

**PROPOSAL TO INITIATE AN AMENDMENT TO THE
PLANNING & DESIGN CODE**

**Kidman Park Residential and Mixed Use Code
Amendment**

(Privately Funded)

By the Charles Sturt Council (the Proponent)



Bruce Williams

Acting Chief Executive Officer

Charles Sturt Council (Part Privately Funded) (the Proponent)

Date: 27 July 2021

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.

MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date:

14.10.21

1. INTRODUCTION	3
1.1. Designated Entity for Undertaking the Code Amendment.....	3
1.2. Rationale for the Code Amendment.....	4
2. SCOPE OF THE CODE AMENDMENT	5
2.1. Affected Area	5
2.2. Scope of Proposed Code Amendment	5
3. STRATEGIC ALIGNMENT.....	6
3.1. Alignment with State Planning Policies.....	6
3.2. Alignment with Regional Plans.....	11
3.3. Alignment with Other Relevant Documents	20
4. INVESTIGATIONS AND ENGAGEMENT	21
4.1. Investigations Already Undertaken.....	23
4.2. Further Investigations Proposed.....	23
4.3. Engagement Already Undertaken.....	24
4.4. Further Engagement Proposed.....	25
5. CODE AMENDMENT PROCESS	26
5.1. Engagement Plan.....	26
5.2. Engagement Report.....	26
5.3. Code Amendment Timetable.....	27

1. INTRODUCTION

The Proponent is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located within the Strategic Employment Zone in Kidman Park at 404-450 Findon Road and 5-7 Valetta Road, Kidman Park (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

While Charles Sturt Council seeks to initiate the Code Amendment, the process will be partly funded by the owner of a portion of the Affected Area (Fairland Group Pty Ltd) in accordance with a legal funding agreement with Council. However, the Council will contain full control over the Code Amendment process and decision-making responsibilities in accordance with the Act.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Charles Sturt Council acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent declares that it has or intends to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. Council is intended to be the designated entity.
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - a) Jim Gronthos, Senior Policy Planner, Urban Projects
 - b) jgronthos@charlessturt.sa.gov.au
 - c) 8408 1111
- 1.1.4. Charles Sturt Council intends to undertake the Code Amendment by:
 - a) engaging Ekistics Planning and Design (planning consultants) and specialised sub-consultants to provide the professional services

required to undertake the Code Amendment, with peer review by Council's technical officers.

1.2. Rationale for the Code Amendment

The Affected Area comprises approximately 12.6 hectares, of which around 11.9 hectares is controlled by the one (1) owner (Fairland Group Pty Ltd). All of the Affected Area is located within the Strategic Employment Zone. The Affected Area comprises predominantly large-scale industrial warehouses with ancillary offices, carparking and landscaping. The Affected area fronts Findon Road to its east and Valetta Road to its north and is flanked by residential areas to the north, east and west and adjoins the River Torrens (Karrawirra Parri) to the south.

In summary, rezoning of the subject land warrants consideration for the following reasons:

- The proximity of the land to residential areas imposes significant operation restrictions and redevelopment limitations on the land.
- Only a portion of Findon Road is a designated General Freight Route which limits heavy vehicle access options to the Affected Area;
- The land is not considered to be a 'Prime Industrial Area' in Council's *Industrial Land Study (2008)* and *Urban Employment Land Review (2019)*.
- Redevelopment of the subject land for low to medium density residential development and mixed use commercial development will offset the likely site contamination remediation costs.
- There are unlikely to be insurmountable infrastructure or environmental barriers preventing redevelopment of the land for sensitive land uses (subject to further investigations).
- The land is well situated in relation to proximity to public transport (eg 'Go Zone' bus services along Findon Road and Valetta Road), the CBD and service centres (eg Findon Suburban Activity Centre, Fulham Gardens Suburban Activity Centre, Torrensville Suburban Activity Centre and West Lakes Urban Activity Centre).
- The land is ideally situated adjoining the River Torrens (Karrawirra Parri) Linear Park and associated walking/cycling paths and greenways.

The State Planning Policies for South Australia (2019) is the highest order policy document in South Australia and details the importance of locating medium and higher residential densities and mixed-use development in and near established services and transport corridor catchments to achieve densities required to support the economic viability of these locations.

The 30-Year Plan for Greater Adelaide (2017) details the Government's aim to contain the urban footprint of Adelaide by increasing residential densities in appropriate areas such as 'Mass Transit Routes'. It aims to accommodate population growth mainly by increasing infill development in established areas.

The City of Charles Sturt will accommodate a portion of the projected population growth, predominantly through achieving greater residential densities in major infill development projects (eg Bowden/Renewal SA, 'West', Woodville West, St Clair, adjacent Kilkenny station), and other infill developments around centres and adjacent to transit corridors and along key transit corridors (roads and rail). The Affected Area for this Code Amendment qualifies as a site that has major infill development potential in close proximity to existing services and the CBD.

The Attorney General's Department (AGD) June 2021 Land Supply Report (LSR) for Greater Adelaide – Part 2 – Urban Infill outlines that within the Adelaide West Region the projected new dwelling demand over the next ten (10) years will be 10,600 at a projected medium population growth or 15,700 dwellings at a projected high population growth. The LSR anticipates that 30% of the net dwelling increase will come from strategic infill (such as the Affected Area).

Accordingly, the Code Amendment proposes to investigate policy amendments to encourage low to medium density residential, mixed use and commercial development to make better use of the site's proximity to public transport, the River Torrens (Karrawirra Parri) Linear Park, the Adelaide CBD and western beaches.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land bounded by Findon Road and Valetta Road, Kidman Park as shown in **Attachment A** contained within the following Certificates of Title:

- Certificates of Title Volume 6154 Folio 507 (allotment 401);
- Certificates of Title Volume 5415 Folio 550 (allotment 306);
- Certificates of Title Volume 6155 Folio 62 (allotment 301); and
- Certificates of Title Volume 5830 Folio 738 (allotment 305).

2.2. Scope of Proposed Code Amendment

Site 1 – The Affected Area currently within the Strategic Employment Zone – 404-450 Findon Road and 5-7 Valetta Road, Kidman Park

Current Policy	Overlay
	<ul style="list-style-type: none"> • Airport Building Heights (Regulated)- All Structures over 15 metres Overlay • Airport Building Heights (Regulated) – All Structures over 15 metres Overlay • Advertising Near Signalised Intersections Overlay • Building Near Airfields Overlay • Hazards (Flooding) Overlay • Hazards (Flooding- General) Overlay • Prescribed Wells Area Overlay • Regulated and Significant Tree Overlay

	<ul style="list-style-type: none"> • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Resources Overlay <p>Local Variation (TNV)</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) – 12 metres <p>Zone Strategic Employment Zone</p>
Amendment Outline	The Code Amendment proposes to investigate policy amendments to encourage low to medium density residential and mixed use commercial development to make better use of the site's proximity to public transport, the River Torrens (<i>Karrawirra Parri</i>) Linear Park, the Adelaide CBD and western beaches.
Intended Policy	<p>Potential rezoning to:</p> <ul style="list-style-type: none"> • Housing Diversity neighbourhood Zone • General Neighbourhood Zone • Urban Neighbourhood Zone • Urban Renewal Neighbourhood Zone • Master Planed Neighbourhood Zone <p>Note that one or more of the above zones could apply to all or parts of the Affected Area, and the final proposed zone(s), overlays and local variation (TNV) will be identified following consideration of the findings of the investigations.</p>

3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Summary of Strategic Planning Outcomes

The key strategic planning considerations are summarised as follows:

- Some buildings and sites on the subject land have reached (or are approaching) the end of their economic life, are underutilised, and/or result in significant adverse interface impacts for adjacent residential areas. None of the land has been identified as 'prime industrial land' in previous Council investigations.
- The subject land is well located in relation to a secondary arterial and distributor roads (Findon Road and Valetta Road), and significant public transport services (Findon and Valetta Road 'Go Zone' bus service), is in relatively close proximity to major service centres (CBD, West Lakes, Port Adelaide, Findon and Arndale),

and is relatively well serviced by other public infrastructure (water, stormwater and power).

- Parts of the subject land have historically accommodated potentially contaminating activities, and will require a Preliminary Site Investigation (and potentially a Detailed Site Investigation) to facilitate future development, particularly for sensitive land uses.
- The subject land adjoins the River Torrens (*Karrawirra Parri*) Linear Park with its associated walking/cycling paths;
- Given the above, it is considered an opportune time to investigate and determine an appropriate suite of future zone(s), policies, overlays and technical variations which will ideally facilitate economic and well-planned residential and mixed-use redevelopment of the subject land over time.

3.2. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1 – Integrated Planning	
<i>Policy 1.1 – An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development within an established and well-serviced area.</i>
<i>Policy 1.7 – Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential housing with the potential up to 70 dwellings per hectare. The Code Amendment seeks to provide a range of housing options including apartments, small lot housing (approximately 120m² per dwelling lot) and larger allotments for detached dwellings. The Code Amendment seeks to support new residents with supporting commercial development with opportunities for land uses encompassing (but not limited to) pre-schools, consulting rooms, offices and shops.</i>
<i>Policy 1.8 – Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency and capacity public transport (bus) services and walking and cycling paths along</i>

<i>transport options such as public transport, walking and cycling.</i>	<i>the River Torrens (Karrawirra Parri) Linear Park. The Code Amendment provides the opportunity to provide greater integration between the adjoining Linear Park walking and cycle ways, open space and adjoining Dog Park on the opposite side of Findon Road.</i>
SPP2 – Design Quality	
<i>Policy 2.6 - Maximise opportunities for the Principles of Good Design and community engagement to inform future policy creation and improve design outcomes.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development with an emphasis on good design outcomes.</i>
<i>Policy 2.10 - Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development that improves the interface with the adjoining River Torrens (Karrawirra Parri) Linear Park. The Code Amendment provides opportunities for greater connection between the Affected Area and the adjoining walking/cycling paths, opportunities for improved green linkages through the Affected Area as well as opportunities to link new areas of public open space. The Code Amendment provides the opportunity to encourage alternative transportation modes and end associated of trip facilities such as bicycle parking and amenities.</i>
<i>Policy 2.12 - Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development that improves the interface with the adjoining River Torrens (Karrawirra Parri) Linear Park and surrounding sensitive land uses.</i>
SPP 4 - Biodiversity	
<i>Policy 4.4 - Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development with green linkages to the adjoining River Torrens (Karrawirra Parri) Linear Park.</i>
<i>Policy 4.6 - Encourage nature-based tourism and recreation that is compatible with, and at an appropriate scale for, conserving the natural values of that landscape.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development that will incorporate open space resources that will connect and integrate with the adjoining River Torrens (Karrawirra Parri) Linear Park to expand,</i>

	<i>support and supplement the existing recreational asset.</i>
SPP 5 – Climate Change	
<i>Policy 5.1 – Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency and capacity public transport (bus) services and walking and cycling paths along the River Torrens (Karrawirra Parri) Linear Park.</i>
SPP 6 – Housing Supply and Diversity	
<i>Policy 6.3 - Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development, and associated facilities such as well-designed and located public open space, pedestrian and cyclist facilities etc, within an established and well-serviced area, in proximity to high frequency public transport (bus) services and the River Torrens (Karrawirra Parri) Linear Park.</i>
<i>Policy 6.5 – Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency public transport (bus) services and walking and cycling paths along the River Torrens (Karrawirra Parri) Linear Park.</i>
<i>Policy 6.6 – A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency public transport (bus) services and walking and cycling paths along the River Torrens (Karrawirra Parri) Linear Park and will apply the Affordable Housing Overlay to support delivery of affordable housing.</i>
<i>Policy 6.8 – Ensure a minimum 15% of new housing in all significant developments that meets the criteria for affordable housing.</i>	<i>The Code Amendment will apply the Affordable Housing Overlay to the Affected Area.</i>
SPP 9 – Employments Lands	
<i>Policy 9.2 - Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing,</i>	<i>The Code Amendment will seek to facilitate a range of compatible residential and non-residential land uses in a well-designed mixed-use environment. The Affected Area has not</i>

infrastructure, transport and essential services.	been identified as 'prime industrial land' in previous Council investigations.
Policy 9.6 – Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.	
SPP 11 – Strategic Transport Infrastructure	
Policy 11.2 -Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.	The Code Amendment will seek to facilitate low to medium density residential and/or commercial development within an established and well-serviced area, in proximity to high frequency public transport (bus) services and walking and cycling paths along the River Torrens (Karrawirra Parri) Linear Park and service centres (West Lakes, Port Adelaide, Arndale, Findon Suburban Activity Centre and the CBD)
Policy 11.5 -Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.	
Policy 11.11 -Encourage housing in metropolitan Adelaide in proximity to current and proposed fixed line (rail, tram, O-Bahn and high frequency bus routes).	
SPP 14 – Water Security and Quality	
Protect and recognise water supply catchments, including: <ul style="list-style-type: none">Water Protection Areas under the Environment Protection Act 1993 (including those located in the Mount Lofty Ranges, South East and River Murray)The River Murray Protection Areas under the River Murray Act 2003Prescribed water resources and wells under	The Code Amendment will seek to facilitate low to medium density residential and/or commercial development that recognises the site's proximity to the adjoining River Torrens (Karrawirra Parri) Linear Park and seeks to protect and enhance this natural resource. The Affected Area is not located within either a Water Protection Area, nor a River Murray Protection Area. The Code Amendment will apply the Prescribed Wells Overlay and the Water Resources Overlay.

<i>the Natural Resources Management Act 2004.</i>	
<i>Improve the alignment between urban water management and planning by adopting an integrated water management approach.</i>	<i>The Code Amendment will seek to facilitate low to medium density residential and/or commercial development that incorporates best practice water sensitive urban design practices.</i>
SPP - 16 – Emissions and Hazardous Activities	
<i>Policy 16.2 – Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</i>	<i>The Code Amendment will include the necessary environmental investigations to identify any potentially contaminating activities and inform appropriate zone, policy and remediation responses.</i>

3.3. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The *30–Year Plan for Greater Adelaide (2017 Update)* volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<i>Principle 1: A compact and carbon-neutral city</i>	The Code Amendment will seek to facilitate the provision of additional housing opportunities at increased densities which can be adequately serviced by infrastructure such as public transport within the footprint of the existing metropolitan area.
<i>Principle 2: Housing diversity and choice</i>	
<i>Principle 3: Accessibility</i>	Adopting policy to encourage permeability between adjoining residential areas, adjoining River Torrens (<i>Karrawirra Parr</i>) Linear Park and public transport services.
<i>Principle 4: A transit-focused and connected city</i>	Providing additional housing opportunities near public transport services and River Torrens (<i>Karrawirra Parr</i>) Linear Park.
<i>Principle 8: Healthy, safe and connected communities</i>	Adopting policy to encourage permeability between adjoining residential areas and public open space.
<i>Principle 9: Affordable living</i>	The Code Amendment will investigate policy to enable the provision of the Affordable Housing Overlay over the Affected Area in an area which is

	well serviced by public transport and established services.
<i>Our policy themes – Transit corridors, growth areas and activity centres</i>	
<i>Policy 1. Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)</i>	The Code Amendment proposes to investigate an increase in residential density within an existing built up area near a Mass Transit Route / Corridor.
<i>Policy 2. Increase residential and mixed-use development in the walking catchment of:</i> <ul style="list-style-type: none"> <i>• Strategic activity centres</i> <i>• Appropriate transit corridors</i> <i>• Strategic railway stations.</i> 	The Code Amendment proposes to investigate a mixed-use environment near a Mass Transit Route /Corridor.
<i>Policy 3. Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.</i>	The Code Amendment proposes to investigate low to medium rise development to achieve greater residential density near a Mass Transit Route / Corridor.
<i>Policy 4 Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.</i>	
<i>Policy 5. Encourage medium rise development along key transport corridors, within activity centres and in urban</i>	

<i>renewal areas that support public transport use.</i>	
Policy 8. <i>Provide retail and other services outside designated activity centres where they will contribute to the principles of accessibility, a transit-focused and connected city. High quality urban design, and economic growth and competitiveness.</i>	The Code Amendment proposes to investigate policy that envisages mix-use development including limited retail and commercial land uses to service the proposed residential uses and provide potential employment opportunities.
Policy 10: <i>Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.</i>	The Code Amendment proposes to investigate policy that envisages mix-use development including low-impact employment activities such as small-scale shops, offices and restaurants in association with low to medium density residential land uses.
Action 4. <i>Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.</i>	The Affected Area is considered to be a strategic infill site. The Code Amendment will provide greater residential density near a Mass Transit Route / Corridor.
Our policy themes – Design quality	
Policy 26 <i>Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points</i>	The Code Amendment proposes to investigate the inclusion of policy that encourages a range of housing products which response to changing housing needs.
Policy 28. <i>Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that</i>	The Code Amendment proposes to investigate the inclusion of policy that encourages connected movement networks and green infrastructure with an emphasis on enhancing connectivity with the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park.

incorporate green infrastructure.	
Policy 29. <i>Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</i>	The Code Amendment proposes to investigate the inclusion of policy relating to design issues including setbacks, building heights that can transition from nearby adjacent low-density residential areas, the need for public open space, and integration with adjacent residential areas.
Action 16. <i>Ensure that the local area planning process adequately address interface issues in the local context and identify appropriate locations for:</i> <ul style="list-style-type: none"> • <i>Medium and high-rise buildings</i> • <i>Where there should be minimum and maximum height limits.</i> 	
Our policy themes – Housing mix, affordability and competitiveness	
Policy 36. <i>Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</i>	The Code Amendment proposes to investigate greater residential density near a Mass Transit Route / Corridor and walking/cycling paths within the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park.
Policy 37. <i>Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas including:</i> <ul style="list-style-type: none"> • <i>ancillary dwellings such as granny flats, laneway and mews housing</i> • <i>dependent accommodation such as nursing homes</i> 	The Code Amendment proposes to investigate greater residential density and housing types near a Mass Transit Route / Corridor, walking/cycling paths within the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park. as well as applying the Affordable Housing Overlay to the subject land.

<ul style="list-style-type: none"> • assisted living accommodation • aged-specific accommodation such as retirement villages • small lot housing types • in-fill housing and renewal opportunities. 	
Policy 45. Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality- built form that is well integrated into the community.	
Policy 46. Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).	<p>The Code Amendment proposes to investigate policy that will enable residential development over the Affected Area to increase residential land supply in accordance with identified targets of the 30 Year Plan for Greater Adelaide (update 2017).</p>
Target 1.1 - 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045	<p>The Code Amendment proposes to investigate policy that will enable low to medium density residential development in an established urban area.</p>
Target 2 - 60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line (rail/tram/O-Bahn) and high frequency bus routes by 2045	<p>The Code Amendment proposes to investigate greater residential density and housing types near a Mass Transit Route / Corridor</p>
Target 5 - Urban green cover is increased by 20% in metropolitan Adelaide by 2045	<p>The Code Amendment proposes to investigate policy that will facilitate an increase in urban green cover.</p>
Target 6 - Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045	<p>The Code Amendment proposes to investigate policy that will facilitate a range of housing products to meet changing household needs.</p>
Our policy themes – health, Wellbeing and Inclusion	

<p>Policy 47. <i>Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</i></p> <ul style="list-style-type: none"> • <i>diverse housing options that support affordability</i> • <i>access to local shops, community services and facilities</i> • <i>access to fresh food and a range of food services</i> • <i>safe cycling and pedestrian- friendly streets that are tree-lined for comfort and amenity</i> • <i>diverse areas of quality public open space (including local parks, community gardens and playgrounds)</i> • <i>sporting and recreation facilities</i> • <i>walkable connections to public transport and community infrastructure.</i> 	<p>The Code Amendment proposes to investigate greater residential density and housing types near a Mass Transit Route / Corridor, walking/cycling paths within the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park as well as applying the Affordable Housing Overlay to the Affected Area.</p>
<p>Policy 48. <i>Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.</i></p>	<p>The Code Amendment proposes to investigate the inclusion of policy that encourages connected movement networks and green infrastructure with an emphasis on enhancing connectivity with the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park.</p>
<p>Policy 50. <i>Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to</i></p>	

nature within our urban environment	
Policy 53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.	
Our policy themes – The economy and jobs	
Policy 56. Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	The Code Amendment proposes policy that envisages mix-use development including limited retail and commercial land uses to service the proposed residential uses and provide potential employment opportunities.
Policy 73. Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.	Council's <i>Industrial Land Study (2008)</i> and <i>Urban Employment Land Review (2019)</i> both found the subject land not to be 'prime industrial areas'. Regardless, the likely mixed-use zone provisions will enable a range of existing and new residential and non-residential land uses to co-exist within a mixed-use environment.
Our policy themes – Transport	
Policy 75. Increase the number of neighbourhoods, main streets and activity centres where place is given greater priority than vehicle movement by adopting a 'link and place' approach.	The Code Amendment proposes to investigate greater residential density and housing types, as well as mixed use development opportunities near Mass Transit Routes/Corridors.
Policy 77. Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.	The Code Amendment proposes to investigate acoustic implications over the Affected Area and if required apply the Noise and Emissions Overlay.
Policy 78. Improve, prioritise and extend walking	The Code Amendment will provide opportunities to improve cycling infrastructure through and adjacent

<p><i>and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport (see Map 8).</i></p>	<p>to the Affected Area as well as improved connections to public transport services and adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park.</p>
<p>Our policy themes – Infrastructure</p>	
<p>Policy 86. <i>Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</i></p> <ul style="list-style-type: none"> <i>walking and cycling paths and facilities</i> <i>local stormwater and flood management including water</i> <i>sensitive urban design</i> <i>public open space</i> <i>sports facilities</i> <i>street trees</i> <i>community facilities, such as child care centres, schools, community hubs and libraries.</i> 	<p>The Code Amendment proposes to investigate greater residential density and housing types near a Mass Transit Route / Corridor, walking/cycling paths within the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park as well as investigating policy that will facilitate community facilities.</p>
<p>Our policy themes – Biodiversity</p>	
<p>Policy 92. <i>Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.</i></p>	<p>The Code Amendment proposes to investigate the inclusion of policy that encourages connected movement networks and green infrastructure with an emphasis on enhancing connectivity with the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park.</p>
<p>Policy 95. <i>Support the enhancement of the urban biodiversity of metropolitan Adelaide through a connected and diverse</i></p>	

network of green infrastructure.	
Our policy themes – Open Space, Sport and recreation	
Policy 104. Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.	Council's <i>Open Space Strategy 2025 Directions Report (2015)</i> identifies the River Torrens Linear Park (RTLP) Open Space (Precinct C – RTLP Connected Suburbs) will be enhanced as part of a future masterplan with the precinct (including the Affected Area) being identified as requiring improved open space links to the River Torrens Linear Park. Rezoning the Affected Area will facilitate the introduction of a policy framework to improve open space links to the River Torrens Linear Park.
Our policy themes – Climate Change	
Policy 105. Deliver a more compact urban form to: <ul style="list-style-type: none"> • conserve areas of nature protection areas • reduce vehicle travel and associated greenhouse gas emissions. 	The Code Amendment provides an opportunity to address each of these matters through future development endeavours.
Policy 107. Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.	
Policy 111. Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.	The Code Amendment proposes to investigate the inclusion of policy that encourages connected movement networks and green infrastructure with an emphasis on enhancing connectivity with the adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park.
Our policy themes – Water	
Policy 115. Incorporate water-sensitive urban design in new developments to manage water quality,	The Code Amendment proposes to investigate stormwater management to inform the adoption of policies including the consideration of stormwater management systems and Water Sensitive Urban

water quantity and water use efficiency and to support public stormwater systems.	Design Techniques for future development proposals specific to the Affected Area.
<p>Policy 117. Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:</p> <ul style="list-style-type: none">• run-off from infill development• urban flooding from increased short-duration intense rainfall events associated with climate change• pollution from roads and other developed areas.	
Our policy themes – Emergency management and hazard avoidance	
<p>Policy 121. Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of the land.</p>	The Code Amendment proposes to undertake preliminary environmental investigations to identify any potentially contaminating activities and to inform the adoption of policy to ensure the Affected Area is suitable for its intended future use.
<p>Policy 122. Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.</p>	The Code Amendment proposes to investigate the inclusion of policy that encourages the use of green infrastructure.

3.4. Alignment with Other Relevant 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:

City of Charles Sturt Community Plan 2020 - 2027	Code Amendment Alignment with Other Relevant Document
<i>Our Liveability – A liveable city of great places</i>	
<ul style="list-style-type: none"> <i>A well-designed urban environment that is adaptive to a diverse and growing city</i> 	<p>The Code Amendment proposes to investigate the rezoning of an area of land that is located within the Strategic Employment Zone to take advantage of its location near a Mass Transit Route/Corridor and adjoining River Torrens (<i>Karrawirra Parri</i>) Linear Park.</p>
<ul style="list-style-type: none"> <i>Drive an integrated, responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections.</i> 	
<ul style="list-style-type: none"> <i>Enhance the quality and diversity of open and public spaces.</i> 	<p>The Code Amendment will facilitate policy to improve open space links and connection to the River Torrens (<i>Karrawirra Parri</i>) Linear Park.</p>
<i>Our Environment – An environmentally responsible and sustainable city</i>	
<ul style="list-style-type: none"> <i>Our city is greener to reduce heat island effects and enhance our biodiversity</i> 	<p>The Code Amendment proposes to investigate policy that will facilitate increased urban green cover.</p>
<i>Our Economy – An economically thriving city</i>	
<ul style="list-style-type: none"> <i>Businesses and industry sectors continue to grow and diversify</i> 	<p>The Code Amendment proposes policy that envisages mix-use development including limited retail and commercial land uses to service the proposed residential uses and provide potential employment opportunities.</p>
Attorney General's Department – Land Supply Report for Greater Adelaide	Code Amendment Alignment with Other Relevant Document
Part 2 – Urban Infill Land Supply	

<ul style="list-style-type: none"> <i>Estimated dwelling requirements within the Adelaide West region of 10,600 dwellings for medium growth and 15,700 dwellings for high growth over the next ten (10) years</i> 	<p>The Affected Area is considered to be a Strategic infill site in the Adelaide West region that has the potential to provide for dwelling growth.</p>
<ul style="list-style-type: none"> <i>Strategic Infill land supply within the Greater Adelaide region is estimated to comprise 41,900 allotments from existing, proposed and future strategic sites</i> 	<p>The Affected Area is considered to be suitable as a future strategic site for infill land supply within the Adelaide West region.</p>
<p>Part 3 – Employment Land Supply</p>	
<ul style="list-style-type: none"> <i>Within the Adelaide West region there was an identified 4,441 hectares of land zoned for Employment Land of which 797 hectares of zoned employment land were identified as being 'vacant'</i> 	<p>The employment land supply report outlines that Western Adelaide region has the highest number of vacant employment land sites of all the greater Adelaide regions. The rezoning of the Affected Area is therefore considered to have a negligible impact on availability employment land within the western region.</p>
<ul style="list-style-type: none"> <i>Commercial office and studio formats (most commonly associated with knowledge intensive forms of employment), tend to accommodate workers at much higher densities.</i> <i>Regions closest to the CBD.... have comparative advantages when it comes to knowledge intensive employment activities</i> 	<p>The Code Amendment seeks to facilitate a range of employment opportunities that may include knowledge intensive forms of employment that are compatible with residential development.</p>

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Charles Sturt Industrial Land Study (2008) and Urban Employment Land Review (2019)	Both studies reviewed the future of industrial land within the Council area, with a view to identifying 'prime industrial areas' and providing some justification for their retention as predominantly industrial/employment precincts.	Both studies did not identify the subject land as a 'prime industrial area'. Both studies also identified the Affected Area to be highly prospective for future residential development and suitable for high density residential use along the River Torrens (<i>Karrawirra Parri</i>). The studies considered rezoning land on Valetta Road (the Affected Area) for residential development should occur immediately.

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Traffic Impact Assessment	Identify the impact of the proposed Code Amendment on the road and bicycle networks and the scope and timing of road upgrades required to support future development (if any).
Infrastructure Assessment	Identify the capacity of existing service infrastructure networks and analyse the impact of the proposed Code Amendments on existing network and scope and timing of any network

	<p>upgrades required to support future development (if any). Service infrastructure networks to be investigated will include:</p> <ul style="list-style-type: none"> • SA Water (for potable water, recycled water and sewer); • Stormwater • SA Power Networks (for electricity); • APA Group (for gas reticulation); and • National Broadband Network (NBN) (for telecommunications).
Interface assessment	Identify and provide an assessment of existing and potential land uses, including noise impact investigations and any requirements to apply the Noise and Air Emissions Overlay.
Retail analysis assessment	Identify and provide an assessment of retail floor area and catchments within the locality and implications for the proposed Code Amendment in terms of suitable retail floor area.
Environmental Assessment	Preliminary Site Investigation (PSI) by a suitably qualified environmental consultant to identify potentially contaminating activities (PCAs) resulting from historical and current land uses of the site and the impact (if any) on future development.
Open Space	To identify the location and composition of existing surrounding public open space and to determine the requirements and need for public open space within the Affected Area.
Urban Design	Analysis of Affected Area in terms of orientation, physical features and important vistas that may inform Concept Plan.
Preliminary Tree Assessment	To identify the location and health of any Regulated or Significant Trees on the Affected Area or adjacent land.
GIS mapping	To analyse the extent of existing residential development, commercial development, zoning and land uses within the immediate and broader locality.

4.3. Engagement Already Undertaken

In accordance with Practice Direction 2, City of Charles Sturt has endorsed the initiation of the Code Amendment during their City Services Committee meeting held on 21 June 2021.

In addition the following engagement has also occurred on the proposed Code Amendment:

- Discussed proposal with adjoining land owner(s) and occupier(s) at 5 and 7 Valetta Road which forms part of the Affected Area. These properties also formed part of the Affected Area for the previous Development Plan Amendment.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
<ul style="list-style-type: none"> • 8-week consultation process on a draft Code Amendment. • A copy of the Code Amendment in the Plan SA Portal. • A notice in the Advertiser Newspaper. • Information on Council's 'YourSay' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs and information on how to make comments. • A written notice to all property owners and occupiers within the Affected Area and other adjacent property owners and occupiers inviting them to review and comment on the draft policy. • Information brochure outlining what the Code Amendment is about, the proposed policy amendments, and how interested persons can comment. • Notification of the draft Code Amendment to relevant State Government departments/agencies, Members of Parliament, adjacent Councils, infrastructure providers and other interested parties. • Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries. • The scheduling of a Public Meeting at the conclusion of the consultation process, at which any interested person may appear before Council's City Services 	<p><i>The broad intent of the engagement process will be to:</i></p> <ul style="list-style-type: none"> • Alert attention to the draft Code Amendment, its scope and intent. • Highlight any specific issues identified during the drafting process. • Provide details on the Code Amendment process and opportunities for input/comment. • Provide information on how to seek further information.

Committee to make representations on the proposed amendment.	
--	--

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land; and
 - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished to the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3. Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined **Attachment B**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

ATTACHMENT A
Map of Affected Area

Figure 1 – Affected Area



Figure 2 – Current Zoning (Code Version 2021.6 – dated 20 May 2021.5 2021)



ATTACHMENT B

Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared.	Designated Entity	2 weeks
Investigations conducted; Code Amendment Report prepared	Consultants on behalf of designated entity	12-16 weeks
The Drafting instructions and draft mapping provided to AGD		
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	2 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	8 to 12 weeks
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks

Step	Responsibility	Timeframe
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks