

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

### PURPOSE OF THIS INVESTIGATIONS TABLE

This table identifies relevant investigations required to inform a Code Amendment. It is designed as a guide and a reference tool to identify those investigations relevant to the scope and type of amendment sought to the Planning and Design Code (the Code). Additional investigations may also be required that are not included in this table. This will be assessed by the State Planning Commission and the Minister for Planning and Local Government on a case-by-case basis as part of the process for approval of a Proposal to Initiate a Code Amendment.

<b>Long-term focus</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>Policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations.</li> <li>Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation.</li> </ul>	<ul style="list-style-type: none"> <li>Department of Premier and Cabinet (DPC)</li> </ul>	<ul style="list-style-type: none"> <li>Demonstrate the strategic value of the proposed planning framework and the long term benefits (economic, social, and environmental) that will be achieved as a result of the rezoning.</li> <li>Demonstrate the flexibility of the proposed framework in terms of its application to the particular site/area so as to enable long term adaptation to changing contextual/spatial, social, technical or economic conditions without frequent amendment.</li> </ul>
<b>Urban renewal</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.</li> <li>The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances.</li> <li>Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>Renewal SA (RSA)</li> <li>Local Government Association (LGA)</li> </ul>	<ul style="list-style-type: none"> <li>Demonstrate that the proposed policy framework and rezoning limits impacts on resources (e.g. land) and associated impacts on infrastructure, community development, economic activities and the environment.</li> <li>Justify the encroachment of proposed policy framework(s) on nearby activities that are potentially incompatible, discordant or are a significantly different land use direction, and demonstrate an appropriate mitigation of potential detrimental impacts to enable the activities under each framework to operate without prejudice for the long term; and enable adaptation to changing conditions.</li> <li>Demonstrate how the proposed policy framework will prioritise the recycling or renewal and/or reuse of resources, assets and infrastructure to minimise economic, social and environmental impacts.</li> </ul>
<b>Integrated Planning</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</li> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Office of Design and Architecture South Australia (ODASA)</li> <li>Department for Infrastructure and Transport (DIT)</li> <li>Department of Health</li> <li>Department of Education</li> </ul>	<ul style="list-style-type: none"> <li>Investigate the suitability of sites to be serviced for waste and recycling collection and (where necessary) propose design and policy responses to ensure there is a cost effective waste and recycling collection solution for envisaged forms of development.</li> <li>Investigate the capacity of the existing stormwater disposal network to support the proposed rezoning and identify any augmentation or upgrade works which might be necessary to facilitate the proposal.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.</li> <li>• Protect land corridors for expansion or augmentation of infrastructure.</li> <li>• Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.</li> <li>• Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</li> <li>• Facilitate 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.</li> <li>• Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.</li> <li>• Include performance targets around land supply and demand in regional plans.</li> <li>• Include performance targets in regional plans for the creation of walkable neighbourhoods and increasing the number of dwellings close to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>• Department of Human Services (DHS)</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate the potential to use land within the affected area for stormwater management, including aquifer storage and recovery and other methods of harvesting, treatment and reuse.</li> <li>• Investigate and identify the broad extent and location of land required to accommodate flooding and stormwater management infrastructure in relation to the proposed development.</li> <li>• Investigate the capacity and suitability of sites to be serviced with telecommunication infrastructure and services, including NBN Access where appropriate.</li> <li>• Investigate the capacity of existing social infrastructure to meet expected demand and where gaps are identified allocate suitable land to meet anticipated requirements.</li> <li>• Investigate and allocate suitable land for public open space in order to meet projected demand, including for public infrastructure, such as drainage reserves and easements and for environmental conservation purposes (e.g. retreat areas, corridors and species protection).</li> <li>• Undertake a review of the general topography of the affected area to determine its appropriateness for development and/or required policy responses.</li> <li>• Investigate the traffic and transport implications of the proposed Code Amendment, including a Traffic Impact Study to determine the impact of the proposed Code Amendment on the surrounding transport network and to determine any infrastructure improvements that may be required (including timing and costs).</li> <li>• Investigate/demonstrate how the proposed rezoning will support walkable neighbourhoods/dwelling provision in proximity to public transport.</li> <li>• Investigate pedestrian and cycling linkages and access to public areas (including, for example, beaches and parks).</li> <li>• Where the subject area contains infrastructure corridors or has an infrastructure extension, investigate any policy response required to facilitate the corridor or extension in the future.</li> </ul>
--	--	---

<b>Design Quality</b>		
-----------------------	--	--

Principles and Objectives	Key Agencies or Organisations	Investigations
<ul style="list-style-type: none"> <li>• Elevate the design quality of South Australia’s built environment and public realm.</li> <li>• Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design.</li> <li>• Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design, Crime Prevention Through Environmental Design and Access and Inclusion.</li> <li>• Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm.</li> </ul>	<ul style="list-style-type: none"> <li>• Office of Design and Architecture South Australia (ODASA)</li> </ul>	<ul style="list-style-type: none"> <li>• Demonstrate how the proposed policy framework will require development to positively respond to the local context, deliver high quality design (including public realm), and deliver efficient and sustainable infrastructure solutions.</li> <li>• Demonstrate efforts to include best practice in the design of the development concept both privately owned land and the public realm, including anticipated design outcomes, proximity and integration with mixed use precincts, heritage and/or character areas, proximity to open space and landscaped areas.</li> <li>• Demonstrate how the proposed policy framework will encourage building design and formats that are durable, adaptive and relate to the public realm.</li> <li>• Demonstrate how the proposed policy framework will encourage a public realm design that is attractive, accessible, and functional and supports greenspace and plantings.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Built form should be durable, adaptive (including the reuse of buildings or parts of buildings) and compatible with the relevant public realm.</li> <li>• The public realm should be designed to be used, accessible and appropriately landscaped and vegetated.</li> <li>• Built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including universal design practices).</li> <li>• Cities and towns should be planned and designed to be well connected in ways that facilitate the safe, secure and efficient movement of people within and through them.</li> <li>• Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design, Crime Prevention Through Environmental Design and Access and Inclusion.</li> <li>• Promote the development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions.</li> <li>• Prioritise performance-based design quality outcomes in Adelaide City, heritage and character areas, places where medium-rise buildings interface with lower-rise development, mixed-use renewal precincts, transit corridors, and iconic locations that attract high levels of pedestrian activity and/or tourism.</li> <li>• Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.</li> <li>• Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.</li> <li>• Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</li> <li>• Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.</li> <li>• Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.</li> <li>• Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.</li> <li>• Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate and consider if there are any additional requirements or design matters that relate to the proposed amendment in terms of scale, scope or outcomes sought in the delivery of the rezoning e.g. residential design that caters for those with a disability or design in terms of context and accessibility; to existing established uses and hubs such as, adjacency to a sporting or hotel complex that is designed to be integrated with the future development.</li> <li>• Investigate and identify appropriate site linkages between proposed areas of living, public open space and activity centres, with an emphasis on public transport, walking and cycling.</li> <li>• Investigate and develop a strategy and design framework for the treatment of streetscapes to complement changes in the urban form.</li> <li>• Investigate and identify stormwater drainage, detention and re-use strategies, including the incorporation of water sensitive urban design policies.</li> <li>• Investigate the demand and supply for the public open space in the locality.</li> </ul>
<b>Adaptive Reuse</b>	

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

Principles and Objectives	Key Agencies or Organisations	Investigations
<ul style="list-style-type: none"> <li>• The adaptive reuse of existing buildings that enhance areas of cultural or heritage value, capitalise on existing investment and / or contribute to vibrant and livable places.</li> <li>• Remove barriers and encourage innovative and adaptive reuse of underutilised buildings and places to inspire urban regeneration, stimulate our economy and unlock latent investment opportunities.</li> <li>• Sponsor models of adaptive reuse that allow flexible access to public spaces and infrastructure.</li> <li>• Repurpose, adapt and reuse historical buildings and places that recognise and preserve our state's history.</li> <li>• Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand.</li> <li>• Facilitate the conversion and adaptation of existing commercial office and industrial buildings to new uses that contribute to the local area.</li> <li>• Introduce a range of planning and development incentives and bonus schemes to streamline decision-making processes, provide dispensation on prescriptive requirements that constrain opportunities and capitalise on related regulatory or financial incentives outside of the planning system.</li> <li>• Introduce performance-based building regulations that encourage the adaptability of existing buildings to new uses without compromising health and safety.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Environment and Water (DEW)</li> </ul>	<ul style="list-style-type: none"> <li>• Respond to, and elaborate on, how (and if) the rezoning provides greater opportunities for historical buildings to be repurposed, adapted and reused.</li> </ul>
<b>Biodiversity</b>		
Principles and Objectives	Key Agencies or Organisations	Investigations
<ul style="list-style-type: none"> <li>• Maintain and improve our state's biodiversity and its life supporting functions.</li> <li>• Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.</li> <li>• Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions.</li> <li>• Encourage the re-introduction of biodiversity or its components in development areas to provide life-supporting functions at low cost.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Environment and Water (DEW)</li> <li>• Department of Primary Industries and Regions (PIRSA)</li> </ul> <p><u>Related Legislation</u></p> <ul style="list-style-type: none"> <li>• National Parks and Wildlife Act 1972</li> <li>• Native Vegetation Act 1991</li> <li>• Wilderness Protection Act 1992</li> <li>• Environmental Protection and Biodiversity Conservation Act 1999</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake a Significant Tree/Regulated Tree survey and investigate and identify options for retaining the maximum number of Significant/Regulated trees, for example, allocating them in reserves including road reserves.</li> <li>• Investigate and identify any potential impacts on the -INSERT PARK/RESERVE NAME/Marine Park/Marine Protected area/Watercourse- as a result of the proposed development/rezoning.</li> <li>• Investigate and identify appropriate design responses that minimise the disturbance and modification of the natural landform.</li> <li>• Investigate and identify areas of natural or landscape significance (including areas of natural heritage significance) and develop an appropriate policy framework to ensure their ongoing protection from inappropriate and incompatible development.</li> </ul> <p><u>Specialist Investigation</u></p>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Where impacts to biodiversity cannot be avoided, these impacts should be minimised and where possible, offset.</li> <li>• Encourage nature-based tourism and recreation that is compatible with, and at an appropriate scale for, conserving the natural values of that landscape.</li> <li>• Assess and manage risk posed by known or potential biosecurity threats to enable the sustainable development and use of terrestrial and marine environments.</li> <li>• Development in, or affecting, marine environments is ecologically sustainable.</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Resources Management Act 2004</li> <li>• Fisheries Management Act 2007</li> <li>• Marine Parks Act 2007</li> <li>• Adelaide Dolphin Sanctuary Act 2005</li> <li>• Adelaide Park Lands Act 2005</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake a biodiversity survey of the site and its immediate surroundings to:             <ul style="list-style-type: none"> <li>○ assess the coverage of remnant vegetation and biodiversity; and</li> <li>○ identify any national and state listed flora and fauna species; as well as other flora and fauna species of conservation value.</li> </ul> </li> </ul> <p>The survey should be used to identify areas appropriate for development and to develop an appropriate policy response aimed at flora and fauna retention.</p> <p><u>Relevant where:</u></p> <ul style="list-style-type: none"> <li>• Native vegetation &amp; biodiversity may be present</li> <li>• A nature reserve, park (including marine) is in close proximity to the rezoning</li> <li>• Natural landforms are present</li> <li>• There is potential risk associated with biosecurity and protection of important habitats</li> </ul>
--	--	---

### Climate Change

Principles and Objectives	Key Agencies or Organisations	Investigations
<ul style="list-style-type: none"> <li>• Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</li> <li>• Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.</li> <li>• Support the good design of public places to increase climate change resilience and future liveability.</li> <li>• Facilitate climate-smart buildings to reduce our demand for water and energy.</li> <li>• Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.</li> <li>• Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</li> <li>• Facilitate green technologies and industries that reduce reliance on carbon-based energy supplies and directly or indirectly reduce our greenhouse gas emissions.</li> <li>• Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage.</li> <li>• Encourage decision-making that considers the impacts of climate change and that draws on the best available information.</li> <li>• Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.</li> <li>• Support the transition of traditional industries that rely on fossil fuels to climate smart initiatives to reduce greenhouse gas emissions.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Environment and Water (DEW)</li> <li>• South Australian Fire and Emergency Services Commission (SAFECOM)</li> <li>• Country Fire Service (CFS)</li> <li>• Department of Premier and Cabinet (Climate Change Council)</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate and demonstrate how, through design and proximity to services, transport and facilities, walkability and use of public transport is supported through the proposed Code Amendment.</li> <li>• Illustrate how the proposed Code Amendment will promote:             <ul style="list-style-type: none"> <li>○ Good design for public spaces</li> <li>○ Facilitation of climate smart buildings</li> <li>○ Mitigation through water sensitive urban design, green infrastructure and landscaping an adequate response to risk from extreme heat events and rising temperatures</li> <li>○ Promotion of green infrastructure and technologies, reducing dependency and reliance on carbon-based energy supplies</li> <li>○ Enhancement and protection of areas of biodiversity and maximisation of carbon storage.</li> <li>○ Greening and tree enhancing canopies in urban settings.</li> </ul> </li> <li>• Investigate climate change impacts, by applying climate change modelling to determine future hazard risk from impacts of extreme weather events.</li> <li>• Demonstrate consideration of economic impacts of climate change impacts in a design and land use context, particularly wherein larger scale developments and regional growth areas are proposed.</li> <li>• Specific to flood hazard risk and coastal inundation risk, where related investigate where changes to site and finished floor levels may need adjustment to accommodate increased risk from sea level rise, due to climate change impact.</li> <li>• Demonstrate how the proposed Code Amendment relates to technologies and economic advancement toward climate smart industries and business opportunities.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

		<ul style="list-style-type: none"> <li>Ensure consideration is given to any relevant legislation, plans, projects and strategies relating to Climate Change (mitigation and economic opportunities) as well as hazard risk reduction and natural disaster resilience.</li> </ul> <p><u>Relevant Where:</u></p> <ul style="list-style-type: none"> <li>The Code Amendment proposes or requires amendment to: <ul style="list-style-type: none"> <li>spatial hazard mapping (Overlays);</li> <li>policy approaches to mitigate risk from climate change; or</li> <li>reflect in a planning context any new standard or approach to dealing with climate change (for example, design related policies on green infrastructure, water sensitive urban design).</li> </ul> </li> </ul>
<b>Housing Supply and Diversity</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>To promote the development of a well-serviced and sustainable housing and land choices where and when required.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</li> <li>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.</li> <li>A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</li> <li>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).</li> <li>Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</li> <li>Apply universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.</li> </ul>	<ul style="list-style-type: none"> <li>Housing South Australia</li> <li>Department of Health</li> <li>Department of Education</li> <li>Department of Human Services</li> </ul>	<ul style="list-style-type: none"> <li>Undertake a detailed analysis of residential land supply and demand, including demands and trends concerning land and housing products.</li> <li>Provide and impact assessment of the rezoning on productivity of the land and adjoining lands, sensitive environmental assets and places of high landscape value.</li> <li>Undertake a review of existing housing stock, including dwelling types and densities, age of stock and lifecycle, existing and proposed aged accommodation and retirement living.</li> <li>Investigate the potential to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing.</li> <li>Demonstrate demand for land supply for expansion outside regional centres and towns and that land can be serviced by infrastructure.</li> <li>Where the Code Amendment will accommodate rural living, demonstrate the proposal will not limit any future expansion of the existing urban area and that the provision of infrastructure and service delivery and be delivered efficiently.</li> </ul> <p><u>Relevant where:</u></p> <ul style="list-style-type: none"> <li>Rezoning for residential purposes.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Limit the establishment of rural living allotments in areas that impact on the future expansion of townships and result in the inefficient delivery of infrastructure and social services.</li> <li>• Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</li> </ul>		
<b>Cultural Heritage</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>• Protect and conserve heritage places and areas for the benefit of our present and future generations.</li> <li>• Encourage the sensitive and respectful use of our culturally and historically significant places.</li> <li>• Recognise and protect Indigenous cultural heritage sites and areas of significance.</li> <li>• Recognise and protect places and areas of acknowledged heritage value for future generations.</li> <li>• Encourage the appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community.</li> <li>• Maintain the context of a place or area of heritage value through appropriate design guidelines that encourage compatible design solutions.</li> <li>• Enhance the interpretation potential of heritage places and areas to contribute to the economic and cultural sustainability of the state.</li> <li>• Provide certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Environment and Water (DEW)</li> <li>• Department of Premier and Cabinet (DPC)</li> </ul>	<ul style="list-style-type: none"> <li>• Identify all State Heritage Areas, State Heritage Places, Local heritage places and Representative Items affected by the proposed Code Amendment.</li> <li>• Identify where the Character Area Overlay, Historic Area Overlay or Historic Shipwrecks Overlay apply in proximity to, or within, the area of the proposed Code Amendment.</li> <li>• Identify and consider any relevant heritage Guidelines that relate to listed properties, buildings or sites within the area the subject of the proposed Code Amendment.</li> <li>• In relation to the rezoning of greenfield sites:             <ul style="list-style-type: none"> <li>○ Identify whether any registered Aboriginal heritage sites exist within the area affected and are likely to be impacted by proposed development.</li> <li>○ Where a cultural heritage survey has not been taken for a site, it is appropriate to check with the Aboriginal Affairs and Reconciliation Division as to whether any registered sites exist in the Area Affected. In any event, ongoing development of land will need to meet the requirements of the <i>Aboriginal Act 1998</i> (including non-registered sites/objects that may discovered).</li> </ul> </li> </ul> <p><u>Relevant where:</u></p> <ul style="list-style-type: none"> <li>• Proposal to list new places or areas as local or state heritage places or areas</li> <li>• A rezoning includes land with the presence of a local or state heritage place or area</li> <li>• The rezoning is of a greenfield site.</li> </ul>
<b>Primary Industry</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>• A diverse and dynamic primary industry sector making the best use of natural and human assets.</li> <li>• Identify and protect key primary production assets and secure strategic opportunities for future primary industry development.</li> <li>• Create local conditions that support new and continuing investment in primary industry while seeking to promote co-existence with adjoining primary industries and avoid land use conflicts.</li> </ul>	<ul style="list-style-type: none"> <li>• Department of Primary Industries and Regions (PIRSA)</li> <li>• Local Government Association</li> </ul>	<ul style="list-style-type: none"> <li>• If the area has not been identified in a Regional Plan for urban growth:             <ul style="list-style-type: none"> <li>○ Investigate and identify the value of the affected area for primary production purposes relative to its conversion for urban uses.</li> <li>○ Consider the potential impact on rural based employment and the potential alienation of agricultural uses, including, where relevant, predicted impacts due to climate change.</li> <li>○ Investigate and identify any potential rural/residential interface issues, both at full build-out and for each development stage.</li> </ul> </li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Enable primary industry businesses to grow, adapt and evolve through technology adoption, intensification of production systems, business diversification, workforce attraction and restructuring.</li> <li>• Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.</li> </ul>		<ul style="list-style-type: none"> <li>○ Investigate the potential impact of the development/rezoning on aquaculture activities in the area and identify an appropriate policy response to mitigate or minimise any negative impacts.</li> <li>○ Consider the potential impacts of commercial forestry on rural areas (including bushfire hazard, transport access, impact on electricity infrastructure, and impact on native flora and fauna and water resources), determine its appropriateness for the area and develop an appropriate policy response.</li> </ul> <p><u>Relevant where:</u></p> <ul style="list-style-type: none"> <li>• The proposed Code Amendment applies to:             <ul style="list-style-type: none"> <li>○ Primary Industry areas; or</li> <li>○ Areas adjacent to primary industries.</li> </ul> </li> </ul>
--	--	---

### Employment Lands

Principles and Objectives	Key Agencies or Organisations	Investigations
<ul style="list-style-type: none"> <li>• To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</li> <li>• Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.</li> <li>• Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</li> <li>• Support state-significant operations and industries and protect them from encroachment by incompatible and/or more sensitive land uses.</li> <li>• Provide adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs</li> <li>• Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.</li> <li>• 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.</li> <li>• Encourage appropriate retail development through the implementation of best practice retail planning guidelines.</li> <li>• Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</li> <li>• Support sustainable tourism where the social, cultural and natural assets underpinning the tourism developments are protected in line with sustainability principles.</li> </ul>	<ul style="list-style-type: none"> <li>• Business SA</li> <li>• National Federation Reform Council (NFRC) with National Cabinet (centre to NFRC)</li> </ul>	<ul style="list-style-type: none"> <li>• Assess the net economic impact/benefit arising from the proposed development assuming a probable development scenario including generation of and access to employment for the region.</li> <li>• Investigate the strategic value and viability of any affected employment lands, against the need to preserve prime industrial land for employment uses.</li> <li>• Consider the possible need for and location of activity centres to service development.</li> <li>• Analyse the demand for retail floor space and type from the proposed development and recommend appropriate location(s), ensuring that most residents are located with a 400-500m walk of a centre and that the extent of retail floor space is consistent with the hierarchy of activity and mixed use centres.</li> </ul> <p><u>Relevant where:</u></p> <ul style="list-style-type: none"> <li>• The proposed Code Amendment applies to or proposes amendments to policy for employment lands and/or is adjacent to employment lands.</li> </ul>



## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>Strengthen the primacy of the Adelaide city centre as the cultural, entertainment, tourism and economic focus of South Australia.</li> <li>Encourage the development of integrated employment and residential mixed-use precincts where conflicts between uses can be managed.</li> <li>Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</li> <li>Provide an appropriate supply of land for waste and resource recovery infrastructure and other related green industries to maximise resource use, support economic growth and service our communities.</li> </ul>		
<b>Mineral and Energy Resources</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>To protect key resources that contribute to our state's economy and provide valued employment opportunities.</li> <li>Define and protect mineral resources operations, associated infrastructure and undeveloped mineral resources from encroachment by incompatible land uses.</li> <li>Plan for and encourage the development of energy resources, energy resources operations and associated infrastructure to ensure their ongoing safe and efficient operation.</li> <li>Identify and maintain key infrastructure that supports mineral and energy resource activities and supply chains, including strategic transport corridors and pipelines used for energy transportation.</li> <li>Consider the impacts of mining and exploration on the growth of towns and settlements, and ensure an appropriate form of housing for workers and their families.</li> <li>Promote decision making that maximises the long term benefits of different land uses to the economy, communities and the environment.</li> </ul>	<ul style="list-style-type: none"> <li>Department of Energy and Mines (DEM)</li> <li>Environment Protection Authority (EPA)</li> <li>Department of Primary Industries and Regions (PIRSA)</li> <li>Department for Infrastructure and Transport (DIT)</li> </ul>	<ul style="list-style-type: none"> <li>Investigate what alternative land uses would be feasible if continuing extraction of the resource is not in itself a feasible operation.</li> <li>Investigate and establish appropriate buffer distances/policy measures to protect sensitive uses from mining activities without jeopardising the ongoing extraction of mineral resources.</li> <li>Investigate the quality and quantity of the remaining mineral resource and consider whether the mineral resource is required as well as the feasibility of the extraction operations.</li> </ul> <p><u>Relevant where:</u></p> <ul style="list-style-type: none"> <li>The proposed Code Amendment: <ul style="list-style-type: none"> <li>applies to or proposes amendments to policy for mineral or resources extraction and/or is adjacent to land used for mineral or resources extraction; or</li> <li>sensitive uses (residential) is proposed in close proximity to mineral extraction activities.</li> </ul> </li> </ul>
<b>Strategic Transport Infrastructure</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>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.</li> <li>Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).</li> <li>Promote development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</li> </ul>	<ul style="list-style-type: none"> <li>Department for Infrastructure and Transport</li> <li>Adelaide Airport Limited</li> <li>Parafield Airport Limited</li> <li>Federal Department of Infrastructure, Transport, Regional Development and Local Government</li> </ul>	<ul style="list-style-type: none"> <li>Investigate the traffic and transport implications of the proposed Code Amendment, including a Traffic Impact Study to determine the impact of the proposed Code Amendment on the surrounding transport network and to determine any infrastructure improvements that may be required (including timing and costs).</li> <li>Investigate and identify potential rail alignment(s) and future stations to ensure connectivity with the affected area and preservation of future infrastructure corridors where appropriate.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Provide for equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</li> <li>• Minimise negative transport-related impacts on communities and the environment.</li> <li>• 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.</li> <li>• Allow for the future expansion and intensification of strategic transport infrastructure and service provision (corridors and nodes) for passenger and freight movements.</li> <li>• Identify and protect the operations of key transport infrastructure, corridors and nodes (passenger and freight).</li> <li>• Promote development that takes advantage of emerging technologies that contribute to liveability, sustainability and economic productivity, including electric and alternative fuel vehicles, autonomous vehicles and on-demand transport opportunities.</li> <li>• Identify neighbourhoods, main streets and regional and town centres where place is given greater priority than vehicle movement by adopting a 'Link and Place' approach.</li> <li>• Promote the greening of strategic transport corridors to encourage carbon banking.</li> <li>• Encourage housing in metropolitan Adelaide in proximity to current and proposed fixed line transport infrastructure (rail, tram, O-Bahn and high frequency bus routes).</li> </ul>	<ul style="list-style-type: none"> <li>• Defence SA</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate and identify whether the proposed development can be supported by existing public transport networks and develop policies which support their use across the development.</li> <li>• Investigate and identify a suitable internal road network including a hierarchy of roads throughout the development that ensures safe and convenient access.</li> <li>• Investigate, through a Traffic Impact Study, whether the safety and efficiency of movement along arterial roads will be compromised by the proposed rezoning including access and egress onto any relevant State Controlled Roads.</li> <li>• Investigate and identify internal networks for buses, cycling and pedestrians that will encourage a reduced dependency on motor vehicles and provide a high level of connectivity.</li> <li>• Where the proposed Code Amendment proposes changes to any policy addressing interface with or restrictions applying to airports or airfields:             <ul style="list-style-type: none"> <li>○ Investigate potential noise impacts associated with the rezoning proposals, including the need to avoid residential rezoning in areas where aircraft noise is predicted to exceed 20 Australian Noise Exposure Forecast (ANEF) units.</li> <li>○ Investigate potential height limitations on the affected area as prescribed by the Commonwealth Airports (Protection of Airspace) Regulations comprising the Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Aircraft Operation (PANS-OPS) surfaces.</li> <li>○ Investigate and ensure that development in the affected area does not infringe the inner horizontal surface of the Obstacle Limitation Surface (OLS) for an airport or airfield.</li> <li>○ Investigate the need to establish public safety zones at the end of the airport runways by undertaking an assessment of the risk of death or injury to the persons on the ground in the event of an aircraft accident impacting on the proposed development.</li> <li>○ Investigate the impact of the rezoning on the operation of an airport or airfield. Have regard to OLS implications, building height limits, noise implications, potential for bird strike, smoke/gas/dust emissions, and lighting implications and establish appropriate buffers/policy measures where necessary.</li> </ul> </li> </ul>
--	--	---

### Energy

Principles and Objectives	Key Agencies or Organisations	Investigations
<ul style="list-style-type: none"> <li>• To support the ongoing provision of sustainable, reliable and affordable energy options that meet the needs of the community, business and industry.</li> <li>• Promote development of energy assets and infrastructure (including ancillary facilities) where the impact on surrounding land uses, regional communities and the natural and built environment can be minimised.</li> <li>• Facilitate renewable sources of energy supply, such as solar and wind, at the local level.</li> </ul>	<ul style="list-style-type: none"> <li>• SA Power Networks</li> <li>• Electranet</li> <li>• SEAGas</li> <li>• Epic Energy</li> <li>• Office of the Technical Regulator</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake a comprehensive infrastructure analysis that identifies all potential utility infrastructure issues that will have to be addressed in any subsequent development, and provide a strategy which offers a funding solution for each of these issues.</li> <li>• Determine the nature and capacity of existing utility infrastructure services available to the affected area and identify any augmentation/upgrade works which may be necessary to facilitate the proposal.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Provide for strategic energy infrastructure corridors to support the interconnection between South Australia and the National Electricity Market.</li> <li>• Development in the vicinity of major energy infrastructure locations and corridors (including easements) is planned and implemented to maintain the safe and efficient delivery and function of the infrastructure.</li> <li>• Enable industries to reduce carbon emissions by supporting energy efficient urban and building designs.</li> <li>• Facilitate energy technologies that support a stable energy market and continued energy supply and do not adversely affect the amenity of regional communities.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Infrastructure and Transport (DIT)</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure that appropriate infrastructure agreements are in place to support the development and augmentation requirements.</li> <li>• Investigate the compatibility of the proposed land use(s) with existing overhead power line infrastructure and determine appropriate separation distances taking into account the nature of the proposed use(s) and likely infrastructure upgrade/access requirements.</li> <li>• Investigate the impact of high pressure gas pipelines on the affected area and determine an appropriate policy response.</li> <li>• Consultation with SEAGas or Epic Energy as necessary to determine the appropriate 'measurement distances' for the exclusion of sensitive uses.</li> <li>• Investigate and allocate suitable land for the establishment of electricity supply infrastructure in order to meet projected demand.</li> </ul>
<b>Coastal Environment</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>• To protect and enhance the coastal and marine environment and ensure that development is not at risk from coastal hazards.</li> <li>• Protect and enhance the natural coastal environment and its resilience to a changing climate, including environmentally important features, such as mangroves; wetlands; estuaries; marine-protected areas; sand dunes; cliff tops; beaches; native vegetation; living creatures; and other important habitats.</li> <li>• Promote development that is not at risk from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, inundation, dune drift and acid sulphate soils) consistent with the hierarchy of 'avoid', 'accommodate' and 'adapt'.</li> <li>• Balance social and economic development outcomes in coastal areas with the protection of the environment.</li> <li>• Locate development and infrastructure in areas that are not subject to coastal hazards unless the development requires a coastal location and appropriate hazard mitigation strategies are in place, taking into account projected sea-level rise and coastal retreat.</li> <li>• Facilitate sustainable development that requires a coastal site, including eco-tourism, aquaculture, marinas and ports, in areas adjoining the foreshore where environmental impacts can be avoided or mitigated.</li> <li>• Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.</li> <li>• Promote development that enables and enhances public access to coastal areas with minimal impact on the environment and amenity.</li> <li>• Locate low intensity recreational uses where environmental impacts on the coast will be minimal and can be managed.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Environment and Water (DEW)</li> <li>• Tourism SA</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate and identify areas subject to coastal erosion, sand dune drift and sea level rise; determine their impact on future development; and develop an appropriate policy response.</li> <li>• Investigate the risk of sea level rise on the affected area; determine whether it is appropriate for the proposed development to occur; and establish an appropriate policy response based on the options of retreat, protect or adapt.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Recognise and protect the high carbon storage values of areas such as mangroves and salt marshes.</li> <li>• Support development that does not contribute to sediment, nutrients and contaminants entering the coast and marine environment.</li> </ul>		
<b>Water Security and Quality</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>• To ensure South Australia’s water supply is able to support the needs of current and future generations.</li> <li>• Protect the state’s water supply to support a healthy environment, vibrant communities and a strong economy.</li> <li>• Protect and recognise water supply catchments, including: <ul style="list-style-type: none"> <li>○ Water Protection Areas under the <i>Environment Protection Act 1993</i> (including those located in the Mount Lofty Ranges, South East and River Murray)</li> <li>○ The River Murray Protection Areas under the <i>River Murray Act 2003</i></li> <li>○ Prescribed water resources and wells under the <i>Natural Resources Management Act 2004</i>.</li> </ul> </li> <li>• Safeguard our water supply and supporting infrastructure to meet the needs of a growing population and economy while maintaining a healthy environment and enabling safe access to alternative water sources for ‘fit-for-purpose’ use.</li> <li>• Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</li> <li>• Support development that does not adversely impact on water quality.</li> <li>• Improve the alignment between urban water management and planning by adopting an integrated water management approach.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Environment and Water (DEW)</li> <li>• Environment Protection Authority (EPA)</li> <li>• Department of Primary Industries and Regions (PIRSA)</li> <li>• SA Water</li> </ul>	<ul style="list-style-type: none"> <li>• Determine the potential risk to water quality arising from the proposed development and establish an appropriate policy response which ensures that the quality of water is not lessened by the development.</li> <li>• Investigate the capacity of the existing water supply network to support the proposed rezoning and identify any augmentation/upgrade works which might be necessary to facilitate the proposal.</li> <li>• Investigate whether the proposed development can be supported by non-reticulated water supply.</li> <li>• Investigate and allocate suitable land (including appropriate buffers) for the establishment of waste water treatment and disposal infrastructure in order to meet projected demand.</li> <li>• Investigate the capacity of existing community wastewater management systems and/or mains sewer systems to ensure they are able to manage the additional community wastewater that will result from the increased development.</li> <li>• Investigate and identify appropriate water supply arrangements, based on integrated water cycle planning, to optimise life cycle costs, maximise water use efficiency, reduce reliance on the River Murray, and promote the harvesting, storage and recycling of water for non-potable purposes.</li> <li>• Investigate the suitability of sites to be serviced for waste and recycling collection, propose design and policy responses to ensure there is a cost effective waste and recycling collection solution for envisaged forms of development.</li> <li>• Investigate and identify options for the protection of any existing watercourses including associated areas of biodiversity significance.</li> </ul>
<b>Natural Hazards</b>		
<b>Principles and Objectives</b>	<b>Key Agencies or Organisations</b>	<b>Investigations</b>
<ul style="list-style-type: none"> <li>• To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</li> <li>• 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 sulphate soils; including taking into account the impacts of climate change.</li> </ul>	<ul style="list-style-type: none"> <li>• Department of Premier and Cabinet (DPC)</li> <li>• Department for Environment and Water (DEW)</li> <li>• Environment Protection Authority (EPA)</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate and identify the level of vector (e.g. mosquitos) infestation in the affected area and determine its impact on the proposed development/rezoning.</li> <li>• Investigate and identify any land degradation issues which might result from the proposed development/rezoning and establish an appropriate policy response.</li> <li>• Investigate and identify areas of Acid Sulphate Soils; determine their impact on the proposed development; and develop and appropriate policy response.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

<ul style="list-style-type: none"> <li>• Locate and design development in accordance with a risk hierarchy of 'avoid', 'accommodate' and 'adapt'.</li> <li>• Avoid locating sensitive developments and communities in areas at high risk of hazards – namely hospitals, telecommunication towers, major transport infrastructure, energy base stations and water services – or ensure that these developments are subject to a higher level of assessment.</li> <li>• Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.</li> <li>• Protect key coastal areas and critical infrastructure at risk from sea-level rise, coastal erosion and storm surges.</li> <li>• Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Department of Health and Ageing</li> </ul>	<ul style="list-style-type: none"> <li>• Determine if the area proposed for rezoning contains areas of naturally occurring site contamination (e.g. arsenic).</li> <li>• Investigate land use stability in the affected area and determine its impact on the proposed development/rezoning and vice versa.</li> <li>• Undertake a geotechnical analysis (if required, for example where the affected area includes high levels of movement, involves a former landfill site, mining site or cliff edge etc).</li> <li>• Undertake floodplain mapping investigations to identify areas affected by ARI 1 in 100 flood events and review existing and proposed zones and desired land uses to ensure they are appropriate to the level of flood hazard.</li> <li>• Investigate and identify appropriate policy responses that are consistent with best-practice floodplain management, do not conflict with other policy objectives (such as conservation of historic character) and facilitate future planned flood mitigation works.</li> <li>• Review the existing bushfire risk classification for the affected area having regard to topography, vegetation cover, nature of the proposed use and its developed state. Where necessary develop an appropriate policy framework to support the reclassification.</li> <li>• Review the bushfire risk of the affected area and determine whether it is appropriate to be rezoned for residential/urban development/township growth.</li> <li>• Ensure consideration is given to any relevant legislation, plans, projects and strategies relating to Climate Change (mitigation and economic opportunities) as well as hazard risk reduction and natural disaster resilience.</li> </ul>
--	---	---

### Emissions and Hazardous Activities

Principles and Objectives	Key Agencies or Organisations	Investigations
<ul style="list-style-type: none"> <li>• To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.</li> <li>• Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through: <ul style="list-style-type: none"> <li>○ supporting a compatible land use mix through appropriate zoning controls</li> <li>○ appropriate separation distances between industrial sites that are incompatible with sensitive land uses</li> <li>○ controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.</li> </ul> </li> <li>• Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</li> </ul>	<ul style="list-style-type: none"> <li>• Environment Protection Authority (EPA)</li> <li>• Department of Primary Industries and Regions (PIRSA)</li> <li>• Department for Infrastructure and Transport (DIT)</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate the proximity of the affected area to landfill sites and undertake a landfill risk assessment for all land for rezoning within 500 metres of a landfill (could be expanded to include requirements for auditors depending on size of landfill). The size of the landfill will be a determining factor in terms of the level of investigations necessary to support the Code Amendment.</li> <li>• Investigate potential interface issues relating to noise (including noise impacts from aircraft) odour, dust, chemical spray drift and consider policy responses to minimise such risks.</li> <li>• Investigate noise, odour and air quality issues and identify an appropriate policy response including the use of separation distances and design construction methods (refer to EPA Guidelines for Separation Distances).</li> <li>• Assess the acoustic environment to determine its suitability for residential development having regard to current and anticipated future vehicle traffic on major freight routes, railway (freight and passenger) corridor and any other potential noise generating activities. Assess the suitability of applying the Minister's Noise Specification.</li> </ul>

## CODE AMENDMENT INVESTIGATIONS TABLE

(Updated March 2021)

		<ul style="list-style-type: none"><li>• Undertake a desk top site history analysis to identify possible potentially contaminating activities on the land proposed for rezoning.</li><li>• Undertake preliminary site contamination investigations, prepared by an environmental consultant (with experience in site contamination) in accordance with the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i>, and determine whether the land proposed for rezoning is contaminated and suitable for the intended use.</li><li>• In instances where only sensitive uses are proposed, detailed site investigations may be required to determine the extent of contamination.</li><li>• Undertake an analysis of potential groundwater contamination, as well as an analysis of the potential for new development to impact on groundwater supplies.</li></ul>
--	--	--