

Hillier Park Code Amendment
21ADL-0832
22 March 2023

Hillier Park Code Amendment

By Mr Martin Banham (the Designated Entity)

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COMMUNITIES



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Have Your Say

The Code Amendment seeks to rezone the land at 52 and 66 Hillier Road, Hillier (Affected Area) from Rural to Residential Park. Rezoning the Affected Area will provide the community with a more appropriate and desired land use and facilitate affordable residential development on the site. The existing Hillier Residential Park, adjacent to the Affected Area, is reaching capacity. The Affected Area has been identified as a logical extension to the existing Residential Park by extending the zoning to the west.

This Code Amendment is on consultation from **Monday 17 April 2023 to 5:00pm Monday 5 June 2023**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be made in the following ways:

- a) Via our online survey or submission form available on the SA Planning Portal –

https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation



- b) Via email to feedback@codeamendments.com.au

- c) In writing, addressed to:
Hillier Park Code Amendment
URPS
12/154 Fullarton Road
ROSE PARK SA 5067

- d) By calling (08) 8333 7999 to speak with Emma Williams.

- e) Arrange a one-on-one meeting with the project team. Bookings can be made by contacting Emma Williams on (08) 8333 7999 or via email at feedback@codeamendments.com.au.

1. What is the Planning and Design Code?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone is in conflict with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a Township Zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub Zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

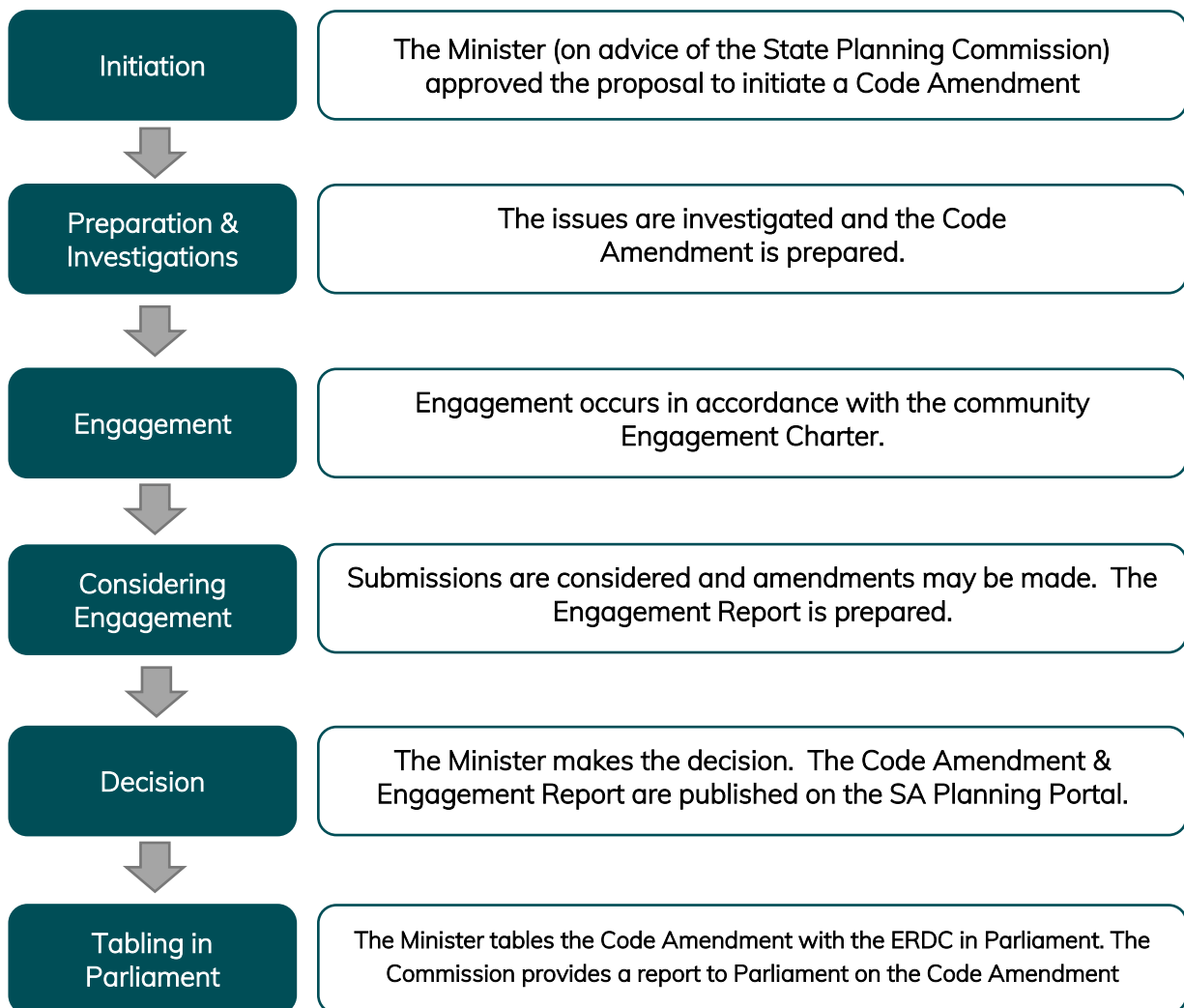
1.6 Amending the Planning and Design Code

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

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage.



2. What is Proposed in This Code Amendment?

2.1 Need for the Amendment

The proponent, Mr Martin Banham, is proposing a Code Amendment to rezone 23.15 hectares of land in the suburb of Hillier from Rural to Residential Park. This will enable the extension of the existing Hillier Residential Park established under the *Residential Parks Act 2007*. The extension of the Hillier Residential Park will provide new opportunities for affordable accommodation for over 50's living on the periphery of Gawler. The Affected Area is in proximity to quality community services and infrastructure.

The Affected Area is currently occupied by a dwelling and outbuildings including former chicken sheds and some vegetation. The Affected Area is no longer utilised for rural purposes intended by the current zoning and adds no value to primary production. As such, the land could be better utilised with alternate zoning. Given the adjacent land use to the east and the lack of capacity available within the existing Residential Park, extending the policy environment to support further affordable housing development is desirable.

2.2 Affected Area

The proposal seeks to amend the Code for the Affected Area, being 52 and 66 Hillier Road, Hillier within the Town of Gawler (CT5576/98 and CT5430/791). As shown in Figure 1 and in the map at **Attachment A**.

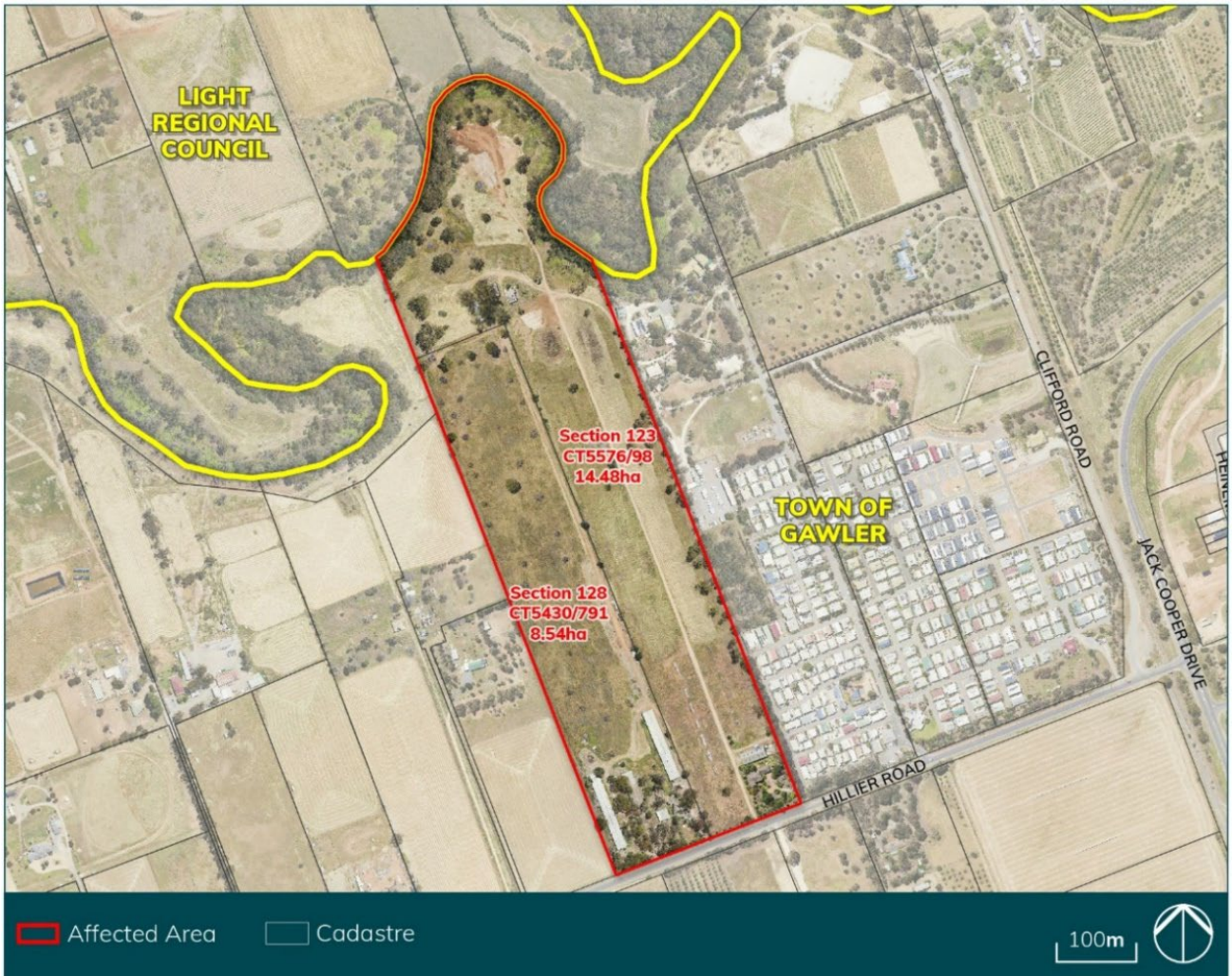


Figure 1 Affected Area

2.3 Summary of Proposed Policy Changes

The following sections set out the current policy relating to the site and the proposed policy amendments.

2.3.1 Current Code Policy

The Affected Area is contained in the Rural Zone of the Code as illustrated in Figure 2. An extract of the Code content and maps is included at **Attachment B**. and **Attachment C**.

Rural Zone

The Rural Zone calls for development which supports the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources. The zone also supports the diversification of existing businesses to promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation. The zone boundaries are shown in Figure 2 below.

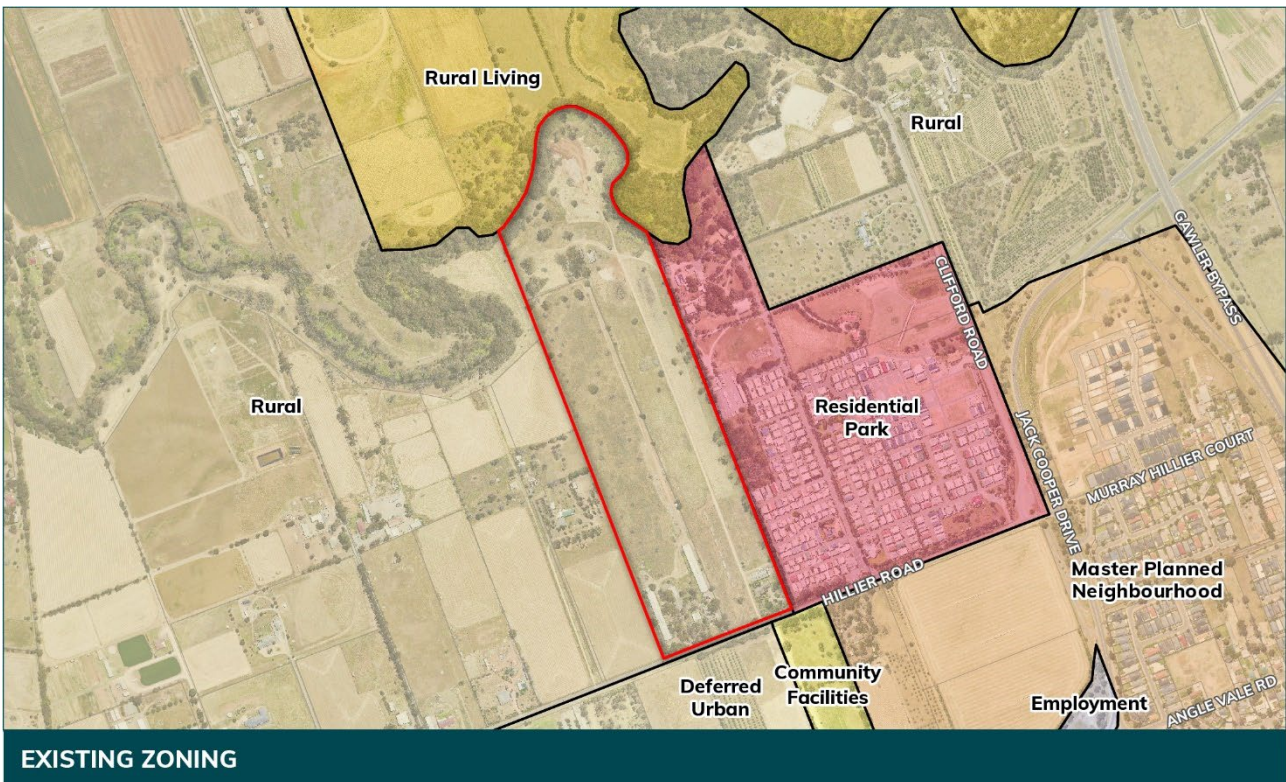


Figure 2 Existing Zoning

Extract of Existing Rural Zone Code Policies

DO1 A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO2 A zone supporting diversification of existing business that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

PO1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

DTS/DPF 1.1

Development comprises one or more of the following:

- (a) Advertisement
- (b) Agricultural building
- (c) Brewery
- (d) Carport
- (e) Cidery
- (f) Dairy
- (g) Dam
- (h) Distillery
- (i) Dwelling
- (j) Dwelling addition
- (k) Farming
- (l) Horse keeping
- (m) Horticulture
- (n) Industry
- (o) Intensive animal husbandry
- (p) Low intensity animal husbandry

- (q) Outbuilding
- (r) Renewable energy facility
- (s) Shop
- (t) Small-scale ground mounted solar power facility
- (u) Stock slaughter works
- (v) Tourist accommodation
- (w) Transport distribution
- (x) Verandah
- (y) Warehouse
- (z) Winery
- (aa) Workers' accommodation

Table 1 Extracts from Rural Zone

The Rural Zone provides assessment criteria to reinforce a desired local context and includes the use of Technical and Numeric Variations (TNVs) that respond to more nuanced local conditions across the zone. Spatially applied TNVs address a variety of development matters and in this case refer to the minimum site area and the requirement to adhere to a Concept Plan. A Concept Plan guides development within a specific spatial area through a visual expression of the desired development over time. Concept Plans are referenced through zone policies and are contained in Part 12 of the Code.

Technical and Numerical Variations

The relevant TNVs are shown in **Attachment B** and set out below:

- Minimum site area – 4 hectares

Concept Plan

The relevant Concept Plan is shown in **Attachment B** and set out below:

- Concept Plan 101 – Evanston Gardens, Evanston South, Hillier

Concept Plan 101 applies to the Affected Area and to the Broader Evanston Gardens, Evanston South and Hillier area. The Concept Plan identifies the following in relation to the Affected Area:

- Hillier Road is a major pedestrian/cycle pathway
- A traffic management system is identified where Hillier Road intersects with a proposed road and bus route from Angle Vale Road. This junction will be in proximity to the Affected Area.

It is proposed that Concept Plan 101 is updated to include open space over the flood area of the Affected Area.

Overlays

Overlays are the primary mechanism to spatially express State Planning Policies (high level strategic planning policies that are set by the State) as they pickup location-specific planning issues of State interest. Overlays can span multiple zones and sub zones, and more than one overlay can apply to the same area. Overlay policies take precedent over other Code policies. Table 2 summarises the overlays that currently apply to the Affected Area.

Table 2 - Existing Overlay Summary of the Affected Area

Overlay	Purpose and impact on development
Defence Aviation Area	This overlay seeks to ensure buildings do not pose a hazard by encroaching into the operational airspace for Defence Aviation Areas. In this case, building heights are limited to 90 metres.
Hazards (Flooding)	This overlay seeks to minimise flood hazard risk to people, property, infrastructure, and the environment where there is a known flood risk. It seeks to retain areas free from development and minimise intensification where development exists.
Hazards (Bushfire – General)	This overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.
Hazards (Flooding – General)	This overlay seeks to protect development from known flood risk. Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than that specified for the locality.
Prescribed Wells Area	This overlay seeks to ensure sustainable water use in prescribed wells areas. This overlay manages the use of water in this prescribed well area.
Regulated and Significant Tree	This overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.
Water Resources	This overlay seeks to protect the quality of surface waters in South Australia. The policy seeks to protect existing watercourses and avoids interfering with existing hydrology.
Additional Overlays - 52 Hillier Road, Hillier	
Native Vegetation	The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation. Note: this overlay only applies to less than 0.5% of the Affected Area where it intersects the Gawler River.

Overlay	Purpose and impact on development
Prescribed Watercourses	The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner. Note: this overlay only applies to less than 0.5% of the Affected Area where it intersects the Gawler River.

2.3.2 Proposed Code Policy

The proposed policy changes are supported through the analysis and investigations set out in **section 4 and 5** of this report. This Code Amendment is required to select the zone that 'best fits' the development outcomes. It is not possible to create a new zone or sub zone as a private entity, or to alter the content of zones and overlays.

Based on a full review of the Code Library (i.e. all of the policies within the Code) and consideration of the surrounding context, the following is proposed.

The proposed zoning is shown below in Figure 3.

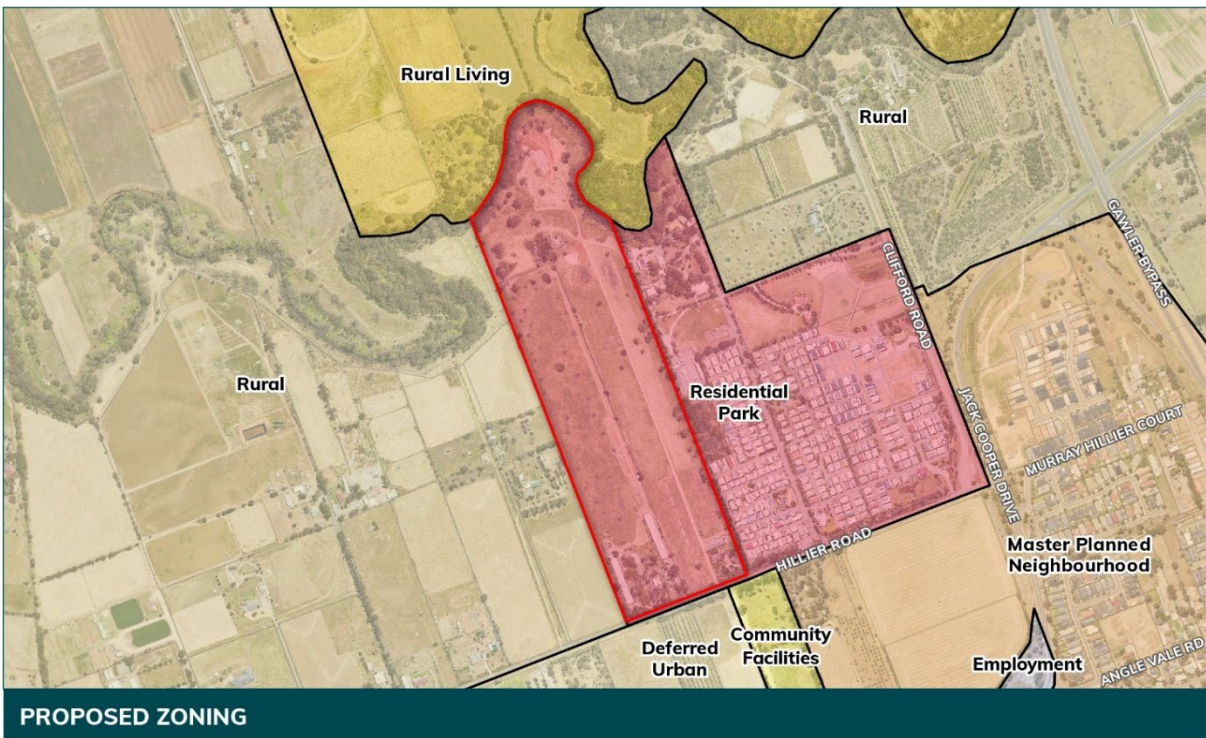


Figure 3 Proposed Zoning

Residential Park Zone

It is proposed that the Rural Zone be replaced with the Residential Park Zone over the whole of the Affected Area.

This zone envisages affordable living, short term accommodation and associated small-scale services and facilities provided in an open landscaped setting. The zone allows for a mixture of dwelling options including a caravan permanently fixed to land. It also supports tourist accommodation and a shop or office. A shop or office must be in association with and ancillary to a Residential Park. Overall the policy intends for development to create a community focused affordable living area that is supported by some small-scale complementary services.

This zone has been selected on the basis that the policies:

- Support the expansion of the adjacent Residential Park
- Will provide affordable dwelling options
- Envisages associated small-scale services and facilities to support and service residents
- Supports a variety of accommodation options for both short-term visitors and long-term residents.

Relevant Code Policies

DO1 Affordable living, short term accommodation and associated small-scale services and facilities are provided in an open landscaped setting.

PO 1.1 Long-term and short-term affordable and visitor accommodation predominantly characterised by caravan and camping sites, cabins, and transportable dwellings, with complementary support services that maintain a low-rise, open landscape setting.

DTS/DPF1.1 Development comprises one or more of the following:

- (a) Amenity block*
- (b) Caravan permanently fixed to land*
- (c) Community facility*
- (d) Detached dwelling*
- (e) Indoor recreation facility*
- (f) Outbuilding*
- (g) Residential Park*
- (h) Shop*
- (i) Office*
- (j) Tourist accommodation*

PO2.1 No additional allotment(s) are created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

DTS/DPF 2.1 Land division is permitted for a lease or licence under the Residential Parks Act 2007 where an agreement is made, granted or accepted under that Act.

PO2.2 Each caravan, cabin and dwelling is provided with adequate space for the occupants' exclusive use to enhance the amenity for travellers.

Table 3 Extracts from Residential Park Zone

Technical and Numerical Variations (TNVs)

The Code Amendment proposes to delete the Minimum Site Area TNV which currently limits land division to four hectares.

Proposed Concept Plan

Concept Plans guide development within a specific spatial area through a visual expression of the desired development over time. Concept Plans are referenced through policies and contained in Part 12 of the Code.

Concept Plans may be appropriate in the Code where:

- Policy and Zoning tools available in the Code cannot adequately address the development outcomes envisaged in the Concept Plan; and
- The Concept Plan has an active policy role in the future staging of development and provision of infrastructure.

It is proposed that the existing Concept Plan is updated to include an area of open space over the northern end of the Affected Area. This area falls within the Hazards (Flooding – General) Overlay.

The proposed Concept Plan is shown below in Figure 4 and in **Attachment C** and will inform the expansion of Hillier Residential Park.

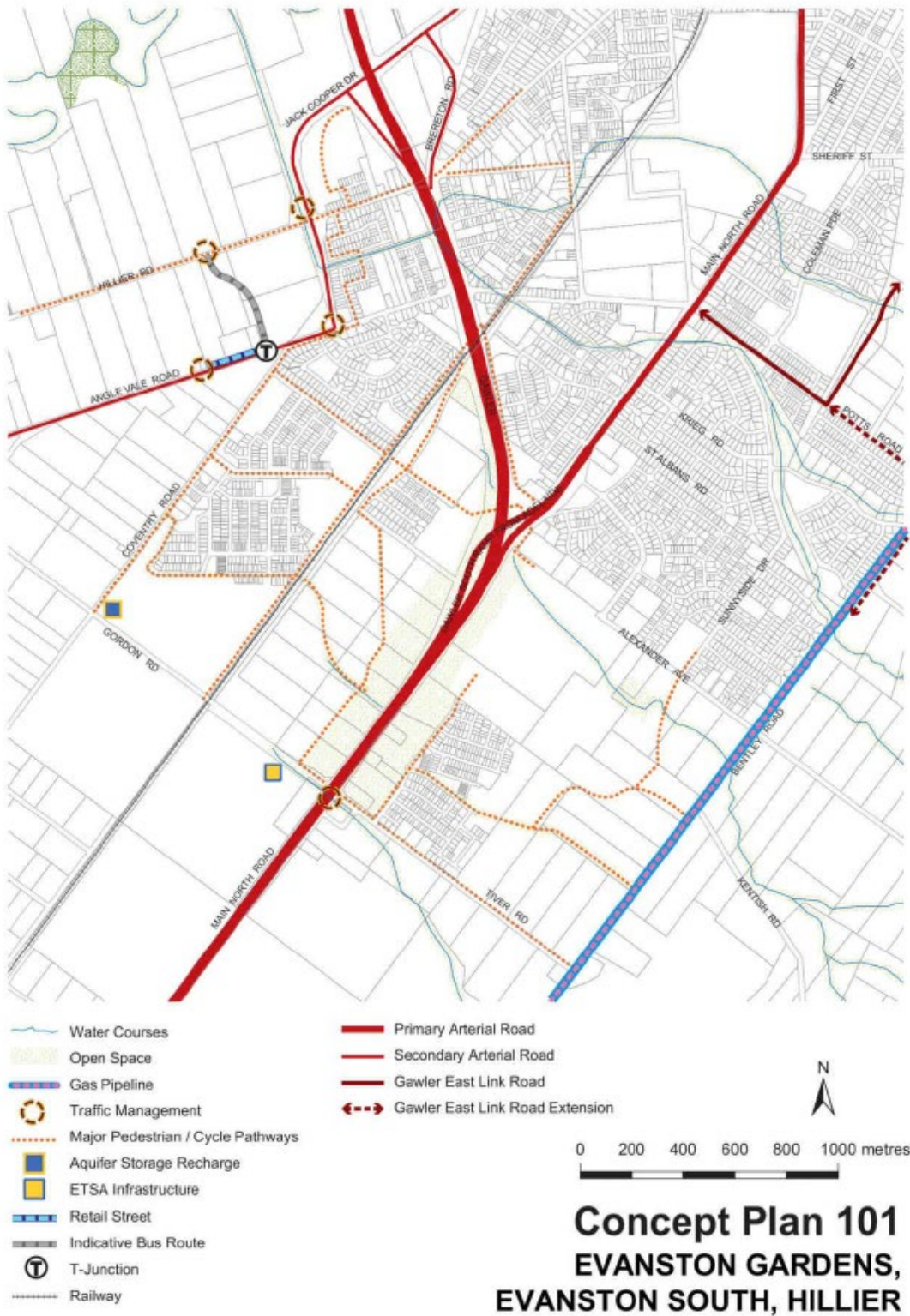


Figure 4 Updated Concept Plan 101

Overlays

One additional overlay, the Affordable Housing Overlay, is proposed to be applied over the Affected Area.

The Affordable Housing Overlay has been applied to the Affected Area based on the Minister's recommendation to investigate applying the overlay. The intention of the Code Amendment is to deliver an Affordable Housing product for over 50's residents.

Table 4 illustrates the overlays to be applied to the Affected Area.

Table 4 Proposed New, Existing and Additional Overlay Summary

New Overlay	Purpose and impact on development
Affordable Housing	The overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed-use development.
Existing Overlays	Purpose and impact on development
Defence Aviation Area	This overlay seeks to ensure buildings do not pose a hazard by encroaching into the operational airspace for Defence Aviation Areas. In this case, building heights are limited to 90 metres.
Hazards (Flooding)	This overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment where there is a known flood risk. It seeks to retain areas free from development and minimise intensification where development exists.
Hazards (Bushfire – General)	This overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.
Hazards (Flooding – General)	This overlay seeks to protect development from known flood risk. Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than that specified for the locality.
Prescribed Wells Area	The overlay seeks to ensure sustainable water use in prescribed wells areas. This overlay manages the use of water in this prescribed well area.
Regulated and Significant Tree	The overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.
Water Resources	The overlay seeks to protect the quality of surface waters in South Australia. The policy seeks to protect existing watercourses and avoids interfering with existing hydrology.

<p>Additional Overlays – 52 Hillier Rd</p>	
<p>Native Vegetation</p>	<p>The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation. Note: this overlay only applies to less than 0.5% of the Affected Area where it intersects the Gawler River.</p>
<p>Prescribed Watercourses</p>	<p>The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner. Note: this overlay only applies to less than 0.5% of the Affected Area where it intersects the Gawler River.</p>

3. What are the Next Steps for this Code Amendment?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which requires that:

- Engagement is genuine.
- Engagement is inclusive and respectful.
- Engagement is fit for purpose.
- Engagement is informed and transparent.
- Engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

The engagement that is occurring for this Code Amendment can be summarised as follows:

- Letters will be sent to adjacent landowners and occupiers, the Council, relevant state agencies, utility providers, local members of parliament and the Local Government Association.
- Publication of a public notice on the SA Planning Portal and Plan SA website updates.
- Online survey to seek feedback via the Plan SA website.
- One-on-one meetings will be held with landowners as required.
- Phone and email enquiries – planning and engagement staff available to receive feedback or enquiries by phone and email throughout the consultation period.

3.2 What changes to the Code Amendment can the community influence?

Aspects of the project which stakeholders and the community can influence are:

- The spatial application of zones
- The spatial application of technical and numeric variations
- The spatial applications of the overlays
- The amendment to the existing Concept Plan

Aspects of the project which stakeholders and the community cannot influence are:

- The creation or amendment of new policy content within the overlays, zones, sub zones or general policies contained within the Planning and Design Code that affect other areas of the state
- The expansion of the geographic extent of the amendment or the Affected Area.

3.3 What will happen with community feedback?

The Proponent is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Proponent when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register with submitters receiving an email acknowledging receipt of the submission. Submissions will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published, however company details will be.

The Proponent will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will summarise:

- How the consultation was communicated
- What engagement was undertaken
- Feedback received across all mechanisms
- What was heard
- How feedback influenced the Code Amendment recommended to the Minister for Planning.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

3.4 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

3.5 Closing the Loop

Closing the loop of stakeholder engagement will comprise of the following activities:

- Letter/email to those involved in the engagement communicating the final Code Amendment, engagement summary report and link to an evaluation survey.
- Website updates (SA Planning Portal) providing the final Code Amendment and engagement summary report.

4. Analysis

The following section summarises the investigations that have been undertaken to support this Code Amendment. It includes an analysis of the proposed rezoning against the strategic planning instruments and policies.

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The scope of the Amendment is to introduce a policy framework that facilitates affordable residential development on the site. This Code Amendment is sought to support residential development in the form of a Residential Park, ultimately allowing the Hillier Park Residential Village to expand from the east.

It is estimated that residential infill represents around one-third of the total dwelling stock growth in metropolitan Adelaide each year, dovetailing with *The 30-Year Plan for Greater Adelaide (2017 Update)* that intends for 85% of all new housing to be built within the existing urban footprint. Replenishing and upgrading conventional housing with new stock on smaller allotments helps to contain the spread of urban residential development and meet consumer demand for contemporary living. A Residential Park is a form of higher density development and utilisation of infill within the Greater Metropolitan area.

The Residential Parks Act was introduced in 2007 and regulates the relationship between residents in Residential Parks and park owners. The legislation also provides guidance relative to various operational matters including but not limited to Residential Park agreements, discrimination, bonds, conduct etc. As related to this proposal a Residential Park is defined as a complex of sites in respect of which rights of occupancy are conferred under various Residential Park site agreements, together with common areas.

The strategic planning outcomes for the site include:

- orderly development in a growth area which is well serviced by community services and infrastructure
- increased utilisation of a currently underutilised site
- variety of affordable living options
- provide dwellings to support for demand for over 50's lifestyle dwellings.

Overall, the proposal to rezone the Affected Area will enable an integrated development outcome which allows for the expansion of an adjacent land use.

A 'Concept Design Plan' for the site layout and future development has been prepared for discussion purposes only. The Concept Design Plan demonstrates how the Affected Area may be developed and how the development could respond to site conditions. The design prioritises movement and connection across the site to create a community focused Residential Park servicing the needs of its users. The plans express the intended outcomes for the site, noting that they are preliminary in their nature. A high-level indicative Concept Design Plan is shown in Figure 5.



Figure 5 High Level Indicative Concept Design Plan

4.1.2 Consistency with the State Planning Policies

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

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

This Code Amendment is consistent with the State Planning Policies as shown in **Attachment E**. In particular, the Code Amendment is consistent with the following State Planning Policies:

1- Integrated Planning

The Code Amendment will support a logical extension of an existing Residential Park that is providing affordable housing in a coordinated development precinct. The development will provide a range of integrated services that meet the needs of this new local population.

2 – Design Quality

The Code Amendment will support the development of places and spaces for people who are seeking a lifestyle living community. The emphasis on shared services in a well-connected area with low maintenance lifestyle is a key outcome of the Code Amendment and the development it will facilitate.

4 – Biodiversity

The proposed Code Amendment will not result in land of high biodiversity value being lost. Development of the site post Code Amendment will enhance the existing features of the natural environment and strengthen the relation between the occupation of the site and the Gawler River. The existing natural environment will remain a feature of the site moving forward, with vegetation of lower value to be replaced.

5 - Climate Change

Investigations undertaken for the Code Amendment considers flooding, and how this can be managed appropriately to alleviate the risk. The existing overlays in place which relate to the natural environment are not proposed to be altered or removed and will continue to support the mitigation of climate related matters and development.

6 - Housing Supply and Diversity

The rezoning will allow for the timely supply of land and housing choices in a well located and serviced area. The Affected Area, when developed will provide lifestyle opportunities for those seeking a transition from their traditional housing arrangements and ensure a strong sense of community within the residential park. The housing to be provided is anticipated to be within the affordable housing price points. This matter is further discussed within the investigations of the Code Amendment report. The Affordable Housing Overlay will be extended over the Affected Area.

8 – Primary Industry

Whilst there are horticultural activities in the locality more generally, horticultural activities are no longer undertaken on the Affected Area. The Affected Area has not accommodated any viable or sustainable agricultural uses for several years.

15 – Natural Hazards

The Code Amendment will facilitate residential development on land that is currently zoned Rural. The Affected Area borders the Gawler River. Appropriate investigation and mitigation strategies to reduce the risk and impact of any flooding events have been considered. The Code Amendment seeks to balance the value of the natural environment with future design and management of ongoing risk from natural hazards. The updated Concept Plan illustrates the potentially flood prone land to the north of the site as 'open space'.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

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

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

This Code Amendment is consistent with the Regional Plan as shown in **Attachment E**.

4.1.4 Consistency with other Key Strategic Policy Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table (Table 5) identifies other documents relevant to the proposed Code Amendment:

Table 5 Local Policy Analysis

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Gawler Community Plan 2030+	The vision for the Town of Gawler is a liveable, cohesive, active, innovative and sustainable community. The Community Plan sets out 5 goals:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<ul style="list-style-type: none"> • A uniquely identifiable township • Managed and sustainable growth • A healthy, active, safe, engaged community • To respect and nurture the environment • A strong, vibrant community. <p>This Code Amendment supports these principles.</p>
<p>Town of Gawler Open Space, Sport & Recreation Plan 2025 – Background Report (July 2016)</p>	<p>The report details findings relating to the planning, context, demand and supply of sport and recreation within Gawler. The document reflects on previous work undertaken by Council and seeks to reflect Council’s objective to promote health and wellbeing and increase environmental awareness amongst Council staff, businesses and community members.</p> <p>The document emphasises Gawler’s connections and pathway networks including through the river system and across the Council area as well as the importance of open space.</p> <p>This Code Amendment supports and aligns with these values.</p>
<p>Town of Gawler Open Space, Sport & Recreation Plan 2025 – Directions Report (July 2016)</p>	<p>The Directions Report has been developed to guide the future provision, improvement and management of open space and sport and recreation facilities over the next 10 years. There are six themes within the Report:</p> <ul style="list-style-type: none"> • Theme 1: Open Space Provision and Design • Theme 2: Organised Outdoor Sport and Activities • Theme 3: Recreation and Nature • Theme 4: Trails and Open Space Connections • Theme 5: The Environment and Climate Adaptation • Theme 6: Aquatic and Indoor Sport and Recreation Facilities <p>The Report considers and addresses community needs, issues and opportunities.</p> <p>This Code Amendment support these principles.</p>
<p>Town of Gawler Biodiversity Management Plan</p>	<p>The Biodiversity Management Plan is a key tool for understanding, valuing, managing and improving the natural biodiversity of the Town of Gawler. The purpose of the document is to:</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<ul style="list-style-type: none"> • Providing legislative, environmental and social context for the management of remnant vegetation, native plants and animals within the Council area and nearby region, • Identifying and mapping the key remaining biodiversity assets within and adjacent to the Gawler Council area, • Identifying the key threats to the condition and persistence of biodiversity assets and opportunities for improvement, including the relationship between biodiversity and the future development and expansion of the built environment, • Providing key guiding principles, strategies and goals for the management of biodiversity assets including priority areas, • Identifying opportunities for the Town of Gawler to cooperate with other bodies to achieve biodiversity goals, and • Identifying opportunities for landowners, community organisation and individuals to participate in improving biodiversity in Gawler. <p>The Code Amendment will support the enhancement of biodiversity over the Affected Area.</p>
<p>Karbeethan Reserve Master Plan</p>	<p>The Master Plan provides an overview of the proposed four stage redevelopment of Karbeethan Reserve. The Master Plan has been established as the coordinated and strategic method for developing Karbeethan Reserve.</p> <p>The objective is for Karbeethan Reserve to be a well-designed, functional and attractive sporting precinct, that is used regularly by the broader community for sporting and recreational activities.</p> <p>The Code Amendment acknowledges the Karbeethan Reserve Master Plan.</p>
<p>Gawler River Open Space Strategy (2009)</p>	<p>The Strategy acknowledges the significance of the Gawler River and the need to establish a framework to coordinate efforts to improve and manage the open space along the Gawler River.</p> <p>The Code Amendment supports the objective of this Strategy.</p>

5. Investigations

5.1 Investigations Undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. The investigations address:

- Locality description
- Community Profile
- Land supply and demand
- Residential Park layout
- Aboriginal heritage
- Access to Gawler River
- Site contamination
- Affordable housing
- Traffic and transport
- Stormwater and flood
- Utilities planning
- Native vegetation and biodiversity
- Rural interface
- Community infrastructure analysis

Further details on investigations undertaken in support of the Code Amendment are included in **Attachment F**.

5.2 Locality Description

The Affected Area is 23.15 hectares in area with a frontage to Hillier Road of approximately 245 metres. The land is no longer utilised for sustainable rural use with both allotments having a house fronting Hillier Road and some low-level vegetation across the site. In addition, Parcel 1 (66 Hillier Road) has three chicken sheds on the site which have become derelict and are no longer suitable for primary production use. Parcel 2 (52 Hillier Road) has two rundown dwellings towards the rear of the site as well as a large shed which is utilised for storage.

The northern boundary of 52 Hillier Road abuts the Gawler River. To the east, the Affected Area and the established Residential Park share a common boundary of approximately 720 metres.

The Affected Area presents the opportunity for development and expansion of an existing use on adjacent land. The established Residential Park on the adjacent land contains 380 allotments with one remaining

area still to be developed. Given the demand and lack of remaining developable area, additional land is sought to expand the Residential Park. The Affected Area provides a solution to meeting this demand. The Affected Area is well located and accessible with community services in proximity.

The immediate locality is characterised by a mix of land uses. The land to the east is a Residential Park, the land to the north and west is generally rural and rural living allotments and to the south is a mix with the Evanston Gardens Primary School, Community Centre and Library on large semi-rural allotments.

Residential development is currently most intense to the south and east of the Affected Area. Development has centred around the Gawler Bypass and Main North Road because of the connectivity they provide. It is anticipated that infill will continue near these major transport routes and as the population grows, development will densify further inward from these roadways.

As illustrated in Figure 6, the Affected Area is 4.9km from the centre of Gawler which is a major centre with established services. The following facilities are located a short distance from the site:

- Hillier Park Residential Village (adjacent)
- Karbeethan Reserve 60 m
- Evanston Gardens Primary School 1.4 km
- Tambelin Train Station 2.0 km
- Evanston Gardens Community Centre 1.4 km

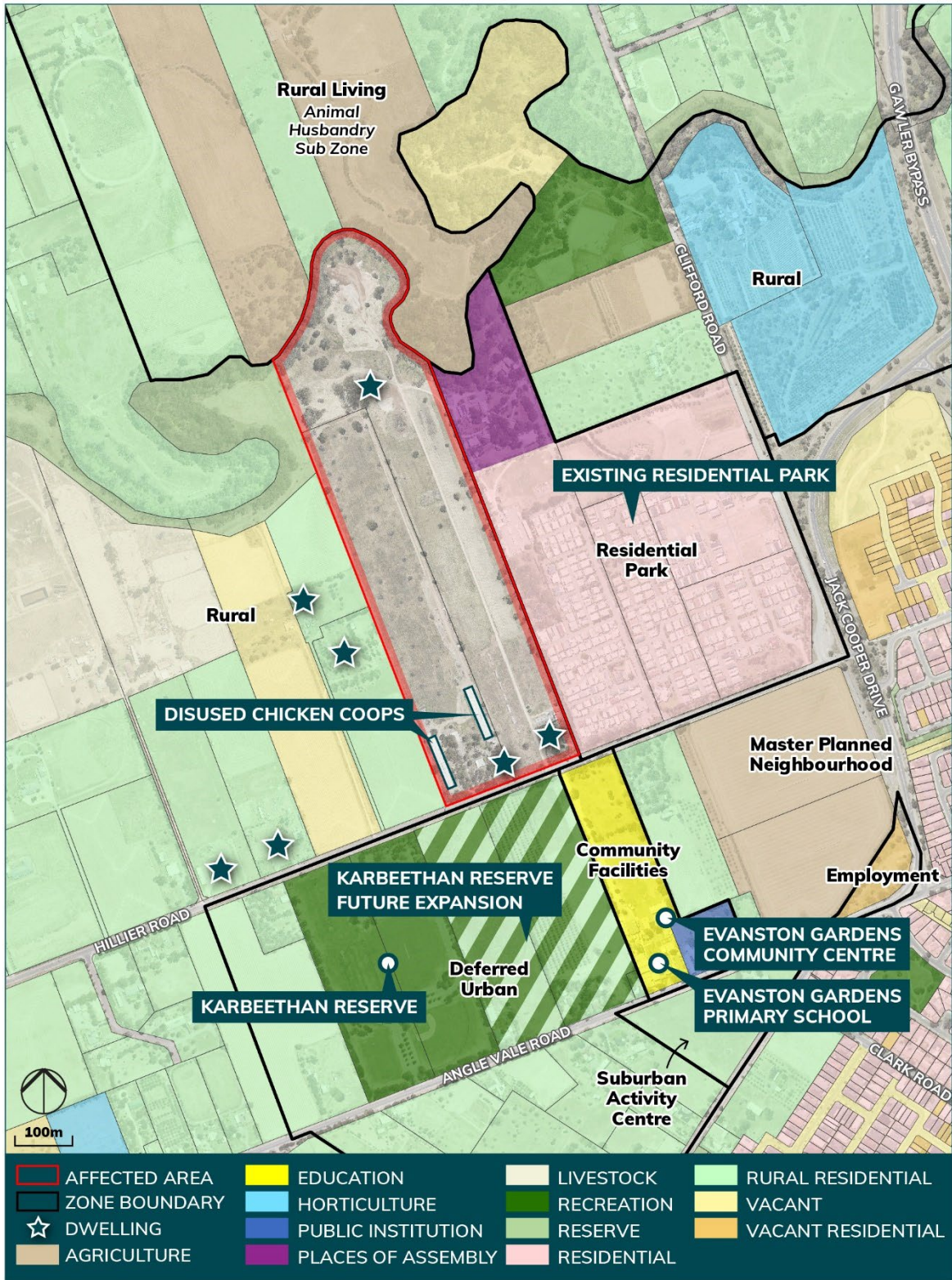


Figure 6 Affected Area Locality

5.3 Community Profile

A high-level community profile has been prepared with the use of Australian Bureau of Statistics Census Data to better understand the characteristics of the community in proximity to the Affected Area. The following presents the demographic characteristics of interest for the suburb of Hillier, and where they contrast noticeably from the rest of South Australia as a comparison.

Key Findings

Age and Population

- Population of 814 people with a median age of 67.
- Significantly lower proportions of children in all age groups including 0-4 years, 5-9 years, 10-14 years and 15-19 years compared to SA.
- Slightly lower proportions of people in all year brackets between 20-24 through to 55-59 years compared to SA.
- Significantly higher proportion of people in age brackets 60-64 to over 85 years compared with SA.

Education

- A lower proportion of people who attended university or tertiary education compared to SA (6.7% for Hillier compared to 22.7% for SA).
- Lower proportion of people in secondary and tertiary education compared to SA (33.2% for Hillier compared to 37.2% for SA).
- Higher proportion of people who have Year 9 or below as the highest level of education compared to SA (15.3% for Hillier compared to 7.6% for Adelaide).

Cultural and Language Diversity

- Australian, English, Italian, Scottish and Vietnamese ancestry are the most common. Australian ancestries are lower in proportion compared to SA while English, Scottish, Vietnamese and Italian are slightly higher in proportion compared to SA.
- Aboriginal and/or Torres Strait Islander people comprise 0.4% of the population, lower than SA.
- Fewer Hillier residents were born in Australia compared to the rest of South Australia (62.3% of Hillier born in Australia, compared to 71.5% for SA).
- 89.3% of Hillier's population speak only English at home.

Employment

- Similar proportion of Hillier's population compared to SA are employed full time and part time.
- Lower unemployment level than SA (2.3% for Hillier compared to 5.4% for SA).
- Technicians and trades workers and managers workers are the most common occupations in Hillier.

- Median family and household incomes are significantly lower than SA proportions (\$996 for Hillier compared to \$1,889 for SA).
- Lower proportions of Hillier residents do unpaid domestic work and care for children than SA. Hillier has higher rates of providing unpaid assistance to a person with a disability or a health condition due to old age than the rest of SA.

Family/Household Composition

- Higher proportion of couples without children compared to SA.
- Higher proportion of single (or lone) person households compared to SA.
- Higher proportion of couple family without children of 67% compared to 43% for SA.
- Higher proportions of people with a long-term health condition across all diseases compared to SA.
- Lower proportion of residents occupy a separate house with 35.7% compared to 78% for SA.
- Higher proportion of one- and two-bedroom dwellings compared to the rest of SA.

Socio-Economic Index Australia (SEIFA) from 2016

- Hillier's SEIFA decile of 1 indicates that it is an area with high socio-economic disadvantage.

Code Amendment Outcome

The characteristics of this area support the outcomes sought by this Code Amendment. The age of the area is significantly higher than the rest of the population of SA and income is lower. There is also a higher number of couples without children than the rest of SA. This highlights a high number of retirees and the need for more residential options and services to support their needs.

5.4 Land Supply and Demand

Background

In 2012, the Attorney-General's Department released the *Land Supply Report for Greater Adelaide (LSR)*. The LSR includes an analysis of:

- Urban development trends
- Population growth and projections
- Land supply analysis and demand analysis
- Housing construction activity.

Key Findings

It is acknowledged that there is a significant supply of residential zoned land in the outer north sector for conventional dwellings. The LSR did not consider Residential Parks. This Code Amendment is proposing a specific expansion of an existing Residential Park Zone. Figure 7 illustrates the location of existing Residential Park Zones within the Town of Gawler, City of Playford, City of Salisbury, Barossa Council and Light Regional Council and their capacity. There is limited capacity within these Residential Parks to accommodate existing demand.



Figure 7 Residential Park Land Supply

5.5 Residential Park Layout

Background

Design IQ were engaged to develop an indicative Concept Design Plan for the Affected Area. The Plan is shown in Figure 8 below.

The layout incorporates open space, community facilities, indicative infrastructure allowances and considers the staging of development. This Plan has been prepared for illustration/discussion purposes only. The final development application plan may include a modified version of this Plan.

Key Findings

The Plan positively responds to the surrounding environment and site conditions. Future development will take advantage of the natural environment. The anticipated 400 dwellings will be developed in a staged approach.

Future development will respond to relevant Code Policies and seek suitable design outcomes. Below are the Desired Outcomes from the Design module of Part 4 of the Code¹.

Relevant Code Policies

Desired Outcome

DO 1 Development is:

(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area.

(b) durable - fit for purpose, adaptable and long lasting.

(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors.

(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Table 6 Relevant Code Policies - Design

¹ Planning and Design Code

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse



Figure 8 High Level Indicative Concept Design Plan

5.6 Aboriginal Heritage

Background

A search of the central archive, which includes the Register of Aboriginal Sites and Objects (the Register), administered by Aboriginal Affairs and Reconciliation (AAR) was undertaken for the Affected Area.

Key Findings

There are no entries for Aboriginal sites at either 52 or 66 Hillier Road, Hillier. Further consultation with Kaurna Yerta Aboriginal Corporation will be undertaken as part of the Community Engagement. The reports detailing these investigations are included in **Attachment F**.

5.7 Access to Gawler River

Background

The Gawler River is formed by the convergence of the North Para and South Para Rivers in Gawler where the river flows generally west onto the Adelaide Plains. The Gawler River abuts the northern boundary of the Affected Area and creates a scenic natural environment. The preservation of the Gawler River and its amenity are a priority of Council. Development of the Affected Area seeks to enhance the Gawler River and its natural environment, with open space and amenities proposed to improve residents connection to the Gawler River and the Affected Area.

As highlighted in the Town of Gawler Open Space, Sport and Recreation Plan 2025, Council is seeking to work with State Government and other relevant Council's to promote development of a linear park along the Gawler River from Gawler to the coast.

The related Gawler Open Space, Sport and Recreation Plan Directions Report has a trail and open space connections map. A connection point has been identified over the adjacent land to the west between the River and Karbeethan Reserve. The proposed trail will run north south and connect the envisaged linear trail with Karbeethan Reserve. The concept plan is shown below in Figure 9. Council has been acquiring land along the length of the Gawler River.

Map 4: Trails and Open Space Connections
Trails and Open Space Connections

-  Links to Surrounding Areas
-  Open Space Connections
-  Urban Links
-  Existing Open Space
-  Cemeteries
-  Gawler Racecourse
-  School Ovals/Open Space
-  Council Boundary
-  Watercourses
-  Strategy Reference
-  1 Karbeethan Reserve
-  2 Eldred Riggs Reserve
-  3 Gawler Race Course
-  4 Dead Man's Pass
-  5 Apex Park
-  6 Goose Island
-  7 Gawler Oval
-  8 Showgrounds/Princes Park
-  9 Reid Reserve
-  10 Golf Course
-  11 Essex Park
-  12 Elliot Gooder Memorial Park/Willaston Oval
-  13 Clonlea Reserve
-  14 Hemaford Grove Reserve
-  15 STARplex

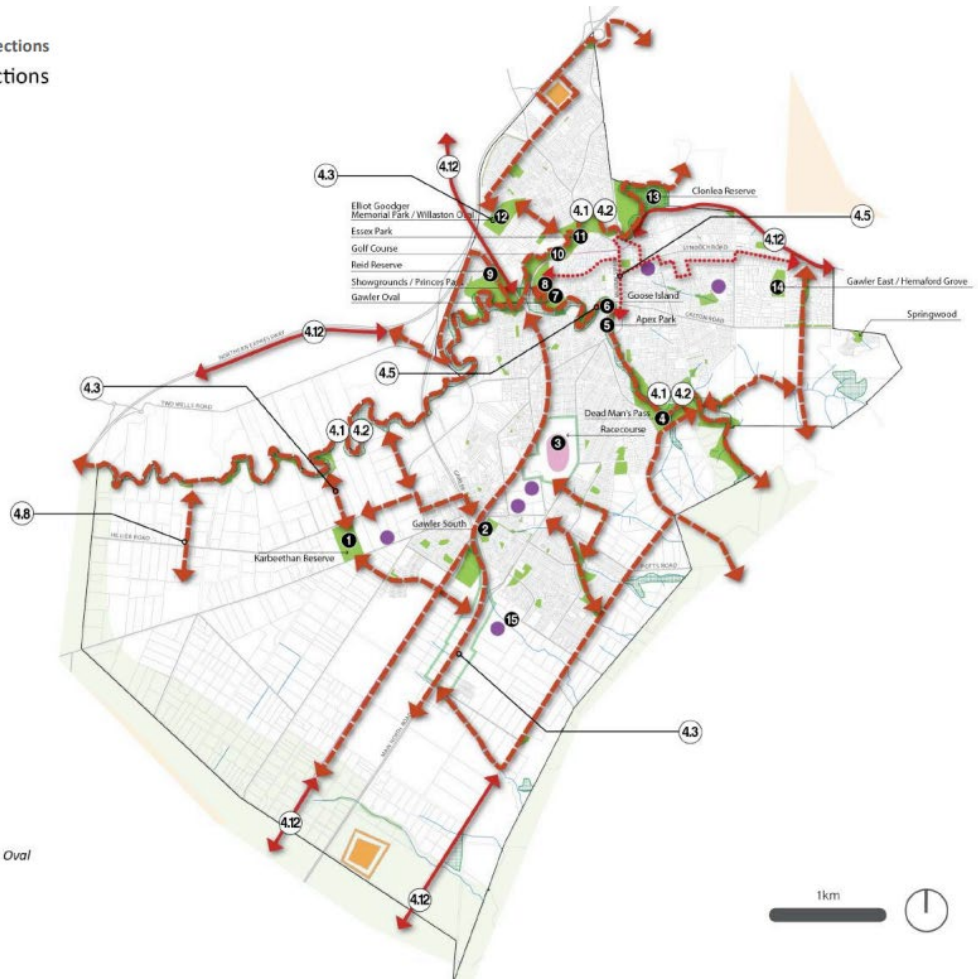


Figure 9 Town of Gawler Trails and Open Space Connections

Key Findings

The residents of the Residential Park will have access to the river environment.

5.8 Site Contamination

Background

Agon were engaged to prepare a Land Contamination Report for the Affected Area. A desktop audit of the Affected Area was undertaken. The audit considered historical use of the site, environmental setting, historic site photography and previous reports prepared for the site.

Key Findings

The detailed report is available in **Attachment F** with the following points providing a summary of findings:

- Based on available site information, Asbestos Containing Material (ACM) was reported within the fabric of the existing onsite buildings and ACM debris was reported in shallow surface soils and buried below the subsurface on the site.
- Based on the findings of the desktop review, the likelihood for the potential presence of contamination associated with the remaining abovementioned Potentially Contaminating Activity (PCAs), is considered to be likely to be present.

Agon considers that the potential sources of contamination identified can be managed and/or remediated. The proposed zoning of the land and future occupation of the Affected Area is therefore suitable. The land contamination report notes that the land can be made suitable for the intended residential land use.

Code Amendment Outcome

Any future development application will need to ensure compliance with EPA policy and relevant Code policy including:

Relevant Code Policies²

Desired Outcome

DO 1 Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome

PO1.1 Ensure land is suitable for use when land use changes to a more sensitive use.

5.9 Affordable Housing

Background

Affordable housing provides people with differing incomes new housing opportunities. Low to moderate income households make up over 60 per cent of households in South Australia, the provision of 'affordable housing' has been incorporated into South Australian Government policies to ensure people in this income bracket have an opportunity to purchase and rent in new housing developments.

The Government of South Australia has promoted the provision of 15 percent affordable housing product to be included in developments creating more than 20 allotments/dwellings. This is given statutory effect through the Affordable Housing Overlay within the Code.

The Affordable Housing Overlay contains policies allowing dispensations for typical planning requirements such as minimum site areas (20% dispensation), car parking or building heights (one additional building level is allowable) where affordable housing is proposed.

² Planning and Design Code

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse

The provision of affordable housing for South Australia is a critical issue, and careful consideration has been given as to the introduction of the overlay. The Minister has specifically requested that consideration be given to affordable housing on this site.

Price points for home ownership – SA Government Gazette September 2022 are illustrated in Table 7.

Table 7 Price Points for Home Ownership

Affordability Indicators as of September 2022 (Price point)	Price Point	Variance (+ 5%) ³	Variance (+ 10%) ³	Variance (+ 15%) ³
Greater Adelaide - Dwelling prices, including house and land, and apartments (inclusive of GST)	\$417,000	\$437,850	\$458,700	\$479,550
Greater Adelaide - Land only purchase price (inclusive of GST)	\$187,650	n/a	\$206,415 (Transport variance is applicable only)	n/a

Code Amendment Outcome

The nature of the proposed development to be facilitated by the Code Amendment will be of an affordable price point. The dwelling models available to residents seeking to build or buy in the Residential Park are modest and limited in their size. The model of ownership also supports affordable housing outcomes.

It is proposed that the Affordable Housing Overlay be applied to the Affected Area.

5.10 Traffic and Transport

Background

Phil Weaver and Associates were engaged to undertake traffic investigations to inform the Code Amendment. They have specifically provided advice in relation to the following based on an additional 400 residential allotments being developed:

- Anticipated traffic volumes.
- Access from Hillier Road.
- Traffic distribution.
- Internal traffic arrangements.

Key Findings

- It is anticipated that a Residential Park would generate approximately one quarter of the traffic volumes per dwelling than generated by standard residential allotments.

³ SA Housing Authority, Developer Information Sheet 03: Affordable Housing Price Variance
<https://www.housing.sa.gov.au/documents/general/Affordable-Housing-Price-Variance.pdf#pricevariance>

- The assessment has identified that the volumes of traffic forecast to be generated by the Affected Area are anticipated to remain within the capacity of Hillier Road.
- The future site access point design would not require significant alterations to Hillier Road to accommodate the future forecast volumes of traffic given the linear horizontal and vertical alignments along this roadway.
- It is forecast that approximately 90% of traffic movements generated by the Affected Area would occur to and from the east, i.e., towards Gawler.
- Approximately 225m² of shoulder sealing will be required opposite the access to achieve the required BAR treatment as show in Figure 10 below.

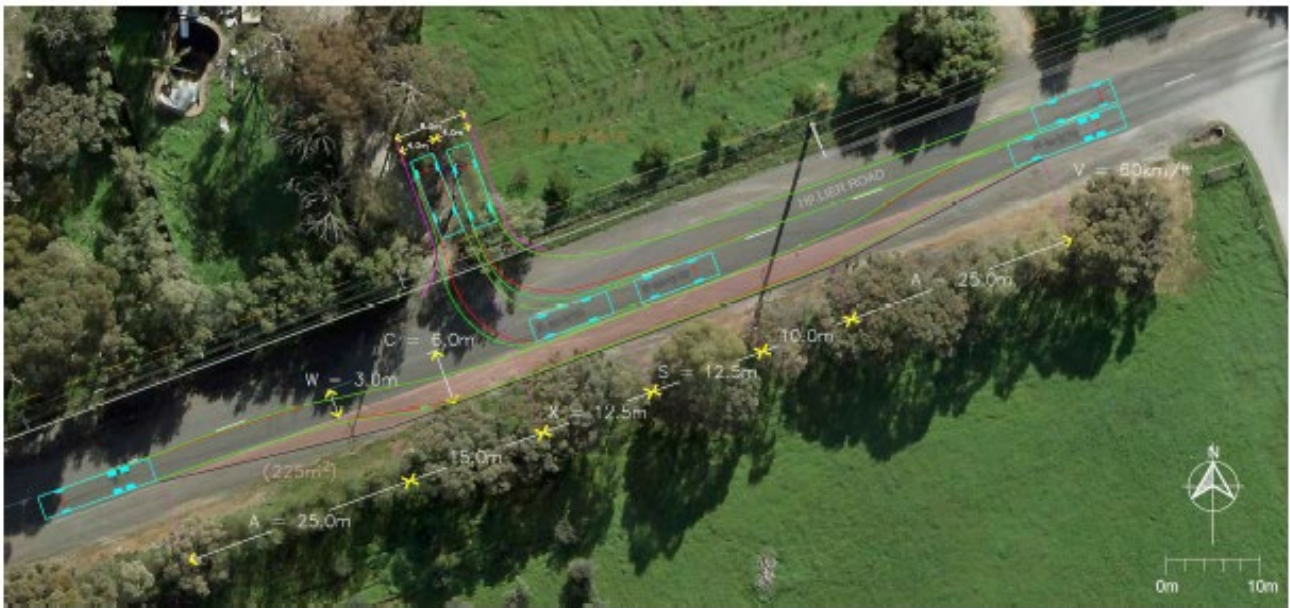


Figure 10 Indicative Site Access Point Location and Arrangement with Simultaneous MRV Site Accessibility

State Initiatives

Gawler East Link Road - \$55 million traffic project to provide direct access to Main North Road without travelling through the Gawler town centre, reducing travel times, reducing the likelihood of crashes and cutting the vehicle emission caused by travel delays. This will improve access to and from Gawler for residents and visitors and support a higher number of vehicle movements.

Main North Road/Tulloch Road Intersection Upgrade - \$7.5 million to upgrade and signalise the four-way intersection of Main North Road, Tulloch Road and Morrow Avenue as well as duplicating Main North Road on approach and through the intersection. Will improve safety and efficiency.

Gawler Railway Electrification Project - \$615 million investment for electrification and modernisation of the Adelaide to Gawler rail line which will improve connectivity and reliability of public transport. It will support increased capacity and future growth.

Local Traffic

Gawler Cycleway (Underway) - Due for completion in November 2022. It will link the Stuart O'Grady Bikeway to The Barossa Trail, improving social connection, amenity, safety and access.

Murray Street Upgrade Stage 7 - Completed in October 2021, the works have upgraded the road between Murray Street and Lyndoch to Calton Road. The works have improved safety for all users.

Public transport – the existing Hillier Residential Park is serviced by an on-demand bus service which visits several times a day. Services will increase with the expansion of the Residential Park over the Affected Area with an additional stop provided to service the new development.

Code Amendment Outcome

The traffic investigations demonstrate that the local road network can support the additional traffic movements likely to be generated through the proposed rezoning.

5.11 Stormwater and Flood

Background

Fyfe have undertaken the stormwater and flooding analysis of the Affected Area. As part of these investigations, numerous discussions have been held with Council. The Fyfe report details three possible solution for the management of stormwater over the Affected Area.

The Proponent's preferred option is Option 1. Further discussions with Council will be held to determine the final stormwater solution. The options are detailed in Table 8 below.

Key Findings

Key findings are summarised in Table 8 below.

Table 8 Stormwater Management Options

Option	Details
Option 1 – Drainage to Gawler River	<p>Option 1 proposes a detention basin at the low point of the site that will then discharge north towards the Gawler River. The natural grade of the site shows the low point of the site, which is marked as 'proposed basin location' in the image opposite.</p> <p>Option 1 will see all stormwater collected from the development and surrounding areas directed towards the proposed basin, which will then grade with the existing site levels to naturally flow in the direction of the Gawler River. This option will require earthworks on the basin to allow for onsite detention.</p>

Option

Details



Option 2 – Bulk Earthworks to Allow Grading Towards Hillier



Option 2 considers bulk earthworks of the site to allow it to grade south towards Hillier Road. This option will require substantial fill across the site which will result in changes to the natural and surrounding areas.

Once bulk earthworks are complete, the site will grade towards Hillier Road and the stormwater collected can be utilised within the Karbeethan Reserve, located south-west of the proposed site as shown below.

This is the proponent's least favourable option.

Option	Details
<p>Option 3 – Pump station</p> 	<p>Option 3 includes the construction of a packaged pump station within the development and a rising main to Karbeethan Reserve for stormwater re-use.</p> <p>This will require a detention/retention basin at the front of the Affected Area. This can be engineered to minimise the impact on developable land. Further investigation in to the levels of the site will undertake to determine the suitability of this option.</p>

Code Amendment Outcome

The Code Amendment has investigated stormwater management options for the Affected Area with several options available. The investigations show that from a stormwater and flooding perspective the land can be developed for its intended land use. There are several existing water sensitive design and stormwater management policies that Council can utilise during a future development application stage to manage stormwater.

5.12 Utilities Planning

Fyfe were engaged to prepare investigations to identify the infrastructure works required to support the proposed rezoning. The details are provided in **Attachment F** and are summarised in Table 9 below.

Table 9 Utility Infrastructure

Utility Infrastructure	Response/Comment
Water	An approximate potable water network will provide a connection to each of the 400 houses. The internal network will consist of the 100mm water main, several fire hydrants and house connections.
Sewerage	<p>Sewer connections will be provided to all residence through an internal sewer network that will then flow into the proposed external gravity main that is to be located within Hillier Road or into the proposed pit and pipe system but will connect into Murray Hillier Court.</p> <p>The internal sewer network will be constructed with 150mm pipes and will require allotment connections to each house and a number of inspection openings. Maintenance holes and maintenance shafts will be required as per standard guidelines.</p>
Electricity	<p>Augmentation will be required for additional demand required by the new development. Augmentation, as defined by SAPN is the “upgrade of the distribution network capacity in order to meet new or additional customer demand”. Each lot will require a standard 6kVa to be adequately serviced which will result in 2400 kVa of new load as advised by SAPN.</p> <p>SAPN has advised that the likely connection point for the proposed development will be the 11kV power line within Hillier Road.</p> <p>This demand would need to be serviced by at least ten (10) new 315kVA pad mount transformers located within the proposed development.</p>
Telecommunications	There is an existing NBN fixed line network footprint. NBNCo advised that there will likely be no back haul charges required.

Code Amendment Outcome

As the development is located within an existing residential area, the land is well serviced with utility infrastructure. Some upgrades will be required to service the additional residential development proposed post Code Amendment. However, these can be reasonably achieved and will be negotiated through the development application process. As such, there are no barriers to rezoning from a utilities perspective. A policy response to these matters is not required through this Code Amendment.

5.13 Native Vegetation and Biodiversity

Background

Succession Ecology undertook investigations to inform the Code Amendment. The Affected Area is covered by varying levels and types of vegetation. The northern boundary of the site abuts the Gawler River which is where vegetation is densest. The historical occupation of the site has included rural land uses which are no longer formalised. Succession Ecology have specifically provided advice in relation to:

- Significant and regulated trees.
- Assessment of the site for any vegetation protected under the Native Vegetation (NV) Act 1991.
- Identify any areas of environmental significance that would restrict development in certain parts of the site.

Key Findings

Key findings of this analysis show:

- The site has been highly modified and consists mostly of invasive plants and scattered trees (both native and planted).
- Vegetation on site consists of a mixture of native woodlands, planted vegetation and weedy grasslands.
- Native biodiversity and habitat availability is restricted to the northern end of the site, along the Gawler River.
- The northern end of the site along the Gawler River is a flood plain and development should be avoided.
- There has been a recent planting (within the last 5 years) of native trees and shrubs, on the southern boundary of 52 Hillier Road.
- The vegetation at the southern end of the site is considered amenity vegetation as it provides some aesthetic value.
- The remaining vegetation on site is a weedy grassland, with a mixture of environmental and declared weed species.
- There are 31 scattered trees/clusters protected under the NV Act 1991.
- 9 significant trees and 16 regulated trees exist on the site as illustrated in Figure 11.
 - These trees provide significant value to the site and where practical, the intention is to retain them.
 - Management of these trees will be dealt with in the development application process.
- There are no matters of environmental significance that would be impacted by a Code Amendment for this site.

The key policy requirements of the Significant and Regulated Tree Overlay are noted below:

- Seek to conserve regulated and significant trees to provide aesthetic and environmental benefits.

- Retain regulated trees where they make an important visual contribution to the local character and amenity, are indigenous to the local area and/or provide habitat for native fauna.
- Retain significant trees where they contribute to the character or amenity of the local area, are indigenous to the local area and/or provide habitat for native fauna, form part of a wildlife corridor of remnant native vegetation and/or contribute to the maintenance of biodiversity in the local environment.
- Where tree damaging activities are proposed and are not associated with a broader development, the overlay limits removal or damage to trees unless the tree/s is diseased and has a short-life expectancy or to mitigate unacceptable risk to public or private safety. The overlay seeks to avoid damaging significant trees unless all reasonable remedial treatments and measures have been determined to be ineffective.
- Where tree damaging activities are in connection with other development, damage to significant and regulated trees should only be undertaken where it accommodates a reasonable development in accordance with the relevant zone and where the development might not be possible otherwise. Where the tree is identified as significant, all reasonable development options and design options will need to be considered to prevent substantial tree-damaging activity occurring.

Code Amendment Outcome

The Code Amendment will include the Regulated and Significant Tree Overlay over the Affected Area. The Native Vegetation Overlay applies to the northern portion of 52 Hillier Road where it abuts the Gawler River.



Figure 11 Significant and Regulated Trees across the Affected Area

5.14 Rural Interface

Background

The Affected Area is currently zoned Rural and interfaces with the established Residential Park. The Code Amendment will shift the boundary of this interface. The surrounding rural land is generally smaller scale rural allotments including small scale cropping and glass houses. The intensity of the rural land use is small in scale and therefore not detrimental to the Residential Park or vice versa.

Land to the south accommodates Council community facilities, Karbeethan Reserve and rural living land uses. Land to the west accommodates rural living and rural land use.

Figure 12 below details the adjacent land uses to the Affected Area.

Key Findings/Code Amendment Outcome

The existing Residential Park interfaces with land currently zoned Rural which is proposed to be rezoned. The Code Amendment will shift the existing interface boundary from its current location to the west. As is the existing condition where rural interface is being appropriately managed, vegetation and setbacks will act as a buffer between the Residential Park development and the rural land. The intensity of the adjacent land use on rural land and the development of the Residential Park do not raise conflict concerns. The existing management of this interface demonstrates how this can continue.

Any future development application will need to have regard to existing 'Interface between Land Uses' in Part 4 – General Development Policies of the Code.

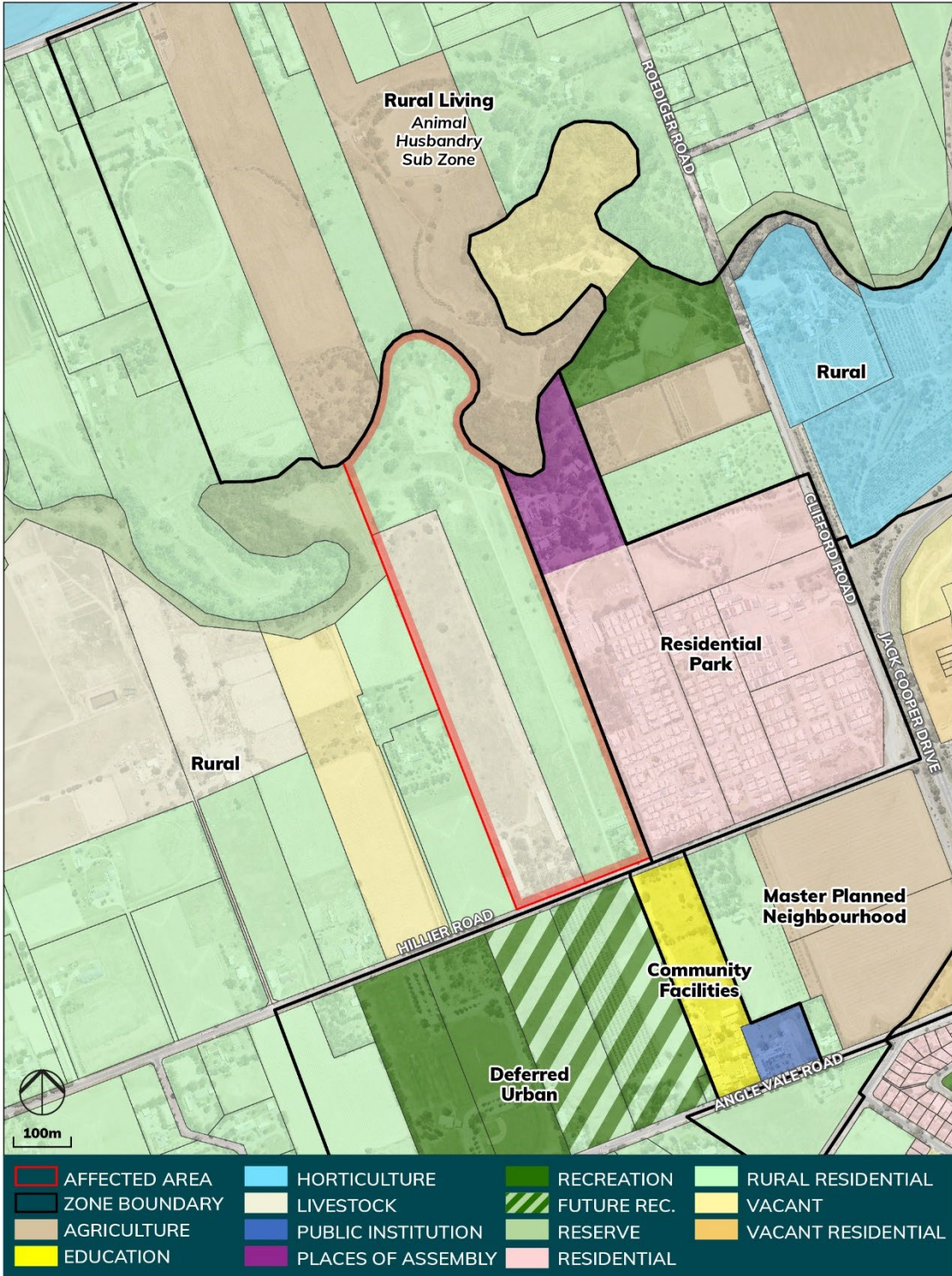


Figure 12 Adjacent Land Uses (as per DIT Land Use Classifications)

5.15 Community Infrastructure Analysis

Background

A review of the available social infrastructure has been undertaken to determine whether the community in this locality can be adequately serviced. At full development the new Residential Park will accommodate approximately 560 people (based on 1.4 people per dwelling and 400 dwellings as is the occupation rate within the established Residential Park. Comparatively the ABS figure for people per dwelling is 1.9 for Hillier)⁴.

Figure 13 illustrates a wide range of existing community facilities. The additional 760 people arriving over several years will not have a material impact on the capacity of the existing services.

Karbeethan Reserve is located under 100 metres from the Affected Area. Future expansion of Karbeethan Reserve will reduce this distance. A draft Master Plan for Karbeethan Reserve has been developed with Stage 1 of works initiated. These works focus on delivering improvements to structured sporting facilities for baseball, softball and soccer with some passive recreation outcomes achieved alongside these uses. The focus of Karbeethan Reserve is to improve the amenity for structured sport which will not generally be utilised by the residents of Hillier Residential Park given their age and provision of onsite services. The average age of residents at the existing Residential Park is 75 years.

The Australian Sports Commission, AusPlay data provides participation numbers for physical activity. The November 2022 report identifies walking (recreational) as the top activity for men and women over 55. The top 5 activities are detailed in Table 10 below⁵:

Activity	Participation number
Walking (recreational)	4,593,000
Fitness/gym	2,301,000
Swimming	1,134,00
Cycling	967,000
Golf	657,000

Table 10 Activity Participation Rates for Over 55s

The Gawler River which abuts the northern boundary of the Affected Area is a valued part of the Town of Gawler's community infrastructure. Council's Open Space, Sport and Recreation Plan seeks to further develop and promote family recreation areas and hubs along the Gawler River. Connections such as a trail

⁴ ABS Quickstats 2021, Hillier <https://www.abs.gov.au/census/find-census-data/search-by-area>

⁵ AUSPLAY national Sport and Physical Activity Report, November 2022
https://www.clearinghouseforsport.gov.au/__data/assets/pdf_file/0010/1077544/AusPlay-National-Sport-and-Physical-Activity-Participation-Report-November-2022-V2.pdf

network along the river is a desirable outcome. The natural value of the Gawler River is an asset that the development wishes to enhance and continue to share with the community.

Residential Park community infrastructure will be included in the development of the Affected Area. Services and infrastructure specific to user needs are planned for in the future development. Activity nodes and open space will be features of the development. Community infrastructure will include a multipurpose community hall, as well as passive and active recreation spaces that are complementary to the existing Residential Park. The expansion of the Residential Park will function in its own right with little (if any) reliance or shared facilities with the Karbeethan Reserve.

Key Findings

There are a range of community facilities to be developed onsite for resident's use. These include:

- Community hall for internal events and functions, bingo, informal gatherings
- Activity centre including wellness centre, gym, bowls, darts, dance, exercise classes, table tennis and snooker.
- Swimming pool
- Tennis/pickleball court
- Walking paths

Nearby services include:

- Library
- Medical
- Community centre

Community Infrastructure in the Affected Areas is illustrated in Figure 12 below.

Pedestrian Systems:

The Town of Gawler developed a Walking and Cycling Plan 2018-2028 to enable people of all ages and abilities across the Town of Gawler to choose walking and/or cycling as a regular day-to-day activity for transport and recreation.

As detailed above the future development proposes to include walking paths which supports a variety of user needs and activities. Accessibility and connection across the Affected Area are key objectives. The Concept Design Plan provides a preliminary outline of these connections.

The Gawler Open Space and Recreation Plan seeks informal recreation spaces for walking, bike riding and other activities which engage with nature. The growing participation in recreational activities is acknowledged. The range of onsite activities will provide residents with a variety of options to suit their needs and mobility.

Nearby Development:

Development in the area includes residential development on the land to the south of the Affected Area zoned Master Planned Neighbourhood. Development approval is currently being sort for 151 dwellings with the area to be developed in a similar pattern to the recent development to the east of Jack Cooper Drive.

An On the Run will be constructed on the corner of Jack Cooper Drive and Angle Vale Road.

The surrounding area more generally provides appropriately zoned land for housing development. This housing growth may trigger retail/commercial development in the Suburban Activity Centre zoned land further to the south.

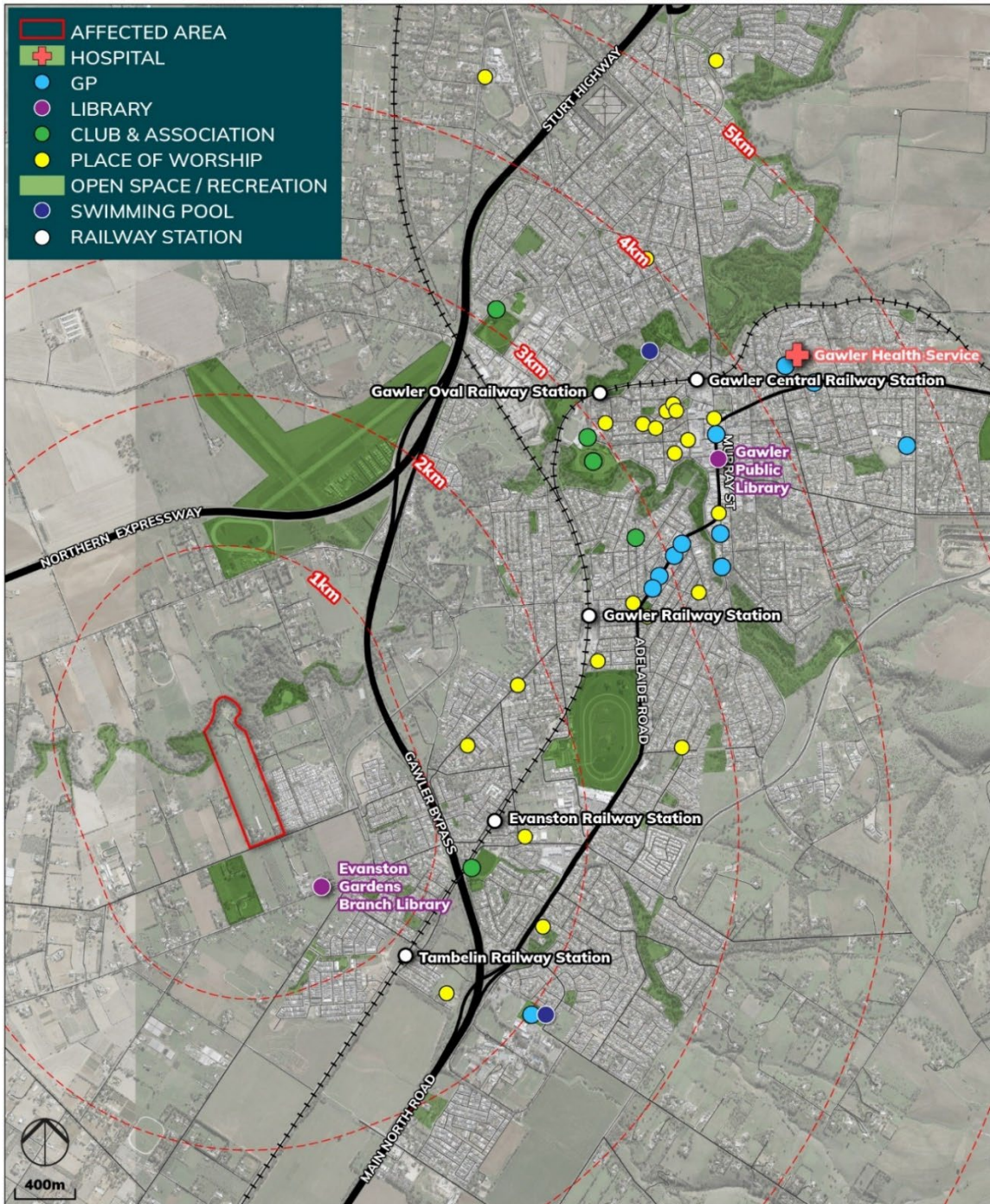


Figure 13 Affected Area Community Infrastructure

6. Recommended Policy Changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

Proposed Zones

- Rezone the Affected Area to **Residential Park Zone**.

Proposed Overlays

- Introduce the **Affordable Housing Overlay** over the Affected Area:

Technical and Numeric Variations

- Delete the **Minimum Site Area TNV** which currently limits land division to four hectares.

Concept Plan

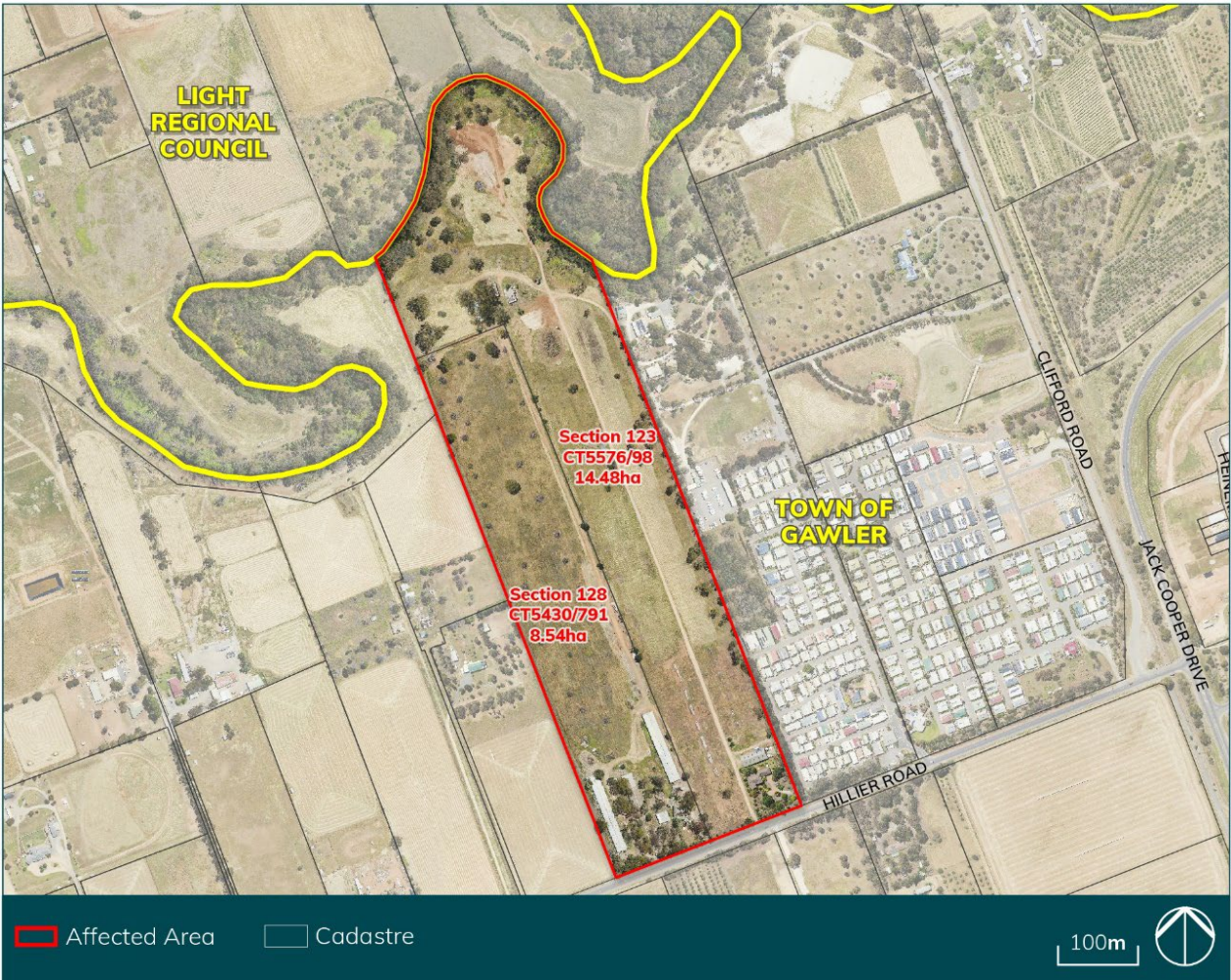
- Update **Concept Plan 101** to illustrate proposed open space.

General Policies

- The Code includes a range of policies that will apply to development in this locality which are contained within Part 4 – General Development Policies:
 - Interface between Land Uses
 - Site Contamination
 - Transport, Access and Parking
 - Design

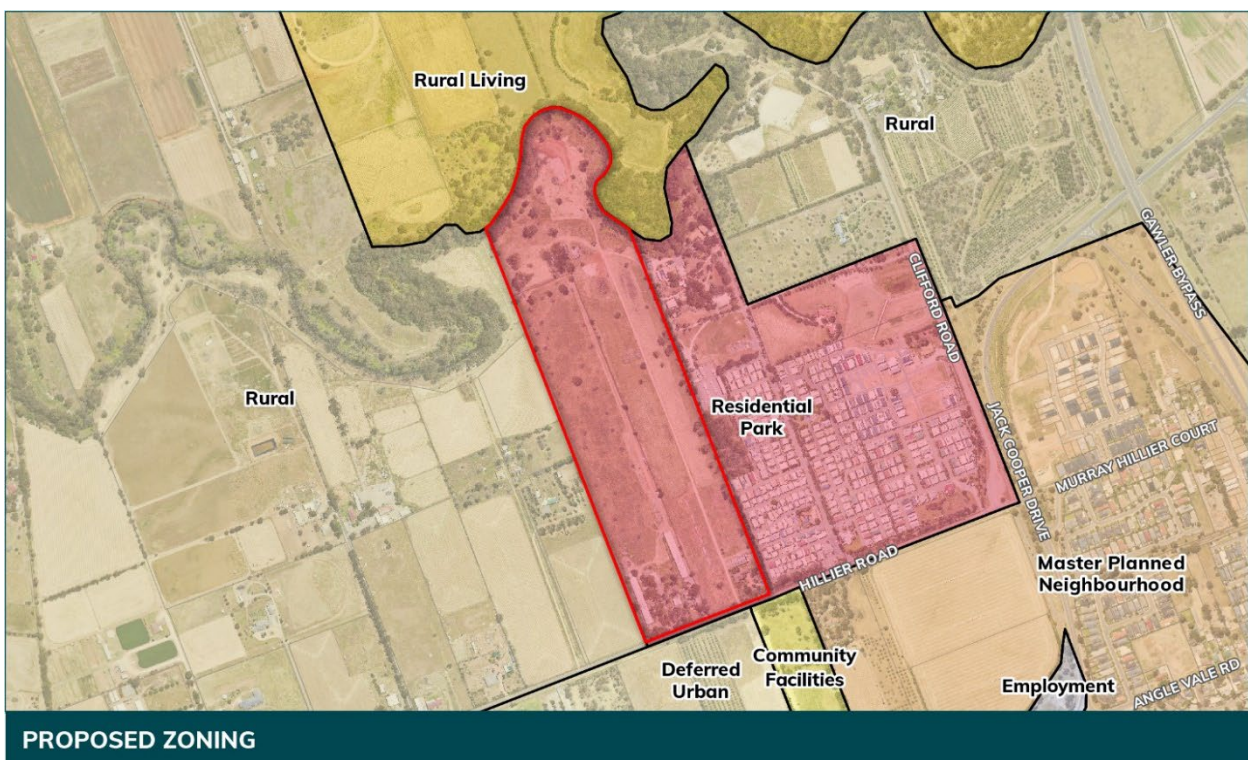
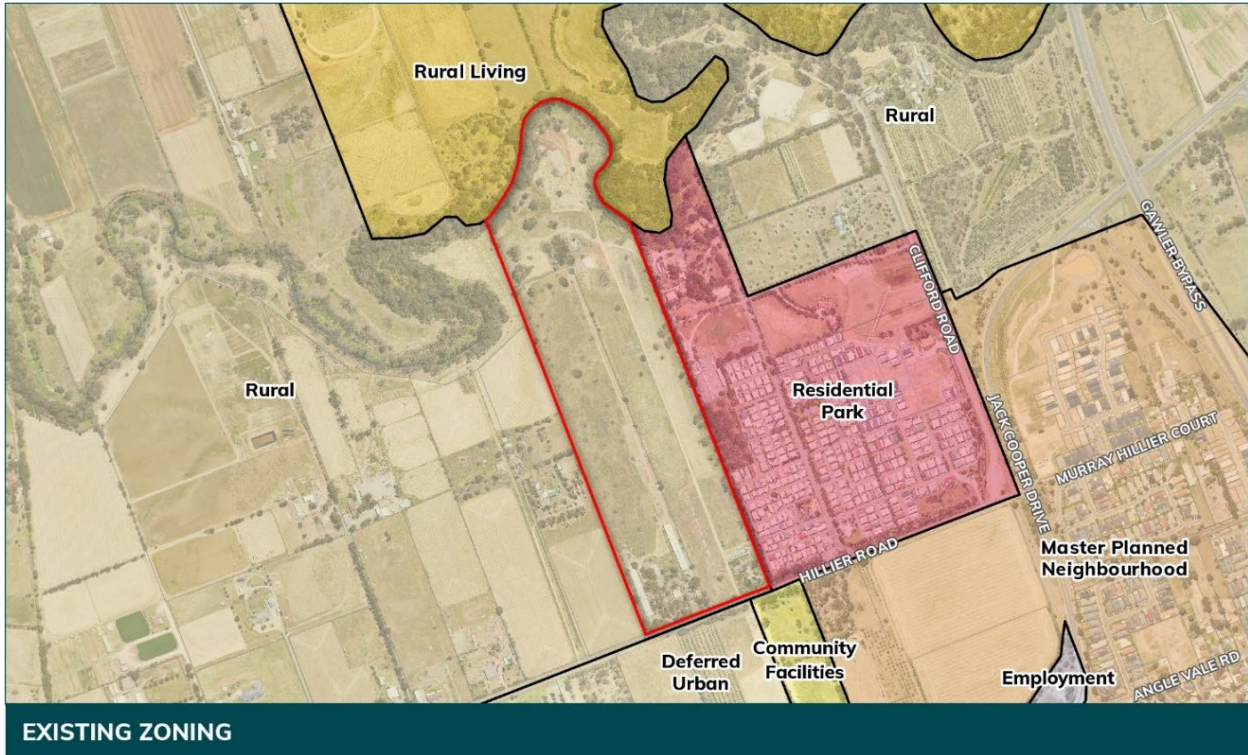
No changes are proposed to these policies.

Attachment A – Affected Area Mapping

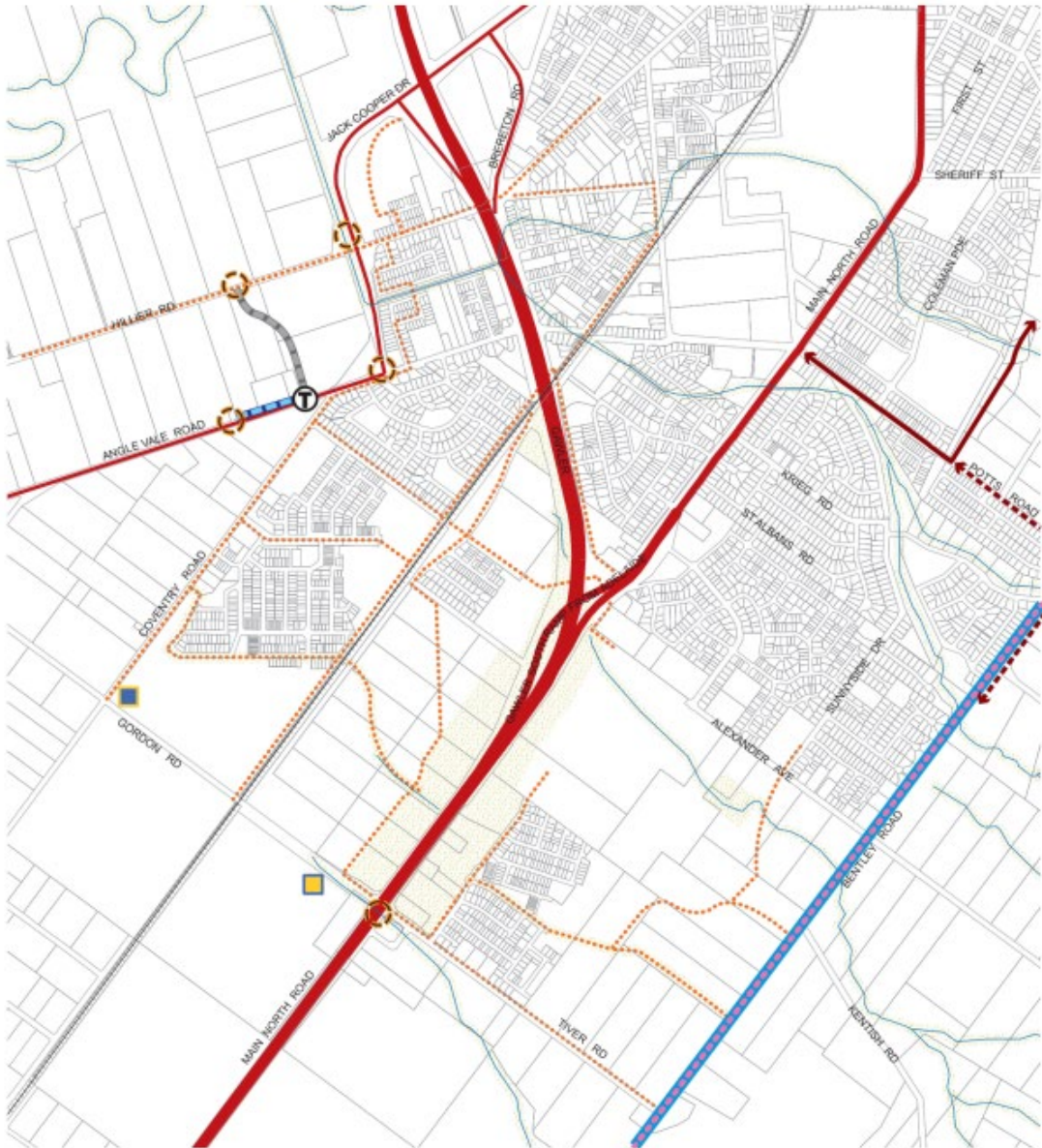


Attachment B – Comparison Mapping (Existing and Proposed Zones and Overlay Maps)

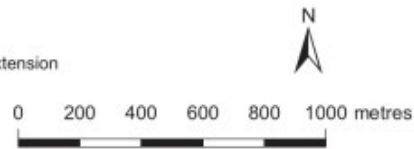
B.1 Current and Proposed Spatial Applications of Zones



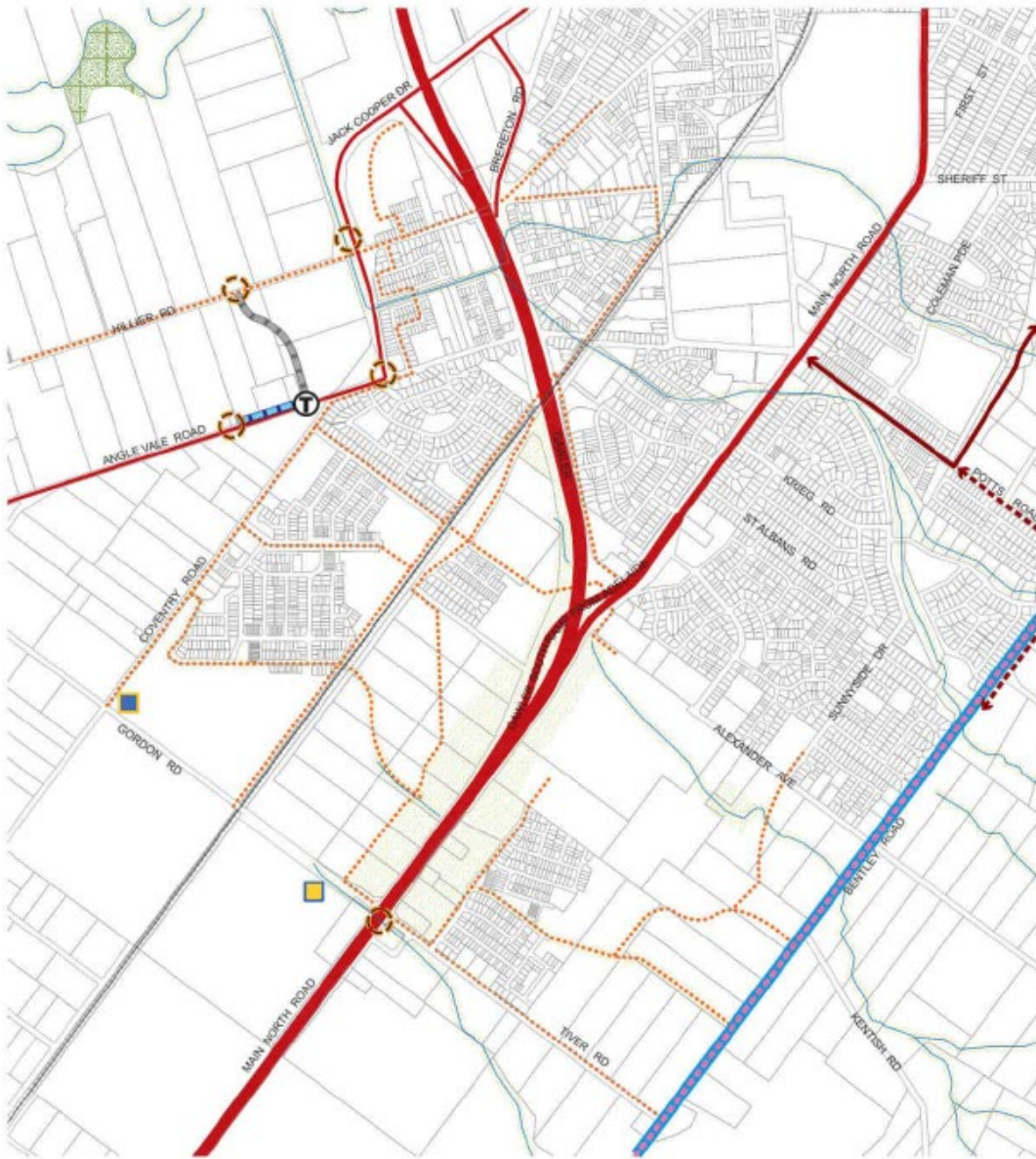
B.2 Current and Proposed Concept Plan



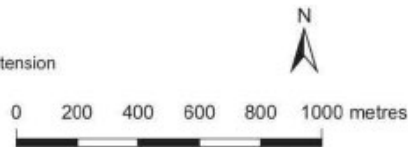
- Water Courses
- Open Space
- Gas Pipeline
- Traffic Management
- Major Pedestrian / Cycle Pathways
- Aquifer Storage Recharge
- EISA Infrastructure
- Retail Street
- Indicative Bus Route
- T-Junction
- Railway
- Primary Arterial Road
- Secondary Arterial Road
- Gawler East Link Road
- Gawler East Link Road Extension



Concept Plan 101 EVANSTON GARDENS, EVANSTON SOUTH, HILLIER

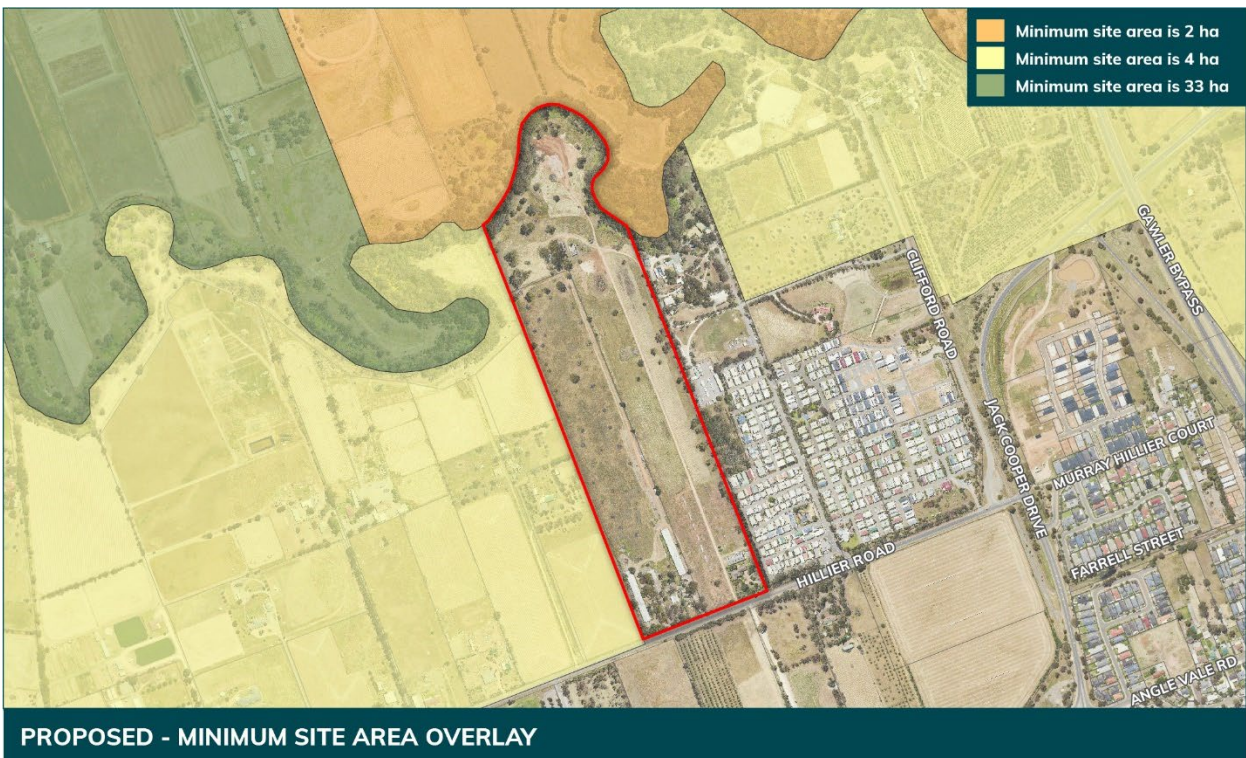


- Water Courses
- Open Space
- Gas Pipeline
- Traffic Management
- Major Pedestrian / Cycle Pathways
- Aquifer Storage Recharge
- E-TSA Infrastructure
- Retail Street
- Indicative Bus Route
- T-Junction
- Railway
- Primary Arterial Road
- Secondary Arterial Road
- Gawler East Link Road
- Gawler East Link Road Extension

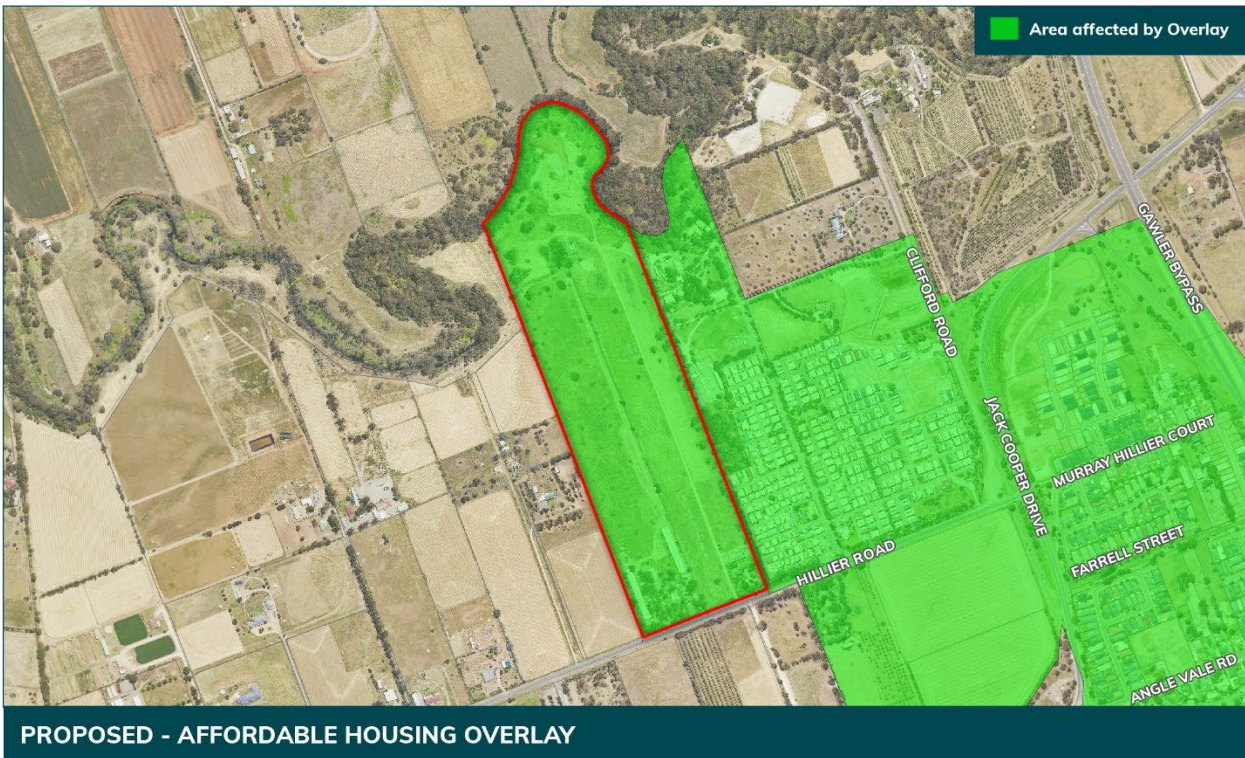
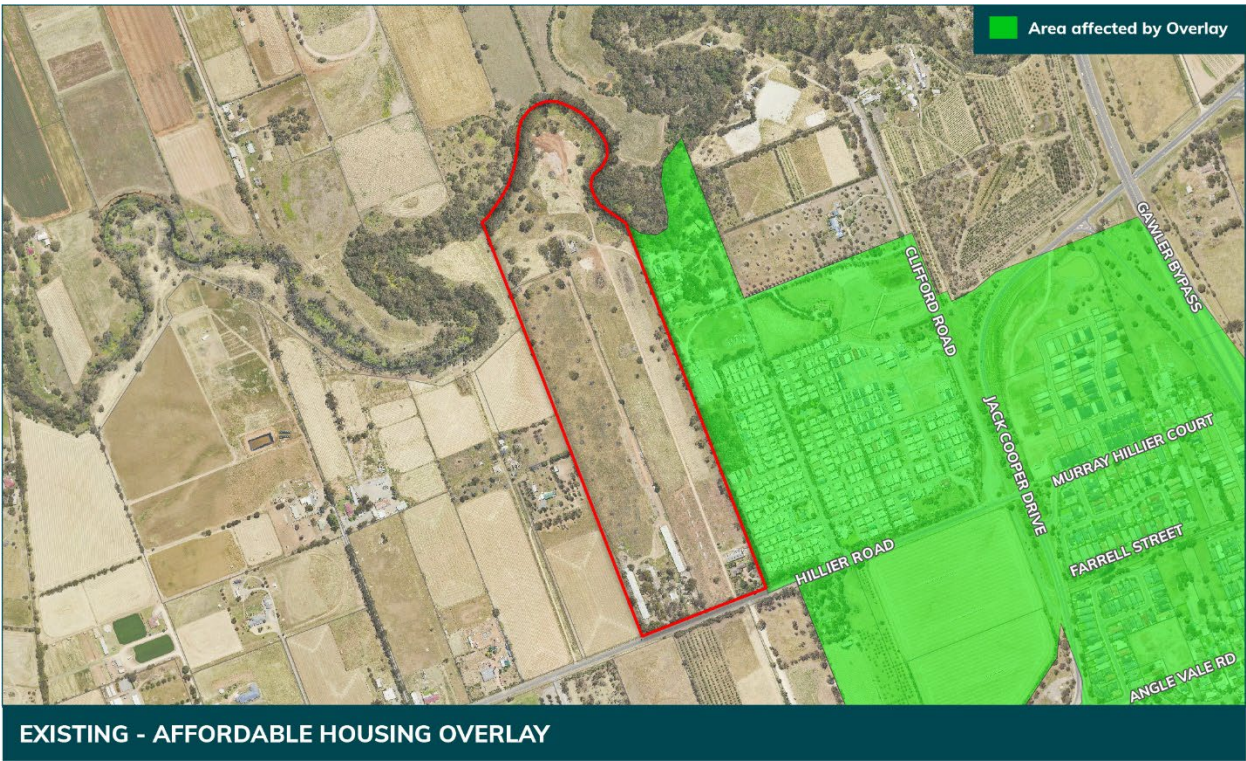


Concept Plan 101 EVANSTON GARDENS, EVANSTON SOUTH, HILLIER

B.3 Current and Proposed TNV

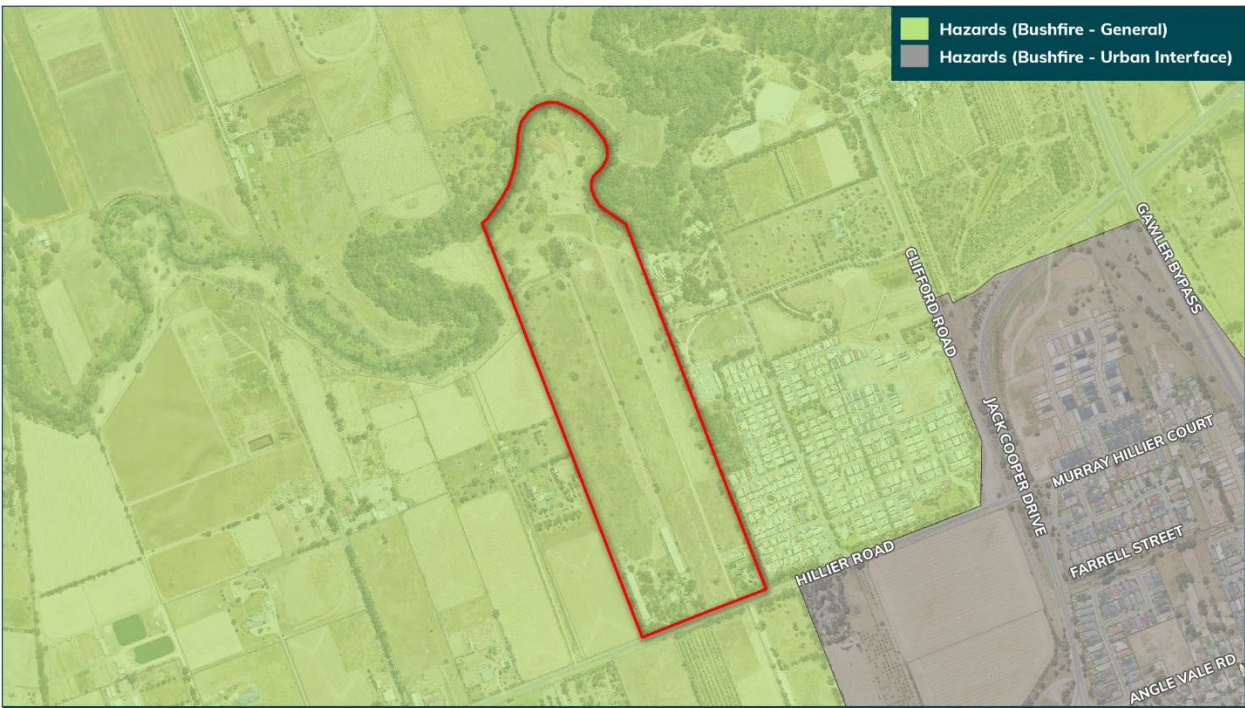


B.4 Current and Proposed Spatial Application of Overlays

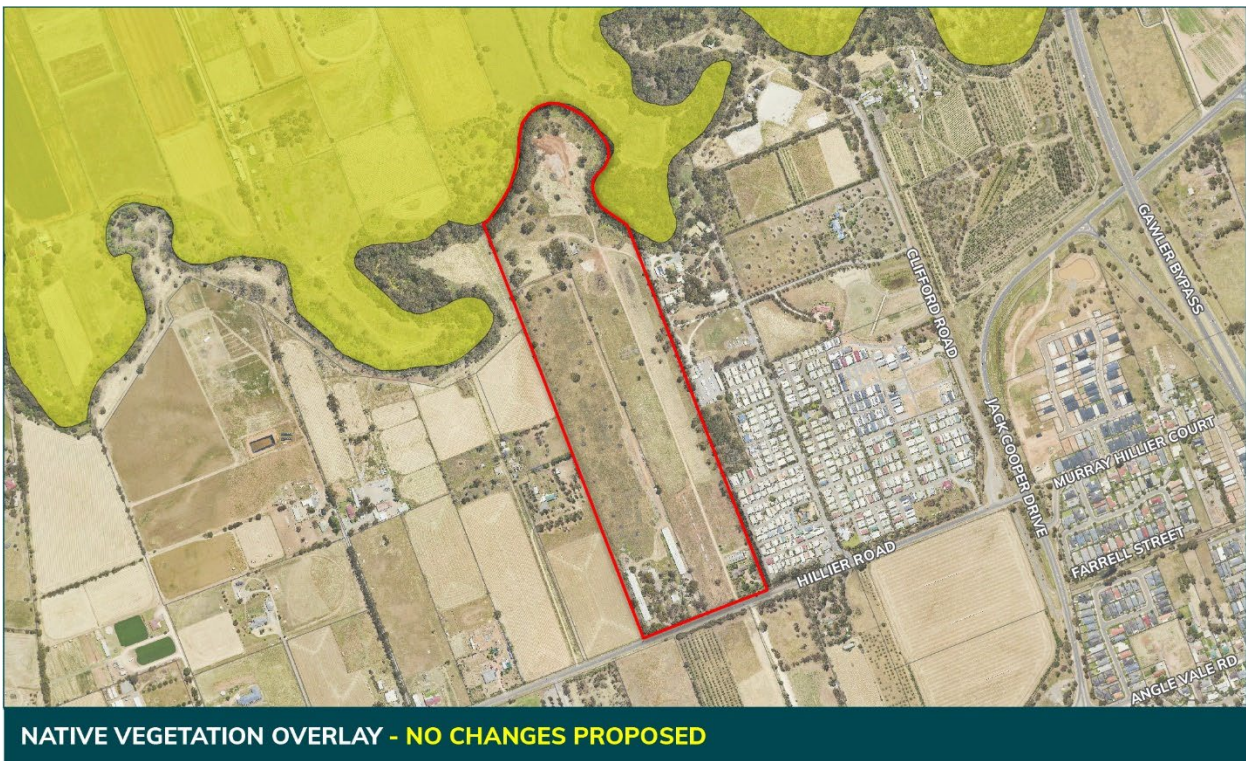
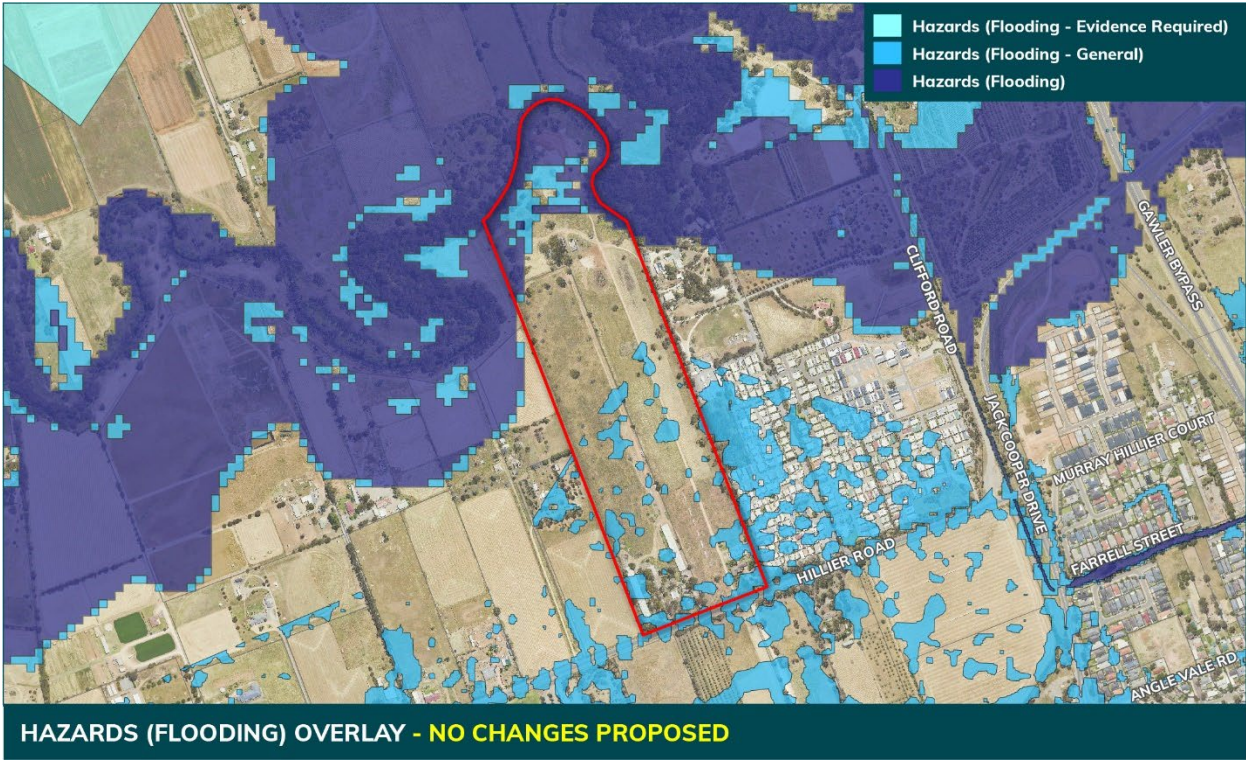


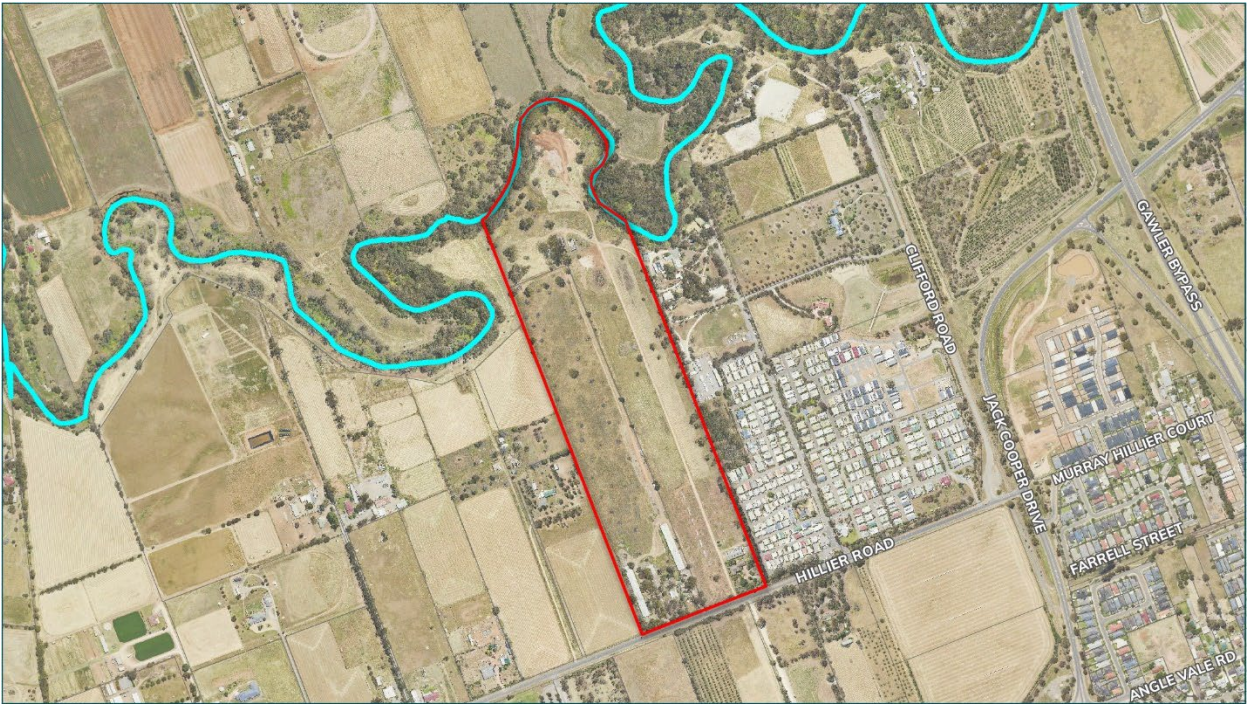


DEFENCE AVIATION AREA OVERLAY - NO CHANGES PROPOSED



HAZARDS (BUSHFIRE) OVERLAY - NO CHANGES PROPOSED





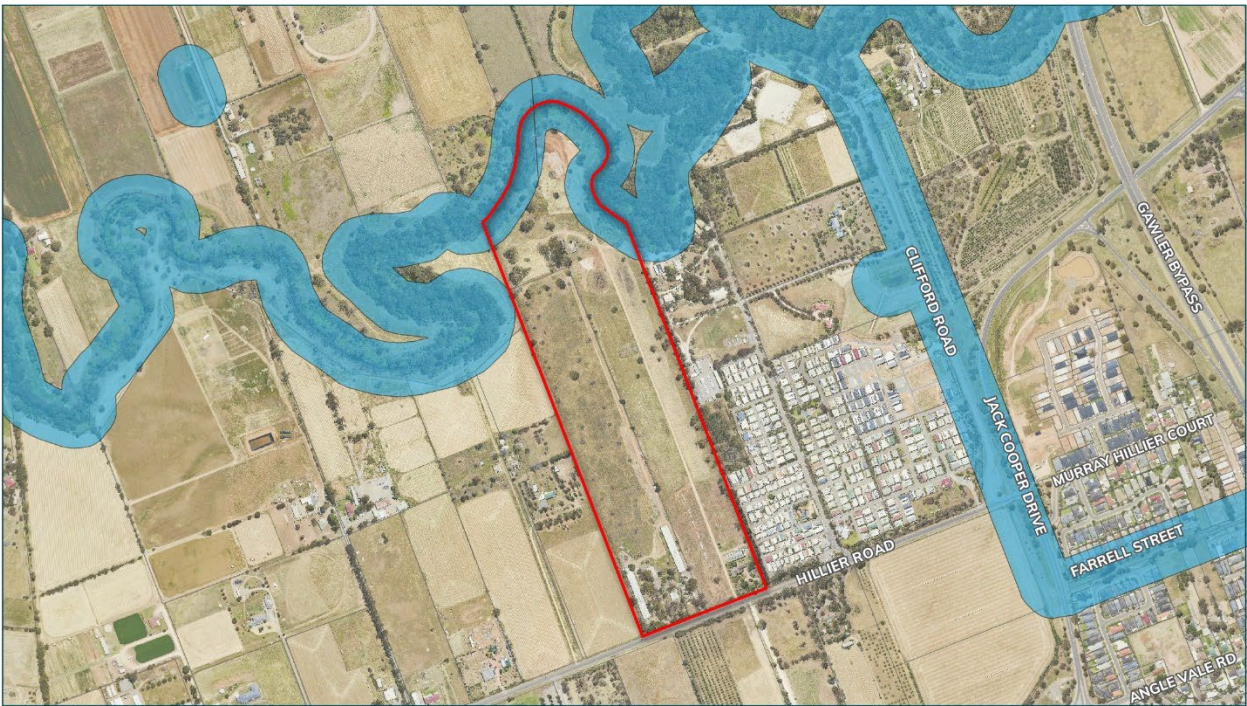
PRESCRIBED WATERCOURSES OVERLAY - NO CHANGES PROPOSED



PRESCRIBED WELLS AREA OVERLAY - NO CHANGES PROPOSED



REGULATED AND SIGNIFICANT TREE OVERLAY - NO CHANGES PROPOSED



WATER RESOURCES OVERLAY - NO CHANGES PROPOSED

Attachment C – Current Policy Content

C.1 Current Policy Content for Zones

The following Zones currently apply to the Affected Area. Note for the purposes of brevity and ease of use, Assessment Tables 1 to 5 applying to each Zone have not been included (just the policies). Please refer to the Planning and Design Code

(https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse) to view each of the tables applying to each zone.

Part 2 - Zones and Sub Zones

Rural Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
DO 2	A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Dairy (g) Dam (h) Distillery (i) Dwelling (j) Dwelling addition (k) Farming (l) Horse keeping (m) Horticulture (n) Industry (o) Intensive animal husbandry (p) Low intensity animal husbandry (q) Outbuilding (r) Renewable energy facility (s) Shop (t) Small-scale ground mounted solar power facility (u) Stock slaughter works (v) Tourist accommodation (w) Transport distribution (x) Verandah (y) Warehouse (z) Winery (aa) Workers' accommodation
Siting and Design	
<p>PO 2.1</p> <p>Development is provided with suitable vehicle access.</p>	<p>DTS/DPF 2.1</p> <p>Development is serviced by an all-weather trafficable public road.</p>
<p>PO 2.2</p>	<p>DTS/DPF 2.2</p>

<p>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p>	<p>Buildings:</p> <ul style="list-style-type: none"> (a) are located on sites with a slope not greater than 10% (1-in-10) (b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level. 			
<p>Horticulture</p>				
<p>PO 3.1</p> <p>Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a sustainable manner that:</p> <ul style="list-style-type: none"> (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity where horticulture is proposed to be carried out in enclosed buildings such as such as greenhouses. 	<p>DTS/DPF 3.1</p> <p>Horticultural activities:</p> <ul style="list-style-type: none"> (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m² (g) where in the form of olive growing are not located within 500m of a conservation or national park. 			
<p>Rural Industry</p>				
<p>PO 4.1</p> <p>Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.</p>	<p>DTS/DPF 4.1</p> <p>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):</p> <ul style="list-style-type: none"> (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 20ha in area (c) have a total floor area not exceeding 500m². 			
<p>PO 4.2</p> <p>Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:</p> <ul style="list-style-type: none"> (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>			
<p>PO 4.3</p> <p>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.</p>	<p>DTS/DPF 4.3</p> <p>Buildings and associated activities:</p> <ul style="list-style-type: none"> (a) are set back at least 100m from all road and allotment boundaries (b) are not sited within 200m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment. 			
<p>Dwellings</p>				
<p>PO 5.1</p> <p>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.</p>	<p>DTS/DPF 5.1</p> <p>Dwellings:</p> <ul style="list-style-type: none"> (a) are located on an allotment with an area not less than: <table border="1" data-bbox="829 2038 1516 2128" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Minimum Dwelling Allotment Size</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Minimum dwelling allotment size is 16 ha</td> </tr> <tr> <td style="text-align: center;">Minimum dwelling allotment size is 20 ha</td> </tr> </tbody> </table>	Minimum Dwelling Allotment Size	Minimum dwelling allotment size is 16 ha	Minimum dwelling allotment size is 20 ha
Minimum Dwelling Allotment Size				
Minimum dwelling allotment size is 16 ha				
Minimum dwelling allotment size is 20 ha				

	<p>Minimum dwelling allotment size is 25 ha</p> <p>Minimum dwelling allotment size is 30 ha</p> <p>Minimum dwelling allotment size is 32 ha</p> <p>Minimum dwelling allotment size is 33 ha</p> <p>Minimum dwelling allotment size is 36 ha</p> <p>Minimum dwelling allotment size is 40 ha</p> <p>Minimum dwelling allotment size is 60 ha</p> <p>Minimum dwelling allotment size is 100 ha</p> <p>Minimum dwelling allotment size is 200 ha</p> <p>Minimum dwelling allotment size is 300 ha</p> <p>Minimum dwelling allotment size is 900 ha</p> <p>(b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities</p> <p>(c) will not result in more than one dwelling on an allotment.</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <p>(d) more than one value is returned in the same field, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.</p>
<p>PO 5.2</p> <p>Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.</p>	<p>DTS/DPF 5.2</p> <p>Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied:</p> <p>(a) it is located within 20m of an existing dwelling</p> <p>(b) shares the same utilities of the existing dwelling</p> <p>(c) will use the same access point from a public road as the existing dwelling</p> <p>(d) it is located on an allotment not less than 40ha in area</p> <p>(e) will not result in more than two dwellings on the allotment.</p>
<p>PO 5.3</p> <p>Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 5.3</p> <p>Dwellings:</p> <p>(a) are set back from all allotment boundaries by at least 40m</p> <p>(b) do not exceed 2 building levels and 9m measured from the top of the footings</p> <p>(c) have a wall height that is no greater than 6m.</p>
<p>PO 5.4</p> <p>Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 5.4</p> <p>Additions or alterations to an existing dwelling:</p> <p>(a) are set back from all allotment boundaries by at least 40m</p> <p>(b) do not exceed 2 building levels and 9m measured from the top of the footings</p> <p>(c) have a wall height that is no greater than 6m.</p>
<p>Shops, Tourism and Function Centres</p>	
<p>PO 6.1</p> <p>Shops are associated with an existing primary production use or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.</p>	<p>DTS/DPF 6.1</p> <p>Shops:</p> <p>(a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries</p> <p>(b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments</p> <p>(c) have a gross leasable floor area not exceeding 100m² or 250m² in the case of a cellar door</p> <p>(d) have an area for the display of produce or goods external to a building not exceeding 25m².</p>
<p>PO 6.2</p>	<p>DTS/DPF 6.2</p>

<p>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>Shops in new buildings:</p> <ul style="list-style-type: none"> (a) are set back from all allotment boundaries by at least 40m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
<p>PO 6.3</p> <p>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p>Tourist accommodation:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: <ul style="list-style-type: none"> (i) where in a new building, does not exceed a total floor area of 100m² (ii) where in an existing building, does not exceed a total floor area of 150m² (c) does not result in more than one facility being located on the same allotment.
<p>PO 6.4</p> <p>Tourist accommodation proposed in a new building or buildings is sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.4</p> <p>Tourist accommodation in new buildings:</p> <ul style="list-style-type: none"> (a) is set back from all allotment boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level.
<p>PO 6.5</p> <p>Function centres are associated with the primary use of the land for primary production or primary production related value adding industry.</p>	<p>DTS/DPF 6.5</p> <p>Function centres:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not result in more than 75 persons for customer dining purposes.
<p>PO 6.6</p> <p>Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 6.6</p> <p>Function centres:</p> <ul style="list-style-type: none"> (a) are located on an allotment having an area of at least 5ha (b) are set back from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
<p>Offices</p>	
<p>PO 7.1</p> <p>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.</p>	<p>DTS/DPF 7.1</p> <p>Offices:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m².
<p>Adaptive Reuse of Existing Buildings</p>	
<p>PO 8.1</p> <p>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.</p>	<p>DTS/DPF 8.1</p> <p>Development within an existing building is for any of the following:</p> <ul style="list-style-type: none"> (a) a shop (b) office (c) tourist accommodation.
<p>Renewable Energy Facilities</p>	
<p>PO 9.1</p> <p>Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>

<p>PO 9.2</p> <p>Small-scale, ground-mounted solar power facilities support rural production or value-adding industries.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																													
<p>Built Form and Character</p>																														
<p>PO 10.1</p> <p>Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:</p> <p>(a) having substantial setbacks from boundaries and adjacent public roads</p> <p>(b) using low-reflective materials and finishes that blend with the surrounding landscape</p> <p>(c) being located below ridgelines.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>																													
<p>Land Division</p>																														
<p>PO 11.1</p> <p>Land division, including boundary realignments, promotes productive, efficient and sustainable primary production.</p>	<p>DTS/DPF 11.1</p> <p>Allotments have an area not less than:</p> <table border="1" data-bbox="829 761 1519 1926"> <thead> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> </thead> <tbody> <tr> <td>Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm</td> </tr> <tr> <td>Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm</td> </tr> <tr> <td>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm</td> </tr> <tr> <td>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm</td> </tr> <tr> <td>Minimum site area is 1,000 sqm</td> </tr> <tr> <td>Minimum site area is 10 ha</td> </tr> <tr> <td>Minimum site area is 100 ha</td> </tr> <tr> <td>Minimum site area is 1,200 sqm</td> </tr> <tr> <td>Minimum site area is 1,500 sqm</td> </tr> <tr> <td>Minimum site area is 16 ha</td> </tr> <tr> <td>Minimum site area is 2,000 sqm</td> </tr> <tr> <td>Minimum site area is 2 ha</td> </tr> <tr> <td>Minimum site area is 20 ha</td> </tr> <tr> <td>Minimum site area is 200 ha</td> </tr> <tr> <td>Minimum site area is 25 ha</td> </tr> <tr> <td>Minimum site area is 3,000 sqm</td> </tr> <tr> <td>Minimum site area is 30 ha</td> </tr> <tr> <td>Minimum site area is 32 ha</td> </tr> <tr> <td>Minimum site area is 33 ha</td> </tr> <tr> <td>Minimum site area is 4 ha</td> </tr> <tr> <td>Minimum site area is 40 ha</td> </tr> <tr> <td>Minimum site area is 5,000 sqm</td> </tr> <tr> <td>Minimum site area is 5 ha</td> </tr> <tr> <td>Minimum site area is 60 ha</td> </tr> <tr> <td>Minimum site area is 7 ha</td> </tr> <tr> <td>Minimum site area is 81 sqm</td> </tr> <tr> <td>Minimum site area is 9,000 sqm</td> </tr> <tr> <td>Minimum site area is 900 ha</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 11.1, in instances where:</p> <p>(a) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Site Area	Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm	Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm	Minimum site area is 1,000 sqm	Minimum site area is 10 ha	Minimum site area is 100 ha	Minimum site area is 1,200 sqm	Minimum site area is 1,500 sqm	Minimum site area is 16 ha	Minimum site area is 2,000 sqm	Minimum site area is 2 ha	Minimum site area is 20 ha	Minimum site area is 200 ha	Minimum site area is 25 ha	Minimum site area is 3,000 sqm	Minimum site area is 30 ha	Minimum site area is 32 ha	Minimum site area is 33 ha	Minimum site area is 4 ha	Minimum site area is 40 ha	Minimum site area is 5,000 sqm	Minimum site area is 5 ha	Minimum site area is 60 ha	Minimum site area is 7 ha	Minimum site area is 81 sqm	Minimum site area is 9,000 sqm	Minimum site area is 900 ha
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<p>PO 11.2</p> <p>Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where:</p> <p>(a) the allotments are of a size and configuration to support the existing and proposed land uses (b) water of sufficient quality and quantity is available to sustain the proposed use (c) the use will be compatible with adjacent or nearby uses of land.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>		
<p>PO 11.3</p> <p>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:</p> <p>(a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.</p>	<p>DTS/DPF 11.3</p> <p>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:</p> <p>(a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.</p>		
<p>Agricultural Buildings</p>			
<p>PO 12.1</p> <p>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.</p>	<p>DTS/DPF 12.1</p> <p>Agricultural buildings:</p> <p>(a) are located on an allotment having an area of at least 10ha (b) are set back at least 50m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 500m² in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.</p>		
<p>Outbuildings, Carports and Verandahs</p>			
<p>PO 13.1</p> <p>Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 13.1</p> <p>Outbuildings:</p> <p>(a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 150m² (c) have walls that do not exceed 5m in height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment .</p>		
<p>PO 13.2</p> <p>Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.</p>	<p>DTS/DPF 13.2</p> <p>Carports and verandahs:</p> <p>(a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m² (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.</p>		
<p>Concept Plans</p>			
<p>PO 14.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 14.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="831 2074 1520 2121"> <thead> <tr> <th data-bbox="831 2074 1520 2101" style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 2101 1520 2121">Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross</td> </tr> </tbody> </table>	Description	Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross
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	<p>Section - Warrengie</p> <p>Concept Plan 3 - Mount Barker and Littlehampton</p> <p>Concept Plan 71 - Hamley Bridge</p> <p>Concept Plan 50 - Roseworthy Town Expansion</p> <p>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</p> <p>Concept Plan 98 - Mallala</p> <p>Concept Plan 106 - Hindmarsh Valley</p> <p>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier</p> <p>Concept Plan 100 - Gawler East</p> <p>In relation to DTS/DPF 14.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met.</p>
<p>Advertisements</p>	
<p>PO 15.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 15.1</p> <p>Freestanding advertisements:</p> <p>(a) do not exceed 2m in height</p> <p>(b) do not have a sign face that exceeds 2m² per side.</p>

C.2 Current Policy Content for Overlays

The following Overlays currently apply to the Affected Area.

Part 3 - Overlays

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas.	DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> .
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	DTS/DPF 1.2 Development does not include exhaust stacks.

Part 3 - Overlays

Hazards (Bushfire - General Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	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 taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and	DTS/DPF 3.1 None are applicable.

workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	
PO 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> .	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access – Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a

	<p>minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:</p> <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building B. a turning area with a minimum radius of 12.5m (Figure 3) C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

Part 3 - Overlays

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																						
Land Use																							
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.																						
Flood Resilience																							
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Finished Ground and Floor Levels</th> </tr> </thead> <tbody> <tr><td>Minimum finished floor level is 2.6m AHD</td></tr> <tr><td>Minimum finished floor level is 20.4m AHD</td></tr> <tr><td>Minimum finished floor level is 3m AHD</td></tr> <tr><td>Minimum finished floor level is 3.45m AHD</td></tr> <tr><td>Minimum finished floor level is 4.15m AHD</td></tr> <tr><td>Minimum finished floor level is 4.35m AHD</td></tr> <tr><td>Minimum finished floor level is 5.3m AHD</td></tr> <tr><td>Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD</td></tr> <tr><td>Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD</td></tr> <tr><td>Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD</td></tr> <tr><td>Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD</td></tr> <tr><td>Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD</td></tr> <tr><td>Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD</td></tr> <tr><td>Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD</td></tr> <tr><td>Minimum finished ground level is 2.4m AHD</td></tr> <tr><td>Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD</td></tr> <tr><td>Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD</td></tr> <tr><td>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD</td></tr> <tr><td>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD</td></tr> <tr><td>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD</td></tr> <tr><td>Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD</td></tr> </tbody> </table>	Finished Ground and Floor Levels	Minimum finished floor level is 2.6m AHD	Minimum finished floor level is 20.4m AHD	Minimum finished floor level is 3m AHD	Minimum finished floor level is 3.45m AHD	Minimum finished floor level is 4.15m AHD	Minimum finished floor level is 4.35m AHD	Minimum finished floor level is 5.3m AHD	Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD	Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD	Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD	Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD	Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD	Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD	Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD	Minimum finished ground level is 2.4m AHD	Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD	Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD	Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD	Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD	Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD	Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD
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Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD	
Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD	
Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD	
Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD	
Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD	
Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD	
Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD	
Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD	
Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD	
Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD	
<p>In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.</p>	
Environmental Protection	
<p>PO 3.1</p> <p>Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.</p>	<p>DTS/DPF 3.1</p> <p>Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.</p>

Part 3 - Overlays

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 2.2 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.

PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.
PO 3.6 Fences do not unreasonably impede floodwaters.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).
Environmental Protection	
PO 4.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 4.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.
PO 4.2 Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 None are applicable.
Site Earthworks	
PO 5.1 The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.	DTS/DPF 5.1 None are applicable.
PO 5.2 Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS/DPF 5.2 Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level (b) is no more than 5m wide.
Access	
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event.	DTS/DPF 6.1 None are applicable.
PO 6.2 Access driveways and tracks to significant development (i.e. dwellings,	DTS/DPF 6.2 None are applicable.

places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.	
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Part 3 - Overlays

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p>	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry

<ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<ul style="list-style-type: none"> (c) dairy (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Land division</p>	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.

Part 3 - Overlays

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Prescribed watercourses are protected by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner that maintains the health and natural flow paths of the watercourses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular development involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.
<p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing in a prescribed watercourse is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Part 3 - Overlays

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Part 3 - Overlays

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

<p>PO 1.6</p> <p>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:</p> <ul style="list-style-type: none"> (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses. 	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p>PO 1.8</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.</p>	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>
<p>PO 1.9</p> <p>Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.</p>	<p>DTS/DPF 1.9</p> <p>None are applicable.</p>

Attachment D – Proposed Code Policy

The following Zones currently are proposed to apply to the Affected Area. Note for the purposes of brevity and ease of use, Assessment Tables 1 to 5 applying to each Zone have not been included (just the policies). Please refer to the Planning and Design Code (https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse) to view each of the tables applying to each zone.

Part 2 - Zones and Sub Zones

Residential Park Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Affordable living, short term accommodation and associated small-scale services and facilities are provided in an open landscaped setting.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Long-term and short-term affordable and visitor accommodation predominantly characterised by caravan and camping sites, cabins, and transportable dwellings, with complementary support services that maintain a low-rise, open landscape setting.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Amenity block (b) Caravan permanently fixed to land (c) Community facility (d) Detached dwelling (e) Indoor recreation facility (f) Outbuilding (g) Residential Park (h) Shop (i) Office (j) Tourist accommodation
<p>PO 1.2</p> <p>Permanent buildings are consistent with the primary role of the park and maintain an open landscaped character by being limited to:</p> <ul style="list-style-type: none"> (a) a dwelling (manager's house) (b) shop or office (in association with and ancillary to a residential park) (c) community or recreational facilities (d) toilets/amenities. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Facilities to support the needs and enjoyment of visitors and occupants (such as shower, toilet and laundry facilities, recreation areas including tennis court, basketball court, playground, swimming pool/spa and the like) are provided at a scale suitable to maintain the open natural character of the area and ancillary to the primary role of the park.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>A dwelling in the form of a manager's residence associated with and ancillary to tourist accommodation and tourist facilities to support tourism operations and maximise available accommodation for long-term occupants, visitors and travellers.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p>	<p>DTS/DPF 1.5</p>

<p>Shops and offices associated with and ancillary to tourist accommodation and tourist facilities support tourism operations and maximise available accommodation for visitors and travellers.</p>	<p>Shops and offices (or any combination thereof) do not exceed 250m² in gross leasable floor area</p> <p>or</p> <p>Shops and offices (or any combination thereof) are to be located in an existing building that is being lawfully used as a shop or office (or any combination thereof).</p>					
<p>PO 1.6</p> <p>Home-based businesses support opportunities to work from home are of a scale and type to maintain the amenity of nearby residents.</p>	<p>DTS/DPF 1.6</p> <p>A shop, consulting room or office (or any combination thereof) located on the same allotment and in conjunction with a dwelling where all the following are satisfied:</p> <p>(a) it does not exceed 50m² gross leasable floor area</p> <p>(b) it does not involve the display of goods in a window or about the dwelling or its curtilage.</p>					
<p>Site Dimensions and Land Division</p>						
<p>PO 2.1</p> <p>No additional allotment(s) are created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.</p>	<p>DTS/DPF 2.1</p> <p>Land division is permitted for a lease or licence under the <i>Residential Parks Act 2007</i> where an agreement is made, granted or accepted under that Act.</p>					
<p>PO 2.2</p> <p>Each caravan, cabin and dwelling is provided with adequate space for the occupants' exclusive use to enhance the amenity for travellers.</p>	<p>DTS/DPF 2.2</p> <p>Caravan, cabin and dwelling sites are not less than 100m² in area.</p>					
<p>Built Form and Character</p>						
<p>PO 3.1</p> <p>Landscaping is used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>					
<p>PO 3.2</p> <p>Buildings and structures incorporate a small setback from internal roads to ensure safe internal movement.</p>	<p>DTS/DPF 3.2</p> <p>Buildings and structures are set back at least 1m from any internal road.</p>					
<p>PO 3.3</p> <p>Buildings and structures are sufficiently set back from any public road to minimise impacts on the streetscape.</p>	<p>DTS/DPF 3.3</p> <p>Buildings and structure are set back at least 6m from a public road.</p>					
<p>PO 3.4</p> <p>Buildings and structures are set back from the park boundary to minimise impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>Building and structures are set back at least 2m from the park boundary.</p>					
<p>Concept Plans</p>						
<p>PO 4.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 4.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="833 1865 1519 2033"> <thead> <tr> <th data-bbox="833 1865 1519 1892" style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="833 1892 1519 1926">Concept Plan 21 - Virginia</td> </tr> <tr> <td data-bbox="833 1926 1519 1960">Concept Plan 22 - Virginia Infrastructure</td> </tr> <tr> <td data-bbox="833 1960 1519 1993">Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td> </tr> <tr> <td data-bbox="833 1993 1519 2033">Concept Plan 101 - Evanston Gardens, Evanston South, Hillier</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p>	Description	Concept Plan 21 - Virginia	Concept Plan 22 - Virginia Infrastructure	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints	Concept Plan 101 - Evanston Gardens, Evanston South, Hillier
Description						
Concept Plan 21 - Virginia						
Concept Plan 22 - Virginia Infrastructure						
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints						
Concept Plan 101 - Evanston Gardens, Evanston South, Hillier						

	<p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.</p>
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Attachment E – 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:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 1 – Integrated Planning</p> <p>To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p>	
<p>1.1 An adequate supply of land (well services by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The Code Amendment seeks to rezone some 23.15 hectares of land to accommodate residential type land uses to the east of existing Residential Park Development and the township of Gawler.</p> <p>The proposal will provide the addition of land supply, allowing for integration and coordination with the adjacent Residential Park.</p> <p>The Code Amendment proposes to introduce new zoning and land use requirements over the Affected Area to support housing to meet the needs of the aging population as it grows and changes.</p>
<p>1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</p>	<p>Consistent with the zoning of the adjacent land, the Code Amendment aims to provide housing of a similar nature, as a Residential Park. The high demand being experienced within the adjacent Residential Park requires the timely delivery of additional houses; the Code Amendment aims to do so.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</p>	<p>Consistent with the zoning of the adjacent land, the Code Amendment aims to support development for aging communities at Gawler which attract additional local services and facilities to service the growing population over time. Having additional services closer to where people live reduces travel demand and enhances community self-reliance and sustainability.</p>
<p>SPP 4 – Biodiversity To maintain and improve our state’s biodiversity and its life supporting functions.</p>	
<p>4.1 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.</p>	<p>The proposed Code Amendment will not result in the rezoning of land with recognised high value characteristics, nor the need to clear large areas of land which have not been heavily modified previously. It is recognised that the land abuts the Gawler River. The site layout will be designed to minimise impact to the natural character and habitat.</p> <p>The land is not located within the Environmental Food Protection Area and the Native Vegetation Act does not apply.</p>
<p>SPP 5 – Climate Change Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p>	
<p>5.5 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.</p>	<p>The land is subject to general flooding and general bushfire risk. Investigations will be undertaken to identify risks to people and property, site layout will be designed to mitigate these risks to an acceptable level.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 6 – Housing Supply and Diversity To promote the development of a well-serviced and sustainable housing and land choices where and when required.	
6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities	The intent of this Code Amendment is to provide housing supply that responds to the population growth and demographic needs of the area.
6.4 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.	The intent of this Code Amendment is to rezone land to support the development of residential development adjacent to similar development. Future development can be serviced from the nearby Gawler township and the development is capable of being serviced by existing and coordinated planned infrastructure to the site.
6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices	The intent of this Code Amendment is to rezone land to support the development of affordable over 50's residential housing with varied household types i.e. 2 – 3 bedrooms.
SPP 8 – Primary Industry A diverse and dynamic primary industry sector making the best use of natural and human assets.	
8.4 Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.	<p>The Area Affected is currently bound by a Residential Park to the east, a Community Facilities Zone and Deferred Urban Zone to the south and Rural Living to the north. As such it is relatively constrained for Primary Production.</p> <p>The <i>Gawler Rural Land Use and Infrastructure Investigations Report No 1 Background Paper, March 2015</i>, identifies that the land is not core primary production land.</p> <p>While it is acknowledged that there are horticultural activities in the locality more generally, horticultural activities are no longer undertaken on adjacent land (including the Rural land to the west).</p> <p>The land fronting Hillier Road contains a former orchard that has not been operational for around 30-years. The orchard is</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<p>being overrun by olive trees and has no functioning water supply.</p> <p>The poultry sheds located on parcel 1 (66 Hillier Road) are no longer in operation and the surrounding land is not utilised for primary production purposes.</p> <p>The land is also not within the Environment and Food Production Areas, which has been designed to protect valuable primary production and environmental assets from urban encroachment.</p>
<p>SPP 14 – Water Security & Quality To ensure South Australia’s water supply is able to support the needs of current and future generations.</p>	
<p>14.6 Support development that does not adversely impact on water quality.</p>	<p>Investigations will be undertaken and mitigation measures will be in place to ensure future development does not adversely impact on the Gawler River which abuts the northern boundary of the site.</p>
<p>SPP 15 – Natural Hazards To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p>	
<p>15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</p>	<p>The southern portion of the land is subject to general flooding and general bushfire risk. Future development will be supported by the requirements of the Residential Park Zone and existing General section policy in the Planning and Design Code to minimise risk to people, property and the environment.</p>

2. Regional Plans

30-Year Plan for Greater Adelaide

The 30-Year Plan for Greater Adelaide is the relevant Regional Plan for this Code Amendment. This Plan includes six targets, underpinned by a range of policies that will help measure progress on delivering a new urban form. They are:

1. Containing our urban footprint and protecting our resources
2. More ways to get around

3. Getting active
4. Walkable neighbourhoods
5. A green liveable city
6. Greater housing choice.

The key policies and targets of the *30-Year Plan for Greater Adelaide* which are most relevant to this Code Amendment are set out in the table below:

Target 1 is concerned with 'Containing our urban footprint and protecting our resources' and includes a target for 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.

Target 6 seeks 'Greater Housing Choice' and includes a target to increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Transit corridors, growth areas and activity centre</p> <p>P11. Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas.</p>	<p>The Affected Area is located 2km to the west of Gawler which provides access to essential services and readily available transport options. The Affected Area is outside of the Environment and Food Protection Area.</p>
<p>P12. Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging "leapfrog" urban development.</p>	<p>Future development can be serviced from the nearby Gawler township and the development is capable of being serviced by existing and coordinated planned infrastructure to the site and the adjacent Residential Park.</p>
<p>Design Quality</p> <p>P26. Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan</p>	<p>The Code Amendment seeks to respond to the population growth and demographic needs of the area.</p> <p>The Residential Park provides an affordable price point as buyers purchase the homes not the land reducing the overall purchase price.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.	Furthermore, residents of the park may be eligible for the Residential Parks Concession Scheme which provides access to concessions such as assistance with cost of living and energy, water and sewage bills.
Housing mix, affordability and competitiveness P37. Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas	The Code Amendment seeks to deliver a zoning outcome which results in the expansion of an existing Residential Park with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services and facilities in Gawler.

3. Other Strategic Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
2017 – 2027 Gawler Community Plan	
2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.	The Code Amendment seeks to rezone land to enable residential development to respond to the population growth. The Affected Area is located within easy reach of services and facilities in Gawler. The rezoning will allow for integration and coordination with the adjacent Residential Park.
2.1.4 Develop land use policies to build attractive, accessible, integrated and resident-friendly areas, supporting a range of housing, lifestyles, recreation and rural opportunities.	The Code Amendment seeks to deliver a zoning outcome which results in the expansion of an existing Residential Park with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services and facilities (Gawler).

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>2.2.4 Avoid land use conflict between competing activities.</p>	<p>The methods to deal with any interface concerns will be applied through the Planning and Design Code, Interface between Land Uses Policy. It is recognised that horticultural activities are no longer the primary focus for land to the west of the Affected Area. Interface is currently managed between the Residential Park and Rural Zone with the Code Amendment proposing to shift the boundary of this interface to the west.</p>

Attachment F – Investigations

Report Title	Author	Attachment
Infrastructure Services Report	Fyfe	F.1
Traffic Investigations	Phil Weaver & Associates	F.2
Flora and Fauna Investigations Report	Succession Ecology	F.3
Aboriginal Heritage Sites	Aboriginal Affairs & Reconciliation	F.4
Land Contamination	Agon Environmental	F.5

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