

Current and Proposed Code Policy Overview

Zoning

- The Affected Area is currently located wholly within the **Rural Zone**.

Proposed Amendment

The Code Amendment will rezone 630ha of the Affected Area from the 'Rural Zone' to the '**Strategic Employment Zone**', noting that the remaining area will remain within the Rural Zone.

Overlays

- The current/proposed **Overlays** for the whole of the Affected Area are listed below, noting there are no changes to the Overlays from the current Code policy:

- Environment and Food Production Area Overlay;
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Bushfire – General) Overlay;
- Hazards (Bushfire – Medium Risk) Overlay;
- Hazards (Flooding – Evidence Required) Overlay;
- Interface Management Overlay
- Native Vegetation Overlay;
- State Significant Native Vegetation Overlay;
- Traffic Generating Development Overlay; and
- Water Resources Overlay.

Local Variations (TNVs)

- The following **Local Variations (TNVs)** apply to the Affected Area:
 - Minimum Site Area : Minimum site area is 40 hectares



- The Code Amendment proposes the removal of the ‘Minimum Site Area – 40 hectares’ TNV for the area proposed to be rezoned as ‘Strategic Employment Zone’ as it is associated with the land uses and intensity of development sought in the Rural Zone; and
- The Code Amendment implements no new Local Variations (TNVs).

Concept Plans

- No Concept Plans currently apply to the Affected Area.

Proposed Amendment

The Code Amendment proposed a new Concept Plan that would be applied to the area of the proposed ‘Strategic Employment Zone’.

Overlay Analysis

Overlay	Overlay Description	Current	Proposed
Environment and Food Production Area	<p>The Environment and Food Production Overlay seeks to ensure vital agricultural lands surrounding metropolitan Adelaide are protected from urban encroachment.</p> <p>Land division that creates one or more additional allotments for residential purposes is prohibited where the overlay applies.</p> <p>This overlay applies to the Environment and Food Production Areas as prescribed under Section 7 of the Planning, Development and Infrastructure Act 2016.</p>		
Hazards (Acid Sulfate Soils) Overlay	<p>The Hazards (Acid Sulfate Soils) Overlay seeks to protect the environment and development from release of acid water resulting from the disturbance of acid sulfate soils.</p> <p>This overlay applies to areas where the proportion of land susceptible to acid sulfate soil potential is greater than 10%.</p>		
Hazards (Bushfire – General) Risk	<p>The Hazards (Bushfire – General Risk) Overlay seeks to ensure development, including land division, responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires due to climate change.</p> <p>The Overlay also seeks to ensure access for emergency service vehicles is facilitated to aid the protection of lives and assets from bushfire danger.</p> <p>The Overlay applies to areas identified as a General bushfire hazard within the Bushfire Protection Area (2012) dataset.</p>		
Hazards (Bushfire – Medium Risk)	<p>The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development, including land division, responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires due of climate change. The</p>		

Overlay Analysis

Overlay	Overlay Description	Current	Proposed
	<p>Overlay also seeks to ensure development facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p> <p>This overlay applies to areas identified as a Medium-bushfire hazard within the Bushfire Protection Area (2012) dataset.</p>		
Hazards (Flooding – Evidence Required)	<p>The Hazards (Flooding - Evidence Required) Overlay seeks to minimise the potential impacts on people, property, infrastructure, and the environment from potential flood risk by adopting a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.</p> <p>This overlay applies to areas where flood mapping is not available and therefore the potential risk of flood is unknown.</p>	✓	✓
Interface Management	<p>This overlay seeks sensitive receivers to be developed in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.</p> <p>The Overlay applies to areas that surround established uses that are capable of generating nuisance impacts like waste treatment plants, bulk handling facilities, etc.</p> <p>A small area in the south-eastern corner of the Affected Area (CT5633/660) is subject to the Overlay, in relation to the adjacent IWS Facility. This area is within the Mining Lease Area</p>	✓	✓
Native Vegetation	<p>The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation by better aligning the land use planning system and native vegetation clearance consent process.</p> <p>This overlay applies to areas where native vegetation is protected under the Native Vegetation Act 1991 (excluding those areas covered by the State Significant Native Vegetation Overlay).</p>	✓	✓

Overlay Analysis

Overlay	Overlay Description	Current	Proposed
State Significant Native Vegetation	<p>The State Significant Native Vegetation Overlay seeks to protect, retain and restore areas of state significant native vegetation. In areas where the Native Vegetation Overlay applies, applications that involve the removal of native vegetation may trigger the need for expert input into the development assessment process via an accredited consultant's report and/or a referral to the Native Vegetation Council.</p> <p>The State Significant Native Vegetation Overlay applies to areas where state significant native vegetation is protected under the Native Vegetation Act 1991.</p> <p>A small area in the south-western corner of the Affected Area (CT5593/257) is subject to the Overlay.</p>	✓	✓
Traffic Generating Development	<p>The Traffic Generating Development Overlay seeks the safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes.</p> <p>The overlay applies within 250 metres around the major urban transport routes and/or urban transport routes.</p>	✓	✓
Water Resources	<p>The Water Resources Overlay seeks to protect the quality of surface waters by taking into account the projected reductions in rainfall and warmer air temperatures caused by climate change. It also seeks to maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.</p> <p>This overlay applies to a 50 metre buffer of all watercourses and waterbodies (wetlands, dams, reservoirs, lakes (intermittent, dry and perennial) and land subject to inundation or occasional flooding; or entire properties in rural and remote areas where these features occur.</p> <p>Three small areas near the southern boundary of the Affected Area (located within CT 5593/257 and CT5593/253) are subject to the Overlay.</p>	✓	✓

