

25 PIERSON STREET, LOCKLEYS CODE AMENDMENT

KEY DIFFERENCES BETWEEN THE PREVIOUS CODE AMENDMENT AND CURRENT CODE AMENDMENT

A Code Amendment was previously proposed for the land [the Lockleys Code Amendment]. The previous Code Amendment was refused by the Minister. The 25 Pierson Street Lockleys Code Amendment is a new Code Amendment and new process. It seeks to address concerns raised during engagement on the previous Code Amendment.

The following table outlines the key differences between the two Code Amendments.

KEY DIFFERENCES BETWEEN CODE AMENDMENTS

Theme	Lockleys Code Amendment	25 Pierson Street, Lockleys Code Amendment
Zoning	Urban Neighbourhood Zone	Suburban Neighbourhood Zone (as per the Minister's request) and Urban Renewal Neighbourhood Zone
Building Height	Proposed 6 building levels / 24.5 metres (reduced to 18.5 metres following engagement)	Transition from 2 building levels adjacent to existing residential uses, to 3– 4 building levels, or 12–15 metres.
Concept Plan	No concept plan proposed	Concept Plan to show open space and improved linkages to the River Torrens Linear Park (as per the Minister's request)

A summary of key issues raised through engagement undertaken on the previous Code Amendment and how these issues have been addressed in the current Code Amendment are listed below and overleaf.

Lockleys Code Amendment Feedback	25 Pierson Street, Lockleys Code Amendment
Zone not suitable as it was not adjacent to high-frequency public transport or activity centre	Use of the Suburban Neighbourhood Zone in keeping with the adjoining zoning.
Building height and dwelling density not in keeping with established character.	A maximum building height of 2 building levels has been proposed adjacent to existing residential properties and Pierson Street so that existing character is maintained when viewed from outside of the Affected Area.
Traffic congestion, carparking and pedestrian safety.	A Concept Plan has been introduced to encourage walking and cycling connections and linkages to the Linear Park. Car parking policies contained within the Planning and Design Code will continue to apply. Traffic investigations have been undertaken to inform the Code Amendment which indicate that traffic is likely to reduce. Investigations can be found in Appendix 6.
Application of the Affordable Housing Overlay and perceived impacts of this (i.e. crime)	The Affordable Housing Overlay is proposed. It is important to note that Affordable Housing is different to social or public housing. The Affordable Housing Overlay allows future residential development to include a percentage of housing as affordable housing as part of a development application.

Lockleys Code Amendment Feedback

Impacts on River Torrens (Karrawirra Parri) and Linear Park including visual impacts, environmental impacts and impacts on flora and fauna.

Amenity impacts including visual appearance, overlooking, overshadowing and noise

Code amendment and resulting development would not be consistent with the character of the surrounding residential area.

25 Pierson Street, Lockleys Code Amendment

The Code Amendment proposes to improve linkages to the River Torrens (Karrawirra Parri) and Linear Park by creating walking and cycling paths through the Affected Area. These currently do not exist. A Tree Assessment has been undertaken to identify trees that are protected under current legislation and planning policy. This can be found in Appendix 9.

The Urban Tree Canopy Overlay is proposed and the Code also contains policies relating to landscaping and tree plantings.

A Concept Plan is proposed which identifies public open space and green corridors. It is therefore likely that any future development will incorporate landscaping and open space which is over and above that found on the Affected Area currently.

The Planning and Design Code contains policies which seek to manage overshadowing, overlooking and visual amenity.

In addition, as mentioned above, maximum building heights and zoning is proposed through the Code Amendment which seeks to ensure that existing character is maintained when viewed from outside of the Affected Area.

The Code Amendment proposes zoning and building heights that will complement the zoning and building heights of the adjoining residential area. Any higher density future buildings will be located centrally on the Affected Area with limited visibility from existing residential properties or streets.

Lockleys Code Amendment Feedback

Strain on existing infrastructure including opens spaces, shops, utilities and roads.

Hazard to the Adelaide Airport

Loss of the existing land uses on the Affected Area, in particular the Early Learning Centre

Provision of open space

25 Pierson Street, Lockleys Code Amendment

Investigations undertaken for the Code Amendment demonstrate that a change to the use of land will not significantly change the current conditions in the area by way of access to services and facilities.

It is likely that future redevelopment of the Affected Area will improve the current conditions of the area in respect to services.

The Airport Building Height (Regulated) Overlay will continue to apply to the Affected Area as part of the Code Amendment. The Overlay manages potential impacts from new development maintain operation and safety requirements for the airport. Any building over 15 metres will require referral to the Adelaide Airport to assess and provide direction on operation the airports safety of aviation activities.

Regardless of the outcome for the Code Amendment, the existing land uses can continue to operate on the Affected Area until such time as they decide to vacate or the tenancy arrangements end.

The Code Amendment proposes policy which will facilitate future non-residential uses such as a child care centre.

Any future development on the Affected Area will be required to propose a minimum of 12.5% of public open space. The Concept Plan proposes open space and a network of pedestrian and cycling linkages to the Linear Park. Investigations of existing public open space and community infrastructure in the area can be found in Appendix 8.