

LOT 4 RENMARK AVENUE CODE AMENDMENT

FOR CONSULTATION



Prepared for LOT 4 PROPERTY PTY LTD [The Proponent]

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HAVE YOUR SAY

The Code Amendment seeks to adjust part of the boundary of the Employment Zone resulting in an extension of the adjoining Neighbourhood Zone into the southeast part of the Affected Area.

The Code Amendment provides a logical extension to the established residential area to the south and east of the Affected Area which is currently serviced by infrastructure within the Neighbourhood Zone and utilises the existing local road network.

An adjustment to the current Employment Zone boundary will allow for efficient development of the site based on the Land Division Concept Plan by Alexander and Symonds (refer concept below – Stage 1), providing six commercial allotments and 10 residential allotments.

This Code Amendment is on consultation from 3 October 2023 to 15 November 2023.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment via any of the following methods:

Submissions can be made in the following ways:

- a) Online: via the Plan SA website (https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)
- b) Via email to hello@adelaideplanning.com.au or feedback@codeamendments.com.au
- c) In writing, addressed to

LOT 4 RENMARK AVENUE CODE AMENDMENT
C/O APDS
200A Cross Road,
Unley Park SA
5061

- d) By calling 0499933311 to speak with Mark Kwiatkowski
- e) Arrange a one-on-one meeting with the project team. Bookings can be made by contacting Mark Kwiatkowski on 0499933311; via email at hello@adelaideplanning.com.au or to feedback@codeamendments.com.au



1. What is the Planning and Design Code?

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

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

1.1 Planning and Design Code Framework

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

1.2 Overlays

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

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

1.3 Zones

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

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

1.4 Sub zones

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

1.5 General Development Policies

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

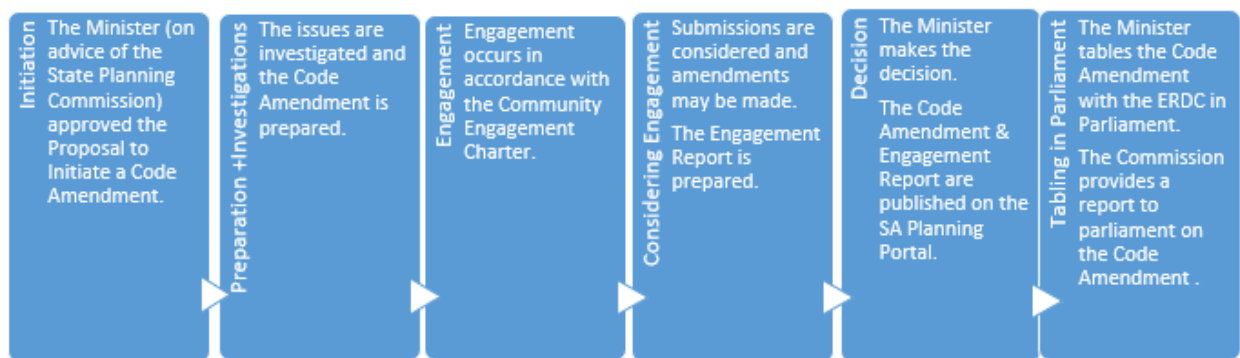
1.6 Amending the Planning and Design Code

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

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

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

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



2. What is Proposed in This Code Amendment

2.1 Need for the amendment

The Code Amendment seeks to adjust part of the boundary of the Employment Zone resulting in an extension of the adjoining Neighbourhood Zone into the southeast part of the Affected Area.

The Code Amendment provides a logical extension to the established residential area to the south and east of the Affected Area which is currently serviced by infrastructure within the Neighbourhood Zone and utilises the existing local road network.

An adjustment to the current Employment Zone boundary will allow for efficient development of the site based on the Land Division Concept Plan by Alexander and Symonds (refer concept below – Stage 1), providing six commercial allotments and 10 residential allotments.

The commercial allotments are of a sufficient depth and dimension to be viable for a range of activities will have access to Industry Road, which is a major thoroughfare, via a new internal road wholly contained within the Employment Zone (not part of this code amendment).

The residential allotments adjoin the existing Neighbourhood Zone and will have access from Dridan Avenue which is an established local road that currently services adjoining residential development.

The Code Amendment balances the need for additional residential development within an area that is currently serviced by infrastructure and enables the remainder of the site to be viably developed for commercial development.

2.2 Affected Area

The proposal seeks to amend the Code for the Affected Area, Lot 4 Renmark Road, Renmark as found in Certificate of Title Volume 6015 Folio 658 (Allotment 4 in Deposited Plan 64071) as shown in the map in Attachment A.

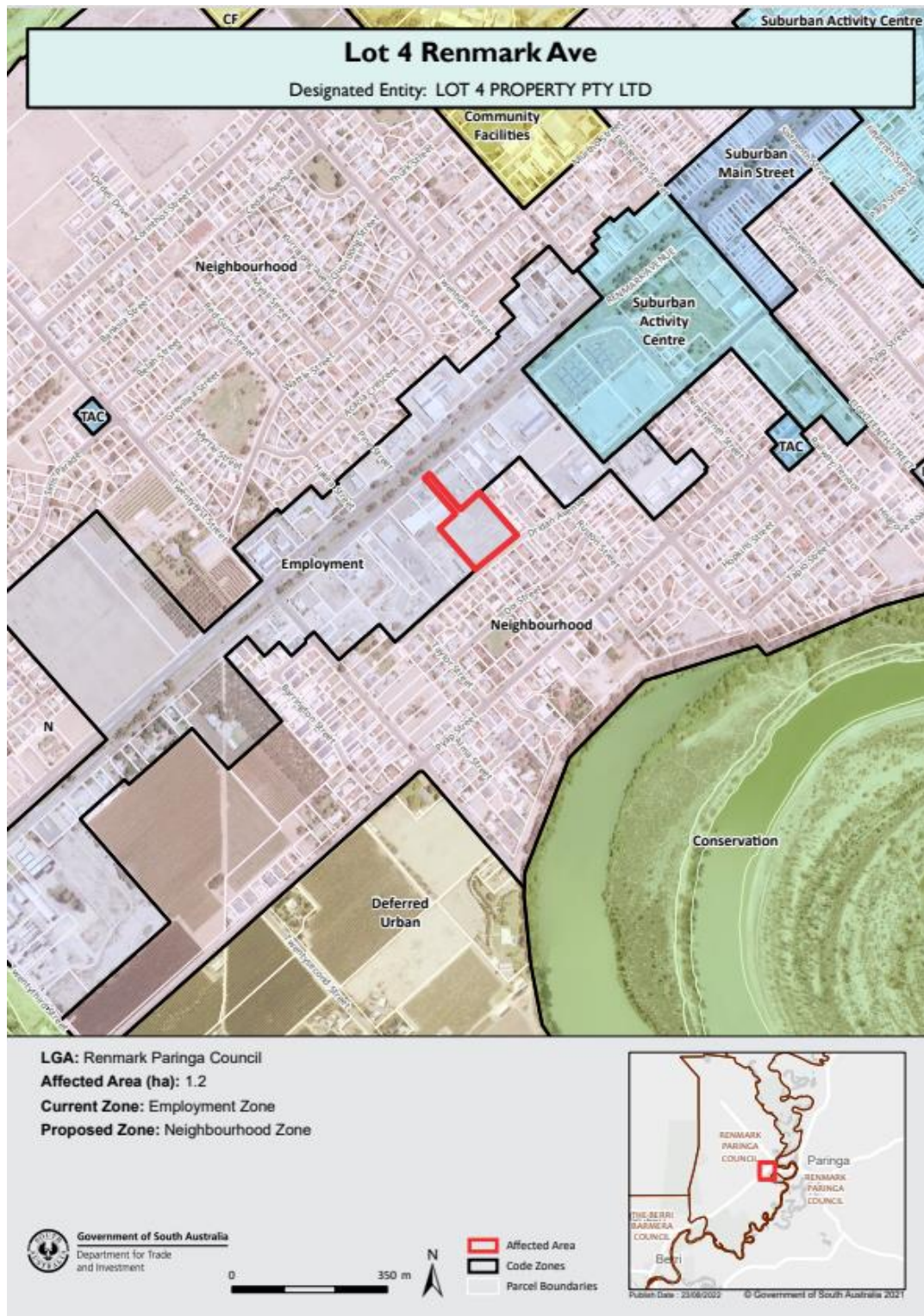


Figure 1: Affected Area

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Employment Zone, with allotments to the north, west and southwest in the same zone. The subject land adjoins the Neighbourhood Zone to the southeast, east and northeast.

Employment Zone

The Employment Zone calls for A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities. Further, the zone seeks Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

The Affected Area is subject to the following overlays in the Code, as shown in Attachment B and Figure 2 below:



Figure 2 Existing Zoning (E = Employment Zone, N = Neighbourhood Zone, SAC = Strategic Activity Centre Zone)

Extract of Existing Employment Zone Code Policies

DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.
PO 1.1 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.	Development comprises one or more of the following: <ul style="list-style-type: none"> a) Advertisement b) Consulting room c) Indoor recreation facility d) Light industry e) Motor repair station f) Office g) Place of worship h) Research facility i) Retail fuel outlet j) Service trade premises k) Shop l) Store m) Telecommunications facility n) Training facility o) Warehouse.

Table 1 Extracts from Employment Zone

Overlays

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

Overlay	Purpose and impact on development
Building Near Airfields	This overlay seeks development that maintains the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.
Hazards (Bushfire – Urban Interface)	This overlay seeks that urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk: <ul style="list-style-type: none"> • Allow access through to bushfire risk areas • Are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack • Facilitate evacuation to areas safe from bushfire danger.
Hazards (Flooding - Evidence Required)	This overlay seeks that development adopts 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.
Key Outback and Rural Routes	This overlay seeks Safe and efficient movement of vehicle and freight traffic to and from and on Key Outback and Rural Routes.
Murray-Darling Basin	This overlay seeks sustainable water use in the Murray-Darling Basin area
Native Vegetation	This overlay seeks that areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

Table 2 Existing Overlay Summary of the Affected Area

Technical Numeric Variations

Existing Technical Numeric Variations (TNVs) do not apply to the Affected Area within the Employment Zone.

2.3.2 Proposed Code Policy

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

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

The proposed zoning is shown below in Figure 2.3.

As illustrated in *Figure 2.3*, the 'Neighbourhood Zone' applies to the adjacent land to the southeast, east and northeast.

Applying the 'Neighbourhood Zone' to the Affected Area is a logical extension of the existing zoning and character already evident within the locality fronting Dridan Avenue.

The Code Amendment proposes the following changes:

Zones

- Rezone the southeast part of the site from 'Employment Zone' to '**Neighbourhood Zone.**' The rest of the site remains within the Employment Zone.

Overlays

- In addition to the existing overlays which already apply:
 - Remove the Key Outback and Rural Routes Overlay from the Neighbourhood Zone portion of the Affected Area.
 - Extend the Affordable Housing Overlay over the Neighbourhood Zone portion of the Affected Area.

Technical Numeric Variations (TNVs)

Introduce the following to the Neighbourhood Zone portion of the Affected Area.

- Maximum Building Height (Metres) (Maximum building height is 8m)
- Minimum frontage (Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m)
- Minimum Site Area (Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm).

[illegible]

Neighbourhood Zone

The 'Neighbourhood Zone' envisages predominantly residential development with a wide variety of other land uses. Further, services and community facilities should contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

- Support the expansion of the adjacent Neighbourhood Zone to the south and east of the subject land
- Will provide affordable dwelling options
- Supports a variety of accommodation options to complement the existing local context.

Relevant Code Policies

DO 1	Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	<p>DTS/DPF1.1 Development comprises one or more of the following:</p> <ul style="list-style-type: none"> a) Ancillary accommodation b) Community facility c) Consulting room d) Dwelling e) Educational establishment f) Office g) Outbuilding h) Pre-school i) Recreation area j) Retirement facility k) Shop l) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	<p>DTS/DPF 1.2 - A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> i. does not exceed 50m² gross leasable floor area ii. does not involve the display of goods in a window or about the dwelling or its curtilage b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> i. the building is a State or Local Heritage Place ii. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
<p>PO 1.3 - Non-residential development is located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> a) small-scale commercial uses such as offices, shops and consulting rooms 	DTS/DPF 1.3 None are applicable.

<ul style="list-style-type: none"> b) community services such as educational establishments, community centres, c) places of worship, pre-schools and other health and welfare services d) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities e) open space and recreation facilities. 	
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 - Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood	<p>DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or preschools where all the following are satisfied:</p> <ul style="list-style-type: none"> a) set back at least 3m from any boundary shared with a residential land use b) building height not exceeding 1 building level c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
PO 2.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant Minimum Site Area Technical and Numeric Variation and Minimum Frontage Technical and Numeric Variation, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.	<p>DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <ul style="list-style-type: none"> a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System: <ul style="list-style-type: none"> i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

	<table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm</td></tr></table> <p>ii) site frontages are not less than:</p> <table><tr><th>Minimum Frontage</th></tr><tr><td>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m</td></tr></table> <p>b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:</p> <p>i) site areas are not less than the greater of:</p> <p>a) 1200m²</p> <p>b) the following:</p> <table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm</td></tr></table> <p>ii) site frontages are not less than the greater of:</p> <p>a) 20m</p> <p>b) the following:</p> <table><tr><th>Minimum Frontage</th></tr><tr><td>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m</td></tr></table>	Minimum Site Area	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m	Minimum Site Area	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m
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Minimum Frontage									
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m									
	<p>In relation to DTS/DPF 2.1, in instances where:</p> <p>c) more than one value is returned in the same field, refer to the Minimum Frontage Technical and Numeric Variation layer or Minimum Site Area Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e., there is a blank field), then none are applicable, and the relevant</p>								

	<div>development cannot be classified as deemed to satisfy</div> <div>e) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.</div>		
PO 2.2 Development results in sites suitable for their intended purpose.	<div>DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment:</div> <div>a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1</div> <div>b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene:</div> <div>i) Private open space requirements specified in Design Table 1 – Private Open Space</div> <div>ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off- Street Car Parking Requirements in Designated Areas.</div>		
PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.	<div>DTS/DPF 3.1 The development does not result in site coverage exceeding 60% of the site area.</div>		
<div>PO 4.1</div> <div>Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.</div>	<div>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:</div> <div>a) The following</div> <table><tr><td>Maximum Building Height (Metres)</td></tr><tr><td>Maximum building height is 8m</td></tr></table> <div>b) in all other cases (i.e., there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</div> <div>In relation to DTS/DPF 4.1, in instances where:</div> <div>a) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to</div>	Maximum Building Height (Metres)	Maximum building height is 8m
Maximum Building Height (Metres)			
Maximum building height is 8m			

	<p>determine the applicable value relevant to the site of the proposed development.</p> <p>b) only one value is returned for DTS/DPF 4.1(a) (i.e., there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	<p>DTS/DPF 5.1 The building line of a building set back from the primary street boundary:</p> <p>a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</p> <p>b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building; or</p> <p>c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.</p>
PO 6.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.	<p>DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.</p>
PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	<p>DTS/DPF 7.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on side boundary and satisfy (a) or (b) below:</p> <p>a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>b) side boundary walls do not:</p> <p>i) exceed 3.2m in height from the lower of the natural or finished ground level</p> <p>ii) exceed 11.5m in length</p> <p>iii) when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary</p>

	iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.	PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.
<p>PO 8.1 Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> a) separation between dwellings in a way that complements the character of the locality b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1 Building walls are set back from the side boundary at least:</p> <ul style="list-style-type: none"> a) On sites greater than 800m²: <ul style="list-style-type: none"> i) Other than a wall facing a southern boundary 1900mm from both side boundaries ii) At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary b) On sites 800m² or less, and other than walls located on a side boundary: <ul style="list-style-type: none"> i) at least 900mm where the wall is up to 3m ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m iii) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>PO 9.1 Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> a) separation between dwellings in a way that complements the character of the locality b) access to natural light and ventilation for neighbours private open space c) space for landscaping and vegetation. 	<p>DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> a) if the size of the site is less than 301m²— <ul style="list-style-type: none"> i) 3m in relation to the ground floor of the dwelling ii) 5m in relation to any second building level of the dwelling iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m. b) if the size of the site is 301m² or more— <ul style="list-style-type: none"> i) 4m in relation to the ground floor of the dwelling ii) 6m in relation to any second building level of the dwelling iii) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.

<p>PO 10.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p><i>DTS/DPF 10.1: Ancillary buildings and structures:</i></p> <ul style="list-style-type: none"> (a) <i>are ancillary to a dwelling erected on the site</i> (b) <i>have a floor area not exceeding:</i> <ul style="list-style-type: none"> (i) <i>60m² on sites less than 800m²</i> (ii) <i>80m² on sites 800m² or more</i> (b) <i>are not constructed, added to or altered so that any part is situated:</i> <ul style="list-style-type: none"> (i) <i>in front of any of the building line of the dwelling to which it is ancillary</i> (ii) <i>within 5.5m from the boundary of the primary street</i> (iii) <i>within 900mm of a boundary of the allotment with a secondary street</i> (c) <i>in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street</i> (d) <i>if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 1mm unless:</i> <ul style="list-style-type: none"> (i) <i>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</i> (ii) <i>the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</i> (e) <i>if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary</i> (f) <i>will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</i> (g) <i>have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</i> (h) <i>have a roof height where no part of the roof is more than 5m above the natural ground level</i> (i) <i>if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour</i> (j) <i>retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</i>
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	<p>(i) a total area as determined by the following table:</p> <table> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
PO 10.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in overdevelopment of the site.	<p><i>DTS/DPF 10.2 Ancillary buildings and structures do not result in:</i></p> <ul style="list-style-type: none"> a) <i>less private open space than specified in Design Table 1 - Private Open Space</i> b) <i>less car parking than specified in Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number</i> c) <i>site coverage exceeding 60%.</i> 										
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	<p><i>DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.</i></p>										

Table 3 Extracts from Neighbourhood Zone

Technical and Numerical Variations (TNVs)

Section 66(4) of the *Planning, Development and Infrastructure Act 2016* (the 'Act') provides that the Code may include provisions that provide for the adaptation of the rules that apply to account for local variations in appropriate circumstance, referred to as Technical Numeric Variations (TNV's).

This Code Amendment proposes the following TNV's over the 'Neighbourhood Zone' portion of the Affected Area.

- Maximum Building Height (Metres) (Maximum building height is 8m)
- Minimum frontage (Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m)
- Minimum Site Area (Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm).

A TNV can also take the form of a Concept Plan which graphically illustrates desired outcomes for a particular area which is not required in this case.

The Code Amendment proposes to maintain the existing Technical and Numerical Variations (TNVs) as outlined in Performance Outcome 2.1 and 4.1.

<p>PO 2.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant Minimum Site Area Technical and Numeric Variation and Minimum Frontage Technical and Numeric Variation, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.</p>	<p>DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment; or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>c) where allotments/sites are connected to mains sewer or a Community Wastewater Management System:</p> <p>iii) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm</td></tr></table> <p>iv) site frontages are not less than:</p> <table><tr><th>Minimum Frontage</th></tr><tr><td>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m</td></tr></table>	Minimum Site Area	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m
Minimum Site Area					
Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm					
Minimum Frontage					
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m					

	<p>d) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:</p> <p>iii) site areas are not less than the greater of:</p> <p>c) 1200m²</p> <p>d) the following:</p> <table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm</td></tr></table> <p>iv) site frontages are not less than the greater of:</p> <p>f) 20m</p> <p>g) the following:</p> <table><tr><th>Minimum Frontage</th></tr><tr><td>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m</td></tr></table> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>h) more than one value is returned in the same field, refer to the Minimum Frontage Technical and Numeric Variation layer or Minimum Site Area Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>i) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e., there is a blank field), then none are applicable, and the relevant development cannot be classified as deemed to satisfy</p> <p>j) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.</p>	Minimum Site Area	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m
Minimum Site Area					
Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm					
Minimum Frontage					
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m					
PO 4.1 Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.	<p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>a) The following</p> <table><tr><th>Maximum Building Height (Metres)</th></tr><tr><td>Maximum building height is 8m</td></tr></table>	Maximum Building Height (Metres)	Maximum building height is 8m		
Maximum Building Height (Metres)					
Maximum building height is 8m					

	<p>b) in all other cases (i.e., there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>a) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>b) only one value is returned for DTS/DPF 4.1(a) (i.e., there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
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Table 4 Technical and Numerical Variations (TNVs)

Overlays to be applied to the Affected Areas

Table 5 provides a summary of the Overlays to be applied to the Affected Area.

Existing Overlay	Employment Zone	Neighbourhood Zone	Summary of changes
Affordable Housing Overlay	N/A	Affordable Housing	Only apply to Neighbourhood Zone as it is not applicable within the Employment Zone.
Building Near Airfields Overlay	Building Near Airfields Overlay	Building Near Airfields Overlay	Retains existing overlay
Hazards (Bushfire – Urban Interface) Overlay	Hazards (Bushfire – Urban Interface) Overlay	Hazards (Bushfire – Urban Interface) Overlay	Retains existing overlay
Hazards (Flooding – Evidence Required) Overlay	Hazards (Flooding – Evidence Required) Overlay	Hazards (Flooding – Evidence Required) Overlay	Retains existing overlay
Key Outback and Rural Routes Overlay	Key Outback and Rural Routes Overlay	N/A	Only apply to the Employment Zone portion of the Affected Area as it is not applicable within the Neighbourhood Zone.
Murray-Darling Basin Overlay	Murray-Darling Basin Overlay	Murray-Darling Basin Overlay	Retains existing overlay
Native Vegetation Overlay	Native Vegetation Overlay	Native Vegetation Overlay	Retains existing overlay

Table 5 Proposed Overlays for Affected Area

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

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

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

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

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

- Letters will be sent to adjacent landowners and occupiers, the Council, relevant state agencies, utility providers, local members of parliament and the Local Government Association.
- Publication of a public notice on the SA Planning Portal and Plan SA website updates.
- Online survey to seek feedback via the Plan SA website.
- Specific engagement activities that will occur throughout the consultation period will include:
 - A briefing for Renmark Paringa Council staff and elected members;
 - Two informal drop-in sessions
- One-on-one meetings will be held with landowners as required.
- Phone and email enquiries – planning and engagement staff available to receive feedback or enquiries
- By phone and email throughout the consultation period.

A subsequent Engagement Report will be prepared following a review of all the submissions received, summarising all written and verbal representations, suggesting response to the issues raised and, if necessary, recommended changes to the draft Code Amendment.

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

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

- Application of the *Overlays* to the Affected Area;
- Application of the Maximum and Minimum Building Height, site frontage and allotment size Technical Numeric Variations (TNVs) to the Affected Area;
- Whether the investigations associated with the Code Amendment have appropriately addressed the following key issues:
 - Traffic and access impacts, distribution and volume of traffic within the surrounding road network;

- Stormwater and flooding impacts;
- Infrastructure and servicing capacity;
- Interface impact (including noise and visual appearance);
- Housing demand and supply analysis;
- Environmental considerations;
- Economic impact;
- Site contamination; and
- Any other matters that may require further consideration/investigation before finalisation of the Code Amendment process.

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

- The zone that has been selected to apply over the Affected Area as this aligns with the adjoining zoned land located to the southeast, east and northeast;
- The geographic extent of the Code Amendment proposal;
- The policies and wording contained in the General Modules of the Planning and Design Code; and
- The policies and wording contained in the Zones and Overlays of the Planning and Design Code.

3.3 What will happen with community feedback?

Adelaide Planning and Development Solutions on behalf of Michael Dowling, Lot 4 Property Pty Ltd (the Proponent) is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

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

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

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

The Engagement Report will summarise:

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

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



3.4 Decision on the Code Amendment

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

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

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

3.5 Closing the Loop

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

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

4. ANALYSIS

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

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The scope of the Amendment is to introduce a policy framework that facilitates residential development on the portion of the site which abuts the existing Neighborhood Zone.

The key strategic planning outcomes for this Code Amendment are summarised below and have been informed by the technical investigations discussed in Section 4.6.

4.1.1.1 Strategic Outcome 1: Provide viable employment land in appropriate locations to cater for growth in a regional township location.

The Code Amendment has been informed by an economic analysis (including housing demand and supply investigations) performed by Deep end Services, as documented in the Employment land analysis contained within Attachment E.

These investigations identify the following key findings in relation to the Employment Zone land:

- 56% of the Employment Zone is currently developed as commercial or industrial land use.
- Vacant undeveloped land makes up 32% of the Employment Zone
- Combining the non-industrial land use within the Employment Zone, approximately 43% could be developed for higher, more intensive industrial or commercial use.
- A number of large sites developed for commercial or industrial use have low site utilisation and could be more efficiently developed in the future.
- The current supply of modern factory, showroom or office warehouse units in Renmark is low, indicating a lack of depth or demand in the market.
- The proposed loss of Employment Zone land represents 0.9% of the overall Zone.

Overall, the loss of 0.9% of Employment Zone land in an area with plenty of vacant land for future commercial and industrial growth to make way for some relief to the lack of new housing opportunities in Renmark represents a positive outcome.

4.1.1.2 Strategic Outcome 2: Contribute to residential land supply for housing that is suitably located adjacent an established residential area where infrastructure is available.

The Code Amendment has been informed by an economic analysis (including housing demand and supply investigations) performed by Deep end Services, as documented in the Employment land analysis contained within Attachment E.

The analysis touches on residential demand and identifies:

- In the medium term, higher population growth rates are expected in Renmark with the recent awarding of development rights to a \$400 million residential and marina project which will not be developed for 2-3 years.
- Council reports indicate that a lack of new housing blocks is constraining population growth.
- The proposed ten residential allotments will provide a short term relief to vacant residential land in Renmark.
- The southeast portion of the site provides all the necessary infrastructure access.

The proposed new housing opportunities in Renmark represent a positive outcome.

4.1.1.2 Consistency with the State Planning Policies

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

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

This Code Amendment is considered to be consistent with the State Planning Policies as shown in Attachment D

4.1.1.3 Consistency with the Regional Plan

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

The State Planning Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted.

The Murray and Mallee Regional Plan (prepared under the *Development Act 1993*) is the official volume of the Planning Strategy that is relevant for this Code Amendment. The current Regional Plan is 11 years old and contains strategies that may no longer be relevant to the region and requires updating. An updated Regional Plan is yet to be prepared by the State Planning Commission.

Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

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

This Code Amendment is considered to be consistent with the Regional Plan as shown in Attachment D.



4.1.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

Renmark Paringa Council Community Plan 2021-2030

Prepared by the Renmark Paringa Council in 2021, the Renmark Paringa Community Plan 2021-2030 sets out a vision for the strategic outcomes for the region on behalf of the community. The document seeks to achieve the following outcomes:

- A liveable, healthy, active, safe and inclusive community;
- A prosperous, innovative, diversified and skilled community;
- A sustainable, resilient, adaptable and valuing nature environment; and
- Effective, efficient, skilled and accountable governance.

Policy Response

The Code Amendment allows for an appropriate mix of land uses including enabling additional residential properties whilst maintaining a substantial portion of the site for employment opportunities.

1.4.1.2 Renmark Paringa Council Economic Development Strategy

The Renmark Paringa Council Economic Development Strategy contains six key themes (strategic outcomes), which are:

- Infrastructure and Development
- Experiences
- Capacity Building
- Livability
- Promotion and Engagement
- ED Strategy Governance

The key objectives are:

- Enhance our reputation as a premium food and wine region;
- Increase tourism by promoting the unique beauty of our natural environment;
- Embrace innovative technologies and methodologies that improve our environmental sustainability (and in particular, water security);
- Build a skilled workforce which can cater for new and emerging economies;
- Retain young people in the region; and
- Ensure the health and wellbeing of our community, particularly in consideration of our aging population.

Policy Response

In response to the strategic outcomes, the Code Amendment will provide increased residential development opportunities for the community by increasing the amount of Neighbourhood Zoned land which abuts existing residential land. Further, the proposal will allow for the retention of the existing employment lands providing appropriately sized allotments for future development and ongoing employment opportunities.

The Code Amendment responds to demand for local industries on appropriately sized and located allotments whilst also allowing for additional residential allotments.

The proposed extension to the Neighbourhood Zone will provide opportunities for future residential development for people seeking suitable allotments in close proximity to services. This will extend the residential development opportunities within the town whilst contributing to housing diversity and choice.

The Code Amendment will provide opportunities for urban renewal and will encourage growth in the community for skilled migrants and refugees in the Renmark Paringa Council.

Infrastructure planning

A Code Amendment must ensure that relevant infrastructure can be economically provided to the Affected Area. Table 6 identifies the relevant infrastructure and how it is being provided/addressed.

Infrastructure	Relevant Agency	Response/Comment
Stormwater	Council	The Affected Area has frontages to Industry Road and Dridan Avenue, which have both been established with kerb and channel stormwater infrastructure. Future land division of the site is able to connect to the existing stormwater management system currently afforded to the street.
Road Infrastructure	Council	Be Engineering Solutions have undertaken a Traffic Impact Assessment of the impact of the estimated additional vehicle trips on Dridan Avenue resulting from the ten allotments, which can be found in Attachment G. The estimated 90 additional vehicle trips generated per day on Dridan Avenue is well within the 2000 vehicles per day carrying capacity of the road.
Sewer/CWMS	Council	There is an existing Council owned CWMS adjacent the eastern boundary of the site, which is a rear of lot system for existing allotments in Scarborough Court, and an

		<p>existing system in Dridan Avenue, approximately 100m south-west of the proposed development site.</p> <p>RPC have provided general advice regarding the CWMS which would be required for the proposed development. RPC advised that a \$2,350 per allotment charge is to be made to the RPC for connection to the existing CWMS scheme. RPC are yet to confirm this charge amount would be applicable to the industrial allotments.</p> <p>RPC are yet to provide advice regarding the CWMS requirements and connection points for the proposed development site.</p>
Potable Water	SA Water	Potable water is available from the pipe network along Industry Road and Dridan Avenue, which may be extended to the future allotments.
Electrical Supply	SA Power Networks (SAPN)	The Affected Area has access to electricity infrastructure which may be extended to future allotments.
Telecommunications	Telstra and NBN	<p><i>Existing Infrastructure</i></p> <p>There is existing NBN infrastructure in Industry Road and Dridan Avenue adjacent to the proposed development site. There is also existing NBN infrastructure in the existing access road off Industry Road, serving lots 261 and 263.</p> <p><i>Proposed Infrastructure</i></p> <p>NBN have advised that the proposed development site sits within the NBN fixed line footprint, and confirmed that they are able to deliver fibre to the development with no backhaul charges or headworks applicable.</p>
Gas Supply		APA confirmed there is no natural gas at Renmark. As such, we have assumed no gas infrastructure would be required.

Table 6 Infrastructure Planning Analysis

5. Investigations Undertaken

5.1 Investigations

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

The following investigations have been undertaken to inform this Code Amendment:

- Land supply analysis;
- Code policy analysis;
- Traffic and access analysis;
- Infrastructure and servicing analysis;
- Environmental investigation (site contamination);
- Interface assessment (noise);
- Interface assessment (built form);
- Interface assessment (EPA licensed activities);

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

5.1.1 Land supply analysis

The analysis performed by Deep End Services identifies the following key findings in relation to the Employment Zone land:

- 56% of the Employment Zone is currently developed as commercial or industrial land use.
- Vacant undeveloped land makes up 32% of the Employment Zone
- Combining the non-industrial land use within the Employment Zone, approximately 43% could be developed for higher, more intensive industrial or commercial use.
- A number of large sites developed for commercial or industrial use have low site utilisation and could be more efficiently developed in the future.
- The current supply of modern factory, showroom or office warehouse units in Renmark is low, indicating a lack of depth or demand in the market.
- The proposed loss of Employment Zone land represents 0.9% of the overall Zone.
- In the medium term, higher population growth rates are expected in Renmark with the recent awarding of development rights to a \$400 million residential and marina project which will not be developed for 2-3 years.
- Council reports indicate that a lack of new housing blocks is constraining population growth.
- The proposed ten residential allotments will provide a short term relief to vacant residential land in Renmark.
- The southeast portion of the site provides all the necessary infrastructure access.

Overall, the report concludes that the loss of 0.9% of Employment Zone land will maintain ample vacant land for future commercial and industrial growth. The provision of ten allotments for residential purposes will provide some much needed additional new housing opportunities in Renmark.



5.1.2 Code policy analysis

The Designated Entity has explored the suitability of applying the 'Neighbourhood Zone' over the south-eastern portion of the Affected Area to facilitate suitable residential and other land use development compatible with the existing residential development located to the southeast, east and northeast.

The 'Neighbourhood Zone' contemplates the following desired outcome:

DO 1: Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

Performance Outcome 1.1 suggests that land within the 'Neighbourhood Zone' will be used for "Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood."

The corresponding Designated Performance Feature (DTS/DPF 1.1), provides the following examples of contemplated land uses for the Zone:

DTS/DPF 1.1: Development comprises one or more of the following:

- *Ancillary accommodation*
- *Community facility*
- *Consulting room*
- *Dwelling*
- *Educational establishment*
- *Office*
- *Outbuilding*
- *Pre-school*
- *Recreation area*
- *Retirement facility*
- *Shop*
- *Supported accommodation*

The extension of the 'Neighbourhood Zone' over the Affected Area is a logical progression of the existing Zone in the broader locality fronting Dridan Avenue.

Policy Implications

The 'Neighbourhood Zone' is considered the most appropriate policy response for the south-eastern portion of the Affected Area.

5.1.3 Traffic and access analysis

The Traffic Impact assessment prepared by Be Engineering Solutions.

The Assessment considers the traffic implications of the Code Amendment particularly in relation to site accessibility and impacts of projected traffic volumes on the surrounding road network. The report has been based on the potential land uses associated with the rezoning as outlined in the Deep End Services employment land analysis.

The future Employment Zone land, when developed, will gain access from Industry Road which will not have an impact on the proposed Neighbourhood Zone land.

The estimated 90 additional residential vehicle trips generated per day on Dridan Avenue is well within the 2000 vehicles per day carrying capacity of the road. Ten new vehicle crossovers will retain one on-street visitor car park space per allotment.

The peak hour vehicle trips will be 9 in the morning and afternoon peak hours and will travel north-east. The volume and impact of this is minor in nature.

5.1.4 Services and Infrastructure

The infrastructure and servicing requirements for the Affected Area is addressed in Section and Table 4.2 of this Code Amendment. The investigations conducted by Greenhill engineers confirms that the Affected Area is capable of being serviced by existing services and infrastructure, including CWMS, mains water, electricity, telecommunications and stormwater infrastructure.

5.1.5 Environmental Investigations

The Preliminary Site Investigation – Site History prepared by Environmental Projects identifies that there are no Potentially Contaminating Activities (PCA's) on the Affected Area or that have occurred on adjacent land.

The site contamination declaration form part of the investigations.

5.1.6 Interface assessment (noise)

An Acoustic report from Sonus has been provided which can be found in Attachment E

The assessment considers the following impacts associated with the proposed Code Amendment relating to future noise sensitive land uses adjacent to existing and future land uses in the Employment Zone:

- The potential for residential development to constrain the existing operations of Scherer Contractors; and,
- The practicality of acoustic treatments at the interface between future residences in the affected area and future land uses in the Employment Zone to the north.

An assessment has been performed to consider the environmental noise impacts associated with a proposed amendment to the South Australian Planning and Design Code (the Code Amendment) for

a section of Lot 4 Renmark Avenue, Renmark (the Affected Area). The Code Amendment proposes to rezone the Affected Area from an Employment Zone to a Neighbourhood Zone.

An indicative environmental noise assessment has been conducted, which considers a potential future development within the Employment Zone, adjacent to sensitive receivers in the Affected Area. The assessment considers typical noise sources associated with commercial, light industrial, and service trade premises. The assessment provides indicative practical acoustic treatments which could be applied to such a development to achieve compliance with the goal noise levels of the Environment Protection (Noise) Policy 2007 (the Policy). Future proposals for development at any location within the Employment Zone adjacent the Affected Area are likely to result in similar outcomes.

An assessment of the noise from the existing operations of Scherer Contractors has been conducted. The assessment indicates that the objective noise criteria of the Policy will be achieved.

With these objective criteria of the Policy achieved, Scherer Contractors will not be constrained by the noise it creates and a suitable level of acoustic amenity will be achieved at future residences

5.1.7 Interface assessment (built form)

Any future built form proposed on either land within the Employment Zone, or land within the Neighbourhood Zone, will need to take into account the adjoining land for appropriate built form outcomes.

The Neighbourhood Zone contemplates two building levels or 8 metre maximum height development. The Employment Zone contemplates two building levels or 9 metre maximum height development.

With both adjoining zones contemplating similar built form outcomes further consideration of this will form part of the planning assessment of future development applications.

5.1.8 Interface assessment (EPA Licensed Activities)

The Affected Area and adjoining sites do not contain any EPA Licensed Activities.

Any future EPA Licensed Activities proposed on land within the Employment Zone will need to take into account the adjoining residential development with potential interface impacts managed accordingly.

6. Recommended Policy Changes

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

Proposed Zones

Rezone the Affected Area to Neighbourhood Zone.

Proposed Overlays

No Change

Technical and Numeric Variations

Apply the TNV which currently relates to the Neighborhood Zone as they relate to Site area, frontage and building height.

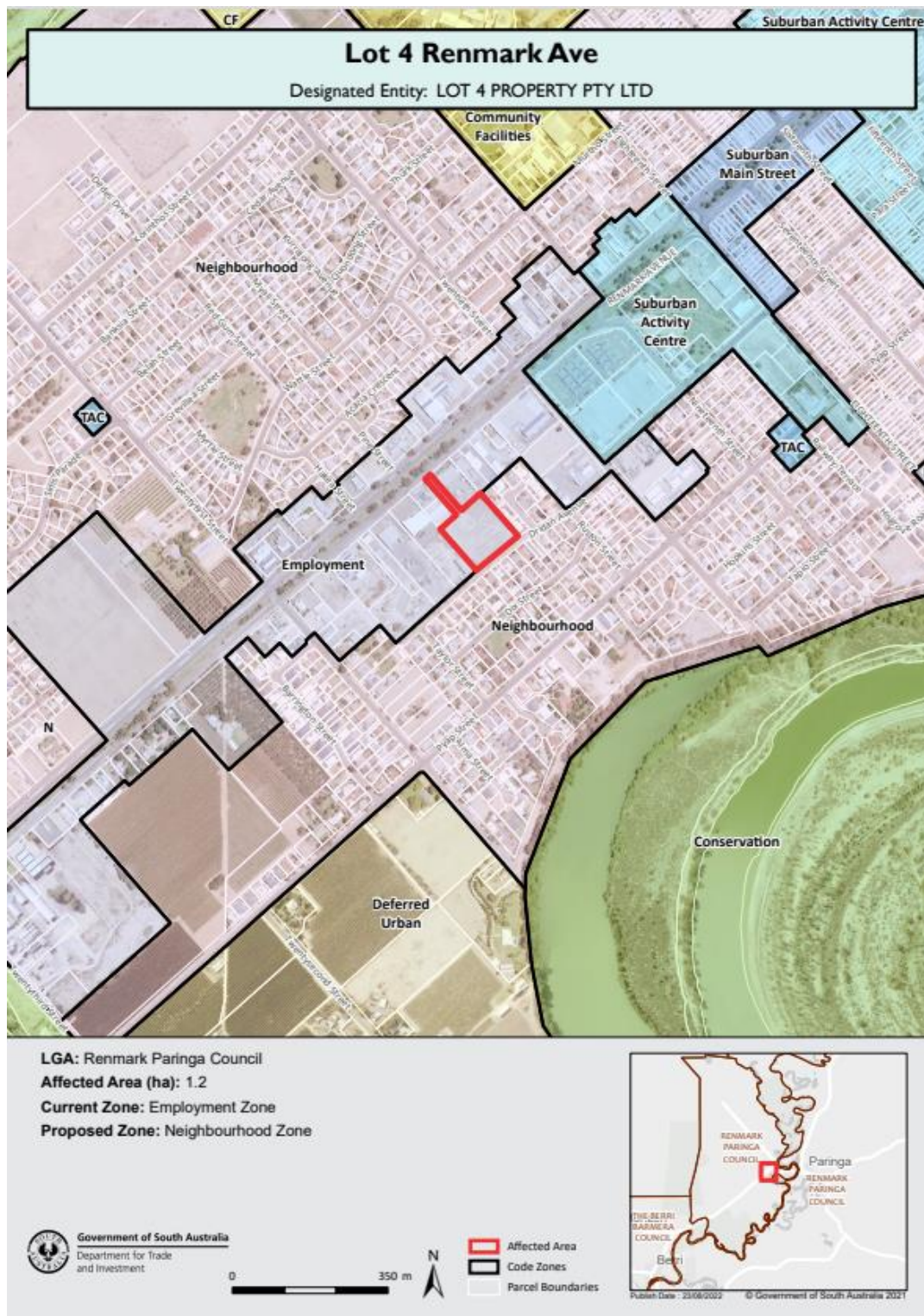
General Policies

The Code includes a range of policies that will apply to development in this locality which are contained within Part 4 – General Development Policies:

- Interface between Land Uses
- Site Contamination
- Transport, Access and Parking
- Design

No changes are proposed to these policies.

ATTACHMENT A – AFFECTED AREA MAPPING



ATTACHMENT B – CURRENT CODE POLICY – EMPLOYMENT ZONE

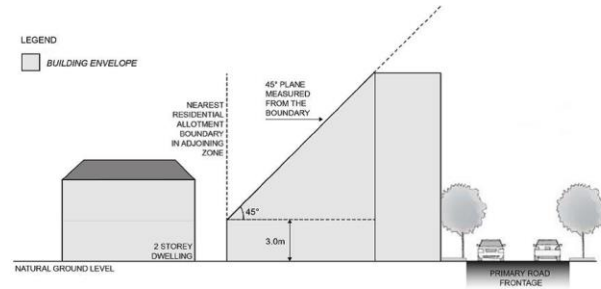
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.
PO 1.1 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.	<p>DTS/DPF 1.1 Development comprises one or more of the following:</p> <ul style="list-style-type: none"> a) Advertisement b) Consulting room c) Indoor recreation facility d) Light industry e) Motor repair station f) Office g) Place of worship h) Research facility i) Retail fuel outlet j) Service trade premises k) Shop l) Store m) Telecommunications facility n) Training facility o) Warehouse.
PO 1.2 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	<p>Shop where one of the following applies:</p> <ul style="list-style-type: none"> a) with a gross leasable floor area up to 100m² b) is a bulky goods outlet c) is a restaurant d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.
PO 1.3 Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.	<p>DTS/DPF 1.3 Telecommunications facility in the form of a monopole:</p> <ul style="list-style-type: none"> a) up to a height of 30m b) no closer than 50m to a neighbourhood-type zone.

PO 1.4 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.4 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
PO 2.1 Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 2.1 None are applicable.
PO 2.2 Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:	DTS/DPF 2.2 None are applicable.
PO 3.1 Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.	<p>DTS/DPF 3.1 The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building c) not less than 3m where no building exists on an adjoining site with the same primary street frontage.
PO 3.2 Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.2 Building walls are no closer than 2m to the secondary street boundary.

PO 3.3 Buildings are set back from rear access ways to provide adequate maneuverability for vehicles to enter and exit the site.	<p>DTS/DPF 3.3 Building walls are set back from the rear access way:</p> <ul style="list-style-type: none"> a) where the access way is 6.5m wide or more, no requirement b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.
PO 3.4 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	<p>DTS/DPF 3.4</p> <p>Building walls are set back at least 3m from at least one side boundary unless an alternative means for vehicular access to the rear of the site is available.</p>
PO 3.5 Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer, and is otherwise generally low-rise to complement the established streetscape and local character.	<p>DTS/DPF 3.5 Building height is not greater than:</p> <ul style="list-style-type: none"> a) the following: b) in all other cases (i.e., there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. <p>In relation to DTS/DPF 3.5, in instances where:</p> <ul style="list-style-type: none"> c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development d) only one value is returned for DTS/DPF 3.1(a) (i.e., there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

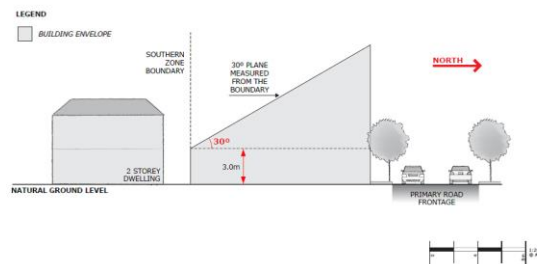
PO 3.6 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.6 Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the primary street boundary.



PO 3.7 Buildings mitigate overshadowing of residential development within a neighbourhood type zone.

DTS/DPF 3.7 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope: provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



PO 3.8 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 3.8 None are applicable.
PO 4.1 Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities.	DTS/DPF 4.1 Allotments: <ul style="list-style-type: none"> a) connected to an approved common wastewater disposal service have an area of 1250m² or more and a frontage width of 20m or more b) that will require the disposal of wastewater on-site have an area of 2000m² or more and a frontage width of 20m or more.
PO 5.1 Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.	DTS/DPF 5.2 - Landscape areas comprise: <ul style="list-style-type: none"> a) not less than 10 percent of the site b) a dimension of at least 1.5m.
PO 6.1 Freestanding advertisements are not visually dominant within the locality.	DTS/DPF 6.1 Freestanding advertisements: <ul style="list-style-type: none"> a) do not exceed 6m in height above natural ground level b) do not have a face that exceeds 8m².

ATTACHMENT C – PROPOSED CODE POLICY – NEIGHBOURHOOD ZONE

DO 1	Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	<p>DTS/DPF1.1 Development comprises one or more of the following:</p> <ul style="list-style-type: none"> a) Ancillary accommodation b) Community facility c) Consulting room d) Dwelling e) Educational establishment f) Office g) Outbuilding h) Pre-school i) Recreation area j) Retirement facility k) Shop l) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	<p>DTS/DPF 1.2 - A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> i) does not exceed 50m2 gross leasable floor area ii) does not involve the display of goods in a window or about the dwelling or its curtilage b) reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> iii. the building is a State or Local Heritage Place iv. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
<p>PO 1.3 - Non-residential development is located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> a) small-scale commercial uses such as offices, shops and consulting rooms 	DTS/DPF 1.3 None are applicable.

<ul style="list-style-type: none"> b) community services such as educational establishments, community centres, c) places of worship, pre-schools and other health and welfare services d) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities e) open space and recreation facilities. 	
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 - Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood	<p>DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or preschools where all the following are satisfied:</p> <ul style="list-style-type: none"> a) set back at least 3m from any boundary shared with a residential land use b) building height not exceeding 1 building level c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
PO 2.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant Minimum Site Area Technical and Numeric Variation and Minimum Frontage Technical and Numeric Variation, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.	<p>DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment, or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <ul style="list-style-type: none"> e) where allotments/sites are connected to mains sewer or a Community Wastewater Management System: v) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

	Minimum Site Area
	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm
	vi) site frontages are not less than:
	Minimum Frontage
	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m
	f) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:
	v) site areas are not less than the greater of:
	e) 1200m ²
	f) the following:
	Minimum Site Area
	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm
	vi) site frontages are not less than the greater of:
	k) 20m
	l) the following:
	Minimum Frontage
	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m
	In relation to DTS/DPF 2.1, in instances where:
	m) more than one value is returned in the same field, refer to the Minimum Frontage Technical and Numeric Variation layer or Minimum Site Area Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

	<div><div>n)no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e., there is a blank field), then none are applicable, and the relevant development cannot be classified as deemed to satisfy</div><div>o)no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.</div></div>
PO 2.2 Development results in sites suitable for their intended purpose.	<div>DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment:</div> <div><div>c)The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1</div><div>d)If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene:</div><div><div>iii)Private open space requirements specified in Design Table 1 – Private Open Space</div><div>iv)Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off- Street Car Parking Requirements in Designated Areas.</div></div></div>
PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.	DTS/DPF 3.1 The development does not result in site coverage exceeding 60% of the site area.
PO 4.1 Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.	<div>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:</div> <div><div>c)The following<div><div>Maximum Building Height (Metres)</div><div>Maximum building height is 8m</div></div></div><div>d)in all other cases (i.e., there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</div></div>

	<p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. d) only one value is returned for DTS/DPF 4.1(a) (i.e., there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	<p>DTS/DPF 5.1 The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> d) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) e) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building; or f) not less than 5m where no building exists on an adjoining site with the same primary street frontage.
PO 6.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.	<p>DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.</p>
PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	<p>DTS/DPF 7.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on side boundary and satisfy (a) or (b) below:</p>

	<ul style="list-style-type: none"> c) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height d) side boundary walls do not: <ul style="list-style-type: none"> v) exceed 3.2m in height from the lower of the natural or finished ground level vi) exceed 11.5m in length vii) when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary viii) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.	PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.
<p>PO 8.1 Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> c) separation between dwellings in a way that complements the character of the locality d) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1 Building walls are set back from the side boundary at least:</p> <ul style="list-style-type: none"> c) On sites greater than 800m²: v) Other than a wall facing a southern boundary 1900mm from both side boundaries vi) At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary d) On sites 800m² or less, and other than walls located on a side boundary: <ul style="list-style-type: none"> iv) at least 900mm where the wall is up to 3m v) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m vi) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>PO 9.1 Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> d) separation between dwellings in a way that complements the character of the locality e) access to natural light and ventilation for neighbours private open space 	<p>DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> c) if the size of the site is less than 301m²— iv) 3m in relation to the ground floor of the dwelling v) 5m in relation to any second building level of the dwelling

<p>f) space for landscaping and vegetation.</p>	<p>vi) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.</p> <p>d) if the size of the site is 301m² or more—</p> <p>iv) 4m in relation to the ground floor of the dwelling</p> <p>v) 6m in relation to any second building level of the dwelling</p> <p>vi) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.</p>
<p>PO 10.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p><i>DTS/DPF 10.1: Ancillary buildings and structures:</i></p> <p>(c) are ancillary to a dwelling erected on the site</p> <p>(d) have a floor area not exceeding:</p> <p>(iii) 60m² on sites less than 800m²</p> <p>(iv) 80m² on sites 800m² or more</p> <p>(k) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any of the building line of the dwelling to which it is ancillary</p> <p>(ii) within 5.5m from the boundary of the primary street</p> <p>(iii) within 900mm of a boundary of the allotment with a secondary street</p> <p>(l) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street</p> <p>(m) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 1mm unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(n) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary</p> <p>(o) will not be located within 3m of any other wall along the same boundary unless on an</p>

	<p>adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>(p) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(q) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(r) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour</p> <p>(s) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site are) (m2)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site are) (m2)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site are) (m2)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
PO 10.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in overdevelopment of the site.	<p>DTS/DPF 10.2 Ancillary buildings and structures do not result in:</p> <p>d) less private open space than specified in Design Table 1 - Private Open Space</p> <p>e) less car parking than specified in Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number</p> <p>f) site coverage exceeding 60%.</p>										
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	<p>DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.</p>										

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning be considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code).

Summary of Strategic Planning Outcomes

The scope of the Amendment is to introduce a policy framework that facilitates residential development on the portion of the site which abuts the existing Neighborhood Zone.

The key strategic planning outcomes for this Code Amendment are summarised below and have been informed by the technical investigations discussed in Section 4.6.

Strategic Outcome 1: Provide viable employment land in appropriate locations to cater for growth in a regional township location.

The Code Amendment has been informed by an economic analysis (including housing demand and supply investigations) performed by Deep end Services, as documented in the Employment land analysis contained within Attachment D.

These investigations identify the following key findings in relation to the Employment Zone land:

- 56% of the Employment Zone is currently developed as commercial or industrial land use.
- Vacant undeveloped land makes up 32% of the Employment Zone
- Combining the non-industrial land use within the Employment Zone, approximately 43% could be developed for higher, more intensive industrial or commercial use.
- A number of large sites developed for commercial or industrial use have low site utilisation and could be more efficiently developed in the future.
- The current supply of modern factory, showroom or office warehouse units in Renmark is low, indicating a lack of depth or demand in the market.
- The proposed loss of Employment Zone land represents 0.9% of the overall Zone.

Overall, the loss of 0.9% of Employment Zone land in an area with plenty of vacant land for future commercial and industrial growth to make way for some relief to the lack of new housing opportunities in Renmark represents a positive outcome.

Strategic Outcome 2: Contribute to residential land supply for housing that is suitably located adjacent to an established residential area where infrastructure is available.

The Code Amendment has been informed by an economic analysis (including housing demand and supply investigations) performed by Deep end Services, as documented in the Employment land analysis contained within Attachment E.

The analysis touches on residential demand and identifies:

- In the medium term, higher population growth rates are expected in Renmark with the recent awarding of development rights to a \$400 million residential and marina project which will not be developed for 2-3 years.
- Council reports indicate that a lack of new housing blocks is constraining population growth.
- The proposed ten residential allotments will provide a short term relief to vacant residential land in Renmark.
- The southeast portion of the site provides all the necessary infrastructure access.

The proposed new housing opportunities in Renmark represent a positive outcome.

Consistency with the State Planning Policies

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

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

Consistency with the Regional Plan

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

The State Planning Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted.

The Murray and Mallee Regional Plan (prepared under the *Development Act 1993*) is the official volume of the Planning Strategy that is relevant for this Code Amendment. The current Regional Plan is 11 years old and contains strategies that may no longer be relevant to the region and requires updating. An updated Regional Plan is yet to be prepared by the State Planning Commission.

Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

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

This Code Amendment is considered to be consistent with the Regional Plan



Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

Renmark Paringa Council Community Plan 2021-2030

Prepared by the Renmark Paringa Council in 2021, the Renmark Paringa Community Plan 2021-2030 sets out a vision for the strategic outcomes for the region on behalf of the community. The document seeks to achieve the following outcomes:

- A liveable, healthy, active, safe and inclusive community;
- A prosperous, innovative, diversified and skilled community;
- A sustainable, resilient, adaptable and valuing nature environment; and
- Effective, efficient, skilled and accountable governance.

Policy Response

The Code Amendment allows for an appropriate mix of land uses including enabling additional residential properties whilst maintaining a substantial portion of the site for employment opportunities.

1.4.1.2 Renmark Paringa Council Economic Development Strategy

The Renmark Paringa Council Economic Development Strategy contains six key themes (strategic outcomes), which are:

- Infrastructure and Development
- Experiences
- Capacity Building
- Livability
- Promotion and Engagement
- ED Strategy Governance

The key objectives are:

- Enhance our reputation as a premium food and wine region;
- Increase tourism by promoting the unique beauty of our natural environment;
- Embrace innovative technologies and methodologies that improve our environmental sustainability (and in particular, water security);
- Build a skilled workforce which can cater for new and emerging economies;
- Retain young people in the region; and
- Ensure the health and wellbeing of our community, particularly in consideration of our aging population.

Policy Response

In response to the strategic outcomes, the Code Amendment will provide increased residential development opportunities for the community by increasing the amount of Neighbourhood Zoned land which abuts existing residential land. Further, the proposal will allow for the retention of the existing employment lands providing appropriately sized allotments for future development and ongoing employment opportunities.

The Code Amendment responds to demand for local industries on appropriately sized and located allotments whilst also allowing for additional residential allotments.

The proposed extension to the Neighbourhood Zone will provide opportunities for future residential development for people seeking suitable allotments in close proximity to services. This will extend the residential development opportunities within the town whilst contributing to housing diversity and choice.

The Code Amendment will provide opportunities for urban renewal and will encourage growth in the community for skilled migrants and refugees in the Renmark Paringa Council.

Infrastructure planning

A Code Amendment must ensure that relevant infrastructure can be economically provided to the Affected Area. Table 6 identifies the relevant infrastructure and how it is being provided/addressed.

Infrastructure	Relevant Agency	Response/Comment
Stormwater	Council	<p>The Affected Area has frontages to Industry Road and Dridan Avenue, which have both been established with kerb and channel stormwater infrastructure.</p> <p>Future land division of the site is able to connect to the existing stormwater management system currently afforded to the street.</p>
Road Infrastructure	Council	<p>Be Engineering Solutions have undertaken a Traffic Impact Assessment of the impact of the estimated additional vehicle trips on Dridan Avenue resulting from the ten allotments, which can be found in Attachment G.</p> <p>The estimated 90 additional vehicle trips generated per day on Dridan Avenue is well within the 2000 vehicles per day carrying capacity of the road.</p>

Sewer/CWMS	Council	<p>There is an existing Council owned CWMS adjacent the eastern boundary of the site, which is a rear of lot system for existing allotments in Scarborough Court, and an existing system in Dridan Avenue, approximately 100m south-west of the proposed development site.</p> <p>RPC have provided general advice regarding the CWMS which would be required for the proposed development. RPC advised that a \$2,350 per allotment charge is to be made to the RPC for connection to the existing CWMS scheme. RPC are yet to confirm this charge amount would be applicable to the industrial allotments.</p> <p>RPC are yet to provide advice regarding the CWMS requirements and connection points for the proposed development site.</p>
Potable Water	SA Water	Potable water is available from the pipe network along Industry Road and Dridan Avenue, which may be extended to the future allotments.
Electrical Supply	SA Power Networks (SAPN)	The Affected Area has access to electricity infrastructure which may be extended to future allotments.
Telecommunications	Telstra and NBN	<p><i>Existing Infrastructure</i></p> <p>There is existing NBN infrastructure in Industry Road and Dridan Avenue adjacent to the proposed development site. There is also existing NBN infrastructure in the existing access road off Industry Road, serving lots 261 and 263.</p> <p><i>Proposed Infrastructure</i></p> <p>NBN have advised that the proposed development site sits within the NBN fixed line footprint, and confirmed that they are able to deliver fibre to the development with no backhaul charges or headworks applicable.</p>

Gas Supply		APA confirmed there is no natural gas at Renmark. As such, we have assumed no gas infrastructure would be required.
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Table 6 Infrastructure Planning Analysis

ATTACHMENT E – INVESTIGATIONS