

## 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. 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:

- SPP 1: Integrated Planning
- SPP 2: Design Quality
- SPP 3: Adaptive Reuse
- SPP 4: Biodiversity
- SPP 5: Climate Change
- SPP 6: Housing Supply and Diversity
- SPP 9: Employment Lands
- SPP 11: Strategic Transport Infrastructure
- SPP 14: Water Security and Quality
- SPP 15: Natural Hazards
- SPP 16: Emissions and Hazardous Activities

### SPP 1: Integrated Planning

**Objective** To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.

#### Relevant Policies

- 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.
- 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.
- 1.4:** Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.
- 1.7:** Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.
- 1.8:** Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.

## Code Amendment Outcome

The proposed rezoning of land to support future housing and supportive mixed land uses appropriately responds to the need for diverse housing product within close proximity to the Adelaide CBD and integrated transport services.

The City of West Torrens is experiencing urban renewal in the form of new residential development at higher density dwellings, and mixed land uses to create a vibrant and walkable neighbourhoods. An assessment of future housing needs found that it is desirable for the inner western metropolitan housing market to diversify in response to population growth and changing demographic characteristics.

Under current planning policy, demand is likely to be met through an over-reliance on minor infill (one into two) residential development. Without greater housing diversity, the dominance of detached housing and a lack of housing choice is expected to continue to place pressure on housing affordability.

The Affected Area provides an opportunity to deliver approximately 8.6 hectares of new residential and mixed land in a planned and coordinated manner. A 'low' dwelling yield scenario would comprise 550 residential dwelling units with a 'high' dwelling yield scenario comprise 650 residential dwelling units, with both scenarios being complemented by approximately of 17,200m<sup>2</sup> of gross leasable floor area of commercial development. The Affected Area is well serviced by high frequency public transport and alternative transport options (walking/cycling).

The zoning framework proposed will ensure the protection of the River Torrens/*Karrawirra Parri* and associated biodiversity corridor and landscape setting by located this area within the 'Open Space Zone.' The Concept Plan proposed (and in particular the proposed location of future public open space) will ensure the preservation of the 'Brewery Gardens' and associated landscaped elements and which ultimately forms part of larger River Torrens Linear Park network. The location of this public open space will also preserve the natural outlook for future residence over the Affected Area.

The continued application of the 'Regulated and Significant Tree Overlay,' 'Prescribed Watercourses Overlay' and 'Water Resources Overlay' will provide an additional layer of protection to these important environmental assets. In addition, the 'Native Vegetation Overlay' will continue to apply within the expanded 'Open Space Zone.'

## SPP 2: Design Quality

**Objective:** To elevate the design quality of South Australia's built environment and public realm.

### Relevant Policies

- 2.5 Prioritise performance-based design quality outcomes in Adelaide City, heritage and character areas, places where medium-rise buildings interface with lower-rise development, mixed-use renewal precincts, transit corridors, and iconic locations that attract high levels of pedestrian activity and/or tourism.

- 2.6: Maximise opportunities for the Principles of Good Design and community engagement to inform future policy creation and improve design outcomes.
- 2.10: Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.
- 2.11: Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.
- 2.12: Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.
- 2.13: Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.
- 2.14: Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.

### Code Amendment Outcome

The Code Amendment will facilitate medium and high density, low rise (1-2 storey), medium rise (3-6 storey) and high rise (over 7 storey) built form with supportive commercial development with an emphasis of good design outcomes.

The 'Design Overlay' is proposed to be incorporated over the 'Urban Corridor (Boulevard) Zone' portion of the Affected Area. This Overlay will ensure that future development within the 'Design Overlay' positively contributes to the liveability, durability and sustainability of the built environment through high-quality design. This also ensures that any development that exceeds four (4) building levels will be referred to the Government Architect for design advice.

The policies contained in the draft Code Amendment aims to facilitate improved interface of the Affected Area with the adjoining *Karrawirra Parri* /River Torrens and its associated walking/cycling paths. The proposed Concept Plan also provides opportunities for improved green linkages through the Affected Area as well as opportunities to link the identified **new areas of open space**. The Code Amendment provides the opportunity to encourage walking and cycling through the Affected Area and greater connectivity to the surrounding street network.

### SPP 3: Adaptive Reuse

**Objective:** The adaptive reuse of existing buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.

#### Relevant Policies

- 3.1: Remove barriers and encourage innovative and adaptive reuse of underutilised buildings and places to inspire urban regeneration, stimulate our economy and unlock latent investment opportunities.

- 3.3: Repurpose, adapt and reuse historical buildings and places that recognise and preserve our state's history.
- 3.4: Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand.

### Code Amendment Outcome

The Code Amendment will facilitate opportunities for medium and high density infill development, and the adaptive reuse and integration of existing State and Local Heritage Places. The Code Amendment will unlock adaptive re-use possibilities of existing Heritage Places by expanding the range of land uses envisaged over the Affected Area.

The Code Amendment will facilitate the regeneration of underutilised employment land in a key strategic city edge location on a 'gateway' site. The Code Amendment provides a policy framework to transform the Affected Area into a vibrant economic precinct that achieves a high standard of liveability which is well connected to high frequency public transport, the River Torrens Linear Park trail and Adelaide Parklands.

### SPP 4: Biodiversity

**Objective:** To maintain and improve our state's biodiversity and its life supporting functions.

#### Relevant Policies

- 4.2: Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions.
- 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.
- 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.

### Code Amendment Outcome

The location of future public open space (as designated on the Concept Plan) will form a logical extension to the existing reserve/open space that forms the River Torrens Linear Park trail.

The expansion of the 'Open Space Zone' to encompass the entirety of the 'Brewery Gardens' will provide additional protection to this *Karrawirra Parri*/ River Torrens watercourse and its associated vegetation that provides an important corridor for fauna movement (including trees with hollows that provide important habitat for wildlife).

The continued application of the 'Regulated and Significant Tree Overlay,' the 'Native Vegetation Overlay,' 'Prescribed Watercourses Overlay' and 'Water Resources Overlay' within the 'Open Space Zone' will provide an additional layer of protection to flora and fauna in this area.

## SPP 5: Climate Change

**Objective:** Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.

### Relevant Policies

- 5.1:** Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.
- 5.3:** Facilitate climate-smart buildings to reduce our demand for water and energy.
- 5.4:** Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.
- 5.9:** Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.

### Code Amendment Outcome

The Concept Plan includes opportunities for connections to existing walking and cycling infrastructure to support active travel and walkability.

Set within an existing urban context, the Affected Area is located in close proximity to a broad range of services and facilities. This will be further enhanced by the proposed policy framework which encourages a vibrant mixed use precinct.

The Concept Plan includes a **desired location of open space** that will integrate into the River Torrens Linear Park and improve green linkages through the Affected Area. The **proposed area of open space** seeks to capture an area of existing vegetation within the 'Brewery Gardens' to maintain its biodiversity.

The Code Amendment facilitates a policy framework that encourages water sensitive urban design (WSUD) and green infrastructure.

## SPP 6: Housing Supply and Diversity

**Objective:** To promote the development of a well-serviced and sustainable housing and land choices where and when required.

### Relevant Policies

- 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.
- 6.2:** The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.

- 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.
- 6.6:** A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.
- 6.7:** Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).
- 6.8:** Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.

### Code Amendment Outcome

The 'Urban Corridor (Boulevard) Zone' supports a range of dwelling typologies at medium to high densities. The diversity in dwelling types contemplated by the 'Urban Corridor (Boulevard) Zone' is aligned with the findings of the Urbis analysis which predicts a rising demand for student accommodation, young professionals, first home buyers and those seeking to downsize their existing dwellings but remain within the locality. The Urbis report also identified the potential for senior living accommodation either in the form of vertical retirement facility or supported accommodation. The 'Urban Corridor (Boulevard) Zone' encourages this housing typology mix along with supportive commercial development to encourage walkability (thereby reducing car dependence).

Housing affordability is addressed via the application of the 'Affordable Housing Overlay' over the 'Urban Corridor (Boulevard) Zone' portion of the Affected Area which contemplates the allocation 15% of all new allotments to affordable housing.

### SPP 9: Employment Lands

**Objective:** To provide sufficient land supply for employment generating uses that supports economic growth and productivity.

#### Relevant Policies

- 9.2:** Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.
- 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.

### Code Amendment Outcome

The Code Amendment will facilitate a range of compatible residential and non-residential land uses in a well-designed mixed-use environment. The envisaged land uses are anticipated to create in the order of 150-250 operation jobs in a mix of full time, part time and casual positions. The Urbis report concludes that commercial

land uses within the Affected Area will not impact existing employment land uses within the identified catchment area.

## SPP 11: Strategic Transport Infrastructure

**Objective:** To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.

### Relevant Policies

- 11.2:** Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.
- 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.

### Code Amendment Outcome

As discussed above, the Affected Area is positioned in proximity to a variety of services and facilities. The Affected Area is ideally located in walking distance to the Light Rail (tram) stops within the Port Road median and the Entertainment Centre, the Bowden Train Station (on the Outer Harbor and Grange Rail Lines) and the North Adelaide Railway Station (Gawler Rail Line).

The Code Amendment seeks to enhance connections to these existing services on a primary arterial road corridor. The **Concept Plan indicates a future pedestrian link** under Hindmarsh Bridge to connect the Affected Area to the Adelaide Parklands to further enhance walking and cycling connectivity along the Linear Park Trail.

The Code Amendment is therefore considered to facilitate a policy framework in which future dwellings will have a reduced reliance on private vehicle travel.

## SPP 14: Water Security and Quality

**Objective:** To ensure South Australia's water supply is able to support the need of current and future generations.

### Relevant Policies

- 14.2:** Protect and recognise water supply catchments, including:  
  - ...Prescribed water resources and wells under the *Natural Resources Management Act 2004*.
- 14.5:** Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and livability.
- 14.6:** Support development that does not adversely impact on water quality.

## Code Amendment Outcome

The Code Amendment recognises the proximity to the *Karrawirra Parri/ River Torrens* and seeks to protect and enhance this natural resource. The Code Amendment will continue to apply the 'Water Resources Overlay,' 'Prescribed Watercourses Overlay' and the 'Prescribed Wells Overlay' which includes provisions designed to ensure development is designed to preserve the hydrological flow and quality of water within adjacent watercourses.

In addition, the Code Amendment will continue to apply the 'Hazards (Flooding) Overlay' and 'Hazards (Flooding-Evidence Required) Overlay' both of which contain provisions that seek to adopt *"a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development."*

## SPP 15: Natural Hazards

**Objective:** To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.

### Relevant Policies

- 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.
- 15.2:** Locate and design development in accordance with a risk hierarchy of 'avoid', 'accommodate' and 'adapt'.

## Code Amendment Outcome

The Code Amendment will continue to apply both the 'Hazards (Flooding) Overlay' and 'Hazards (Flooding-Evidence Required) Overlay' both of which contain provisions that seek to adopt *"a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development."*

The application of the 'Noise and Air Emissions Overlay' to the 'Urban Corridor (Boulevard) Zone' portion of the Affected Area will ensure that future residential properties will minimise impacts of external noise and air emissions to sensitive receivers.

## SPP 16: Emissions and Hazardous Activities

**Objective:** To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.



## Relevant Policies

- 16.1:** Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:
- a) supporting a compatible land use mix through appropriate zoning controls
  - b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses
  - c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.
- 16.2:** Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.

## Code Amendment Outcome

It is acknowledged that site contamination is a complex and broad issue impacting large areas of land across the State. With the increasing focus on urban renewal and reinvigoration of existing urban areas, it is critical that site contamination issues are identified and addressed to safeguard communities and the environment.

DBD Environmental have provided an analysis of previous environmental investigations over the Affected Area (refer to **Attachment H**) and outlined that “ *any soil deemed unsuitable for reuse in land which will be sold for residential and open space purposes will be placed within a soil containment area proposed beneath commercial buildings and carparking anticipated along Port Road (to form part of a future development application). The soil containment area will prevent access to the soils and prevent infiltration of precipitation. This containment strategy will be managed using an Environmental Management Plan (EMP)... based on the available information and the identified environmental condition of the affected area, no site contamination issues have been identified which would preclude rezoning for mixed-use purposes (post remediation), which may include low, medium-high density residential or public open space.*”

A Site Contamination Audit Report (SCAR) has commenced over the Affected Area and is anticipated to be finalised in early 2023. This Site Contamination Audit will be submitted with any application for future sensitive land uses over the Affected Area in accordance with ‘*Practice Direction 14- Site Contamination Assessment.*’

## 2. Regional Plans

### The Regional Plan: 30-Year Plan for Greater Adelaide – 2017 Update

The key policies and targets of the 30-Year Plan for Greater Adelaide which are most relevant to this Code Amendment include the following:

- Transit corridors, growth areas and activity centres;
- Design Quality;
- Housing mix, affordability and competitiveness;

- Health, wellbeing and inclusion;
- The economy and jobs;
- Transport;
- Infrastructure;
- Biodiversity;
- Open space, sport and recreation;
- Climate Change;
- Water; and
- Emergency management and hazard avoidance.

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

**Policy Theme:** Transit corridors, growth areas and activity centres

**Relevant Policies:**

- P1.** 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.
- P2.** Increase residential and mixed-use development in the walking catchment of:
  - strategic activity centres
  - appropriate transit corridors
  - strategic railway stations
- P3.** 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.
- P4.** 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.
- P5.** Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.
- P6.** Promote urban renewal opportunities and maximise the use of government-owned land to achieve higher densities along transit corridors.
- P8.** 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.
- P10.** Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.

### Code Amendment Outcome

The Code Amendment will facilitate increased housing density and a mix of development of low-rise, medium-rise and high-rise built form within the existing built-up area close to public transport and along a key transport corridor.

The Affected Area has been identified as strategic 'gateway' site along the Adelaide Park Lands frame and the Code Amendment will unlock infill growth opportunities which will support public transport and reduce reliance on private vehicles.

The policy framework adopted through this Code Amendment will facilitate a range of commercial land uses to create a vibrant, walkable precinct in a key strategic location on city edge and opposite the Adelaide Entertainment Centre.

**Policy Theme :** Design Quality

#### Relevant Policies:

- P25.** Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.
- P26.** 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.
- P28.** Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.
- P29.** 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.
- P30.** Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.

### Code Amendment Outcome

By unlocking the potential for further development within the Affected Area, the Code Amendment will encourage upgrades to the streetscape and public realm.

By encouraging a wider range of development including higher density housing and suitable non-residential development, the Code Amendment will encourage greater activation of the streetscape.

The inclusion of a Concept Plan that depicts a orderly transition in building heights across the Affected Area and depicts likely area of future public open space with green linkages to both the surrounding street network and the River Torrens Linear Trail.

The proposed policy framework provides the opportunity for a range of housing products and densities to be provided which cater for differing lifestyles and affordability.

**Policy Theme :** Heritage

**Relevant Policies:**

- P33.** Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.
- P34.** Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.
- P35.** Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.

**Code Amendment Outcome**

The Code Amendment will continue to apply the 'State Heritage Place Overlay,' the 'Local Heritage Place Overlay' and 'Heritage Adjacency Overlay' which seeks to ensure that future development within the Affected Area maintain the heritage and cultural values of the listed Heritage Places and encourages the conservation and adaptive reuse of Heritage Places.

Heritage Investigations undertaken by DASH Architects identified that the Code Amendment will facilitate a policy framework to enable a greater flexibility in land uses which in turn provide a greater opportunity for the adaptive reuse of heritage places and their maintenance.

**Policy Theme :** Housing mix, affordability and competitiveness

**Relevant Policies:**

- P36:** Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.
- P37:** Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:
  - ancillary dwellings such as granny flats, laneway and mews housing
  - dependent accommodation such as nursing homes assisted living accommodation
  - aged-specific accommodation such as retirement villages
  - small lot housing types
  - in-fill housing and renewal opportunities.
- P40.** Use government-owned land and large underdeveloped or vacant sites as catalysts for stimulating higher density development and innovative building forms.
- P43:** Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land

projects; the declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).

- P45:** 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.
- P46:** Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).

### Code Amendment Outcome

The Code Amendment will support increased housing supply close to main roads and public transport services, as well as in proximity to the Adelaide CBD and the Suburban Activity Centre in Hindmarsh over Adam Street.

The Code Amendment will facilitate options for a diverse range of housing within an urban infill setting that will assist in meeting the housing demand targets identified for the Adelaide West region. The Code Amendment proposes to apply the 'Affordable Housing Overlay' over the 'Urban Corridor (Boulevard) Zone' portion of the Affected Area which addresses the affordable housing policies and targets.

**Policy Theme:** Health, wellbeing and inclusion

### Relevant Policies

- P47:** Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:
- » diverse housing options that support affordability
  - » access to local shops, community services and facilities
  - » access to fresh food and a range of food services
  - » safe cycling and pedestrian- friendly streets that are tree-lined for comfort and amenity
  - » diverse areas of quality public open space (including local parks, community gardens and playgrounds)
  - » sporting and recreation facilities
  - » walkable connections to public transport and community infrastructure.
- P48:** Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.
- P50:** 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 nature within our urban environment.

### Code Amendment Outcome

The proposed location of open space (as illustrated on the Concept Plan) will extend the existing greenbelt/River Torrens Linear Park walking/cycling path which follows the alignment of the *Karrawirra Parri*/River Torrens to

the north. This will provide opportunities for connections to the Adelaide Parklands via an anticipated future underpass below Hindmarsh Bridge from the Affected Area.

The insertion of the 'Affordable Housing Overlay' provides a policy framework to ensure a minimum of 15% affordable housing is provided within the Affected Area. Through this policy, housing diversity is aimed to be achieved.

The 'Urban Corridor (Boulevard) Zone' anticipates a vibrant mix of land uses to service the local community and surrounding district along with a range of dwelling typologies to encourage a walkable neighbourhood.

**Policy Theme:** The economy and Jobs

#### Relevant Policies

**P73.** 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.

#### Code Amendment Outcome

Investigations undertaken by Urbis (refer to **Attachment G**) identified that prior to its closure the West End Brewery employed approximately 100 jobs on the Affected Area. In overall terms the Affected Area, at 8.6 hectares, contributes just 8.7% to the employment land supply within the Brompton / Thebarton / Hindmarsh precinct, 0.2% of the Adelaide West Supply and 0.06% of the metropolitan supply.

A future employment mix facilitated by this Code Amendment is forecast to result in 150-250 operational jobs in a mix of full time, part time and casual positions adopting typical industry benchmarks. This could be augmented by the addition of food manufacturing / brewing and other artisanal manufacturing as part of a lifestyle concept. These on-site jobs could be further augmented through residents choosing hybrid home work options.

The retail and commercial land uses which are anticipated to be facilitated by this Code Amendment are considered to be of a scale that will support the future residential population but not undermine the Hindmarsh and Torrensville Suburban Activity Centres.

**Policy Theme:** Transport

#### Relevant Policies

**P74.** Ensure development does not adversely impact the transport function of freight and/or major traffic routes and maintains access to markets.

**P76.** Improve the amenity and safety of public transport stops, stations and interchanges by improving their connections to adjacent development and encouraging mixed-use development and housing diversity in close proximity.

**P.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.

**P78.** Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport.

### Code Amendment Outcome

The new residential community over the Affected Area facilitated by this Code Amendment will improve walking and cycling green linkages to the *Karrawirra Parri*/ River Torrens and the Adelaide Park lands. The Code Amendment will enable greater utilisation of existing public transport infrastructure, in particular the Port Road tram and high-frequency 'go zone' bus routes.

Careful consideration has been given to the proposed Maximum Building Heights Technical Numeric Variations (TNVs) including liaison with Adelaide Airport to ensure the highest built form possible over the Affected Area whilst ensuring the safe operation of Adelaide Airport.

Investigations undertaken by CIRQA in relation to impacts on existing road networks (refer to **Attachment J**) has concluded that overall the existing road network level of service is considered satisfactory with the forecast traffic volumes, with no upgrades required as a direct result of the proposed Code Amendment.

**Policy Theme:** Infrastructure

### Relevant Policies

**P86:** Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:

- walking and cycling paths and facilities
- local stormwater and flood management including water
- sensitive urban design
- public open space
- sports facilities
- street trees
- community facilities, such as childcare centres, schools, community hubs and libraries.

### Code Amendment Outcome

Open Space, Stormwater and Services, Vegetation and Traffic Investigations that have informed this Code Amendment have resulted in the Thebarton (Brewery Precinct) Code Amendment. The Concept Plan aims to ensure that new urban infill development within the Affected Area is undertaken in an environmentally sensitive manner with best practice urban design to provide a new community that enhances residence wellbeing and minimise its impact on the urban environment. The Concept Plan envisages green linkages and shared use paths through the Affected Area to connect to the River Torrens Linear Park and the Adelaide Park Lands.

The 'Urban Corridor (Boulevard) Zone' will allow for a mixed use environment to encourage a range of non-residential land uses to support future residential development in a vibrant walkable precinct. The expansion of

the 'Open Space Zone' to incorporate the whole of the Brewery Gardens will ensure this key recreational asset is maintained and enhanced for future generations.

**Policy Theme:** Biodiversity

#### Relevant Policies

**P92:** 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.

**P93:** Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.

**P95:** Support the enhancement of the urban biodiversity of metropolitan Adelaide through a connected and diverse network of green infrastructure.

**P97:** Minimise or offset the loss of biodiversity where this is possible and avoid such impacts where these cannot be mitigated (for areas not covered by the Native Vegetation Act 1991).

#### Code Amendment Outcome

Open space (as illustrated on the Concept Plan) has been located to maximise the retention of important vegetation adjoining the *Karrawirra Parri*/ River Torrens which provides an important corridor for the movement of fauna.

The future local road network within the Affected Area will provide opportunities for street tree planting and greenways connecting to the adjoining local road network.

The 'Native Vegetation Overlay' and 'Regulated and Significant Tree Overlay' provide additional layers of protect to existing vegetation. Further, the removal of native vegetation would be subject to a separate assessment and approval under the *Native Vegetation Act 1991*, together with an SEB offset and/or payment into the Native Vegetation Council Fund.

**Policy Theme:** Open space, sport and recreation

#### Relevant Policies

**P98.** Provide for a Greater Adelaide open- space framework that builds on the Metropolitan Open Space System (MOSS) to create quality open space across the region. The open space will feature urban forests and parks, watercourse and coastal linear parks, trails, greenways, shared use paths and green buffers, and sustainable recreation and sporting facilities.

**P99:** Ensure quality open space is within walking distance of all neighbourhoods to:

- » link, integrate and protect biodiversity assets and natural habitats
- » provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres



- » be multi-functional, multiuse (including the shared use of strategically located school facilities) and able to accommodate changing use overtime.
- » incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity.
- » contain appropriate and low maintenance species and locate trees to maximise shade
- » encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment.
- » foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.

**P101.** Protect and improve the amenity, accessibility and usability of the Adelaide Park Lands to ensure they function as a highly valued open space green belt for the city and as a focal point for community activity.

## Code Amendment Outcome

As discussed above, the proposed **location of open space (as illustrated on the Concept Plan)** seeks to ensure the preservation of important biodiversity assets and natural habitats. The location of this open space will also form part of the existing River Torrens Linear Park Trail, creating opportunities for connections with the sections of trail to the east and west.

**The Concept Plan of the Code Amendment** also envisages connection via a future underpass to the Adelaide Park lands under Hindmarsh Bridge.

**Policy Theme:** Climate Change

## Relevant Policies

**P105:** Deliver a more compact urban form to:

- protect valuable primary production land
- reinforce the Hills Face Zone,
- character preservation districts and Environment and Food Production Areas
- conserve areas of nature protection areas
- safeguard the Mount Lofty Ranges Watershed
- reduce vehicle travel and associated greenhouse gas emissions.

**P107:** Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.

**P111:** 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.

## Code Amendment Outcome

The Code Amendment proposes the Urban Corridor (Boulevard) Zone over the majority of the Affected Area, supporting a compact urban form situated on the Adelaide Parklands frame location.

Consistent with Priority 107, the Code Amendment proposes a policy framework which is supportive of a variety of dwelling types, including low rise, medium rise and high rise, medium to high density dwellings.

The Affected Area is conveniently located in proximity to a variety of services and facilities including the Hindmarsh and Torrensville Suburban Activity Centre Zones, the Entertainment Centre, Coopers Stadium and high frequency public transport (bus, tram and train). The proximity of these existing services and facilities to each Affected Area reduces the reliance of private forms of transport and thus supports the concept of carbon-efficient living.

The location of open space illustrated on the Concept Plan provides opportunities for connection existing paths/trails to improve the walkability of the locality. The area allocated to future open space (as illustrated on the Concept Plan) will also assist with the management of the heat island effect.

The future internal road network will provide opportunity for street-tree planting. The retention of the 'Regulated and Significant Tree Canopy Overlay' will provide a policy framework for the retention of existing trees and enhanced tree canopy over the Affected Area which will aim to contribute to the cooling of the urban environment.

**Policy Theme:** Water

### Relevant Policies

**P115.** Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.

**P116.** Protect and secure water resources in the region, including:

- » the Mount Lofty Ranges Watershed
- » prescribed water resources
- » recycled wastewater networks
- » stormwater harvesting.

**P117.** Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:

- » 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

### Code Amendment Outcome

The Code Amendment will retain the 'Prescribed Watercourses Overlay', 'Prescribed Wells Area Overlay' and 'Water Resources Overlay.' These overlays seek to ensure *"that 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."*

The Code Amendment will also retain the 'Hazards (Flooding) Overlay' and the 'Hazards (Flooding- Evidence Required) Overlay' that seek to ensure that *"development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk..."*

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