



**LOT 485 RANDELL ROAD, HINDMARSH  
ISLAND CODE AMENDMENT  
NOBLE INVESTMENTS SUPERANNUATION FUND PTY. LTD**

FOR CONSULTATION

**Proprietary Information Statement**

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**Document Control**

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## HAVE YOUR SAY

This Code Amendment is on consultation from Monday, 22 July 2024 to Sunday, 1 September 2024.

During this time, the public and identified stakeholders can lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be provided via one of the following:

- a) Online on the SA Planning Portal (URL: [plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments))



*Use your smart phone to scan this code*

- b) Via email to [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)
- c) Via post to:

Attn: Belinda Monier  
Lot 485 Randell Road, Hindmarsh Island Code Amendment  
Future Urban  
Level 1/74 Pirie Street  
ADELAIDE SA 5000

### **Speak to a representative of the Designated Entity**

Should you wish to speak to a representative of the Designated Entity in person, a planner will be available at the Business Hub, 12 Cadell Street, Goolwa on the following day:

- Wednesday, 7 August 2024 – 10:00am until 4:00pm.

## **1. WHAT IS THE PLANNING AND DESIGN CODE?**

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

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

### **1.1 Planning and Design Code Framework**

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

### **1.2 Overlays**

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk. They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy overrides 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 Technical and Numeric Variations**

Different Technical and Numeric Variations (TNVs) apply spatially across various areas of the state. The data in these layers populate policies within a zone, subzone, overlay or general development policies. While a technical and numeric variation may spatially apply at a particular location, it has no work to do unless it is specifically referenced in the relevant Code policies. Assessment provisions in the Code can reference TNVs to provide for local variation in the policy.

## 1.7 Amending the Planning and Design Code

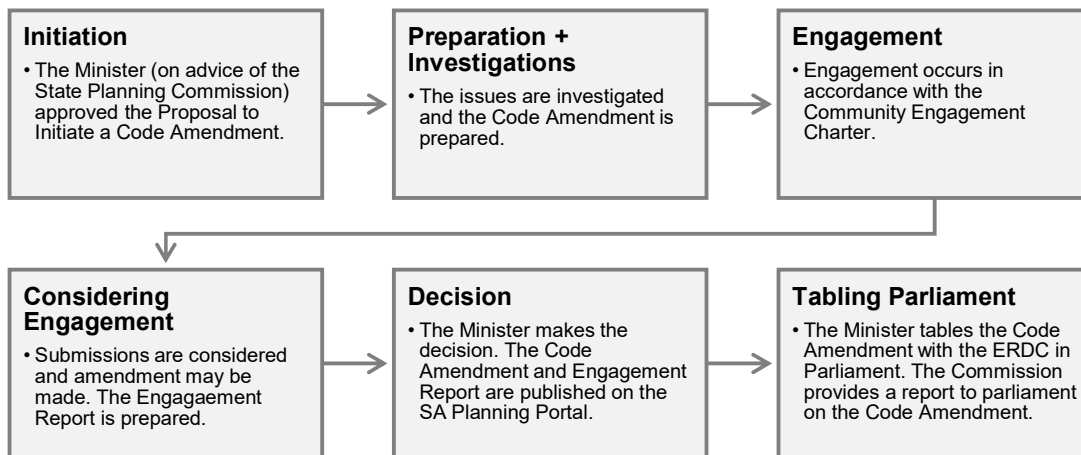
*The Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the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

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

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

The Commission provided independent advice to the Minister for Planning on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process. A summary of this process is provided in Figure 1.1 below.

**Figure 1.1** Summary of the Code Amendment Process



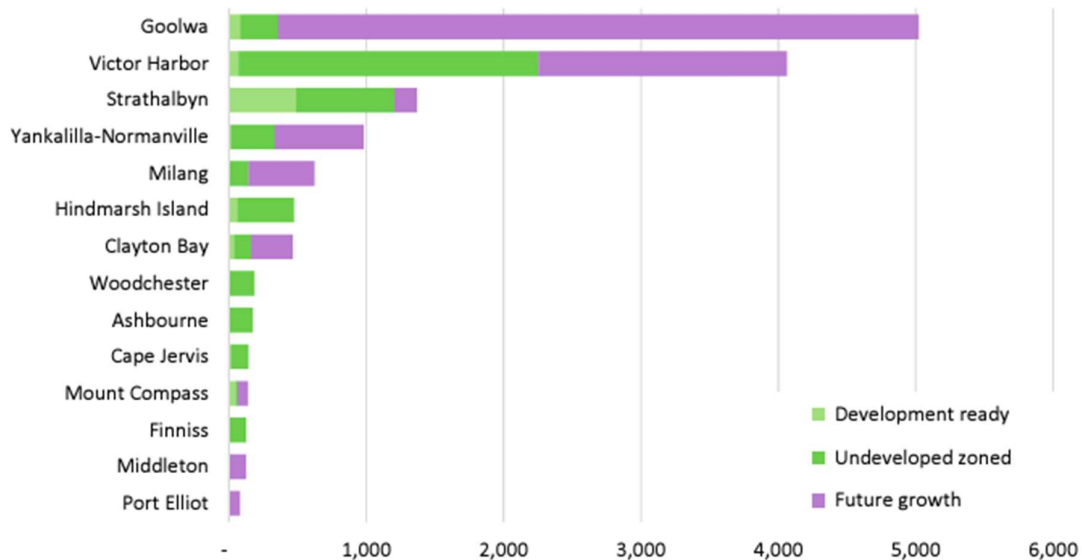
## 2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

### 2.1 Need for the Amendment

The Affected Area is currently zoned Rural Living and identified within *The 30-Year Plan for Greater Adelaide* as ‘planned urban lands to 2045’. It is located approximately 3.5 kilometres from the main street of Goolwa and represents a logical extension of the adjoining Rural Neighbourhood Zone. The establishment of new growth areas on Hindmarsh Island is generally constrained by the Environment and Food Production Area (EFPA) and Ramsar Wetlands.

The State Government published a Land Supply Report (‘LSR’) for Greater Adelaide in July 2023. While there is some existing land supply (development ready/undeveloped zoned land) on Hindmarsh Island and the surrounding areas (Figure 2.1), there are very few allotments being released to the market for sale. Most land sales on Hindmarsh Island are in the Coorong Quays development which caters for a specific market seeking waterfront land. This has resulted in Hindmarsh Island being the most expensive area to purchase property in the wider Goolwa area.

**Figure 2.1 Greenfield Land Supply by Development Front**



The median house price on Hindmarsh Island is \$725,000, which is just below the median house price for metropolitan Adelaide of \$757,448 (Corelogic Jun 2024). On the market currently on Hindmarsh Island (as at 17 June 2024), there are just four residential allotments over 1,200sqm for sale of which just two are in the 2,000sqm range. Such allotment sizes reflect a ‘low density lifestyle’ market niche which is prevalent in the outer areas of Greater Adelaide.

Vacant land sales on Hindmarsh Island have been strong over the last 5 years and there is demonstrated demand for larger allotments. Much of the zoned land supply on Hindmarsh Island is within the Neighbourhood Zone, which has a Minimum Site Area TNV of 600 square metres. This is a more traditional residential density as compared to a lifestyle based product.

The suburb of Hindmarsh Island grew by 448 people between the 2016 and 2021 censuses, and 233 additional houses were recorded. Population projections prepared by .id (informed decisions) predict Hindmarsh Island – Mundoo Island will grow by 1,332 people by 2041 (refer Table 2.1). Using an average of 2.2 people per household, it is assumed that approximately 605 dwellings will be required to house this population.



**Table 2.1 Population and household forecasts 2021 to 2041**

Area	Forecast year					Change between 2021 and 2041	
	2021	2026	2031	2036	2041	Total change	Avg. annual % change
Alexandrina Council	28,012	29,980	32,168	34,542	36,907	+8,895	1.4
Strathalbyn District	5,489	5,666	5,845	6,239	6,920	+1,431	1.2
Strathalbyn Town	6,331	6,927	7,548	8,122	8,356	+2,025	1.4
Goolwa - Goolwa Beach	7,181	7,358	7,520	7,664	7,793	+612	0.4
Goolwa Growth Area	25	321	859	1,614	2,466	+2,441	25.8
Hindmarsh Island - Mundoo Island	1,806	2,277	2,691	2,942	3,138	+1,332	2.8
Middleton and District	1,523	1,587	1,653	1,724	1,804	+281	0.9
Mount Compass - Kuitpo and District	2,893	2,894	2,958	3,033	3,112	+219	0.4
Port Elliot and District	2,764	2,948	3,095	3,203	3,317	+553	0.9

Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), December 2021.

The rezoning represents an opportunity to bring to market land which is currently underutilised and will offer land at a size which is in demand. Increasing the supply of large allotments will assist in alleviating price pressures.

## 2.2 Affected Area

The proposal seeks to amend the Code for the Affected Area that comprises Allotment 485, Filed Plan 166859, Certificate of Title Volume 6255 Folio 924, located on Randell Road, Hindmarsh Island. The allotment is wholly situated within the Alexandrina Council.

The Affected Area is approximately 9.4 hectares in size. The land is surrounded by rural living and rural uses. The Affected Area is presently not used for any purpose, is relatively flat and has minimal vegetation.

The land does not have direct frontage to a road and access to the land will be gained via an unrestricted right of way which extends to Randell Road.

The area affected by the proposed amendment is shown in the map at Appendix 1 and in Figure 2.2 below.

**Figure 2.2 Affected Area**



## 2.3 Summary of Proposed Policy Changes

### 2.3.1 Current Code Policy

The Affected Area is currently located in the Rural Living Zone and within the following Overlays:

- Hazards (Bushfire – High Risk);
- Hazards (Flooding – Evidence Required);
- Murray-Darling Basin;
- Native Vegetation; and
- Ramsar Wetlands.

The Rural Living Zone predominantly seeks to provide spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.

A copy of the policies that apply within the Rural Living Zone are available in Appendix 2. The full suite of policies can be found on the Plan SA website here: <https://code.plan.sa.gov.au>.

A Minimum Site Area Technical and Numeric Variations (TNV) exists over the Affected Area which is 2 hectares.

A summary of the Overlays that apply to the land, their Desired Outcome and their impact on the development of the land are summarised in Table 2.2 below.

**Table 2.2 Summary of Overlays relating to the Affected Area**

Overlay	Desired Outcome	Impact on Development
Hazards (Bushfire – High Risk)	<p>Development, including land division responds to the high level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.</p> <p>To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p>	<p>Development must be designed and sited to mitigate the threat of bushfires on life and property.</p> <p>Seeks to ensure safe access for emergency vehicles.</p>
Hazards (Flooding – Evidence Required)	<p>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.</p>	<p>Development should include measures to prevent the entry of water.</p>
Murray-Darling Basin	<p>Sustainable water use in the Murray-Darling Basin area.</p>	<p>Ensures development has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.</p>
Native Vegetation	<p>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.</p>	<p>Does not identify areas where there is native vegetation, however, seeks to protect native vegetation if any is identified on the land.</p>
Ramsar Wetlands	<p>Protection and restoration of Ramsar wetlands.</p>	<p>Development provides for the restoration and/or sustainable management of wetlands habitat.</p>

### 2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone the Affected Area to the Rural Neighbourhood Zone. Remove the Rural Living Zone.
- Retain the following Overlays to the Affected Area:
  - » Hazards (Bushfire – High Risk);
  - » Hazards (Flooding – Evidence Required);
  - » Murray-Darling Basin;
  - » Native Vegetation; and
  - » Ramsar Wetlands.
- Apply the following Overlay to the Affected Area:
  - » Affordable Housing Overlay.
- Remove the following Technical and Numeric Variations (TNVs) from the Affected Area:
  - » Minimum site area is 20,000 sqm.
- Apply the following Technical and Numeric Variations (TNVs) to the Affected Area:
  - » Minimum frontage is 25m; and
  - » Minimum site area is 2,000 sqm.

The Rural Neighbourhood Zone, Overlays and TNV boundaries are shown in Appendix 1 and the Zone and Overlay policies are provided in Appendix 3.

### 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; and
- engagement processes are reviewed and improved.

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

A summary of the engagement that is occurring for this Code Amendment is as follows:

- letters will be sent to adjacent owners and occupiers, the Council, relevant State agencies, utility providers and the local Member of Parliament;
- information will be provided to the public generally via the Plan SA Have Your Say website;
- drop-in session will be held so that members of the community can seek further information on the Code Amendment; and
- interested parties will have the opportunity to provide a written submission via the Plan SA Have Your Say website or by email or post to Future Urban.

#### 3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- a) Online on the SA Planning Portal (URL: [plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments))



*Use your smart phone to scan this code*

- b) Via email to [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au);

- c) Via post to:

Attn: Belinda Monier  
Lot 485 Randell Road, Hindmarsh Island Code Amendment  
Future Urban  
Level 1/74 Pirie Street  
ADELAIDE SA 5000

### **3.3 What changes to the Code Amendment can my feedback influence?**

Aspects of the Code Amendment which stakeholders and the community can influence are:

- Whether the Rural Neighbourhood Zone is the most appropriate Zone for the Affected Area;
- Whether the Technical and Numeric Variations (TNV) are the most appropriate TNVs for the Affected Area;
- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area; and
- Whether the Overlays applied address key matters stakeholders would like to see future development meet.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- The geographic extent of the Code Amendment (i.e. the Affected Area);
- The residential intent of the Rural Neighbourhood Zone; and
- The policy wording within the Planning and Design Code.

### **3.4 What will happen with my feedback?**

The Designated Entity 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 Designated Entity when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

The Designated Entity 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 be forwarded to the Minister, and then published on the SA Planning Portal.

### **3.5 Decision on the Code Amendment**

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

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

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

## **4. ANALYSIS**

### **4.1 Strategic Planning Outcomes**

#### **4.1.1 Summary of Strategic Planning Outcomes**

The Code Amendment has had regard to the Strategic Planning Outcomes of the State and the Council, including:

- Ensuring adequate land supply for Hindmarsh Island and the Fleurieu region;
- Infrastructure and services to support the future residential population; and
- Identification of potential hazards, including bushfire, and the introduction of appropriate measures to mitigate risk.

The investigations to be undertaken for this Code Amendment will address these matters and have regard to the investigations undertaken to inform the other Code Amendments (as applicable).

#### **4.1.2 Consistency with the State Planning Policies**

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

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

This Code Amendment is consistent with the State Planning Policies as shown in Appendix 4.

#### **4.1.3 Consistency with the Regional Plan**

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

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

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

This Code Amendment is consistent with the Regional Plan as shown in Appendix 4.

#### **4.1.4 Consistency with other key strategic policy documents**

This Code Amendment aligns with other key policy documents, including the Strategic Management Plan Alexandrina 2040.

This Code Amendment is consistent with the relevant objectives in these strategic policy documents as shown in Appendix 4.

## 4.2 Infrastructure planning

The infrastructure planning in Table 4.1 below is relevant to this Code Amendment. It is noted that the investigations undertaken are tailored to demonstrate the serviceability of the land and does not represent detailed design which is resolved at a subsequent land division and development stage.

**Table 4.1 Infrastructure Planning**

Council Infrastructure Planning	Response/Comment
Stormwater	<p>Preliminary basin sizing is determined to be 2,265m<sup>3</sup> and the recommended locations of the basins is shown in Appendix 8. The location may be revised as it is subject to the final lot layout and concept design of the development.</p> <p>It is also recommended that a high-level pipe outlet be provided to connect to Batson Parade. While the basins have been designed to retain a 2-hour storm event, it is good design practice to provide an overflow pathway should the basin volume be exceeded. The recommended pipe size is DN375.</p>
Roads	<p>It is anticipated that the forecast levels of traffic associated with future redevelopment of the Affected Area would be readily accommodated by the proposed public road network and an existing access point on Randell Road. The proposal would not alter the nature or function of Randell Road or adjacent public roads, notwithstanding the increase in traffic volumes.</p>
Wastewater	<p>The Affected Area can be serviced by the existing Community Wastewater Management System which is owned and operated by the Alexandrina Council if approximately 42 allotments are created. Should less be created, onsite wastewater systems are likely to be the only economically viable option.</p> <p>Both onsite and CWMS options to service wastewater at the development has been considered in accordance with the requirements of the <i>On-site Wastewater Systems Code (2013)</i> and a high-level summary of the options outlined in the subsequent sections for consideration.</p>
Government Agency Infrastructure Planning	Response/Comment
SA Water	<p>The closest water main is not available for use. The current network has limited capacity.</p> <p>The Code Amendment has been identified in the South Australian Government's Housing Roadmap and connections to SA Water infrastructure may be available in the future.</p>



Other Infrastructure Planning	Response/Comment
Water	<p>The Affected Area can be serviced by rainwater tanks for domestic potable water use.</p> <p>Each dwelling will need to have consideration to the number of occupants, number of days they will occupy the dwelling and their daily usage to determine how many square metres of roof space must be connected to the dwelling to ensure they have a secure water supply. Larger tanks may be installed to harvest additional water during high rainfall months and water delivery is an option in low rainfall years.</p> <p>As mentioned above, there will be an option to connect to SA Water infrastructure in the future in accordance with the Housing Roadmap.</p>

### 4.3 Investigations

#### 4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Honourable Nick Champion MP, Minister for Planning (the Minister) in the Proposal to Initiate.

The investigations undertaken to inform the Code Amendment include:

- Infrastructure and Servicing Report (**Appendix 5**);
- Traffic Advice (**Appendix 6**);
- Bushfire (**Appendix 7**);
- Stormwater Management and Water Quality (**Appendix 8**); and
- Zoning.

Details of the investigations, including outcomes and recommendations, are contained in Table 4.2 below.

**Table 4.2 Investigations**

Investigation	Outcomes/Recommendations
Infrastructure and Servicing	<p>The Infrastructure and Servicing Report confirms that the Affected Area can be serviced with respect to electricity, potable water, communications, gas and waste.</p> <p>Further detail is provided in Table 4.1.</p> <p>For more information, a copy of the Infrastructure and Servicing Report is included as Appendix 5.</p> <p>Refer to Appendix 8 and below for advice relating to stormwater and wastewater infrastructure.</p>

Investigation	Outcomes/Recommendations
	<p><b>Recommended Policy Change</b></p> <p>Apply the Rural Neighbourhood Zone to the Affected Area.</p> <p>Apply the following TNVs to the Affected Area:</p> <ul style="list-style-type: none"> <li>• Minimum Frontage - Minimum frontage is 25m; and</li> <li>• Minimum Site Area - Minimum site area is 2,000 sqm.</li> </ul> <p>No further policy changes proposed. Relevant general development policies in Part 4 – General Development Policies of the Code will continue to apply to the Affected Area.</p>
Traffic	<p>The Affected Area is proposed to be accessed via an existing access point on Randell Road and a network of private circulation driveways internal to the site. The Hazards (Bushfire - High Risk) Overlay currently applies to the Affected Area and it is envisaged that this Overlay would continue to apply to the Affected Area as part of the Code Amendment (requiring consultation with referral bodies such as the CFS regarding future access and internal road network provisions).</p> <p>Forecasting of the site’s future traffic generation identifies that the proposed rezoning of the Affected Area will generate in the order of an additional 34 am and pm peak hour trips (approximate additional 336 daily trips).</p> <p>It is anticipated that the forecast levels of traffic associated with future redevelopment of the Affected Area would be readily accommodated by the proposed public road network and an existing access point on Randell Road. The proposal would not alter the nature or function of Randell Road or adjacent public roads.</p> <p>There is currently low demand for active transport facilities due to the low density and lifestyle based character of the locality.</p> <p><b>Recommended Policy Change</b></p> <p>No policy change required.</p>
Bushfire	<p>Individual BAL assessments are required to be undertaken for each future dwelling and these should not exceed BAL 29. The future land division design will need to incorporate adequate separation distances between future building envelopes and the hazardous vegetation on surrounding allotments.</p> <p>The relevant Code provisions stipulate that land divisions creating 10 or more allotments will need to provide at least 2 access roads. Therefore, it will be necessary to investigate additional access road options (i.e., to Batson Parade).</p> <p>It is imperative to ensure adequate pressure/reticulation and hydrants are provided. A water supply and fire plug/hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area should be provided in accordance with AS 2419.1 – 2005, Appendix B (B2) and to the appropriate SA Water Standards.</p> <p>Individual residential allotments will also be required to provide a firefighting water supply in line with the provisions of MBS 008.</p>

Investigation	Outcomes/Recommendations
	<p>It is noted that the State-wide Bushfire Hazards Overlay Code Amendment may alter the bushfire hazard overlay relevant to the Affected Area, however, no change was proposed during the engagement phase of the Code Amendment.</p> <p><b>Recommended Policy Change</b></p> <p>No policy change required.</p>
<p>Stormwater Management and Water Quality</p>	<p><i>Stormwater</i></p> <p>With reference to <i>Alexandrina Council's Integrated Water Management Plan (2012)</i>, it is understood that Council prefers exploring opportunities for stormwater treatment and storage through the provision of bio-infiltration and retention basins at locations where stormwater naturally collects within the development catchment. Council additionally have advised that no concentrated runoff be permitted to adjoining properties and to contain storm events up to 100 ARI within the Affected Area.</p> <p>The size and recommended location for stormwater basins has been identified. It is also recommended that a high-level pipe outlet be provided to connect to Batson Parade. While future basin would need to manage a 2-hour storm event, it is good design practice to provide an overflow pathway should the basin volume be exceeded. The recommended pipe size to be incorporated into the detailed design is DN375.</p> <p><i>Wastewater</i></p> <p>The CWMS currently only services the marina and some areas to the west and has not been expanded to other parts of the island, particularly the vicinity of the proposed development.</p> <p>EPA's strong preference for connection to CWMS rather than on-site disposal stems from the requirement of additional ongoing operation and maintenance to ensure the design performance of the on-site system is achieved for its expected life. If not operated and maintained correctly, on-site wastewater systems may fail to comply with approved performance criteria which increases the risk to public and environmental health. Consideration for on-site disposal would therefore require a strategic capability assessment to understand cumulative effects of off-site effluent migration from future developments which impacts surrounding waters of Hindmarsh Island.</p> <p>Notwithstanding the above, both options to service wastewater at the development has been considered in accordance with the requirements of the <i>On-site Wastewater Systems Code (2013)</i> and a high-level summary of the options outlined in the subsequent sections for consideration.</p> <p>A preliminary cost analysis indicates that a CWMS connection would be a similar order of magnitude in comparison with on-site treatment and disposal.</p> <p>A site and soil suitability report must be prepared by a qualified wastewater engineer to detail and qualify the performance criteria along with an assessment of cumulative effects of off-site migration of effluent if onsite wastewater systems are pursued.</p> <p><b>Recommended Policy Change</b></p>

Investigation	Outcomes/Recommendations							
	<p>Apply the Rural Neighbourhood Zone to the Affected Area.</p> <p>Apply the following TNVs to the Affected Area:</p> <ul style="list-style-type: none"> <li>• Minimum Frontage - Minimum frontage is 25m; and</li> <li>• Minimum Site Area - Minimum site area is 2,000 sqm.</li> </ul> <p>No further policy changes proposed. Relevant general development policies in Part 4 – General Development Policies of the Code will continue to apply to the Affected Area.</p>							
Zoning	<p><i>Environmental Considerations</i></p> <p>Hindmarsh Island is a RAMSAR wetland. As such, environmental considerations are significant in determining the appropriateness of zoning and minimum allotment sizes.</p> <p>Investigations relating to stormwater management, water quality and traffic have informed the appropriateness of minimum allotment sizes.</p> <p><i>Zone Selection</i></p> <p>Investigations regarding relevant zones and envisaged land uses within the zones have been undertaken as part of the Code Amendment.</p> <p>The zone selection also considers the appropriateness of the minimum allotment sizes and the zones that currently exist on Hindmarsh Island. These include the Neighbourhood Zone, Rural Living Zone, Waterfront Neighbourhood Zone, Rural Neighbourhood Zone, Conservation Zone, Rural Settlement Zone, Rural Zone and Caravan and Tourist Park Zone.</p> <p>As only two of the existing zones somewhat align with the intent of the Code Amendment (i.e. to facilitate low density (rural living style) residential development), the following zones were investigated for use over the Affected Area; Rural Neighbourhood Zone and Rural Living Zone.</p> <table border="1" data-bbox="521 1346 1369 1877"> <thead> <tr> <th data-bbox="521 1346 784 1455"></th> <th data-bbox="784 1346 1086 1455">Rural Neighbourhood Zone</th> <th data-bbox="1086 1346 1369 1455">Rural Living Zone</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 1455 784 1877">Desired Outcome</td> <td data-bbox="784 1455 1086 1877">Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary.</td> <td data-bbox="1086 1455 1369 1877">A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.</td> </tr> </tbody> </table>			Rural Neighbourhood Zone	Rural Living Zone	Desired Outcome	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary.	A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.
	Rural Neighbourhood Zone	Rural Living Zone						
Desired Outcome	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary.	A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.						

Investigation	Outcomes/Recommendations		
		<p>Limited goods, services and facilities that enhance rather than compromise rural residential amenity.</p>	
	<p>Performance Outcome ('PO') 1.1</p>	<p>Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households.</p>	<p>Residential development with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character.</p>
	<p>Deemed-to-satisfy/designated performance feature ('DTS/DPF') 1.1</p>	<ul style="list-style-type: none"> <li>a) Ancillary accommodation</li> <li>b) Child care facility</li> <li>c) Consulting room</li> <li>d) Detached Dwelling</li> <li>e) Office</li> <li>f) Outbuilding</li> <li>g) Recreation area</li> <li>h) Shop.</li> </ul>	<ul style="list-style-type: none"> <li>a) Agricultural Buildings</li> <li>b) Animal Keeping</li> <li>c) Carport</li> <li>d) Consulting room</li> <li>e) Detached dwelling</li> <li>f) Dwelling addition</li> <li>g) Farming</li> <li>h) Horse keeping</li> <li>i) Kennel</li> <li>j) Light industry</li> <li>k) Office</li> <li>l) Outbuilding</li> <li>m) Shelter/Stable</li> <li>n) Shop</li> <li>o) Verandah.</li> </ul>

Investigation	Outcomes/Recommendations	
	<p>Restricted Development</p>	<p>Shop, excluding any of the following:</p> <p>a) Shop with a gross leasable floor area less than 1000m<sup>2</sup></p> <p>b) Shop that is a restaurant.</p>
<p>Shop, excluding any of the following:</p> <p>a) Shop with a gross leasable floor area less than 1000m<sup>2</sup></p> <p>b) Shop that is a restaurant.</p> <p>Having regard to the Desired Outcome of the two zones, it is considered that the Rural Neighbourhood Zone is the most appropriate to be applied for the Affected Area. While the Affected Area is currently in the Rural Living Zone, it is not considered secluded or rural as it surrounded by existing low density residential communities. It is also considered that home-based businesses and horse keeping may not be appropriate given the environmental impact those uses may have in this context.</p> <p><i>Overlays</i></p> <p>Existing Overlays will be retained.</p> <p>The Code Amendment proposes to apply the Affordable Housing Overlay which provides policy incentives to encourage the provision of affordable housing. Application of the Affordable Housing Overlay is also required to comply with a condition that was placed on the Code Amendment.</p> <p><i>Technical and Numeric Variations (TNVs)</i></p> <p>TNVs are applied spatially and allow for local policy variations such as building height, minimum site area and frontages. TNVs vary within zones, with some zones providing a wide variety of prescriptive variations and others having no TNV capability. The Rural Neighbourhood Zone has the following TNV capabilities:</p> <ul style="list-style-type: none"> <li>• Minimum Site Area;</li> <li>• Minimum Frontage; and</li> <li>• Concept Plan.</li> </ul> <p>The following TNVs apply to the existing Rural Neighbourhood Zone on Hindmarsh Island:</p> <ul style="list-style-type: none"> <li>• Minimum Frontage - Minimum frontage is 25m; and</li> <li>• Minimum Site Area - Minimum site area is 2,000 sqm.</li> </ul> <p>Minimum Site Area TNVs of 2 ha and 7,500 sqm currently exists within the Rural Living Zone on Hindmarsh Island.</p> <p>In this regard, the Code Amendment will apply the same TNVs to the adjacent Rural Neighbourhood Zone. This represents a logical extension of the adjacent zoning and will facilitate a slight intensification of underutilised land without compromising the environment.</p>		

Investigation	Outcomes/Recommendations
	<p><b>Summary</b></p> <p>The investigations confirm that the Rural Neighbourhood Zone will provide the suitable development policy to accommodate future development of the Affected Area in accordance with the existing low-density character of Hindmarsh Island</p> <p>The Affordable Housing Overlay provides policy incentives to encourage the provision of affordable housing and is required to comply with Code drafting principles.</p> <p>The application of TNVs which currently apply to the north represents a logical extension of the adjacent policy arrangement.</p> <p><b>Recommended Policy Change</b></p> <p>Apply the Rural Neighbourhood Zone to the Affected Area.</p> <p>Apply the Affordable Housing Overlay.</p> <p>Apply the following TNVs to the Affected Area:</p> <ul style="list-style-type: none"> <li>• Minimum Frontage - Minimum frontage is 25m; and</li> <li>• Minimum Site Area - Minimum site area is 2,000 sqm.</li> </ul> <p>No further policy changes proposed. Relevant general development policies in Part 4 – General Development Policies of the Code will continue to apply to the Affected Area.</p>

Further details on investigations undertaken in support of the Code Amendment are included in **Appendix 5-8**.

Infrastructure can be economically provided to the Affected Area by the Designated Entity through future development of the land, as such no further agreements or other arrangements are required to fund the infrastructure.

#### 4.3.2 Recommended policy changes

The above investigations confirm that the policy contained within the Planning and Design Code is adequate to guide future redevelopment of the Affected Area. Accordingly, this Code Amendment does not seek to change any policy contained within the Planning and Design Code and will only result in the changes to the spatial application of Rural Neighbourhood Zone, Overlays and Technical and Numeric Variation boundaries as described in section 2.3.2 of this report.

## **APPENDIX 1. AFFECTED AREA MAPPING**

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments)



## **APPENDIX 2. CURRENT CODE POLICY**

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments)

### **APPENDIX 3. PROPOSED CODE POLICY**

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments)

## **APPENDIX 4. STRATEGIC PLANNING OUTCOMES**

This investigation report can also be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments)

## (1) STATE PLANNING POLICIES

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

### SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are summarised below:

State Planning Policy	Code Amendment Outcome
<p><b>State Planning Policy 1 – Integrated Planning:</b> To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p>	
<p><i>(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i></p> <p><i>(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p> <p><i>(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</i></p>	<p>The proposed rezoning will increase the zoned land supply on Hindmarsh Island and provide vacant land size options which are not currently/readily available. The land can be serviced by infrastructure and forms a logical extension of the existing zoning arrangement.</p> <p>The Affected Area is close to Goolwa, which has supermarkets, schools, recreational facilities and other employment land.</p>
<p><b>State Planning Policy 6 – Housing Supply and Diversity</b></p> <p><i>Objective: to promote the development of a well-serviced and sustainable housing and land choices where and when required.</i></p>	
<p><i>(6.1) A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</i></p> <p><i>(6.4) The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</i></p> <p><i>(6.6) A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p> <p><i>(6.11) Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</i></p>	<p>Hindmarsh Island is experiencing high demand and growth, however, there is a limited range of allotments sizes being released to the market.</p> <p>Median house prices have significantly increased on Hindmarsh Island and there is a need to cater for a more diverse allotment range. Currently there is no supply of allotments over 2,000sqm.</p> <p>The Affected Area is currently underutilised land and is not used for primary production or within an Environment and Food Production Area.</p> <p>Hindmarsh Island is not suitable for higher density/intensive development due to access and environmental constraints, and therefore, the Affected Area is highly suited to a slight intensification of density where on-site or</p>

State Planning Policy	Code Amendment Outcome
	CWMS wastewater connections can be accommodated.
<p><b>State Planning Policy 15 – Natural Hazards</b></p> <p><i>Objective: to build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</i></p>	
<p><i>(15.1) Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</i></p> <p><i>(15.4) Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.</i></p> <p><i>(15.6) Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.</i></p>	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire – High Risk) Overlay<sup>1</sup>; and</li> <li>• Hazards (Flooding – Evidence Required) Overlay<sup>2</sup>.</li> </ul> <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations have been undertaken to understand the likely impact of natural hazards such as flooding and ensure appropriate measures are taken to mitigate against risk.</p> <p>Engagement has been undertaken with the CFS for assessment and direction on the potential impacts of bushfire on any future development that may occur as a result of the rezoning.</p>

## (2) REGIONAL PLANS

### The Regional Plan

The key policy themes of the 30 Year Plan for Greater Adelaide (the Regional Plan) 2017 Update which are most relevant to this Code Amendment are:

- transit corridors, growth areas and activity centres;
- housing mix, affordability and competitiveness;
- water; and
- emergency management and hazard avoidance.

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

The key targets from the Regional Plan relevant to the Code Amendment are contained in the following table.

<sup>1</sup> The State-wide Bushfire Hazards Overlay Code Amendment is being undertaken by the State Planning Commission. No changes were proposed to the Bushfire - High-Risk Overlay during consultation stage of the Code Amendment. The Code Amendment is not yet finalised.

<sup>2</sup> A State-wide Flood Hazard Code Amendment is being undertaken by the State Planning Commission. Changes to the Flooding Hazards Overlays in this location are not yet known.

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<b>Transit corridors, growth areas and activity centres</b>	
<p><b>P11</b> Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.</p> <p><b>P12</b> Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.</p>	<p>The Affected Area is located within the planned urban lands to 2045 prescribed by The 30-Year Plan.</p> <p>The Code Amendment seeks to provide zoning to facilitate very low density residential development which is contiguous to the existing built-up area can connect to necessary infrastructure.</p>
<b>Housing mix, affordability and competitiveness</b>	
<p><b>P46</b> Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</p>	<p>A slight intensification will ensure the land is developed to its highest and best use and provide a land size option that is currently not available. This will cater for an alternative market to existing and planned land developments in the region.</p> <p>The region has endured significant price increases of both houses and land within the last 12 months, well above the increases seen in Adelaide. An increase in the supply of residential zoned land will increase competition in the Fleurieu residential land markets and therefore assist in relieving pricing pressures.</p>
<b>Water</b>	
<p><b>P115</b> Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p> <p><b>P117.</b> Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:</p> <ul style="list-style-type: none"> <li>▪ run-off from infill development</li> <li>▪ urban flooding from increased short-duration intense rainfall events associated with climate change</li> </ul>	<p>The Code includes policies which are instructive in respect water quality, use and management.</p> <p>Engineering investigations will ensure that future proposed development will not be contrary to the relevant water policies and in accordance with council standards.</p>

<ul style="list-style-type: none"> <li>▪ pollution from roads and other developed areas.</li> </ul>	
<b>Emergency Management and Hazard Avoidance</b>	
<p><b>P118</b> Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> <li>• avoidance</li> <li>• adaptation</li> <li>• protection</li> </ul> <p><b>P120</b> Decrease the risk of loss of life and property from extreme bushfires through creating buffers in new growth areas that are in or adjacent to areas identified as high risk from bushfires (See Map 13).</p>	<p>Overlays that apply to the Affected Area provide guidance on matters related to natural hazards. Early engagement has occurred with the CFS to assess bushfire risk and the need for any policy response.</p> <p>The Affected Area is not subject to inundation or flooding and is located at a high point 180m away from the 1956 Murray River Flood zone.</p>

### (3) OTHER STRATEGIC PLANS

The following table identifies the key aspects within other strategic documents which are relevant to this Code Amendment:

Document	Code Amendment Outcome
<p><b>Strategic Management Plan Alexandrina 2040 (Alexandrina Council)</b></p>	<p>Key indicators from the Strategic Plan that are relevant to this Code Amendment are:</p> <ul style="list-style-type: none"> <li>• Liveable – distinctive villages, places, spaces and transport networks to support active lifestyles, vibrant cultures and productive enterprise</li> <li>• Green – nature is valued and resources are managed sustainably</li> <li>• Connected – safe, healthy and enjoy accessible infrastructure and services</li> </ul> <p>The Code Amendment investigations will ensure that the Affected Area, is suitable for intensification of residential uses, with the resulting zone to support an urban form and density consistent with the Council’s Strategic Plan.</p>

Integrated Water Management Plan for the Rural Communities of Goolwa and Hindmarsh Island (October 2012)

With reference to *Alexandrina Council's Integrated Water Management Plan (2012)*, it is understood that Council prefers exploring opportunities for stormwater treatment and storage through the provision of bio-infiltration and retention basins at locations where stormwater naturally collects within the development catchment. Council additionally have advised that no concentrated runoff be permitted to adjoining properties and to contain storm events up to 100 ARI within the site.

These requirements have been factored into the preliminary basin sizing and location model.



## **APPENDIX 5. INVESTIGATIONS - INFRASTRUCTURE AND SERVICING REPORT**

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments)

## **APPENDIX 6. INVESTIGATIONS - TRAFFIC ADVICE**

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments)

## **APPENDIX 7. INVESTIGATIONS – BUSHFIRE ADVICE**

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments)

**APPENDIX 8. INVESTIGATIONS – STORMWATER MANAGEMENT AND WATER  
QUALITY**

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at [plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments)