

Current and Proposed Code Policy Overview

Zoning

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

Proposed Amendment

The Code Amendment will rezone 6.5ha of the Affected Area from the 'Rural Living Zone' to the '**Residential Park Zone**', noting there will be no change to the remaining land within the Rural Living Zone (1.2 ha northern portion of the Affected Area).

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:

- **Airport Building Heights (Aircraft Landing Area) Overlay**
- **Building Near Airfields Overlay**
- **Hazards (Bushfire – Medium Risk) Overlay**
- **Hazards (Bushfire – Urban Interface) Overlay**
- **Hazards (Flooding – Evidence Required) Overlay**
- **Murray-Darling Basin Overlay**
- **Native Vegetation Overlay**
- **River Murray Flood Plain Protection Area Overlay**

Local Variations (TNVs)

- The following **Local Variations (TNVs)** apply to the Affected Area:
 - Minimum Site Area : Minimum site area is 1 hectare

Proposed Amendment

The Code Amendment proposes boundary realignment of the existing 'Minimum Site Area : Minimum site area is 1 hectare' (TNV), associated with the Rural Living Zone.

The Code Amendment implements no new Local Variations (TNVs)

Overlay Analysis

Overlay	Overlay Description	Current	Proposed
Airport Building Heights (Aircraft Landing Area)	<p>The Airport Building Heights Overlay seeks to manage potential impacts of buildings on the operational and safety requirements of aircraft landing areas by ensuring that building heights do not pose a hazard.</p> <p>This overlay applies to a 6km buffer around unregistered airfields.</p>	✓	✓
Building Near Airfields	<p>The Building Near Airfields Overlay seeks to manage lighting and bird attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.</p> <p>This overlay applies to a 6km buffer around both registered and unregistered airfields.</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 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 (Bushfire – Urban Interface)	<p>The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure development, which adjoin areas of General, Medium, and High bushfire risk, are designed to:</p> <ul style="list-style-type: none"> – allow access through to bushfire risk areas. – are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack. – facilitate evacuation to areas safe from bushfire danger. 	✓	✓

Overlay Analysis

Overlay	Overlay Description	Current	Proposed
	This overlay applies 500m from the outer edge of high, medium, or low bushfire risk areas into areas classed as 'Excluded' under the Bushfire Protection Area (2012) dataset.		
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>	✓	✓
Murray-Darling Basin	<p>The Murray-Darling Basin Overlay seeks to protect the Murray-Darling Basin by ensuring activities involving the taking of water are undertaken in a sustainable manner.</p> <p>This overlay applies to Murray Darling Basin Authority regions, established under the Water Act 2007, within South Australia.</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>	✓	✓
River Murray Flood Plain Protection Area	<p>The River Murray Flood Plain Protection Area Overlay seeks to conserve and protect the water quality of the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourist and recreational resource.</p> <p>This overlay applies to the current River Murray Protection Area declared under the River Murray Act 2003 (excluding the 'Tributaries Area').</p>	✓	✓