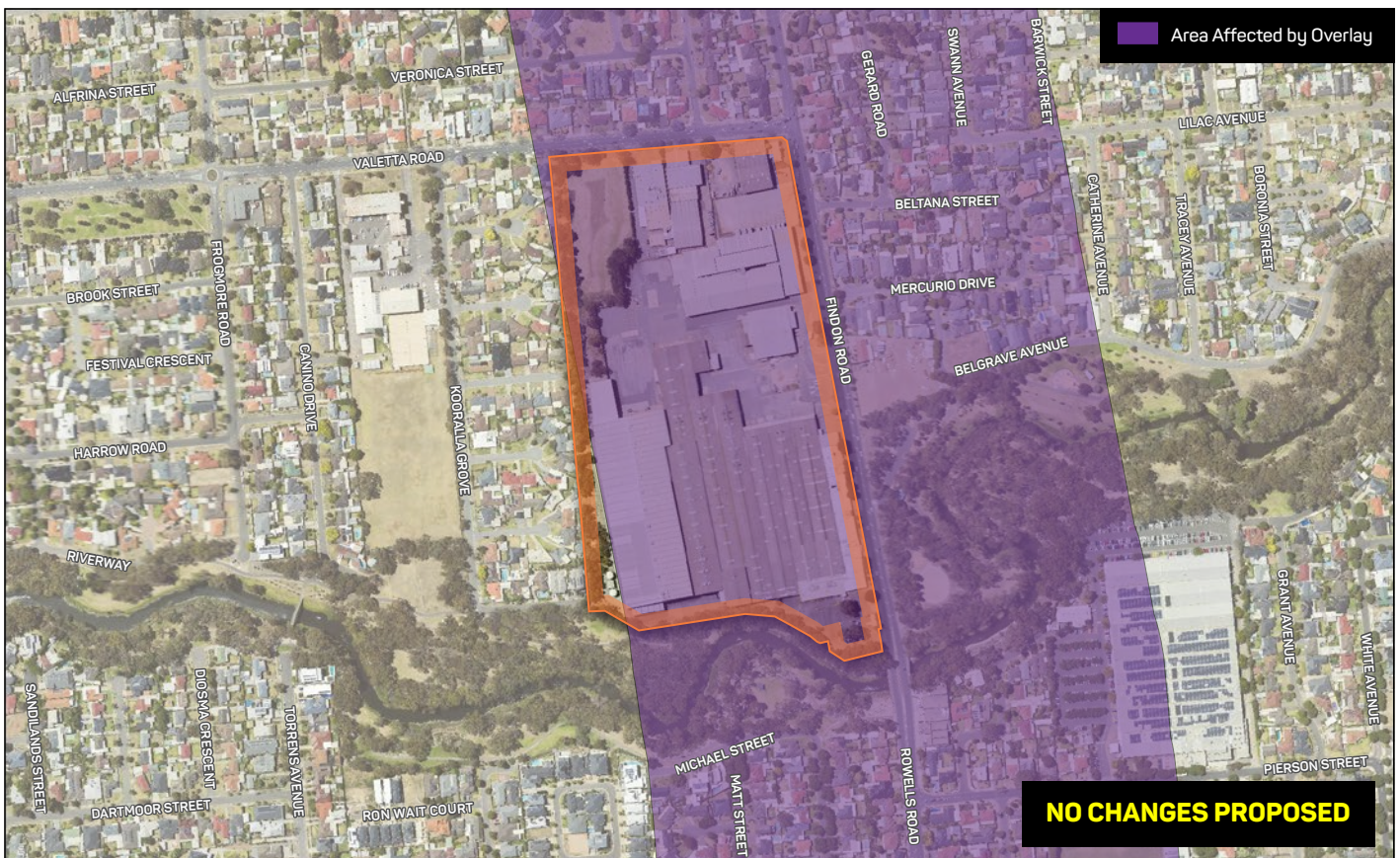


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**EXISTING: TRAFFIC GENERATING DEVELOPMENT OVERLAY**



**PROPOSED: TRAFFIC GENERATING DEVELOPMENT OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



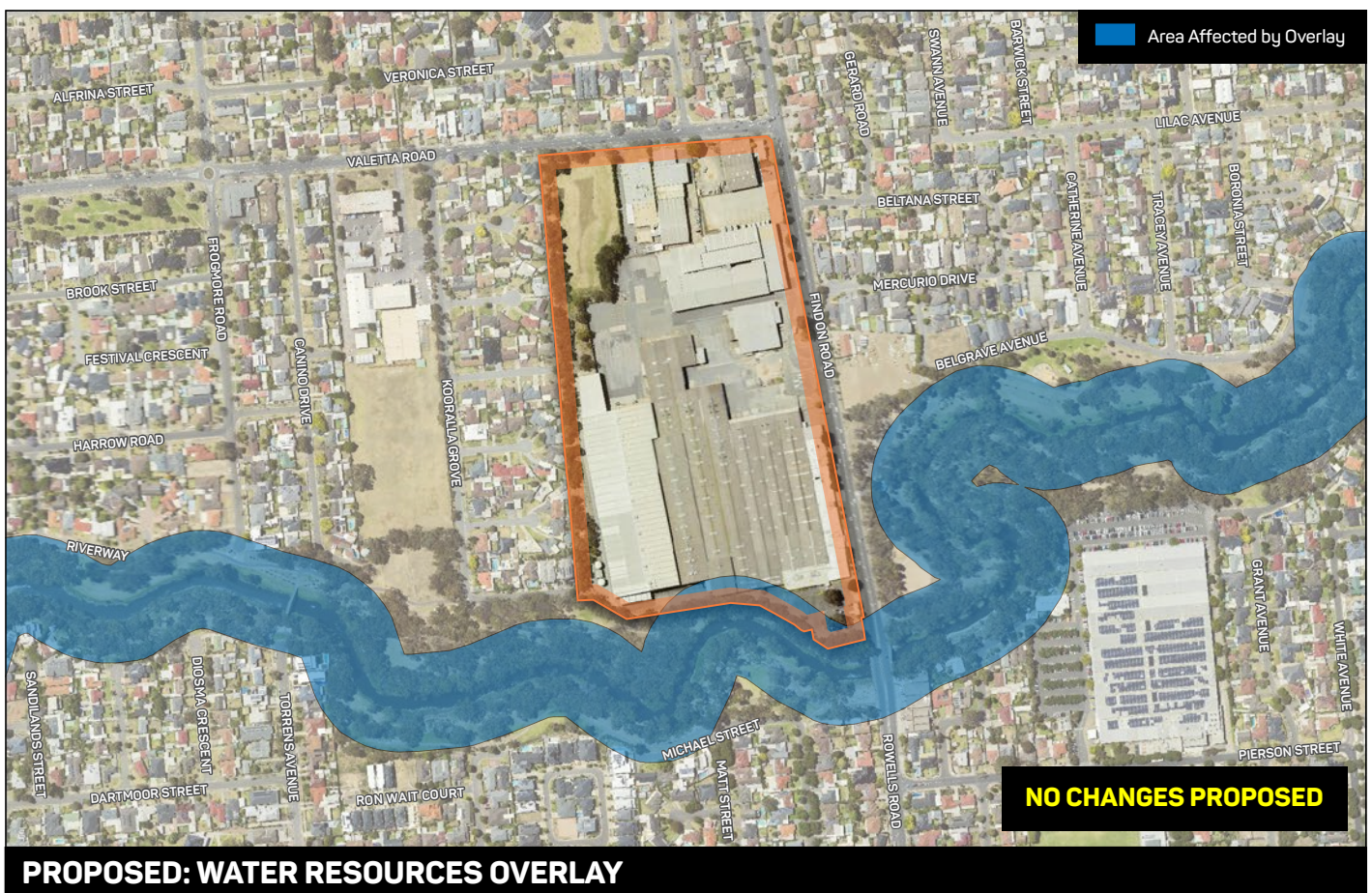
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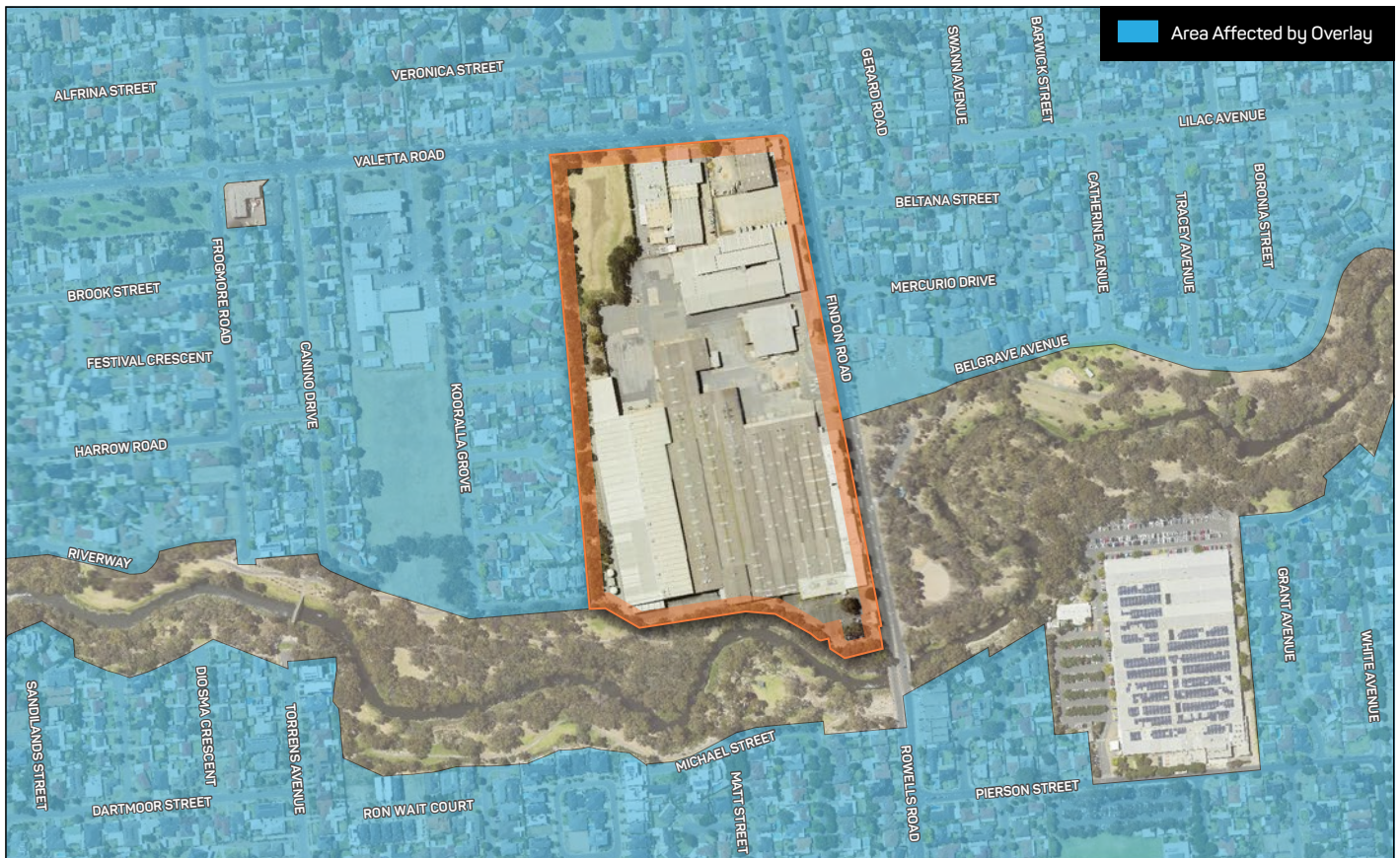
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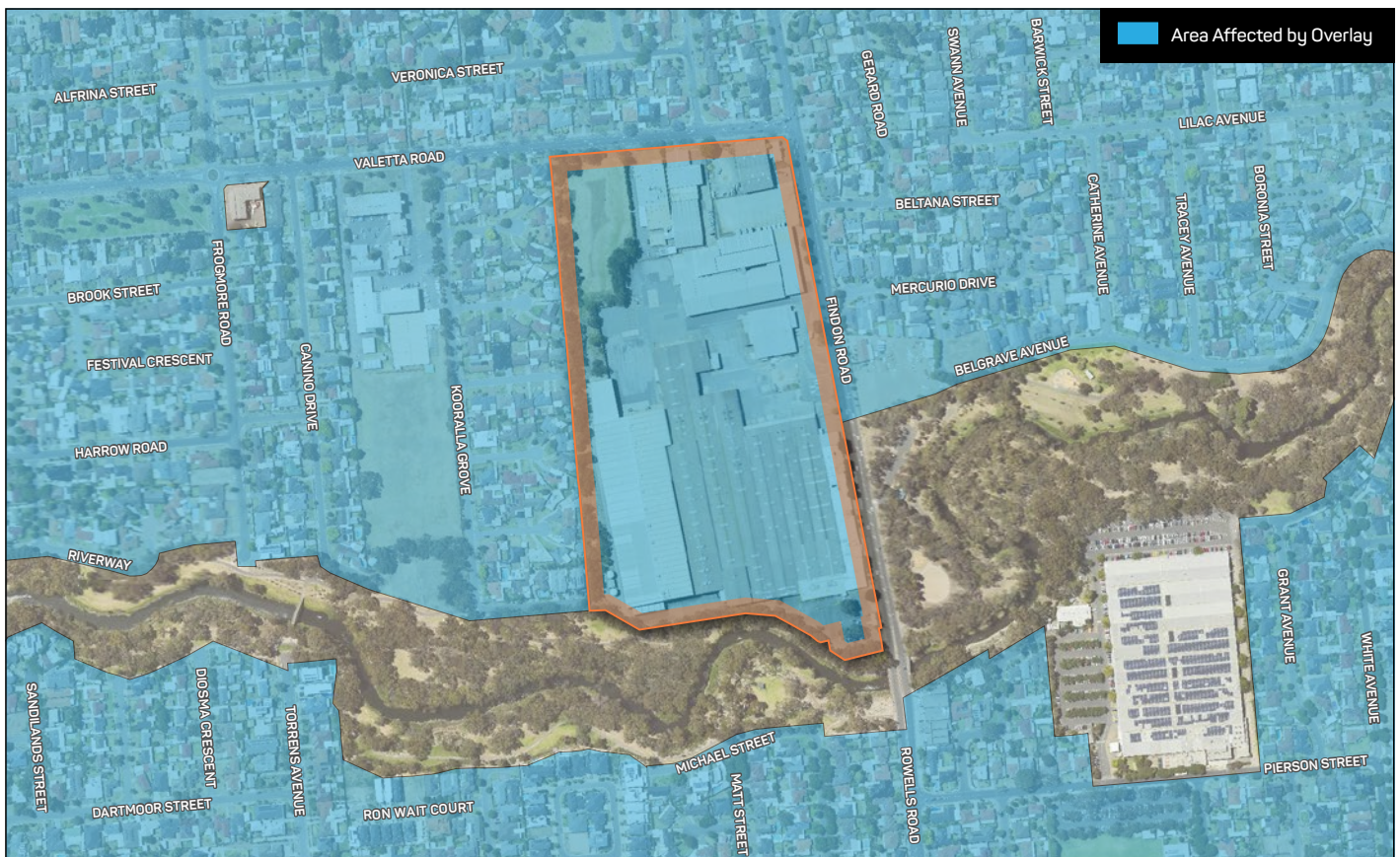
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**EXISTING: STORMWATER MANAGEMENT OVERLAY**



**PROPOSED: STORMWATER MANAGEMENT OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



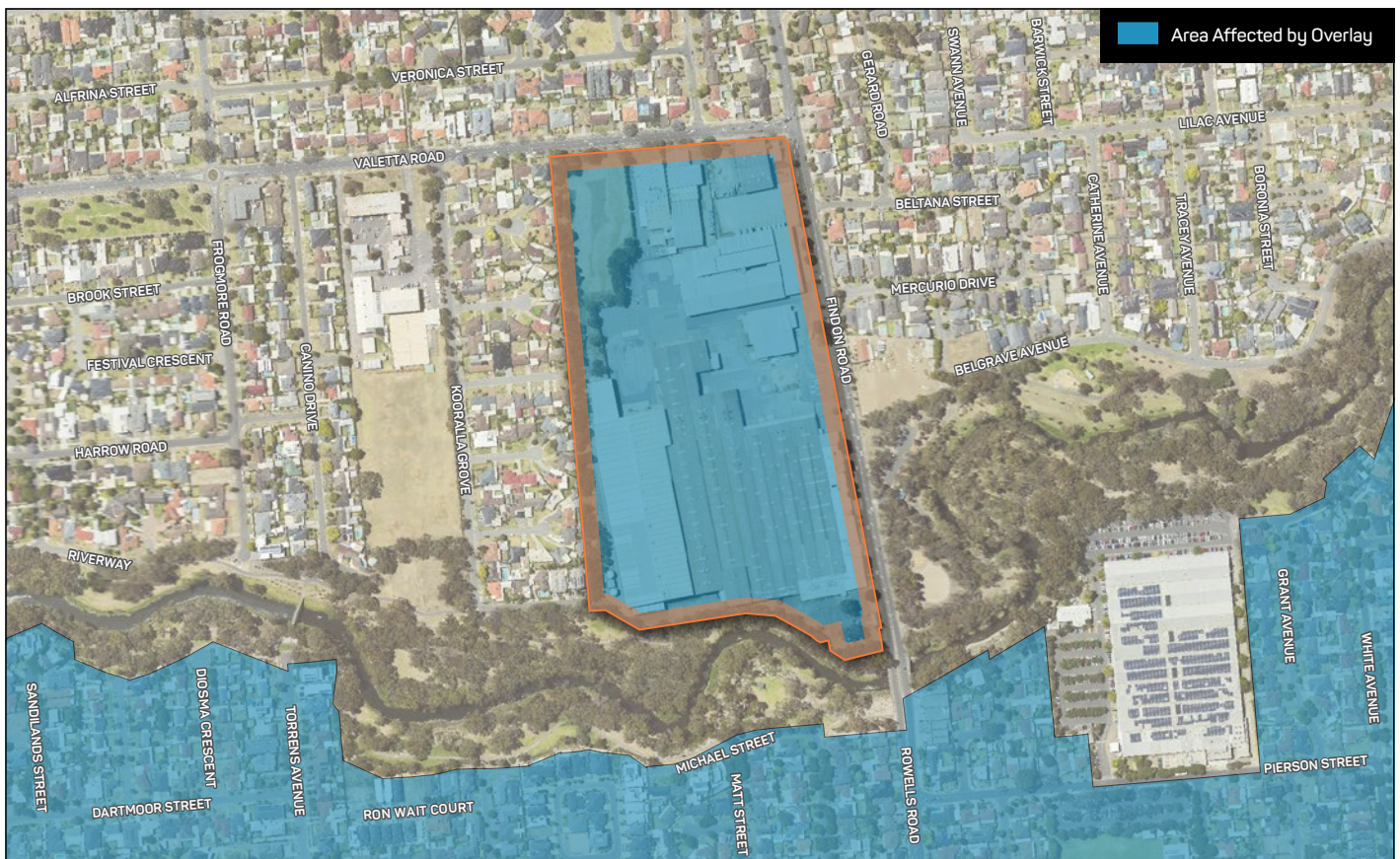
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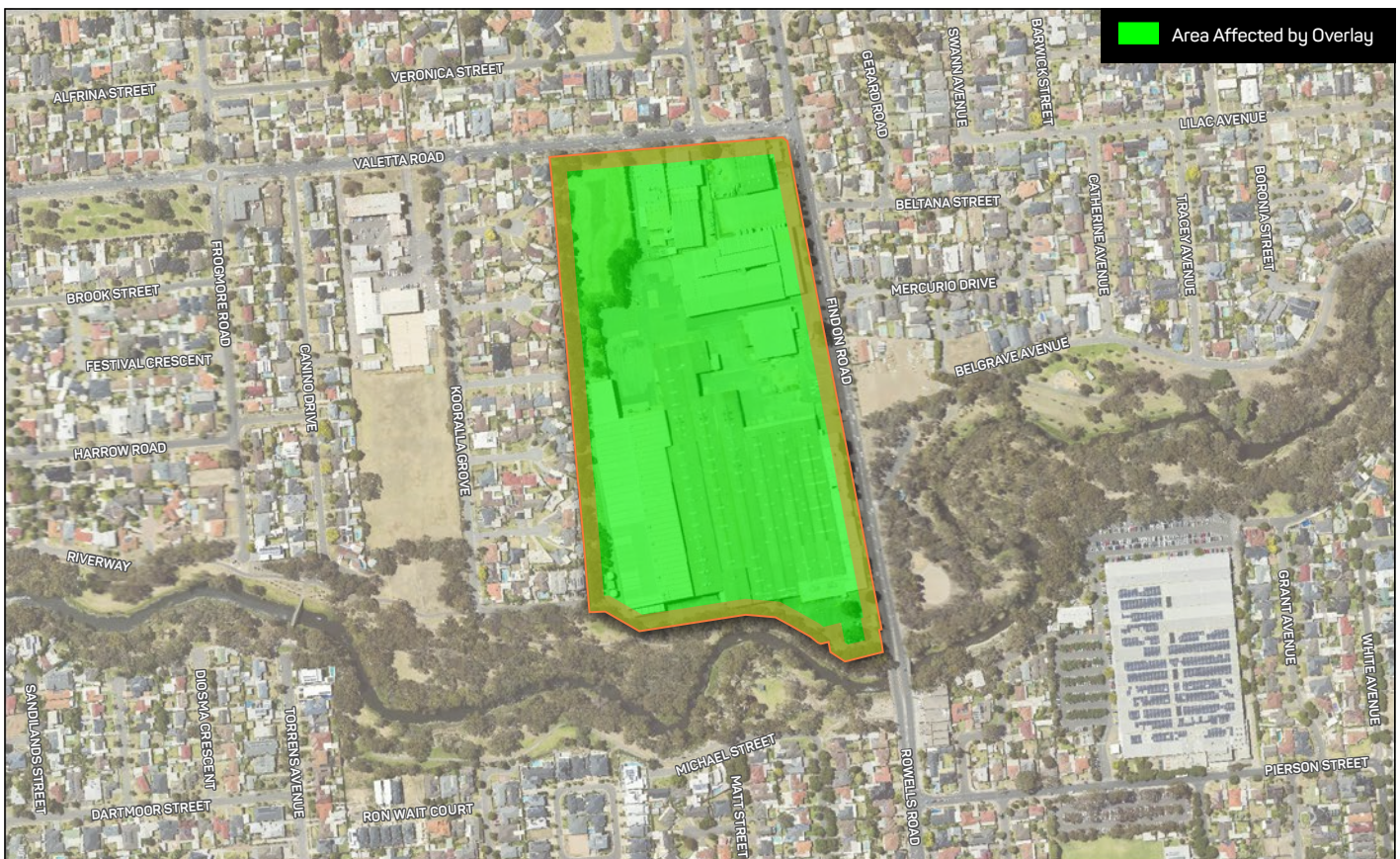
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**EXISTING: NOISE AND AIR EMISSIONS OVERLAY**



**PROPOSED: NOISE AND AIR EMISSIONS OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



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**EXISTING: FUTURE ROAD WIDENING OVERLAY**



**PROPOSED: FUTURE ROAD WIDENING OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



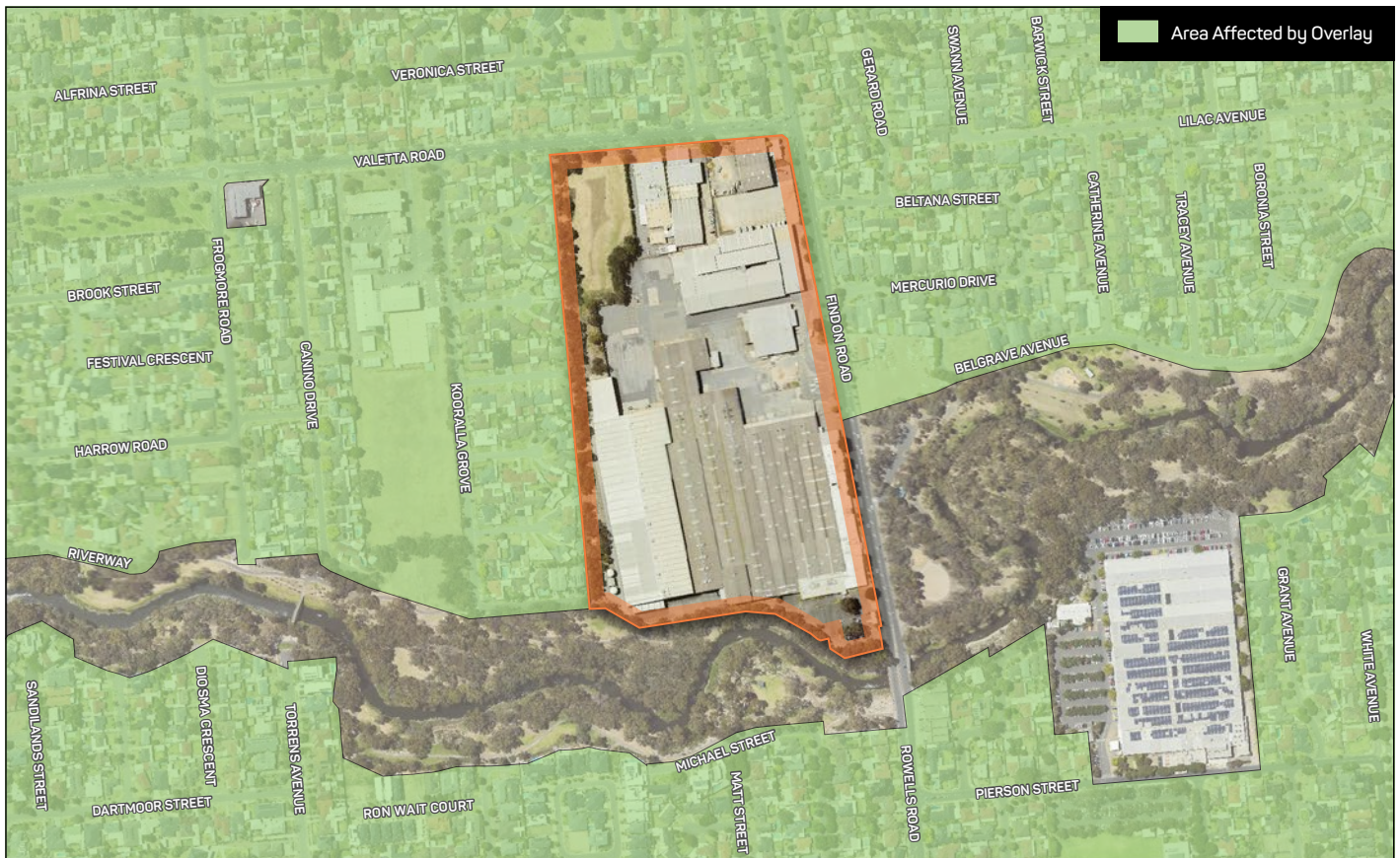
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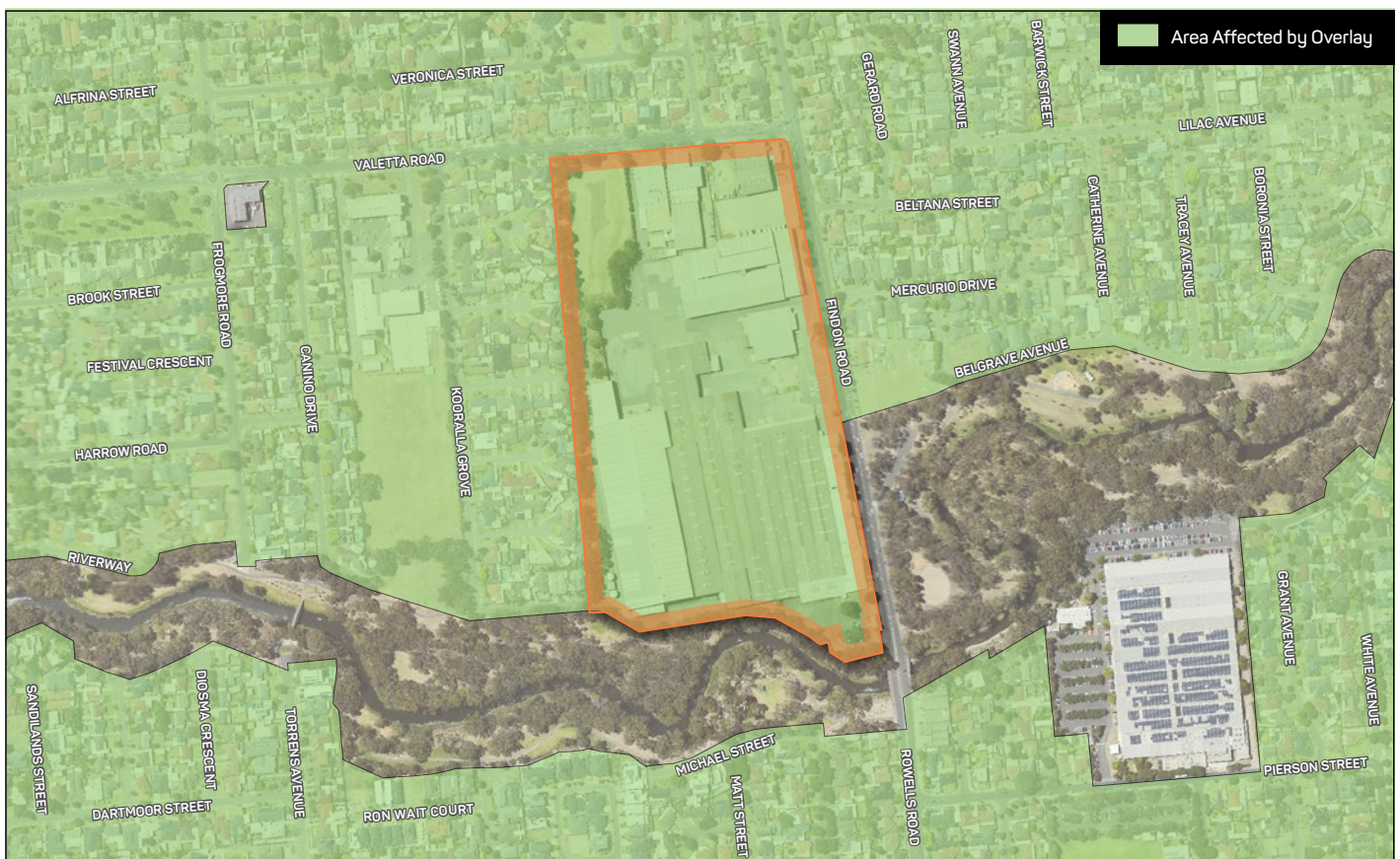
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**EXISTING: URBAN TREE CANOPY OVERLAY**



**PROPOSED: URBAN TREE CANOPY OVERLAY**

## CODE OVERLAY MAPS

Kidman Park Code Amendment



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### **Local Variation (TNV)**

It is proposed to remove the existing Technical and Numeric Variation (TNVs) maximum building height and introduce the follow TNVs over the portions of the Affected Area consistent with the proposed Concept Plan:

- Replace the Maximum Building Height (Metres) (Maximum building height is 12m) with:
  - Maximum Building Height (levels)(Maximum building height is 2 levels);
  - Maximum Building Height (Metres) (Maximum building height is 9 metres);
  - Maximum Building Height (levels)(Maximum building height is 3 levels);
  - Maximum Building Height (Metres) (Maximum building height is 12.5 metres);
  - Maximum Building Height (levels)(Maximum building height is 4 levels);
  - Maximum Building Height (Metres) (Maximum building height is 16.5 metres);
  - Maximum Building Height (Levels)(Maximum building height is 5 levels); and
  - Maximum Building Height (Metres) (Maximum building height is 22m).

It is also proposed to introduce the following TNVs over the whole of the Affected Area (refer to **Figure 1.8** over the page).

- Concept Plan - Kidman Park



Figure 1.8 – Concept Plan – Kidman Park





The proposed policy changes introduced via the Code Amendment, including the Urban Renewal Neighbourhood Zone and Mixed Use Transition Subzone as well as the various Overlays and Technical and Numeric Variations listed above, currently form part of the policy framework established by the Planning and Design Code and can be viewed on the Planning Portal:

<https://code.plan.sa.gov.au/>

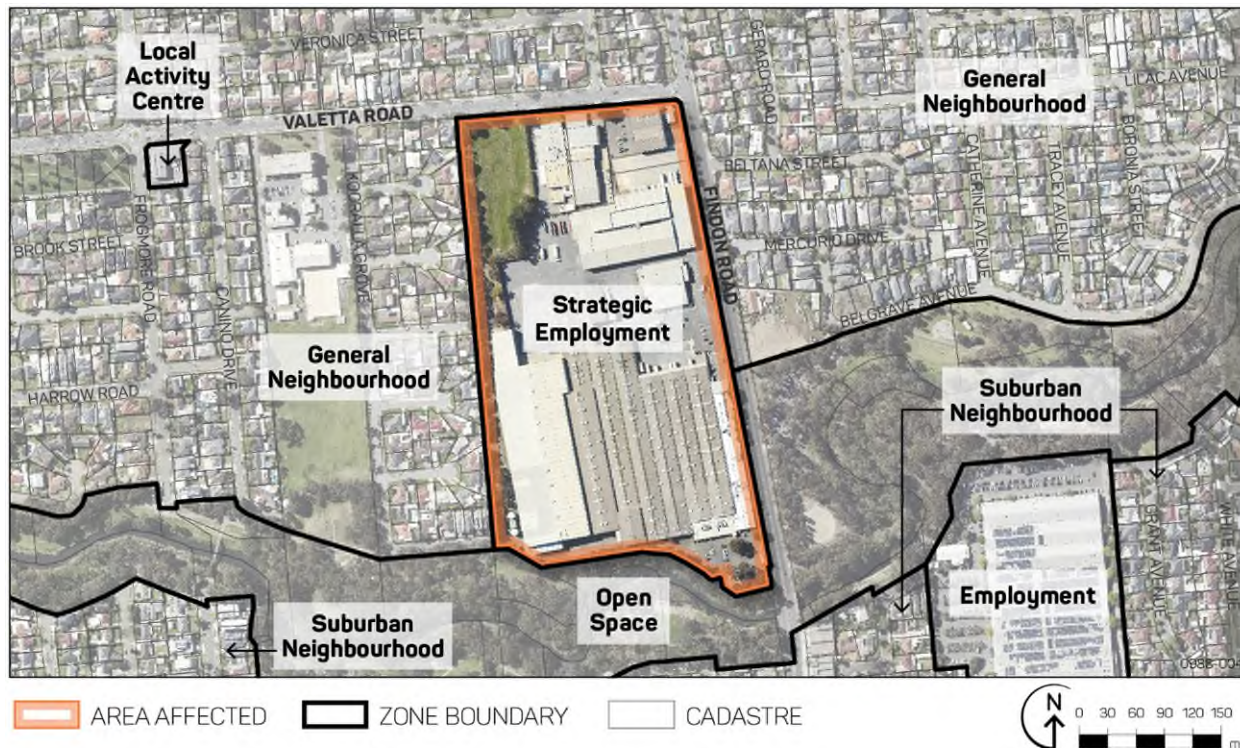
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## ATTACHMENT B – CURRENT CODE POLICY

The Affected Area is currently zoned 'Strategic Employment Zone' as per the **Figure 1.1** below

**Figure 1.1** – Existing Zoning Plan



The Affected Area is located in the Strategic Employment Zone and is subject to the following Overlays and Technical Numeric Variations (TNV's)

### Overlays

- Airport Building Height (Regulated) (All structures over 15 metres)
- Building Near Airfields
- Hazards (Flooding General)
- Regulated Trees
- Urban Transport Routes
- Advertising Near Signalised Intersections
- Hazards (Flooding)
- Prescribed Wells Area
- Traffic Generating Development
- Water Resources

### Technical Numeric Variations (TNV's)

- Maximum Building Height (Metres) (Maximum building height is 12m)



## ATTACHMENT C – PROPOSED CODE POLICY

It is proposed to zone the whole of the Affected Area 'Urban Renewal Neighbourhood Zone' with the north-eastern portion of the Affected Area to be zoned 'Mixed Use Transition Subzone' as per **Figure 1.2** below.

**Figure 1.2** Proposed Urban Renewal Neighbourhood Zone and Mixed Use Transition Subzone

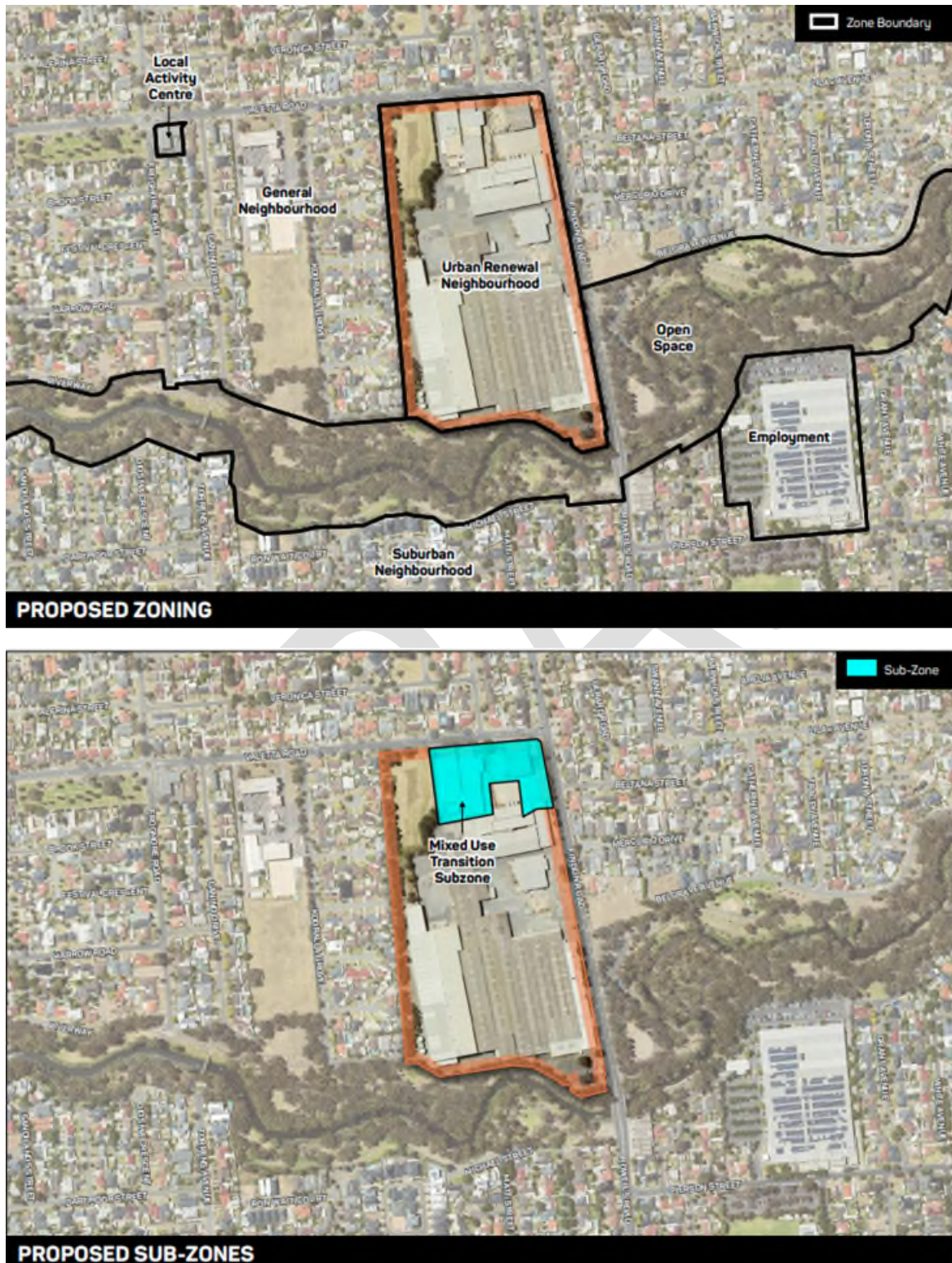








Figure 1.4 – Proposed Future Road Widening Overlay



Figure 1.5 – Proposed Affordable Housing Overlay





Figure 1.6 – Proposed Stormwater Management Overlay



Figure 1.7 – Urban Tree Canopy Overlay





### ***Local Variation (TNV)***

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- Replace the Maximum Building Height (Metres) (Maximum building height is 12m) with:
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  - Maximum Building Height (Levels)(Maximum building height is 5 levels); and
  - Maximum Building Height (Metres) (Maximum building height is 22m).

It is also proposed to introduce the following TNVs over the whole of the Affected Area (refer to **Figure 1.8** over the page).

- Concept Plan - Kidman Park



Figure 1.8 – Concept Plan – Kidman Park





The proposed policy changes introduced via the Code Amendment, including the Urban Renewal Neighbourhood Zone and Mixed Use Transition Subzone as well as the various Overlays and Technical and Numeric Variations listed above, currently form part of the policy framework established by the Planning and Design Code and can be viewed on the Planning Portal:

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## ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

### 1. State Planning Policies

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

#### **SPP Key Principles**

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

#### **Integrated Planning**

**Objective:** *To shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.*

**SPP 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.*

**SPP 1.7** *Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.*

**SPP 1.8** *Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.*

#### **Code Amendment**

##### **Outcome:**

The City of Charles Sturt is experiencing urban renewal in the form of new residential development, townhouses and higher density dwellings, mixed use and infill development. The three key drivers influencing urban renewal are:

- Increased demand for new compact urban form at higher densities;
- Increased demand for housing choice and affordability, including opportunities for an ageing population, people living with a disability and new arrivals; and
- Reduced demand for industrial/employment land.

An assessment of future housing needs found that it is desirable for the inner western metropolitan housing market to diversify in response to population growth and changing demographic characteristics. While there is expected to be continued demand for detached dwellings on larger blocks, demand for infill development will continue as household formation and dwelling occupancy preferences change. Under current planning policy, demand is likely to be met through an over-reliance on minor infill (one into two) residential development. Without greater housing diversity, the dominance of detached housing and a lack of housing choice is expected to continue to place pressure on housing affordability.



The Affected Area provides an opportunity to deliver approximately 12.6 hectares of new residential land in a planned and coordinated manner. The estimated dwelling yield over the Affected Area is in the order of 400 dwellings or a population of 850-900 people. The site is well serviced by public transport, and regional and local reserves as well as being in close proximity to the Suburban Activity Centres of Findon and Fulham Gardens. The Affected Area is within an established urban area and is well supplied with social infrastructure.

The proposed Mixed Use Transition Subzone provides the opportunity for local commercial facilities to support the day to day needs of the new population.

The Affected Area is well positioned to support existing walking and cycling routes along the adjoining River Torrens (*Karrawirra Parri*) which contains a shared pedestrian and cyclist path linking the Adelaide CBD and the Coast.

### **Design Quality**

**Objective:** *To elevate the design quality of South Australia's built environment and public realm.*

**SPP 2.6** *Maximise opportunities for the Principles of Good Design and community engagement to inform future policy creation and improve design outcomes.*

**SPP 2.10** *Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.*

**SPP 2.12** *Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low rise (1-2 storey) and medium rise (3-5 storey) low to medium density residential and/or commercial development with an emphasis on good design outcomes.

The policies contained in the draft Code Amendment aims to facilitate improved interface of the Affected Area with the adjoining River Torrens (*Karrawirra Parri*) Linear Park and its associated walking/cycling paths. The proposed Concept Plan also provides opportunities for improved green linkages through the Affected Area as well as opportunities to link the identified new areas of public open space. The Code Amendment provides the opportunity to encourage alternative transportation modes and associated end of trip facilities such as bicycle parking and amenities.

### **Biodiversity**

**Objective:** *To maintain and improve our state's biodiversity and its life supporting functions.*

**SPP 4.4** *Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.*



**SPP 4.6** *Encourage nature-based tourism and recreation that is compatible with, and at an appropriate scale for, conserving the natural values of that landscape.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development that will incorporate open space resources that will connect and integrate with the adjoining River Torrens (*Karrawirra Parri*) Linear Park to expand, support and supplement the existing recreational asset.

### **Climate Change**

**Objective:** *Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.*

**SPP5.1** *Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency and capacity public transport (bus) services and walking and cycling paths along the River Torrens (*Karrawirra Parri*) Linear Park.

The Concept Plan includes a desired location of public open space that will integrate into the existing River Torrens (*Karrawirra Parri*) Linear Park and improve green linkages through the Affected Area to the Linear Park.

The Urban Trees Canopy Overlay is proposed over the entire Affected Area to improve the canopy coverage. This will assist in reducing the urban heat load and assist in cooling the urban environment.

### **Housing Supply and Diversity**

**Objective:** *To promote the development of a well-serviced and sustainable housing and land choices where and when required.*

**SPP 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.*

**SPP 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.*

**SPP 6.6** *A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.*



**SPP 6.8** *Ensure a minimum 15% of new housing in all significant developments that meets the criteria for affordable housing.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency public transport (bus) services and walking and cycling paths along the River Torrens (*Karrawirra Parri*) Linear Park and will apply the Affordable Housing Overlay to support delivery of affordable housing.

### **Employments Lands**

**Objective:** To provide sufficient land supply for employment generating uses that supports economic growth and productivity.

**SPP 9.2** Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.

**SPP 9.6** Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate a range of compatible residential and non-residential land uses in a well-designed mixed-use environment. The Affected Area has not been identified as 'prime industrial land' in previous Council investigations.

### **Strategic Transport Infrastructure**

**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.*

**SPP 11.2** *Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.*

**SPP 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.*

**SPP 11.11** *Encourage housing in metropolitan Adelaide in proximity to current and proposed fixed line (rail, tram, O-Bahn and high frequency bus routes).*

### **Code Amendment**

#### **Outcome:**



The Code Amendment will facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency public transport (bus) services and walking and cycling paths along the River Torrens (*Karrawirra Parri*) Linear Park and service centres (West Lakes, Port Adelaide, Arndale, Findon Suburban Activity Centre and the CBD)

### **Water Security and Quality**

**Objective:** *To ensure South Australia's water supply is able to support the needs of current and future generations.*

**SPP 14.2** *Protect and recognise water supply catchments, including:*

- *Water Protection Areas under the Environment Protection Act 1993 (including those located in the Mount Lofty Ranges, South East and River Murray)*
- *The River Murray Protection Areas under the River Murray Act 2003*
- *Prescribed water resources and wells under the Natural Resources Management Act 2004.*

**SPP 14.6** *Improve the alignment between urban water management and planning by adopting an integrated water management approach.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development that recognises the site's proximity to the adjoining River Torrens (*Karrawirra Parri*) Linear Park and seeks to protect and enhance this natural resource. Future residential development over the Affected Area will incorporate best practice water sensitive urban design (WSUD) practices and improve the water quality discharged into the River Torrens (*Karrawirra Parri*).

The Affected Area is not located within either a Water Protection Area, nor a River Murray Protection Area. The Code Amendment will apply the Prescribed Wells Overlay and the Water Resources Overlay.

### **Emissions and Hazardous Activities**

**Objective:** *To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.*

**SPP 16.2** *Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.*

### **Code Amendment**

**Outcome:** It is acknowledged that site contamination is a complex and broad issue impacting large areas of land across the State. With the increasing focus on urban renewal and reinvigoration of existing urban areas, it is critical that site contamination



issues are identified and addressed to safeguard communities and the environment. Site contamination investigations determined that potentially contaminating activities occurred over the Affected Area.

The investigations did identify site contamination in the vicinity of underground fuel storage tanks and dispensing within the former Metcash portion of the Affected Area. This is in the form of soil impacts surrounding the tanks. There is also evidence of groundwater and soil vapour impacts associated with leakage from the underground infrastructure. Asbestos containing material was also identified in soil within the former Metcash portion of the Affected Area.

It is acknowledged that additional works will be required to confirm the site's suitability for any future use, particularly where more sensitive land uses are proposed in accordance with the requirements of '*Practice Direction 14 – Site Contamination Assessment 2021*' issued by the State Planning Commission.

The environmental investigations conclude that no site contamination issues have been identified which would preclude rezoning for mixed-use purposes, which may include low to medium density residential, however note that there will be a requirement for targeted remediation and/or management of identified site contamination issues, but these would be addressed through future intrusive site assessment. Where future development includes sensitive land uses (such as residential), a Site Contamination Auditor will be required to provide the ultimate statement of suitability.

On this basis, Fairland Pty Ltd (the owners of the former Metcash portion of the Affected Area) have engaged an environmental auditor (Adrian Webber of Mud Environmental Pty. Ltd.) to undertake a site contamination audit pursuant to Section 103z(1) of the *Environment Protection Act 1993* (refer to **Attachment M**).



## 2. Regional Plans

### The Regional Plan

The relevant volume of the Regional Plan is the '30-Year Plan for Greater Adelaide'. 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 30-Year Plan for Greater Adelaide as described below.

In summary, the Code Amendment supports the key policies and targets of 30-Year Plan for Greater Adelaide as follows:

#### **Regional Plan** 30-Year Plan for Greater Adelaide:

##### **Policy Theme:** Transit corridors, growth areas and activity centres

**Policy 1:** *Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)*

**Policy 2:** *Increase residential and mixed-use development in the walking catchment of:*

- *Strategic activity centres*
- *Appropriate transit corridors*
- *Strategic railway stations.*

**Policy 3:** *Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.*

**Policy 4:** *Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.*

**Policy 5:** *Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.*

**Policy 8:** *Provide retail and other services outside designated activity centres where they will contribute to the principles of accessibility, a transit-focused and connected city. High quality urban design, and economic growth and competitiveness.*

**Policy 10:** *Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.*

**Action 4:** *Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.*

##### **Code Amendment:**

##### **Outcome:**



The Code Amendment will:

- Facilitate additional housing opportunities at increased densities within an established urban area.
- Facilitate opportunities for greater housing diversity to meet changing household needs.
- Include a Mixed Use Transition Subzone to facilitate a range of mix-use development including limited retail and commercial land uses to service the proposed residential uses and provide potential employment opportunities.
- The Affected Area is considered to be a strategic infill site. The Code Amendment will provide greater residential density near a Mass Transit Route/Corridor.

**Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme: Design quality**

**Policy 26:** *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.*

**Policy 28:** *Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.*

**Policy 29:** *Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.*

**Action 16:** *Ensure that the local area planning process adequately address interface issues in the local context and identify appropriate locations for:*

- *Medium and high-rise buildings*
- *Where there should be minimum and maximum height limits.*

**Code Amendment:**

**Outcome:**

The Code Amendment will:

- Include a Concept Plan that depicts building heights across the Affected Area to ensure that building heights transition from adjacent low-density residential areas to a centralised medium -rise built form;
- The Kidman Park Concept Plan TNV depicts the likely area of future public open space and green linkages for the surrounding street network;
- The code amendment, in particular the Concept Plan TNV provides an emphasis on enhancing connectivity with the adjoining River Torrens (*Karrawirra Parri*) Linear Park; and
- Provide the opportunity for a range of housing products and densities to be provided which cater for differing life styles and affordability.



## **Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme:** Housing mix, affordability and competitiveness

**Policy 36:** *Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.*

**Policy 37:** *Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas including:*

- ancillary dwellings such as granny flats, laneway and mews housing
- dependent accommodation such as nursing homes
- assisted living accommodation
- aged-specific accommodation such as retirement villages
- small lot housing types
- in-fill housing and renewal opportunities.

**Policy 45** *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.*

**Policy 46** *Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).*

**Target 1.1** *85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.*

**Target 2** *60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line (rail/tram/O-Bahn) and high frequency bus routes by 2045.*

**Target 5** *Urban green cover is increased by 20% in metropolitan Adelaide by 2045.*

**Target 6** *Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.*

## **Code Amendment:**

### **Outcome:**

The Code Amendment will support increased housing supply close to main roads and public transport services, including the 'Go Zone' along Valetta Road. The Code Amendment specifically delivers an infill housing outcome in proximity of services, and jobs. The proposal includes the insertion of the Affordable Housing Overlay to increase opportunity for various housing forms to occur. The insertion of the Urban Tree Canopy Overlay will provide a policy framework for increased canopy cover to assist in the cooling of the urban environment.

## **Regional Plan 30-Year Plan for Greater Adelaide:**



**Policy Theme:** Health, Wellbeing and Inclusion

**Policy 47:** *Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:*

- *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.*

**Policy 48** *Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.*

**Policy 50** *Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.*

**Policy 53:** *Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.*

**Code Amendment:**

**Outcome:**

The Code Amendment provides the opportunity to increase green linkages to the River Torrens/Karrawirra Parri linear park as well as well-designed local areas of public open space. The Code Amendment will facilitate greater enjoyment and connectivity to this major watercourse and the recreation benefits it offers.

The insertion of the Affordable Housing Overlay provides a policy framework to ensure a minimum of 15% affordable housing is provided within the Affected Area. Through this policy, housing diversity and inclusive community is aimed to be achieved.

The insertion of the Urban Tree Canopy Overlay and the retention of the Regulated and Significant Tree Overlay provides a policy framework to not only retain trees across the Affected Area but enhance the canopy coverage. This will improve cooling of the urban environment and reduce the urban heat impacts compared to the large impervious surface that presently exists across the majority of the Affected Area.



**Regional Plan** 30-Year Plan for Greater Adelaide:

**Policy Theme:** The economy and jobs

**Policy 56:** *Ensure there are suitable land supplies for the retail, commercial and industrial sectors.*

**Policy 73:** *Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.*

**Code Amendment:**

**Outcome:**

The Code Amendment facilitates a policy framework that enables retail and commercial land uses that do not undermine the Fulham Gardens and Findon Suburban Activity Centres. The Code Amendment will facilitate local services that are within a walkable distance from the future residential development.

The Code Amendment will not impact the City's overall supply of industrial/employment land as previous studies including the Charles Sturt Industrial Land Study (2008) and Urban Employment Land Review (2019) did not identified the Affected Area as a 'prime industrial area'.

**Regional Plan** 30-Year Plan for Greater Adelaide:

**Policy Theme:** Transport

**Policy 75:** *Increase the number of neighbourhoods, main streets and activity centres where place is given greater priority than vehicle movement by adopting a 'link and place' approach.*

**Policy 77** *Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.*

**Policy 78** *Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport.*

**Code Amendment:**

**Outcome:**

The new residential community over the Affected Area facilitated by this Code Amendment will improve walking and cycling green linkages to the River Torrens/Karrawirra Parri linear park. The Amendment will apply the Noise and Air Emissions Overlay' over the Affected Area to mitigate noise impacts from Findon Road and the Mixed Use Subzone.

**Regional Plan** 30-Year Plan for Greater Adelaide:

**Policy Theme:** Infrastructure



**Policy 86**      *Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:*

- *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 child care centres, schools, community hubs and libraries.*

**Code Amendment:**

**Outcome:**

Open Space, Stormwater and Services, Vegetation and Traffic Investigations that have informed this Code Amendment have resulted in the Kidman Park Concept Plan. The Concept Plan aims to ensure that new urban infill development within the Affected Area is undertaken in an environmentally sensitive manner with best practice urban design to provide a new community that enhances residence wellbeing and minimise its impact on the urban environment. The Concept Plan envisages green linkages and shared use paths through the Affected Area to connect to the River Torrens (*Karrawirra Parri*) Linear Park, Valetta Road and Findon Road. The Concept Plan also envisages a desired location of public open space linking into the existing River Torrens (*Karrawirra Parri*) Linear Park.

The inclusion of the Stormwater Management Overlay provides a policy framework for the use of Water Sensitive Urban Design (WSUD) techniques to be incorporated into future development. This may include swales, rain gardens and bio-filtration tree pits (subject to future development applications). It is anticipated that the internal road network within the Affected Area will provide the opportunity for local street tree planting and incorporation of these WSUD techniques.

The Urban Renewal Neighbourhood Zone and the Mixed Use Transition Subzone, will allow for a mixed use environment to encourage low-intensity non-residential land uses such as shops, child care centre and other complementary land uses.

**Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme:** Biodiversity

**Policy 92**      *Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.*



**Policy 95** *Support the enhancement of the urban biodiversity of metropolitan Adelaide through a connected and diverse network of green infrastructure.*

**Code Amendment:**

**Outcome:**

Vegetation and Open Space investigations have informed the Kidman Park Concept Plan that provides green linkages and a biodiversity corridor linking to the River Torrens/*Karrawirra Parri*, including the desired location for public open space directly linking to the Linear Park Trail.

The future local road network within the Affected Area will provide opportunities for street tree planting and greenways connecting adjoining to the adjoining local road network.

The application of the Urban Tree Canopy Overlay and the retention of the Regulated and Significant Tree Overlay will provide a policy framework to increase canopy cover over the Affected Area and retain existing trees.

**Regional Plan** 30-Year Plan for Greater Adelaide:

**Policy Theme:** *Open Space, Sport and recreation*

**Policy 104** *Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.*

**Code Amendment:**

**Outcome:**

Open Space investigations have informed the Kidman Park Concept Plan that demonstrates a greater linkage of public open space to existing recreation areas and walking/cycling paths within the adjoining the River Torrens/*Karrawirra Parri*. This will assist in usable public open space for future residence and existing community and contribute to the well-being of the community.

**Regional Plan** 30-Year Plan for Greater Adelaide:

**Policy Theme:** Climate Change

**Policy 105** *Deliver a more compact urban form to:*

- *conserve areas of nature protection areas*
- *reduce vehicle travel and associated greenhouse gas emissions.*

**Policy 107** *Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.*

**Policy 111** *Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.*

**Code Amendment:**



**Outcome:**

The Code Amendment facilitates low and medium rise infill residential development within close proximity to high frequency public transport routes. The Code Amendment and associated Concept Plan seeks to maximise opportunities for alternative transportation use including cycling and walking paths linking to the existing River Torrens (*Karrawirra Parri*) Linear Park. The future internal road network will provide opportunity for street-tree planting. The inclusion of the Urban Tree Canopy Overlay and the retention of the Regulated and Significant Tree Canopy Overlay will provide a policy framework for the retention of existing trees and enhanced tree canopy over the Affected Area which will aim to contribute to the cooling of the urban environment.

**Regional Plan 30-Year Plan for Greater Adelaide:****Policy Theme:** Water

**Policy 115** *Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.*

**Policy 117** *Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:*

- *run-off from infill development*
- *urban flooding from increased short-duration intense rainfall events associated with climate change*
- *pollution from roads and other developed areas.*

**Code Amendment****Outcome:**

The Code Amendment will facilitate development that reduces the amount of impervious surfaces over the Affected Area. Stormwater and service investigations identify improve water quality and water sensitive urban design (WSUD) treatments that reduce the risk of flooding.

**Regional Plan 30-Year Plan for Greater Adelaide:****Policy Theme:** Emergency management and hazard avoidance

**Policy 121** *Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of the land.*

**Policy 122** *Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.*

**Code Amendment****Outcome:**



The Code Amendment will facilitate an increased urban tree canopy over the Affected Area through the proposed application of the Code's Urban Tree Canopy Overlay which seeks new development to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

The Code Amendment and associated Concept Plan seeks to maximise opportunities for cycling and walking paths linking to the existing River Torrens (*Karrawirra Parri*) Linear Park. The future internal road network will provide opportunity for street-tree planting.

The environmental investigations have identified areas of the site that will be able to be appropriately remediated in the future to facilitate low to medium density residential development. The Planning and Design Code's Site Contamination General Development Policies provide suitable policy support for relevant authorities in ensuring this matter is addressed for sensitive land uses at the development application stage.

### 3. Other Strategic Plans

#### **City of Charles Sturt Community Plan 2020 – 2027**

The City of Charles Sturt 'Community Plan 2020-2027' (the 'Community Plan') outlines key strategies to achieve the shared community vision of the Council area. The Community Plan outlines five (5) key pillars which are supported by their own outcomes and measures of what success looks like. Importantly the Community Plan seek to facilitate the creation of "a leading, liveable city".

#### ***Our Liveability – A liveable city of great places***

- *'A well-designed urban environment that is adaptive to a diverse and growing city.'*
- *'Drive an integrated responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections'*
- *'Enhance the quality and diversity of open and public spaces'*

#### ***Our Environment – An environmentally responsive and sustainable city***

- *'Our city is greener to reduce heat island effects and enhance biodiversity'*

#### ***Our Economy – An economically thriving city***

- *'Business and industry sectors continue to grow and diversify'*

#### **Code Amendment:**

#### **Outcome:**

The Code Amendment contributes to achieve the vision of the Community Plan by unlocking the development potential of a key site at along a major transport corridor with large direct frontage to the River Torrens/*Karrawirra Parri*, which will activate the streetscape and provide additional housing options for the local community.



The inclusion of the Urban Tree Canopy Overlay in the Code Amendment and retention of the Regulated and Significant Tree Overlay provide a policy framework to retain and enhance the tree canopy over the Affected Area assisting to reduce the heat island effect.

The future internal road network provides the opportunity for street tree planting and water sensitive urban design techniques to be implemented.

The Urban Renewal Neighbourhood Zone and particularly the Mixed Use Transition Subzone will allow for a diversity of complementary land uses that will contribute to a vibrant and dynamic community which will grow economic development within the City.

### **Attorney General's Department – Land Supply Report for Greater Adelaide**

The June 2021 Land Supply report for Greater Adelaide is an evidence based report by the Planning and Land Use Services Directorate of the Attorney-General's Department (PLUS\_AGD) which provides a single source of data around residential and employment land trends, land supply and estimated future demand for both a medium and high population growth scenario.

Part 2 of the report analyses urban infill supply and demand for key metropolitan regions of Greater Adelaide. The Affected Area is located within the Adelaide West region of the report, which identifies that an estimated 10,600 dwellings for medium growth and 15,700 dwellings for high growth will be required over the next ten (10) years which is anticipated to be delivered from urban infill land supply.

### **Code Amendment**

#### **Outcome:**

The Affected Area is considered to be an urban infill site in the Adelaide West region that has the potential to provide for dwelling growth. The Code Amendment 'unlocks' the residential development potential of this key strategic site.

## ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

### 1. State Planning Policies

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

#### **SPP Key Principles**

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

#### **Integrated Planning**

**Objective:** *To shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.*

**SPP 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.*

**SPP 1.7** *Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.*

**SPP 1.8** *Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.*

#### **Code Amendment**

##### **Outcome:**

The City of Charles Sturt is experiencing urban renewal in the form of new residential development, townhouses and higher density dwellings, mixed use and infill development. The three key drivers influencing urban renewal are:

- Increased demand for new compact urban form at higher densities;
- Increased demand for housing choice and affordability, including opportunities for an ageing population, people living with a disability and new arrivals; and
- Reduced demand for industrial/employment land.

An assessment of future housing needs found that it is desirable for the inner western metropolitan housing market to diversify in response to population growth and changing demographic characteristics. While there is expected to be continued demand for detached dwellings on larger blocks, demand for infill development will continue as household formation and dwelling occupancy preferences change. Under current planning policy, demand is likely to be met through an over-reliance on minor infill (one into two) residential development. Without greater housing diversity, the dominance of detached housing and a lack of housing choice is expected to continue to place pressure on housing affordability.



The Affected Area provides an opportunity to deliver approximately 12.6 hectares of new residential land in a planned and coordinated manner. The estimated dwelling yield over the Affected Area is in the order of 400 dwellings or a population of 850-900 people. The site is well serviced by public transport, and regional and local reserves as well as being in close proximity to the Suburban Activity Centres of Findon and Fulham Gardens. The Affected Area is within an established urban area and is well supplied with social infrastructure.

The proposed Mixed Use Transition Subzone provides the opportunity for local commercial facilities to support the day to day needs of the new population.

The Affected Area is well positioned to support existing walking and cycling routes along the adjoining River Torrens (*Karrawirra Parri*) which contains a shared pedestrian and cyclist path linking the Adelaide CBD and the Coast.

### **Design Quality**

**Objective:** *To elevate the design quality of South Australia's built environment and public realm.*

**SPP 2.6** *Maximise opportunities for the Principles of Good Design and community engagement to inform future policy creation and improve design outcomes.*

**SPP 2.10** *Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.*

**SPP 2.12** *Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low rise (1-2 storey) and medium rise (3-5 storey) low to medium density residential and/or commercial development with an emphasis on good design outcomes.

The policies contained in the draft Code Amendment aims to facilitate improved interface of the Affected Area with the adjoining River Torrens (*Karrawirra Parri*) Linear Park and its associated walking/cycling paths. The proposed Concept Plan also provides opportunities for improved green linkages through the Affected Area as well as opportunities to link the identified new areas of public open space. The Code Amendment provides the opportunity to encourage alternative transportation modes and associated end of trip facilities such as bicycle parking and amenities.

### **Biodiversity**

**Objective:** *To maintain and improve our state's biodiversity and its life supporting functions.*

**SPP 4.4** *Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.*

**SPP 4.6** *Encourage nature-based tourism and recreation that is compatible with, and at an appropriate scale for, conserving the natural values of that landscape.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development that will incorporate open space resources that will connect and integrate with the adjoining River Torrens (*Karrawirra Parri*) Linear Park to expand, support and supplement the existing recreational asset.

### **Climate Change**

**Objective:** *Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.*

**SPP5.1** *Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency and capacity public transport (bus) services and walking and cycling paths along the River Torrens (*Karrawirra Parri*) Linear Park.

The Concept Plan includes a desired location of public open space that will integrate into the existing River Torrens (*Karrawirra Parri*) Linear Park and improve green linkages through the Affected Area to the Linear Park.

The Urban Trees Canopy Overlay is proposed over the entire Affected Area to improve the canopy coverage. This will assist in reducing the urban heat load and assist in cooling the urban environment.

### **Housing Supply and Diversity**

**Objective:** *To promote the development of a well-serviced and sustainable housing and land choices where and when required.*

**SPP 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.*

**SPP 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.*

**SPP 6.6** *A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.*



**SPP 6.8** *Ensure a minimum 15% of new housing in all significant developments that meets the criteria for affordable housing.*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency public transport (bus) services and walking and cycling paths along the River Torrens (*Karrawirra Parri*) Linear Park and will apply the Affordable Housing Overlay to support delivery of affordable housing.

### **Employments Lands**

**Objective:** To provide sufficient land supply for employment generating uses that supports economic growth and productivity.

**SPP 9.2** Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.

**SPP 9.6** Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate a range of compatible residential and non-residential land uses in a well-designed mixed-use environment. The Affected Area has not been identified as 'prime industrial land' in previous Council investigations.

### **Strategic Transport Infrastructure**

**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.*

**SPP 11.2** *Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.*

**SPP 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.*

**SPP 11.11** *Encourage housing in metropolitan Adelaide in proximity to current and proposed fixed line (rail, tram, O-Bahn and high frequency bus routes).*

### **Code Amendment**

#### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency public transport (bus) services and walking and cycling paths along the River Torrens (*Karrawirra Parri*) Linear Park and service centres (West Lakes, Port Adelaide, Arndale, Findon Suburban Activity Centre and the CBD)

## **Water Security and Quality**

**Objective:** *To ensure South Australia's water supply is able to support the needs of current and future generations.*

**SPP 14.2** *Protect and recognise water supply catchments, including:*

- *Water Protection Areas under the Environment Protection Act 1993 (including those located in the Mount Lofty Ranges, South East and River Murray)*
- *The River Murray Protection Areas under the River Murray Act 2003*
- *Prescribed water resources and wells under the Natural Resources Management Act 2004.*

**SPP 14.6** *Improve the alignment between urban water management and planning by adopting an integrated water management approach.*

## **Code Amendment**

### **Outcome:**

The Code Amendment will facilitate low to medium density residential and/or commercial development that recognises the site's proximity to the adjoining River Torrens (*Karrawirra Parri*) Linear Park and seeks to protect and enhance this natural resource. Future residential development over the Affected Area will incorporate best practice water sensitive urban design (WSUD) practices and improve the water quality discharged into the River Torrens (*Karrawirra Parri*).

The Affected Area is not located within either a Water Protection Area, nor a River Murray Protection Area. The Code Amendment will apply the Prescribed Wells Overlay and the Water Resources Overlay.

## **Emissions and Hazardous Activities**

**Objective:** *To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.*

**SPP 16.2** *Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.*

## **Code Amendment**

**Outcome:** It is acknowledged that site contamination is a complex and broad issue impacting large areas of land across the State. With the increasing focus on urban renewal and reinvigoration of existing urban areas, it is critical that site contamination



issues are identified and addressed to safeguard communities and the environment. Site contamination investigations determined that potentially contaminating activities occurred over the Affected Area.

The investigations did identify site contamination in the vicinity of underground fuel storage tanks and dispensing within the former Metcash portion of the Affected Area. This is in the form of soil impacts surrounding the tanks. There is also evidence of groundwater and soil vapour impacts associated with leakage from the underground infrastructure. Asbestos containing material was also identified in soil within the former Metcash portion of the Affected Area.

It is acknowledged that additional works will be required to confirm the site's suitability for any future use, particularly where more sensitive land uses are proposed in accordance with the requirements of '*Practice Direction 14 – Site Contamination Assessment 2021*' issued by the State Planning Commission.

The environmental investigations conclude that no site contamination issues have been identified which would preclude rezoning for mixed-use purposes, which may include low to medium density residential, however note that there will be a requirement for targeted remediation and/or management of identified site contamination issues, but these would be addressed through future intrusive site assessment. Where future development includes sensitive land uses (such as residential), a Site Contamination Auditor will be required to provide the ultimate statement of suitability.

On this basis, Fairland Pty Ltd (the owners of the former Metcash portion of the Affected Area) have engaged an environmental auditor (Adrian Webber of Mud Environmental Pty. Ltd.) to undertake a site contamination audit pursuant to Section 103z(1) of the *Environment Protection Act 1993* (refer to **Attachment M**).

## 2. Regional Plans

### The Regional Plan

The relevant volume of the Regional Plan is the '30-Year Plan for Greater Adelaide'. 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 30-Year Plan for Greater Adelaide as described below.

In summary, the Code Amendment supports the key policies and targets of 30-Year Plan for Greater Adelaide as follows:

#### **Regional Plan** 30-Year Plan for Greater Adelaide:

##### **Policy Theme:** Transit corridors, growth areas and activity centres

**Policy 1:** *Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)*

**Policy 2:** *Increase residential and mixed-use development in the walking catchment of:*

- *Strategic activity centres*
- *Appropriate transit corridors*
- *Strategic railway stations.*

**Policy 3:** *Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.*

**Policy 4:** *Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.*

**Policy 5:** *Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.*

**Policy 8:** *Provide retail and other services outside designated activity centres where they will contribute to the principles of accessibility, a transit-focused and connected city. High quality urban design, and economic growth and competitiveness.*

**Policy 10:** *Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.*

**Action 4:** *Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.*

##### **Code Amendment:**

##### **Outcome:**



The Code Amendment will:

- Facilitate additional housing opportunities at increased densities within an established urban area.
- Facilitate opportunities for greater housing diversity to meet changing household needs.
- Include a Mixed Use Transition Subzone to facilitate a range of mix-use development including limited retail and commercial land uses to service the proposed residential uses and provide potential employment opportunities.
- The Affected Area is considered to be a strategic infill site. The Code Amendment will provide greater residential density near a Mass Transit Route/Corridor.

**Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme: Design quality**

**Policy 26:** *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.*

**Policy 28:** *Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.*

**Policy 29:** *Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.*

**Action 16:** *Ensure that the local area planning process adequately address interface issues in the local context and identify appropriate locations for:*

- *Medium and high-rise buildings*
- *Where there should be minimum and maximum height limits.*

**Code Amendment:**

**Outcome:**

The Code Amendment will:

- Include a Concept Plan that depicts building heights across the Affected Area to ensure that building heights transition from adjacent low-density residential areas to a centralised medium -rise built form;
- The Kidman Park Concept Plan TNV depicts the likely area of future public open space and green linkages for the surrounding street network;
- The code amendment, in particular the Concept Plan TNV provides an emphasis on enhancing connectivity with the adjoining River Torrens (*Karrawirra Parri*) Linear Park; and
- Provide the opportunity for a range of housing products and densities to be provided which cater for differing life styles and affordability.

## **Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme:** Housing mix, affordability and competitiveness

**Policy 36:** *Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.*

**Policy 37:** *Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas including:*

- ancillary dwellings such as granny flats, laneway and mews housing
- dependent accommodation such as nursing homes
- assisted living accommodation
- aged-specific accommodation such as retirement villages
- small lot housing types
- in-fill housing and renewal opportunities.

**Policy 45** *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.*

**Policy 46** *Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).*

**Target 1.1** *85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.*

**Target 2** *60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line (rail/tram/O-Bahn) and high frequency bus routes by 2045.*

**Target 5** *Urban green cover is increased by 20% in metropolitan Adelaide by 2045.*

**Target 6** *Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.*

## **Code Amendment:**

### **Outcome:**

The Code Amendment will support increased housing supply close to main roads and public transport services, including the 'Go Zone' along Valetta Road. The Code Amendment specifically delivers an infill housing outcome in proximity of services, and jobs. The proposal includes the insertion of the Affordable Housing Overlay to increase opportunity for various housing forms to occur. The insertion of the Urban Tree Canopy Overlay will provide a policy framework for increased canopy cover to assist in the cooling of the urban environment.

## **Regional Plan 30-Year Plan for Greater Adelaide:**



**Policy Theme:** Health, Wellbeing and Inclusion

**Policy 47:** *Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:*

- *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.*

**Policy 48** *Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.*

**Policy 50** *Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.*

**Policy 53:** *Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.*

**Code Amendment:**

**Outcome:**

The Code Amendment provides the opportunity to increase green linkages to the River Torrens/Karrawirra Parri linear park as well as well-designed local areas of public open space. The Code Amendment will facilitate greater enjoyment and connectivity to this major watercourse and the recreation benefits it offers.

The insertion of the Affordable Housing Overlay provides a policy framework to ensure a minimum of 15% affordable housing is provided within the Affected Area. Through this policy, housing diversity and inclusive community is aimed to be achieved.

The insertion of the Urban Tree Canopy Overlay and the retention of the Regulated and Significant Tree Overlay provides a policy framework to not only retain trees across the Affected Area but enhance the canopy coverage. This will improve cooling of the urban environment and reduce the urban heat impacts compared to the large impervious surface that presently exists across the majority of the Affected Area.

**Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme:** The economy and jobs

**Policy 56:** *Ensure there are suitable land supplies for the retail, commercial and industrial sectors.*

**Policy 73:** *Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.*

**Code Amendment:**

**Outcome:**

The Code Amendment facilitates a policy framework that enables retail and commercial land uses that do not undermine the Fulham Gardens and Findon Suburban Activity Centres. The Code Amendment will facilitate local services that are within a walkable distance from the future residential development.

The Code Amendment will not impact the City's overall supply of industrial/employment land as previous studies including the Charles Sturt Industrial Land Study (2008) and Urban Employment Land Review (2019) did not identified the Affected Area as a 'prime industrial area'.

**Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme:** Transport

**Policy 75:** *Increase the number of neighbourhoods, main streets and activity centres where place is given greater priority than vehicle movement by adopting a 'link and place' approach.*

**Policy 77** *Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.*

**Policy 78** *Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport.*

**Code Amendment:**

**Outcome:**

The new residential community over the Affected Area facilitated by this Code Amendment will improve walking and cycling green linkages to the River Torrens/Karrawirra Parri linear park. The Amendment will apply the Noise and Air Emissions Overlay' over the Affected Area to mitigate noise impacts from Findon Road and the Mixed Use Subzone.

**Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme:** Infrastructure



**Policy 86**      *Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:*

- *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 child care centres, schools, community hubs and libraries.*

**Code Amendment:**

**Outcome:**

Open Space, Stormwater and Services, Vegetation and Traffic Investigations that have informed this Code Amendment have resulted in the Kidman Park Concept Plan. The Concept Plan aims to ensure that new urban infill development within the Affected Area is undertaken in an environmentally sensitive manner with best practice urban design to provide a new community that enhances residence wellbeing and minimise its impact on the urban environment. The Concept Plan envisages green linkages and shared use paths through the Affected Area to connect to the River Torrens (*Karrawirra Parri*) Linear Park, Valetta Road and Findon Road. The Concept Plan also envisages a desired location of public open space linking into the existing River Torrens (*Karrawirra Parri*) Linear Park.

The inclusion of the Stormwater Management Overlay provides a policy framework for the use of Water Sensitive Urban Design (WSUD) techniques to be incorporated into future development. This may include swales, rain gardens and bio-filtration tree pits (subject to future development applications). It is anticipated that the internal road network within the Affected Area will provide the opportunity for local street tree planting and incorporation of these WSUD techniques.

The Urban Renewal Neighbourhood Zone and the Mixed Use Transition Subzone, will allow for a mixed use environment to encourage low-intensity non-residential land uses such as shops, child care centre and other complementary land uses.

**Regional Plan 30-Year Plan for Greater Adelaide:**

**Policy Theme:** Biodiversity

**Policy 92**      *Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.*

**Policy 95** *Support the enhancement of the urban biodiversity of metropolitan Adelaide through a connected and diverse network of green infrastructure.*

**Code Amendment:**

**Outcome:**

Vegetation and Open Space investigations have informed the Kidman Park Concept Plan that provides green linkages and a biodiversity corridor linking to the River Torrens/*Karrawirra Parri*, including the desired location for public open space directly linking to the Linear Park Trail.

The future local road network within the Affected Area will provide opportunities for street tree planting and greenways connecting adjoining to the adjoining local road network.

The application of the Urban Tree Canopy Overlay and the retention of the Regulated and Significant Tree Overlay will provide a policy framework to increase canopy cover over the Affected Area and retain existing trees.

**Regional Plan** 30-Year Plan for Greater Adelaide:

**Policy Theme:** *Open Space, Sport and recreation*

**Policy 104** *Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.*

**Code Amendment:**

**Outcome:**

Open Space investigations have informed the Kidman Park Concept Plan that demonstrates a greater linkage of public open space to existing recreation areas and walking/cycling paths within the adjoining the River Torrens/*Karrawirra Parri*. This will assist in usable public open space for future residence and existing community and contribute to the well-being of the community.

**Regional Plan** 30-Year Plan for Greater Adelaide:

**Policy Theme:** Climate Change

**Policy 105** *Deliver a more compact urban form to:*

- *conserve areas of nature protection areas*
- *reduce vehicle travel and associated greenhouse gas emissions.*

**Policy 107** *Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.*

**Policy 111** *Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.*

**Code Amendment:**



**Outcome:**

The Code Amendment facilitates low and medium rise infill residential development within close proximity to high frequency public transport routes. The Code Amendment and associated Concept Plan seeks to maximise opportunities for alternative transportation use including cycling and walking paths linking to the existing River Torrens (*Karrawirra Parri*) Linear Park. The future internal road network will provide opportunity for street-tree planting. The inclusion of the Urban Tree Canopy Overlay and the retention of the Regulated and Significant Tree Canopy Overlay will provide a policy framework for the retention of existing trees and enhanced tree canopy over the Affected Area which will aim to contribute to the cooling of the urban environment.

**Regional Plan 30-Year Plan for Greater Adelaide:****Policy Theme:** Water

**Policy 115** *Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.*

**Policy 117** *Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:*

- *run-off from infill development*
- *urban flooding from increased short-duration intense rainfall events associated with climate change*
- *pollution from roads and other developed areas.*

**Code Amendment****Outcome:**

The Code Amendment will facilitate development that reduces the amount of impervious surfaces over the Affected Area. Stormwater and service investigations identify improve water quality and water sensitive urban design (WSUD) treatments that reduce the risk of flooding.

**Regional Plan 30-Year Plan for Greater Adelaide:****Policy Theme:** Emergency management and hazard avoidance

**Policy 121** *Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of the land.*

**Policy 122** *Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.*

**Code Amendment****Outcome:**

The Code Amendment will facilitate an increased urban tree canopy over the Affected Area through the proposed application of the Code's Urban Tree Canopy Overlay which seeks new development to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

The Code Amendment and associated Concept Plan seeks to maximise opportunities for cycling and walking paths linking to the existing River Torrens (*Karrawirra Parri*) Linear Park. The future internal road network will provide opportunity for street-tree planting.

The environmental investigations have identified areas of the site that will be able to be appropriately remediated in the future to facilitate low to medium density residential development. The Planning and Design Code's Site Contamination General Development Policies provide suitable policy support for relevant authorities in ensuring this matter is addressed for sensitive land uses at the development application stage.

### 3. Other Strategic Plans

#### **City of Charles Sturt Community Plan 2020 – 2027**

The City of Charles Sturt 'Community Plan 2020-2027' (the 'Community Plan') outlines key strategies to achieve the shared community vision of the Council area. The Community Plan outlines five (5) key pillars which are supported by their own outcomes and measures of what success looks like. Importantly the Community Plan seek to facilitate the creation of "a leading, liveable city".

#### ***Our Liveability – A liveable city of great places***

- *'A well-designed urban environment that is adaptive to a diverse and growing city.'*
- *'Drive an integrated responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections'*
- *'Enhance the quality and diversity of open and public spaces'*

#### ***Our Environment – An environmentally responsive and sustainable city***

- *'Our city is greener to reduce heat island effects and enhance biodiversity'*

#### ***Our Economy – An economically thriving city***

- *'Business and industry sectors continue to grow and diversify'*

#### **Code Amendment:**

#### **Outcome:**

The Code Amendment contributes to achieve the vision of the Community Plan by unlocking the development potential of a key site at along a major transport corridor with large direct frontage to the River Torrens/*Karrawirra Parri*, which will activate the streetscape and provide additional housing options for the local community.



The inclusion of the Urban Tree Canopy Overlay in the Code Amendment and retention of the Regulated and Significant Tree Overlay provide a policy framework to retain and enhance the tree canopy over the Affected Area assisting to reduce the heat island effect.

The future internal road network provides the opportunity for street tree planting and water sensitive urban design techniques to be implemented.

The Urban Renewal Neighbourhood Zone and particularly the Mixed Use Transition Subzone will allow for a diversity of complementary land uses that will contribute to a vibrant and dynamic community which will grow economic development within the City.

### **Attorney General's Department – Land Supply Report for Greater Adelaide**

The June 2021 Land Supply report for Greater Adelaide is an evidence based report by the Planning and Land Use Services Directorate of the Attorney-General's Department (PLUS\_AGD) which provides a single source of data around residential and employment land trends, land supply and estimated future demand for both a medium and high population growth scenario.

Part 2 of the report analyses urban infill supply and demand for key metropolitan regions of Greater Adelaide. The Affected Area is located within the Adelaide West region of the report, which identifies that an estimated 10,600 dwellings for medium growth and 15,700 dwellings for high growth will be required over the next ten (10) years which is anticipated to be delivered from urban infill land supply.

### **Code Amendment**

#### **Outcome:**

The Affected Area is considered to be an urban infill site in the Adelaide West region that has the potential to provide for dwelling growth. The Code Amendment 'unlocks' the residential development potential of this key strategic site.