

DRAFT FOR CONSULTATION

Smithfield Regeneration Code Amendment

By the Chief Executive, Department for Housing and Urban Development
(the Designated Entity)



12 / 11 / 2025



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Have Your Say

This Code Amendment is on consultation from Wednesday 12 November 2025 to Sunday 21 December 2025.

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

Submissions can be made:

- online at plan.sa.gov.au/en/codeamendments
- by email to plansasubmissions@sa.gov.au
with subject "Submission – Smithfield Regeneration Code Amendment"
- by post mailed to:
Code Amendment Team
Department for Housing and Urban Development
GPO Box 1815
Adelaide SA 5001

Questions regarding the Code Amendment can be directed to PlanSA via CodeAmendmentCoordination@sa.gov.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. Information about how the Code works is available on the [PlanSA website](#).

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 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 Subzones

Subzones 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 (the Minister) the Chief Executive of the Department for Housing and Urban Development (the Department), a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

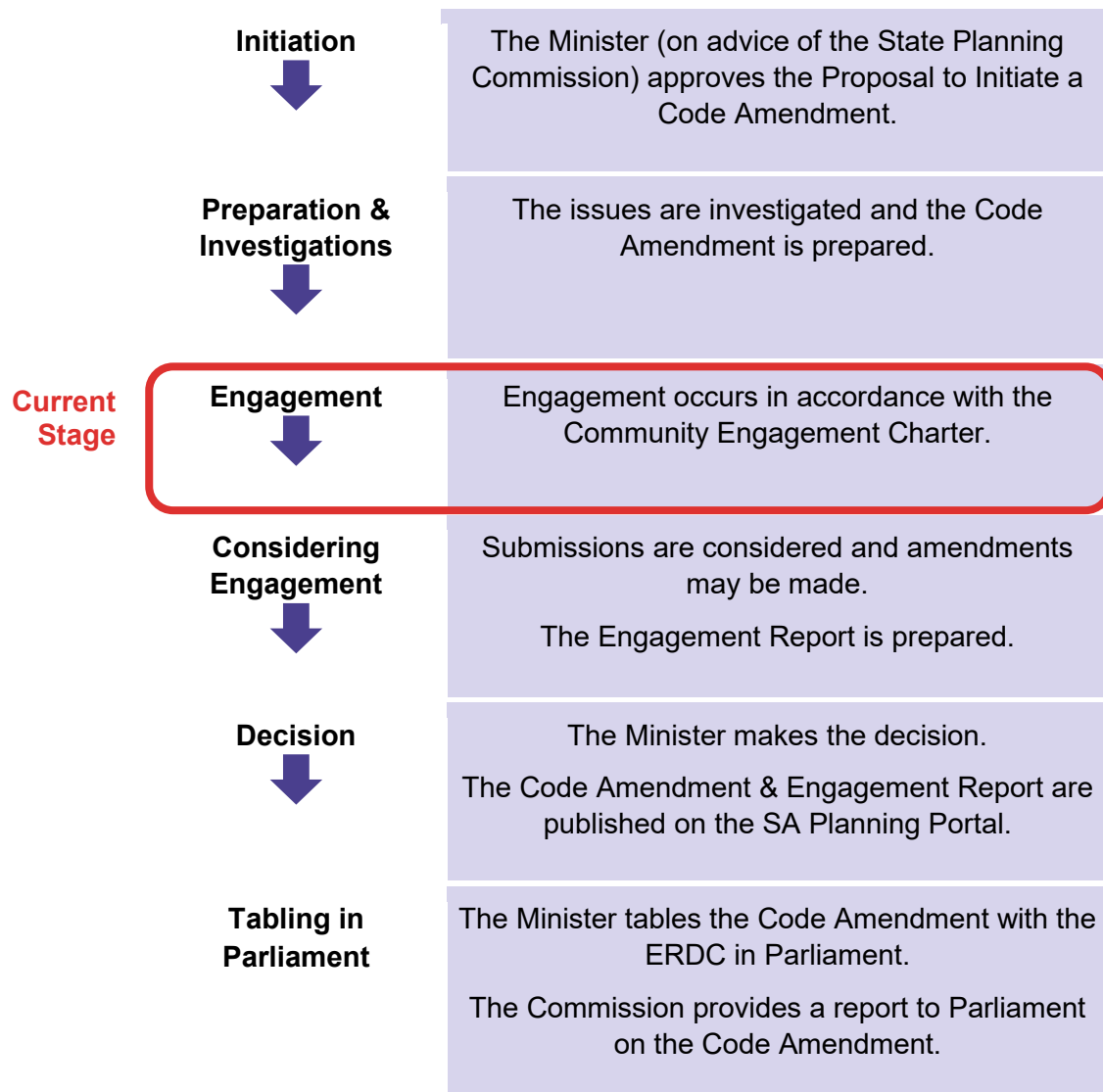
The Smithfield Regeneration Code Amendment was initiated by the Minister on 3 March 2025.

An approved Proposal to Initiate defined the scope of the Amendment and prescribed the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Smithfield Regeneration Code Amendment can be downloaded from plan.sa.gov.au/en/on-consultation.

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 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 the Code Amendment process is outlined in Figure 1.

Figure 1: Summary of the Code Amendment process

2. What is proposed in this Code Amendment?

2.1 Need for the amendment

The Smithfield locality represents a significant urban infill and regeneration opportunity, with abundant local retail services, transport options and recreational open space. Located next to the Gawler rail line, the area includes the Smithfield and Broadmeadows Train Stations, as well as the expansive Munno Para Shopping Centre complex.

The area offers extensive amenity and an opportunity to increase density through revitalisation. Through coordinated strategic development, housing supply will be increased, along with enhancements to liveability and the public realm.

The precinct is of strategic priority as it includes a 33.5 hectare strategic infill site owned by Renewal SA, the state government's property development agency, which is earmarked for medium to high density development. Between 1,500 to 3,000 dwellings are anticipated to be built on the Renewal SA site, plus redevelopment infill over time in existing surrounding suburban areas.

The development of the Renewal SA site has the potential to create medium to high density housing which is well integrated with surrounding land uses. Its development also has the potential to improve connectivity across the entire Affected Area, creating linkages between key activity points.

In addition, the SA Housing Trust owns many residential properties within the Affected Area. This offers potential for well-planned redevelopment over time, increasing density and improving urban design and building efficiency outcomes.

The Munno Para Shopping Centre complex offers extensive shopping options and has potential for future growth. Surrounding existing residential land uses includes a mix of public and private housing, which will be incrementally redeveloped over time.

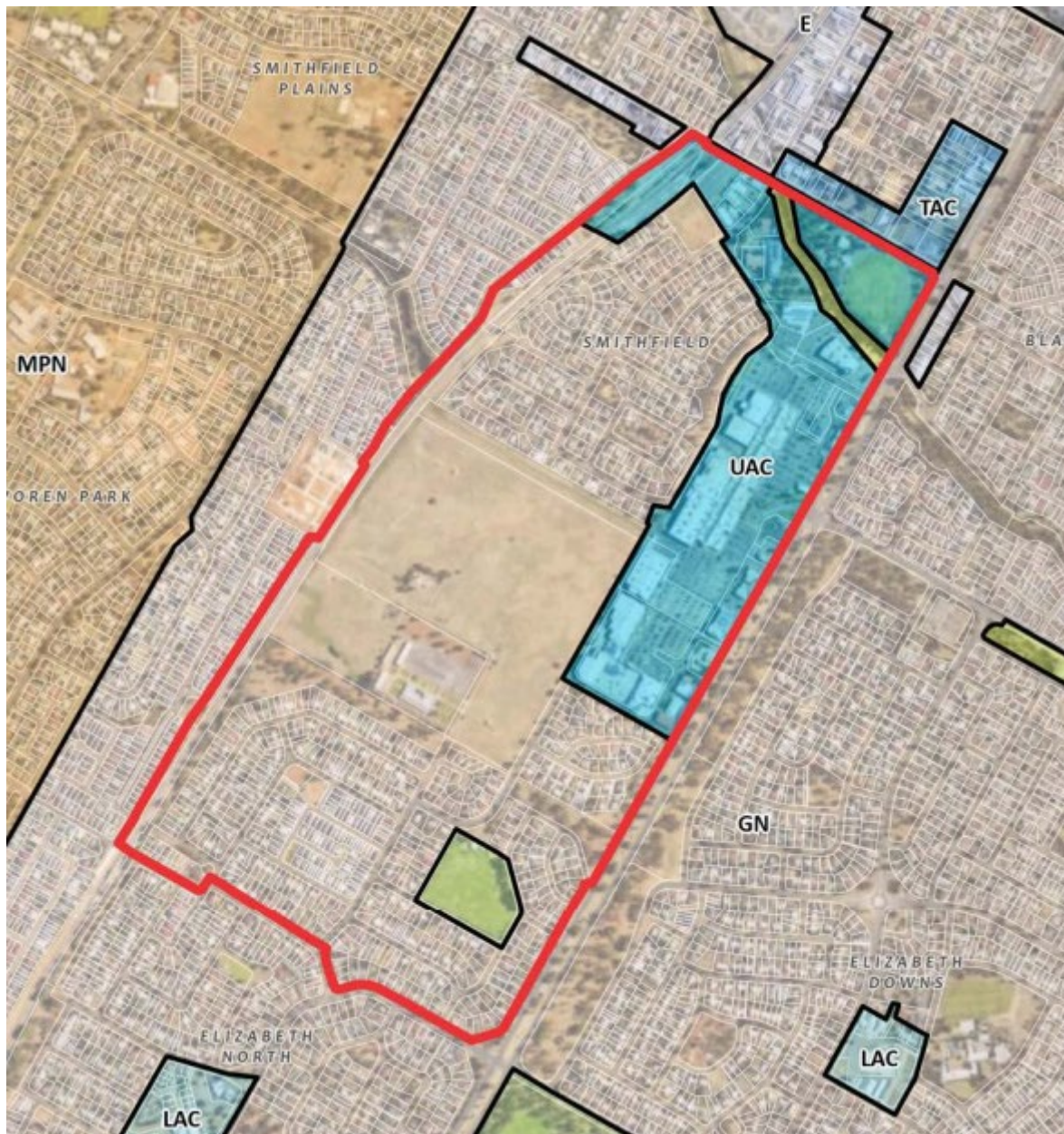
Accordingly, the proposed Code Amendment seeks to introduce a suitable long term policy framework that encourages medium-high density residential and mixed-use activity across the Affected Area.

2.2 Affected Area

The area affected by the proposed amendment is approximately 163.1 hectares in size and is located within the suburbs of Smithfield and Elizabeth North approximately 30 km north of the Adelaide CBD within the City of Playford (see Figure 2 and map at [Attachment A](#)). More specifically, the Affected Area is bounded by:

- Anderson Walk to the north
- The Adelaide to Gawler railway line to the west
- Main North Road to the east, and
- Woodford Road, Whiteparish Road and Tisbury Street to the south.

Figure 2: Affected Area



The Affected Area includes the following key landmarks and features:

- A 33.5 hectare largely vacant site that is owned by Renewal SA
- Existing low-density residential areas to the north and south
- The Adelaide to Gawler railway line
- Smithfield and Broadmeadows Train Stations
- Munno Para Shopping Centre
- Broadmeadows Reserve
- Smithfield Civic Park Memorial Gardens
- Smithfield Oval with associated Smithfield Sports and Social Club
- Smith Creek linear park.

The character of the Affected Area is mixed in terms of land use and built form (see Figure 3). It features a mixture of 'neighbourhood', 'recreation' and 'activity centre' style zones (see Figure 4) which reflect the broad range of land uses.

More specifically, the majority of the Affected Area is zoned 'General Neighbourhood' which typically accommodates and encourages low-density housing, associated areas of open space and a network of local roads. However, the General Neighbourhood Zone also includes the Renewal SA site which, apart from a number of buildings that relate to the previous use of the land by the Australian Army, is largely vacant.

The Urban Activity Centre Zone sits to the east and north of the General Neighbourhood Zone and accommodates a significant retail precinct known as Munno Para Shopping Centre. Other substantial land uses within the Urban Activity Centre Zone include a bus interchange, a retirement village, a childcare centre and the Smithfield Railway Station with associated park and ride facilities.

The Munno Para Shopping Centre is located on the western side of Main North Road and offers a wide range of retail facilities including bulky goods outlets (such as Harvey Norman, Anaconda, Amart and Spotlight), as well as a discount department store (KMart), various supermarkets (Coles, Foodland and ALDI), numerous fast-food outlets and many speciality shops which are typically accessed via a large internal shopping mall.

The shopping centre is serviced by a large number of car parks which are predominantly accessed via several access points to Main North Road. Secondary access to the shopping centre is also provided via Konanda Road to the west – a portion of which (north of the Amart store) is in private ownership and forms part of the shopping centre. Importantly, Konanda Road provides access to a number of loading docks located at the rear (west) of the shopping centre.

The former Defence land (now owned by Renewal SA) is predominantly vacant, relatively flat and has generally been cleared of substantial vegetation. However, a few buildings, which are used for a youth Army Cadets facility, are located towards the southern edge of the Renewal SA land. A number of mature trees are also scattered around these buildings and the associated car park.

The Adelaide to Gawler Railway Line borders the western edge of the Renewal SA land with a security fence restricting access.

Figure 3: Existing Land Uses

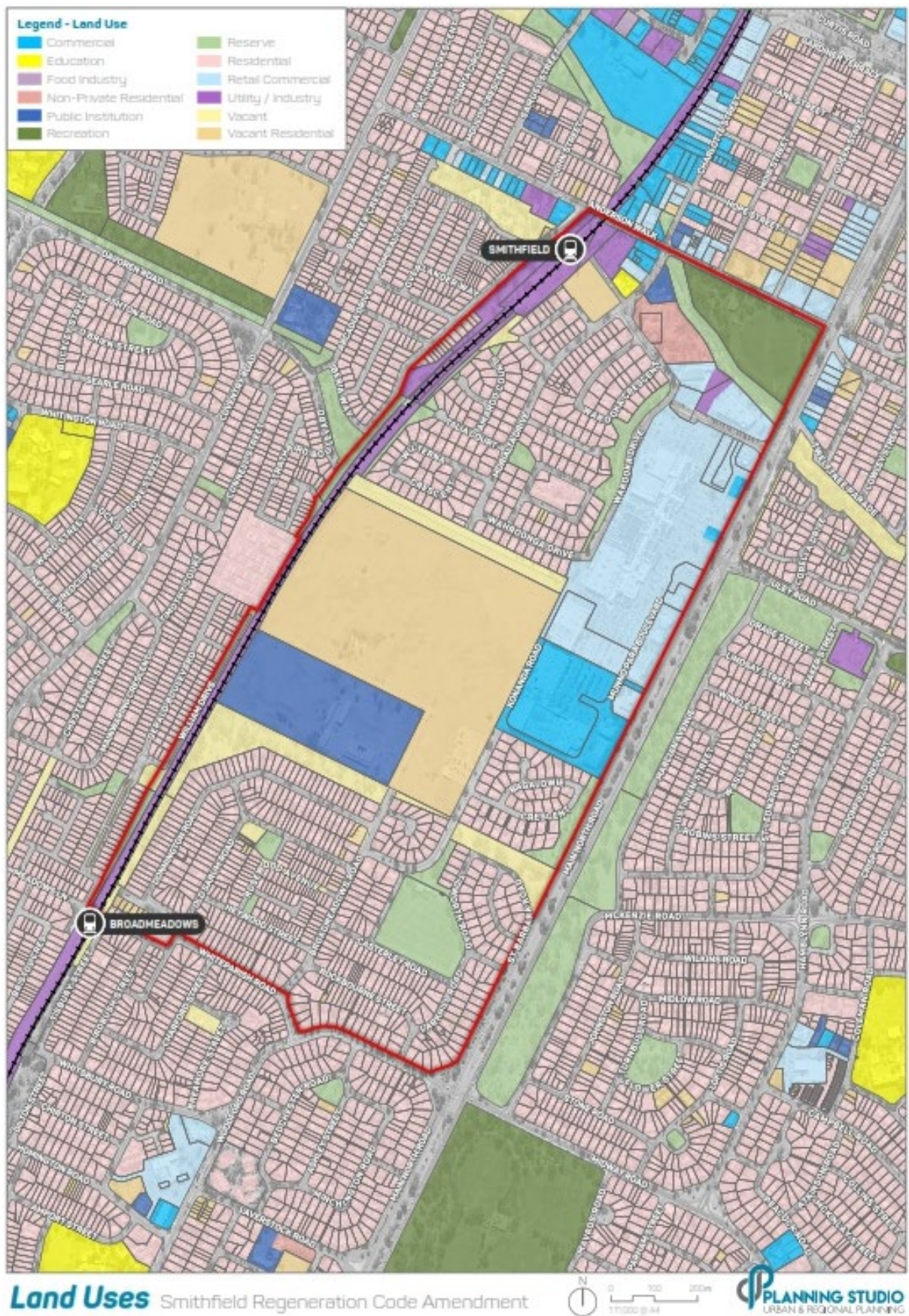
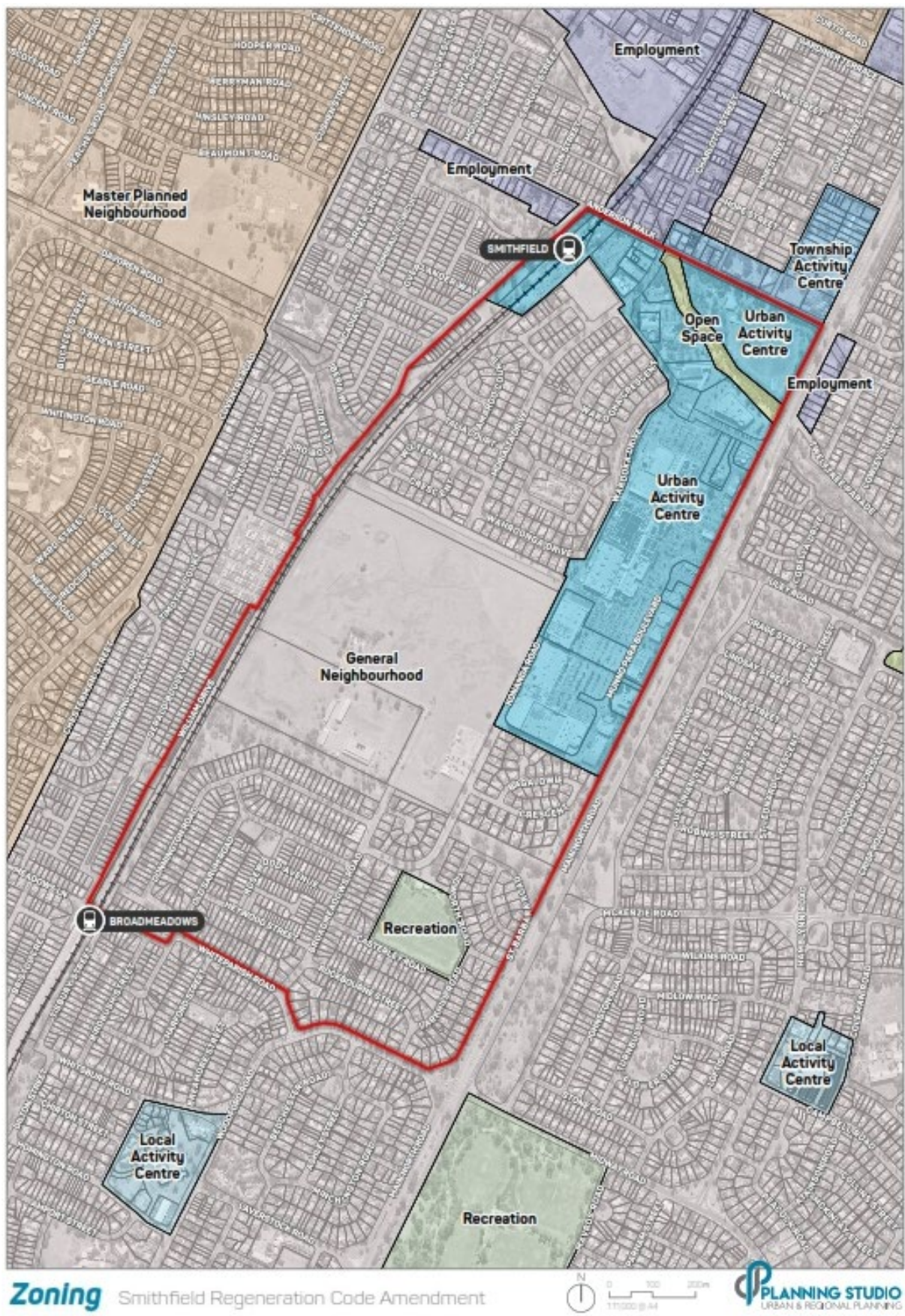


Figure 4: Affected Area – Existing Zones

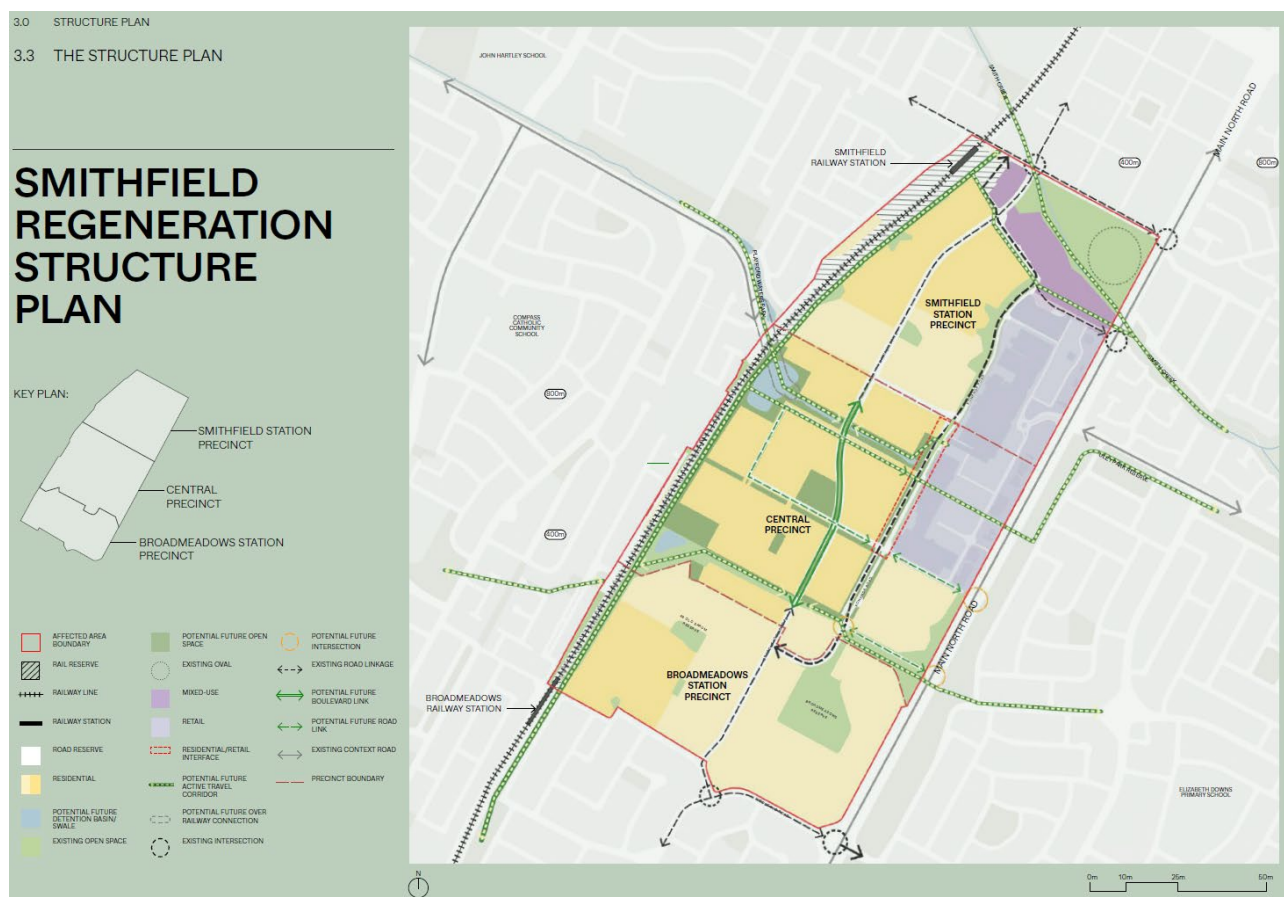


2.3 Precinct Structure Plan

A Smithfield Regeneration Structure Plan (see Attachment E1) has been prepared for the Affected Area to guide and inform the policy changes proposed within the Code Amendment.

The Structure Plan delivers the next level of planning detail beneath the overarching Greater Adelaide Regional Plan (see Figure 5). It builds on State Planning Policies and directions and is supported by a series of investigations as detailed in this report.

Figure 5: Smithfield Regeneration Structure Plan



The preparation of the Structure Plan has informed the development of a Concept Plan for the Affected Area, to be introduced as part of this Code Amendment (see Figure 6).

2.4 Summary of proposed policy changes

2.3.1 Current Code Policy

The Affected Area is currently located in the following Zones, Overlays and Technical and Numeric Variations in the Code, as shown in [Attachment B](#):

Zones

- General Neighbourhood Zone
- Urban Activity Centre Zone
- Recreation Zone
- Open Space Zone.

Overlays

- Advertising Near Signalised Intersections
- Building Near Airfields
- Defence Aviation Area
- Future Road Widening
- Hazards (Flooding - General)
- Hazards (Flooding)
- Major Urban Transport Routes
- Native Vegetation
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources.

Technical and Numeric Variations (TNV)

- Concept Plan 9 – Blakeview
- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints

Note: Whilst a small part of the northern area of the Affected Area is covered by Concept Plan 9 – Blakeview, there is no associated policy relevant to this Code Amendment.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes.

Proposed Zone – Renewal SA Land

The Code Amendment proposes to rezone the Renewal SA land to Urban Neighbourhood Zone, which generally seeks medium to high density housing, with a range of complementary mixed-use activities as reflected in the Desired Outcome.

DO 1 *A mixed use area that:*

- (a) *provides a flexible policy framework for the redevelopment of urban areas in close proximity to high frequency public transport corridors or adjacent primary road corridors that have the potential to become activity generators*
- (b) *provides for the high-quality design and integration of buildings and public realm in mixed use areas with walkable urban form, excellent provision for walking and cycling and active street frontages that encourage social interaction, positively contribute to public safety and vibrancy and promote active movement and public transport use*
- (c) *provides a concentration of mixed use activity close to community focal points, such as a high frequency fixed transit stop, activity centre or high quality open space*

- (d) *provides adaptable and flexible buildings that can accommodate changes in land use and respond to changing economic and social conditions and advances in technology*
- (e) *transitions to a reduced scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.*

Performance Outcome 1.1 and the associated Deemed to Satisfy/Designated Performance Feature of the Urban Neighbourhood Zone provide more specific guidance in relation to envisaged development:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 <i>Development of medium and high density accommodation types for living, including dwellings, supported accommodation, student accommodation, short term accommodation, either as part of a mixed use development or wholly residential development.</i>	DTS/DPF 1.1 <i>Development comprises one or more of the following:</i> (a) <i>Advertisement</i> (b) <i>Carport</i> (c) <i>Child Care Facility</i> (d) <i>Consulting Room</i> (e) <i>Dwelling</i> (f) <i>Educational Facility</i> (g) <i>Hotel</i> (h) <i>Licensed Premises</i> (i) <i>Light Industry</i> (j) <i>Office</i> (k) <i>Outbuilding</i> (l) <i>Residential Flat Building</i> (m) <i>Retirement Facility</i> (n) <i>Shop</i> (o) <i>Student Accommodation</i> (p) <i>Supported Accommodation</i> (q) <i>Tourist Accommodation</i>

In terms of the desired density of residential development in the Urban Neighbourhood Zone, PO 1.2 seeks a “... *diverse medium density accommodation, and high density accommodation in specified locations (locations where 7 or more building levels is envisaged), either as part of a mixed use development or wholly residential development.*”

For context, the Planning and Design Code provides the following definitions for medium and high net residential density

Medium net residential density – Means 35 to 70 dwelling units per hectare

High net residential density – Means greater than 70 dwelling units per hectare.

The Zone does not provide quantitative standards in relation to desired minimum site areas for various types of dwellings. Rather, the Zone provides the following qualitative guidelines. Importantly, PO 6.1 refers to a Concept Plan to guide sites for residential purposes.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature												
PO 4.1 Where appropriate, a street grid pattern is provided in mixed use areas to maintain clear sightlines, improve public safety and legibility within the public realm, and ensure walkability and connectivity are maximised.	DTS/DPF 4.1 None are applicable.												
PO 6.1 Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.	DTS/DPF 11.3 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table><thead><tr><th>Description</th></tr></thead><tbody><tr><td>Concept Plan 5 – Bowden Urban Village</td></tr><tr><td>Concept Plan 34 – Bowden–Brompton</td></tr><tr><td>Concept Plan 3 – Mount Barker and Littlehampton</td></tr><tr><td>Concept Plan 89 – Tonsley</td></tr><tr><td>Concept Plan 86 – Edwardstown</td></tr><tr><td>Concept Plan 94 – Old Reynella</td></tr><tr><td>Concept Plan 112 – West Lakes</td></tr><tr><td>Concept Plan 111 – St Clair</td></tr><tr><td>Concept Plan 109 – Seaton</td></tr><tr><td>Concept Plan 115 – Morphetteville</td></tr><tr><td>Concept Plan 152 – Brompton Gasworks</td></tr></tbody></table> In relation to DTS/DPF 6.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where ‘no value’ is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.	Description	Concept Plan 5 – Bowden Urban Village	Concept Plan 34 – Bowden–Brompton	Concept Plan 3 – Mount Barker and Littlehampton	Concept Plan 89 – Tonsley	Concept Plan 86 – Edwardstown	Concept Plan 94 – Old Reynella	Concept Plan 112 – West Lakes	Concept Plan 111 – St Clair	Concept Plan 109 – Seaton	Concept Plan 115 – Morphetteville	Concept Plan 152 – Brompton Gasworks
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Concept Plan 109 – Seaton													
Concept Plan 115 – Morphetteville													
Concept Plan 152 – Brompton Gasworks													

In terms of building height, the Code Amendment responds to the direction of the Structure Plan to have higher density on the Renewal SA land. A maximum building height of 15 levels is proposed for new development on the Renewal SA site. This

provides flexibility in how the anticipated number of homes in the area can be achieved. However, there is no requirement for any new development to be 15 levels high. These height guidelines will be introduced via a combination of the Concept Plan and DTS/DPF 2.2 of the Urban Neighbourhood Zone.

Proposed Zone – Existing Residential Areas

The Code Amendment proposes to rezone the existing residential areas to the north and south of the Renewal SA land to Housing Diversity Neighbourhood Zone, which generally seeks medium density housing with a range of complementary employment and community services as reflected in the Desired Outcome.

DO 1 Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcome 1.1 and the associated Deemed to Satisfy/Designated Performance Feature of the Housing Diversity Neighbourhood Zone provides more specific guidance in relation to envisaged development:

<i>Performance Outcome</i>	<i>Deemed-to-Satisfy Criteria / Designated Performance Feature</i>
<i>PO 1.1</i> <i>Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood.</i>	<i>DTS/DPF 1.1</i> <i>Development comprises one or more of the following:</i> <i>(a) Ancillary accommodation</i> <i>(b) Child care facility</i> <i>(c) Consulting room</i> <i>(d) Community facility</i> <i>(e) Dwelling</i> <i>(f) Educational facility</i> <i>(g) Office</i> <i>(h) Place of Worship</i> <i>(i) Recreation area</i> <i>(j) Residential flat building</i> <i>(k) Retirement facility</i> <i>(l) Shop</i> <i>(m) Supported accommodation.</i>

In terms of the desired density of residential development in the Housing Diversity Neighbourhood Zone, PO 1.2 advises that *“Allotments/sites created for residential purposes accommodate a diverse range of low to medium density housing, with higher densities closer to public open space, public transport stations and activity centres.”*

The associated DTS/DPF 2.1 provides the option of specifying minimum site areas and frontages for new allotments. However, it is noted that the existing Housing Diversity Neighbourhood Zone in Elizabeth Grove (within the City of Playford) does

not include minimum site areas or frontages. Therefore, in the interests of achieving a consistent policy framework within the Council area, and given that the Structure Plan encourages a wide range of allotment sizes, the Code Amendment does not propose to include specific minimum site areas or frontages for the Housing Diversity Neighbourhood Zone.

In terms of building height, the Housing Diversity Neighbourhood Zone encourages density around train stations and shopping centres. A maximum building height of 4 levels is proposed to be applied over the existing residential areas to the north and south of the Renewal SA land. There is no requirement for any new development to be 4 levels high, however it will provide future flexibility to allow medium density development where desirable. The Smithfield Regeneration Structure Plan also highlighted the future potential of density around train stations.

Proposed Zone – Munno Para Shopping Centre

The Code Amendment does not seek to introduce any changes to the zoning of the Munno Para Shopping Centre which currently sits in the Urban Activity Centre Zone. Desired Outcome 1 of this Zone seeks

DO 1 A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours.

Proposed Zone – Smithfield Oval

The Code Amendment proposes to remove the Smithfield Oval and surrounding facilities from the Urban Neighbourhood Zone and to place them in the Recreation Zone. The Recreation Zone better reflects the existing recreational activities occurring on this land and includes the following Desired Outcome:

DO 1 Provision of a range of accessible recreational facilities.

Proposed Overlays

In terms of the proposed policy Overlays, all existing Overlays will be retained. However, it is proposed to introduce the Affordable Housing Overlay across the Urban Neighbourhood and the Housing Diversity Neighbourhood Zones. This reflects the intent of these zones to provide a diverse range of housing types. The Affordable Housing Overlay contains the following Desired Outcomes and seeks to ensure that development comprising 20 or more dwellings (or allotments) incorporates affordable housing.

DO 1 Affordable housing is integrated with residential and mixed use development.

DO 2 Affordable housing caters for a variety of household structures.

In addition, it is proposed to incorporate the Noise and Air Emissions Overlay over the Affected Area. This is intended to ensure that potential interface issues associated with Main North Road and the Adelaide to Gawler Railway are appropriately addressed during the development assessment process. Essentially, the Noise and

Air Emissions Overlay seeks to ensure that sensitive receivers (such as dwellings) are sited and designed to address adverse impacts from noise and air emissions (see Desired Outcome 1 below).

DO 1 Community health and amenity is protected from adverse impacts of noise and air emissions.

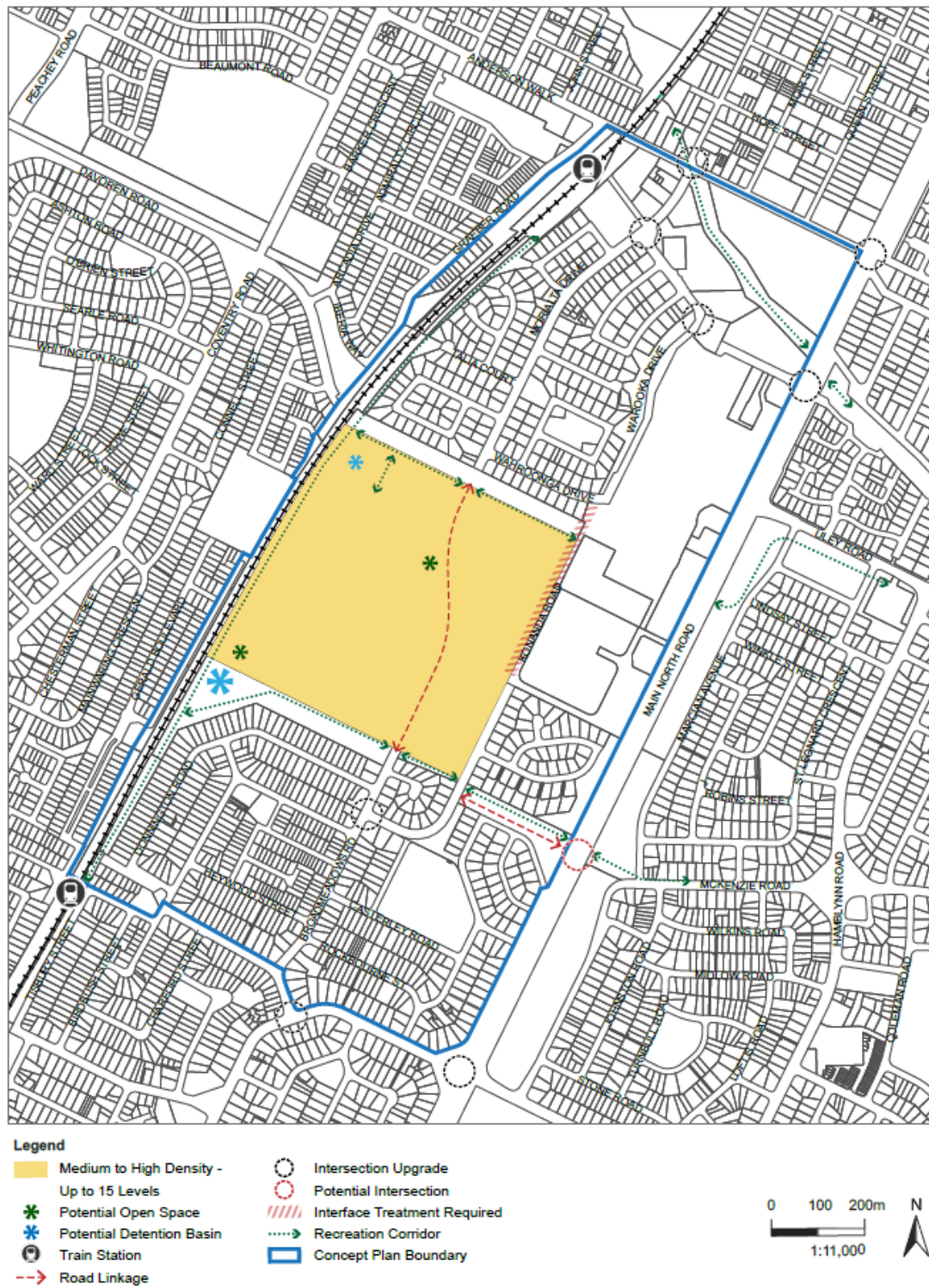
Local Variation (TNV)

Regarding Technical and Numerical Variations, it is proposed to apply a Maximum Building Height of 15 Levels over the Renewal SA site and 4 Levels over the existing residential areas to the north and south of the Renewal SA site. Additionally, a Concept Plan is proposed to be applied over the Affected Area. This Concept Plan will provide high-level guidance for future development on the Affected Area in relation to:

- Medium to High Density - up to 15 building levels on the Renewal SA site
- A proposed north-south road linkage through the Renewal SA land
- A potential road linkage to Main North Road
- Required intersection upgrades both within and outside the Affected Area
- Interface treatment along Konanda Road to address noise and visual impacts associated with the Munno Para Shopping Centre
- The potential location of detention basins for stormwater management purposes
- The provision of recreation corridors provide pedestrian and cycling connections through and beyond the Affected Area, and
- Potential areas of public open space.

A copy of the proposed Concept Plan is provided in Figure 6 below.

Figure 6: Proposed Concept Plan – Smithfield Regeneration



Concept Plan X Smithfield Regeneration

The draft amendment instructions are set out in [Attachment C](#).

3. What are the next steps for this Code Amendment?

3.1 Engagement

Engagement on the Code Amendment must comply with the Community Engagement Charter (the Charter), as required under the Act. The Charter sets out the following principles for engagement:

- 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 SA Planning Portal at (www.plan.sa.gov.au).

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

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.

Submissions can be made:

- online at plan.sa.gov.au/en/codeamendments
- by email to plansasubmissions@sa.gov.au
with subject “Submission – Smithfield Regeneration Code Amendment”
- by post mailed to:
Code Amendment Team
Planning and Land Use Services Division
Department for Housing and Urban Development
GPO Box 1815, Adelaide SA 5001

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

Your feedback can influence the Code Amendment in the following ways:

- change to policies
- change to application of the Code’s spatial layers.

Feedback cannot influence instruments which are separate to the Code, such as the Act and its associated regulations.

3.4 What will happen with my feedback?

The Chief Executive 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 Chief Executive when determining whether the proposed Code 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 Chief Executive 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 along with a copy of the submissions received.

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 if, at the Minister's request, 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 ERDC with a report on the Code Amendment.

4. Analysis

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The following strategic planning outcomes are considered relevant to the proposed Code Amendment:

- The likely influence that the Code Amendment will have on the provision of housing choice, affordability and supply in the northern suburbs of Adelaide
- The impact that the Code Amendment may have on movement networks including surrounding roads, footpaths and cycleways
- The impact that the Code Amendment may have on the capacity of existing infrastructure and services including water, sewer, power and the management of stormwater
- The impact that the Code Amendment may have on adjacent development and the manner in which any impacts can be managed, and
- The ability of the Affected Area to accommodate anticipated future land uses including consideration of potential site contamination.

These Strategic Planning Outcomes have informed and shaped the various investigations that have been undertaken during the preparation of the Code Amendment.

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 considered to be consistent with the State Planning Policies as shown in [Attachment D](#).

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.

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 Greater Adelaide Regional Plan (GARP) as shown in [Attachment D](#).

The GARP identifies the Affected Area as being within the State Significant Infill Areas. These areas seek state government leadership to improve planning, coordination and delivery of urban renewal and infill areas. The objectives are to create walkable, connected neighbourhoods, facilitate integrated mixed-use precincts, and maximise opportunities for new higher density housing along transit corridors.

In particular, it is noted that the Code Amendment is consistent with the GARP's desire to provide sufficient land to facilitate the construction of an additional 315,000 homes to accommodate population growth over the next 30 years.

4.1.4 Consistency with other key strategic policy documents

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

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
2023 Land Supply Report for Greater Adelaide - Residential	The Land Supply Report provides information and analysis on residential land supply, demand, and trends.	The Renewal SA site is categorised as a Strategic Infill Site by the 2023 Land Supply Report for Greater Adelaide – Residential. Development on Strategic Infill Sites typically occur at a higher density than general infill. The Renewal SA site is currently in the General Neighbourhood Zone, which is typically applied to existing residential areas and supports general infill. Exploring a zoning that supports a medium to high density residential and mixed-use outcome is considered to capitalise on the site's opportunities, compared to the current General Neighbourhood Zone, and aligns with anticipated outcomes in the 2023 Land Supply Report for Greater Adelaide – Residential.

This Code Amendment has also referred to the 'Strategic Plan 2025-2028 Building stronger foundations and connecting our people'. This sets out the long-term strategic vision and plan for the City of Playford and provides high-level guidance to the Council and the community.

The Strategic Plan 2025-2028 outlines a series of themes which are intended to reflect the community's aspirations and guide the Council's actions over the life of the

Strategic Plan. Of particular relevance to the Code Amendment is *'Theme 1 Our Foundations – Improving safety and accessibility and ease of movement around our city'* which indicates that the Council's role will include:

Planning for the growth of our city and negotiating with developers to ensure the best outcomes for our community.

Advocating to the South Australian Government on public transport and key transport networks, including upgrading state-owned roads and intersections.

4.2 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 Minister in the Proposal to Initiate.

Accordingly, the following investigations have been undertaken to inform this Code Amendment:

- Development Potential Investigations
- Land Use Investigations
- Airport Safety
- Utilities infrastructure analysis
- Traffic and transport investigations
- Preliminary site investigation
- Cultural Heritage
- Acoustic analysis
- Precinct Structure Plan (formerly Master Plan)
- Concept Plan.

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

4.3.2 Development Potential Investigations

In order to guide and inform the policy changes proposed within the Code Amendment, a Smithfield Regeneration Structure Plan has been prepared for the Affected Area:

The role of the Structure Plan is to help inform the development of a policy framework that encourages the regeneration of the Smithfield area.

The Structure Plan can facilitate direction and guidance of:

- *The aspirational long-term population of the Affected Area.*
- *The desired mix of residential, retail, commercial and community land uses.*
- *Any enabling infrastructure provisions.*
- *Primary internal road network and proposed access points from the arterial road network.*
- *Primary movement networks for buses, cycling and pedestrians.*
- *Indicative locations for reserves and open space and their intended function.*

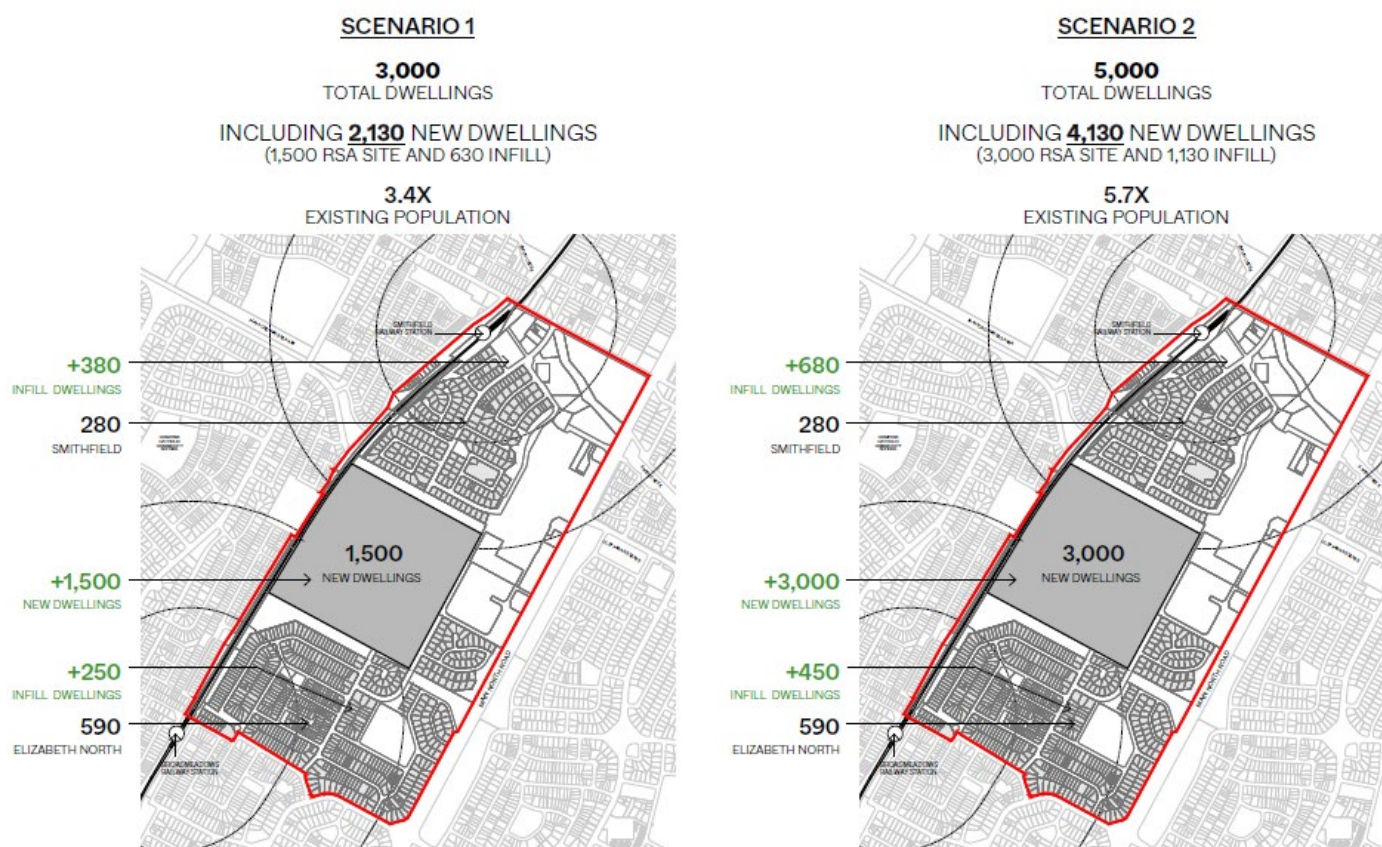
- Any future road widening requirements, buffers, separation distances and transition methods to avoid, manage or mitigate the impact of different adjacent land use activities.
- The extent and location of land required to manage stormwater.

In terms of the development potential of the Affected Area, the Structure Plan advises that:

The Smithfield regeneration is anticipated to result in 3,000 - 5,000 homes within a vibrant new community heart for the north of Adelaide.

Currently, the Affected Area accommodates approximately 870 low-density dwellings. The Structure Plan offers two potential density and yield scenarios as shown in Figure 7 below.

Figure 7: Density and Yield Scenarios (Smithfield Regeneration Structure Plan)



The majority of new dwellings will be located on the Renewal SA site, with yields expected to vary between 1,500 to 3,000 dwellings. This equates to densities ranging from 38.4 dwellings per hectare to 76.9 dwellings per hectare for the Renewal SA site.

In terms of building heights, the Structure Plan indicates that in order to achieve the higher density scenario of 3,000 dwellings on the Renewal SA land, a substantial number of tall residential flat buildings would be required. The Structure Plan further indicates that:

The Renewal SA site represents the most significant opportunity for transformative development within the Affected Area. Its scale and location make it ideal for delivering new housing, public open spaces, and increased urban density.

The established residential areas to the north and south have existing amenity which can allow for gradual redevelopment opportunities. Considering a Transit Oriented Development approach, areas close to the railway stations present an opportunity for higher levels of density.

Further to the direction and recommendations contained in the Structure Plan, it is also noted that the Proposal to Initiate indicated that a number of Zones will be investigated with a view to allowing medium to high density residential outcomes. In particular, the following zones were identified as potentially suitable for the Affected Area:

- Urban Neighbourhood Zone
- Urban Renewal Neighbourhood Zone
- Master Planned Neighbourhood Zone, and
- Urban Activity Centre Zone.

Importantly, the Proposal to Initiate also indicates that a Concept Plan will be considered to guide development on the Affected Area. To this end, it is noted that the *Guide to the Planning and Design Code* provides the following guidance in relation to Concept Plans.

Concept plans

Concept plans guide development within a specific spatial area through a visual expression of the desired development over time. Concept plans are referenced through zone policies and contained in Part 12 of the Code.

Concept plans are designed to support the orderly development of land through staging of development and/or the provision of infrastructure.

Concept plans may be appropriate where:

1. *Policy and zoning tools available in the Code cannot adequately address the development outcomes envisaged in the concept plan; and*
2. *The subject concept plan has an active policy role in the future staging of development and provision of infrastructure.*

Concept plans are not appropriate where:

1. *The plan has limited relevance in development assessment (e.g. deals with matters that are not relevant to the planning rules)*
2. *The plan is likely to become irrelevant or obsolete due to over-prescription or inflexibility (e.g. not being able to evolve with development over time)*
3. *Development in the subject area has been largely completed*
4. *The development vision for a concept plan area would be better represented by a Technical and Numeric Variation or Subzone, or other tools such as an Infrastructure Scheme.*

It is noted that the Traffic and Infrastructure Investigations identify appropriate locations for essential infrastructure such as vehicular access points and stormwater detention basins. Given that these elements cannot be adequately addressed by the policy and zoning tools available in the Code, a Concept Plan is considered appropriate.

In terms of the suitability of the zones available in the Code, it is noteworthy that the Urban Neighbourhood Zone contains a Performance Outcome which specifically refers to a Concept Plan (see below).

Urban Neighbourhood Zone

PO 6.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.

Noting the directions and recommendations of the Structure Plan to facilitate a high-density outcome for the Renewal SA site, the Guide to the Planning and Design Code also provides useful guidance in relation to the land uses and the intended intensity/location of development sought by the various zones within the Code. Specifically, Figure 8 on the following page provides a helpful overview of the naming convention of Zones. This assists to determine the appropriate zone for the Renewal SA portion of the Affected Area based on its location and the Structure Plan's desire to facilitate high density residential development.

Figure 8: Zone naming convention (Guide to the Planning and Design Code)

	Term	Meaning
Land Use	Neighbourhood	Residential areas envisaging primarily housing
	Employment	Envisages primarily commercial and industrial activities, as well as supporting employment-generating uses
	Activity Centre	Centres providing shopping, business, entertainment and recreation facilities (depending on intensity/location of the centre)
	Main Street	A centre in a main street or high street context, providing a mix of land uses such as retail, office, commercial and community facilities (depending on intensity/location of the main street)
	Corridor	Seeking higher density development focussed along a particular road, typically mixed use development with active ground-floor uses
	Innovation	Mixed use areas promoting research, health, education and technology
	Infrastructure	Area for the provision of infrastructure such as electricity, landfill/waste, water treatment/supply, airports, marinas
Intensity/ location	City	City of Adelaide (CBD, North Adelaide and Park Lands)
	Strategic	Areas of State-level importance
	Urban	Redeveloping areas serving a broad urban catchment within South Australia
	Suburban	Lower density areas within an urban area
	Township	Towns within a regional or rural area
	Settlement	Rural settlements, of a smaller scale than townships
	Rural	Areas in a countryside or remote location

Based on the medium to high density housing outcome sought by the Structure Plan, a Zone which facilitates 'neighbourhood' types of land uses at an 'urban' intensity/location represents the most appropriate policy framework for the Renewal SA portion of the Affected Area. On this basis, the Urban Neighbourhood Zone is considered most likely to facilitate an appropriate development outcome for the Renewal SA site. This is reinforced by the current application of the Urban Neighbourhood Zone across the metropolitan area in a range of higher intensity, mixed-use locations such as Bowden, West Lakes, Woodville, Tonsley and Morphettville.

For the above reasons, the Urban Neighbourhood Zone is considered appropriate for the Renewal SA owned portion of the Affected Area.

In terms of the existing residential areas to the north and south of the Renewal SA site, the Guide to the Planning and Design Code provides guidance regarding suitable Zones for 'neighbourhood' types of land uses at a 'suburban' intensity/location (see Figure 9).

Figure 9: Neighbourhood Zones (Guide to the Planning and Design Code)

	Zone	Application	Density	Height
Metro/suburban	Urban Renewal Neighbourhood	Areas where residential regeneration is envisaged, such as Kilburn and St Clair	Medium <70 net dwellings per hectare, or >70 net dwellings per hectare where site >1200 m ² and 35m frontage	As per Local Variation (TNV) or 3 levels (12m) 4 levels (15m) on sites >1200m ² and 35m frontage
	Housing Diversity Neighbourhood	Areas seeking an increase in housing diversity, often in locations with convenient proximity to public open space, public transport stations and activity centres	Medium As per Local Variation (TNV) or <70 net dwellings per hectare	As per Local Variation (TNV)
	General Neighbourhood	Typical residential areas in a suburban context	Low-medium Site dimensions 250-300 m ²	2 levels (9m)
	Suburban Neighbourhood	Areas in a suburban setting where a low density residential character is envisaged (not Character or Historic Areas)	Low As per Local Variation (TNV) (minimum site dimensions generally between 350 to 800 m ²)	As per Local Variation (TNV)
	Established Neighbourhood	Established residential areas where the predominant streetscape character / prevailing development pattern should be maintained (often applied with the Historic or Character Area Overlay)	As per Local Variation (TNV)	As per Local Variation (TNV)
	Waterfront Neighbourhood	Areas in waterfront locations with policy specific to dual frontage of water-facing sites	As per Local Variation (TNV)	As per Local Variation (TNV) or 2 levels (9m)
	Golf Course Estate	Golf courses and adjoining residential estates	As per Local Variation (TNV)	2 levels (9m)
	Hills Neighbourhood	Areas with steep topography, and often at the interface with the Hills Face Zone	Low As per Local Variation (TNV)	As per Local Variation (TNV) or 2 levels (9m)

Considering the table above, it is apparent that there are two potential zones within the Planning and Design Code which may be suitable for the Affected Area (i.e. zones that primarily facilitate medium density housing within a suburban location). These zones are:

- Housing Diversity Neighbourhood Zone, and
- General Neighbourhood Zone (the existing Zone).

Helpfully, the Guide to the Planning and Design Code provides the following description of these two Zones.

Housing Diversity Neighbourhood Zone

Zone outcome

This zone envisages medium density housing to support a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service use contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Where it applies:

To residential areas seeking an increase in housing diversity, often in locations with convenient proximity to public open space, public transport stations and activity centres.

Does the zone include Sub zones?

No.

What uses are envisaged?

This zone primarily accommodates residential development including dwelling additions and associated minor structures like sheds, garages and shade structures.

There is also scope for community and small-scale commercial activities within the zone, but acceptability depends on the circumstances, scale and locational factors that aim to ensure residential amenity is retained.

Zone criteria at a glance

This zone provides assessment criteria to accommodate a diverse range of medium density housing and accommodation.

General Neighbourhood Zone

Zone outcome

This zone encourages low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community services contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Where it applies:

To typical residential areas in a suburban context, where low-to-medium density infill housing is anticipated.

Does the zone include Subzones?

No.

What uses are envisaged?

This zone primarily accommodates residential development including dwelling additions and associated minor structures like sheds, garages and shade structures.

There is also scope for community and small-scale commercial activities within the zone, but acceptability depends on the circumstances, scale and locational factors that aim to ensure residential amenity is retained.

Zone criteria at a glance

This zone provides assessment criteria to facilitate low to medium density housing that is well designed and provides a positive contribution to local areas

Importantly, the Housing Diversity Neighbourhood Zone differs from the General Neighbourhood Zone, as it seeks to facilitate a *“Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood.”* In other words, the Housing Diversity Neighbourhood Zone promotes an increase in housing diversity. This contrasts with the General Neighbourhood Zone, which anticipates that the existing low-rise character will be retained.

Consequently, the Housing Diversity Neighbourhood Zone is considered the most appropriate Zone for the existing residential areas to the north and south of Renewal SA land. In particular, the introduction of the Housing Diversity Neighbourhood Zone over this portion of the Affected Area will allow for a gradual transition to a medium density housing outcome as sought by the Structure Plan.

4.3.3 Land Use Investigations

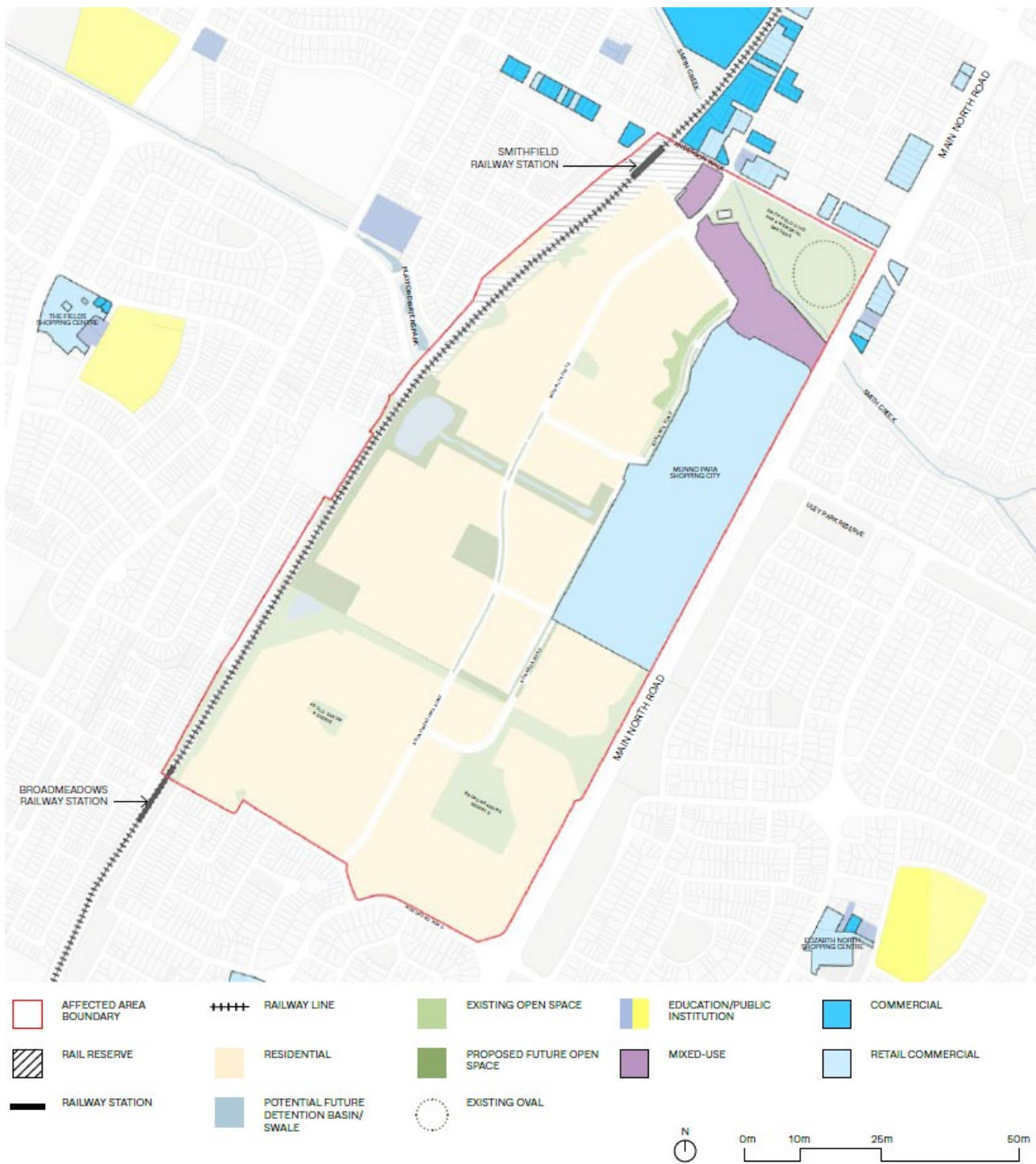
From a land use perspective, the Code Amendment responds to the Structure Plan which seeks to reinforce the existing land use mix across the Affected Area. The Structure Plan highlights the importance of the existing retail precinct located within the Munno Para Shopping Centre as well as smaller retail offerings located to the north along Anderson Walk (see Figure 10). More specifically, the Structure Plan advises:

The Smithfield Regeneration Affected Area is within close proximity to two retail areas - Munno Para Shopping City and the strip along Anderson Walk near Smithfield Railway Station. Munno Para Shopping City provides access to all basic retail needs, as well as food and beverage and bulky goods. Anderson Walk has individual retail tenancies which include local food outlets and smaller businesses.

Both retail areas present strong opportunities for integration with the surrounding regeneration area and beyond through enhanced pedestrian pathways, dedicated bike lanes, and vehicle access routes. These connections can support accessibility, encourage active transport, and foster economic and social cohesion across the precinct.

Therefore, the Code Amendment does not seek to introduce any additional ‘activity centres’ within the Affected Area, nor does it seek to provide additional employment opportunities. Rather, the Munno Para Shopping Centre, which will remain within the Urban Activity Centre Zone, will continue to be the preeminent retail precinct within the broader area.

Figure 10: Retail and Employment Land Use (Smithfield Regeneration Structure Plan)



4.3.4 Airport Safety

The Affected Area is covered by Airfield Overlays associated with its proximity to the RAAF Base Edinburgh (4 km) and Parafield Airport (11 km). The following Overlays apply:

Overlays

Building Near Airfields

- The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Defence Aviation Area - All structures over 15 metres

- The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Variations

- Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

Regarding the RAAF Base Edinburgh, the Department of Defence advised the following:

- Defence Aviation Area - All structures higher than 15 metres require Defence approval.
- Airfield Lighting Constraints - Site partly within the 6 km radius Controlled Lighting Installation Area.
- Defence has adopted the National Airports Safeguarding Framework (NASF) Guideline E: 'Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports' guidelines for extraneous lighting near its airfields. To mitigate potential safety issues, Defence recommends that any future development of the land complies with the extraneous lighting controls detailed in NASF Guideline E.
 - In particular, outdoor luminaries with no upward light component (e.g. "aero-screen" type fittings) should be used for any outdoor lighting to minimise potential conflict with aircraft operations. Defence notes that lighting design is a developer responsibility.
 - Glare from reflective surfaces can also affect pilots' vision during daylight hours. Defence suggests that any future developments are to be comprised of non-reflective building materials. If it is later found that lights or glare endangers the safety of aircraft operations, Defence may require the lighting to be extinguished or suitably modified.
- Bird Strike - Zone B (3 m - 8 km of the runway). Water management structures, such as detention basins that are associated with the proposed development might be attractive to birds and will potentially increase the risk of bird strike for such aircraft. Attention should be given to the bird strike risk from proposed detentions basins, as well as the need for their design to consider the minimisation of bird habitat opportunities and the ongoing monitoring of bird activities upon their construction.

Regarding Parafield Airport, preliminary advice from Adelaide Airport Limited advised the following:

- The site is outside the Obstacle Limitation Surface, which is protected airspace for Parafield Airport.
- The site is outside of the 20 ANEF Noise Contours for Parafield Airport.

Based on the above investigations, there are no particular constraints associated with the RAAF Base Edinburgh or the Parafield Airport which would restrict medium to high density housing on the Affected Area in accordance with the policy framework provided by the proposed Urban Neighbourhood Zone and the Housing Diversity Neighbourhood Zone as well as the relevant Overlays and Variations listed above. However, it is noted that buildings and structures greater than 15 metres in height will require approval from the Department of Defence. This is particularly relevant for the development within the proposed Urban Neighbourhood Zone, which will contemplate buildings of up to 15 levels in height. Accordingly, it is recommended that further discussions occur with the Department of Defence during future master planning work associated with the Renewal SA site.

4.3.5 Utilities infrastructure analysis

Fyfe has prepared an Infrastructure Investigations Report for the Affected Area which is intended to determine whether sufficient infrastructure and services are available to support future development envisaged by the proposed zoning framework.

Fyfe's assessment is based on the likelihood that, once rezoned, the Affected Area could accommodate in the order of 3,000 to 5,000 medium to high density dwellings.

To assist with the preparation of the Infrastructure Investigations, Fyfe sought feedback from various service authorities including SA Water and SA Power Networks. Accordingly, Fyfe's findings are set out below.

Water

Fyfe advise that extensive potable water infrastructure surrounds the Affected Area serviced by the Metro EL103 potable water system. Key mains servicing the site area include the 300mm diameter main running along Main North Road which diverts into 250mm diameter mains along Anderson Walk and Main North Road, along the site's north and east boundaries respectively.

The northern section of the Affected Area is serviced by 100mm, 150mm and 200mm diameter existing water mains looping into the mains along Anderson Walk and Main North Road detailed above. The southern section of the Affected Area is also serviced by 100mm and 150mm diameter existing water mains looping into the mains on Main North Road and Woodforde Road.

SA Water has provided preliminary advice in relation to the likely water supply upgrades which would be required to service two potential development yield scenarios on the Renewal SA site. In terms of the higher yield scenario of an additional 3,000 dwellings, SA Water advise that the following upgrades are required:

- 800m of 150mm dia main upsized to 375mm dia main
- 500m of 200mm dia main upsized to 375mm dia main
- 160m of 100/150mm dia main upsized to 200mm dia main
- 700m of 300mm dia main upsized to 375mm dia main (external works required to reduce impact on Elizabeth Downs high ground elevation nodes)
- 820m of 200mm dia new main to be constructed
- 1,100m of 375mm dia new main to be constructed

- 200mm internal mains to abut strata multi-storey buildings
- 150mm internal mains to abut Torrens Title allotments.

In terms of the lower yield scenario of an additional 1,500 dwellings, SA Water advise that the following upgrades are required:

- 500m of 150mm dia main upsized to 250mm dia main
- 30m of 100mm dia main upsized to 200mm dia main
- 900m of 250mm dia new main to be constructed
- 320m of 200mm dia new main to be constructed
- 150mm internal mains to abut Torrens Title allotments.

Sewer

Fyfe advise that existing development within the Affected Area is serviced by 100mm diameter and 150mm diameter PVC and VC mains. There appears to be two separate wastewater outlets from the site. The northern portion of the Affected Area (north of the Renewal SA site) gravitates across the railway at the southern-most point into a 225mm diameter main. The southern portion of the Affected Area (south of the Renewal SA site) outlets into a 225mm diameter main to the south that continues to run through residential development before connecting to Bellchambers Road. The existing mains servicing the Affected Area and surrounding areas flow towards the Bolivar Wastewater Treatment Plant.

SA Water has provided preliminary advice in relation to the likely wastewater upgrades which would be required to service both potential development yield scenarios on the Renewal SA site (i.e. the 1,500 and 3,000 additional dwelling yield scenarios). For both of these scenarios, SA Water advise that the following upgrades are required:

- 2,000m of 300mm dia new main, including rail crossing
- 105m of existing 225mm dia upgraded to a 375mm dia main
- Decommissioning 63m of existing 150mm dia main
- Four existing 150mm dia mains to be re-connected to the new 300mm and 375mm dia mains.

SA Water further advise that wastewater master planning work is currently being conducting of the Bolivar North catchment which will inform any further downstream trunk infrastructure upgrades that will be required to service the development. Upgrades to the Bolivar Wastewater Treatment Plant are expected to be required following this master planning.

Electricity

Fyfe advise the Affected Area has existing underground and overhead infrastructure within and surrounding the area. The developed area within the site boundary is serviced by underground electrical infrastructure up to 11kV. Two 66kV overhead lines cross the site, one in the east boundary corner running through the Munno Para Shopping Centre, the other through an existing reserve area alongside the southern boundary of the undeveloped portion of land.

Advice received from SAPN provided preliminary load uptake estimates for the two density and yield options as follows:

- 3,000-dwelling yield option: Approximately 2,130 additional dwellings, with an estimated load uptake of 6–8.5 MVA
- 5,000-dwelling yield option: Approximately 4,130 additional dwellings, with an estimated load uptake of 10–15 MVA.

For the 3,000 dwelling yield option, SAPN advise that no major network augmentation is expected to be required. Standard URD headworks, cabling, switching cubicles, padmount transformers etc will be required. Some network reconfigurations or feeder upgrades may be required to balance loads, depending on the scale of the proposed aged care and retail facilities. No major substation works are anticipated for this option.

For the 5,000 dwelling yield option, SAPN has indicated that major augmentation is likely to be required. This may include the installation of an additional 11 kV feeder from the Elizabeth Downs Substation, in addition to standard URD infrastructure for EL21 and EL14. The projected load increase may also trigger upgrades to the Elizabeth Downs Substation or require broader network reconfiguration to alleviate capacity constraints. Further detailed modelling and assessment will be necessary at later design stages to confirm the exact requirements.

Gas

Fyfe advise that an existing high-pressure 150mm diameter gas main runs along Anderson Walk and Main North Road. The developed areas are all serviced by high pressure gas mains between 18mm and 80mm diam mains along majority of the local roads, connecting to Anderson Walk and Main North Road.

Fyfe anticipate the proposed development will be able to be serviced with gas infrastructure. Therefore, connection into the existing network appears feasible and will be confirmed in detailed design.

Communications

Fyfe advise that there are numerous telecommunication services within or surrounding the development site. NBN, Telstra, Optus, Nextgen, TPG and Vocus Group all have assets in the development vicinity. Accordingly, it is assumed the extensive telecommunications infrastructure within and surrounding the site will have sufficient capacity to service the development. The proposed telecommunications infrastructure shall connect into the existing networks, where connection locations and required network upgrades will be determined during detailed design.

Stormwater and Flooding

Fyfe note that the Affected Area generally grades to the west, towards the rail corridor. The existing stormwater infrastructure in the northern portion of the Affected Area is collected by a pit and pipe network, running through culverts underneath the railway line, discharging into Smith Creek to the west. An existing swale runs along

the northern boundary of Renewal SA site that also discharges into the culverts underneath the railway line.

The existing stormwater infrastructure in the southern portion of the Affected Area is collected by a pit and pipe network, discharging into an existing 900mm diameter main along the rail corridor on the site's western boundary.

There is an existing 600mm diameter stormwater pipe running approximately 150m along the southern boundary of the Renewal SA site. The pipe starts within the site on Bagalowie Crescent, before increasing to a 525mm diameter and then 600mm diameter main as it runs through the Renewal SA site, eventually discharging into a swale within the site, where flows are picked up and conveyed towards the railway line at the site's western boundary. The swale connects into an existing swale running along the rail corridor towards the south.

In terms of the risk of flooding, Fyfe advise that the Smith Creek Catchment Stormwater Management Plan details floodplain and flood hazard maps that indicate the expected flood depth and hazard for a number of storm events (including the 1% AEP) over the developable site in the pre-development scenario.

Fyfe advise that, based on preliminary rational model review, future residential development on the Renewal SA site would require two detention basins located in the northwest and southwest corners of the Renewal SA site. These basins would need to have an approximate volume of 12,120m³ in order to limit the post development to 1%AEP runoff to less than the pre-development 1%AEP runoff. In addition, the City of Playford's requirements state that the basin should be no greater than 1.5m deep and batter slopes should be 1 in 5. These volume and depth parameters equate to areas for the detention basins of approximately 10,250m².

Summary

Fyfe conclude that significant infrastructure upgrades will be required to service the water and wastewater needs of the two potential development scenarios for the Affected Area. In addition, major augmentation will be required to the existing electrical infrastructure to service the Affected Area under the high development yield scenario.

In addition, Fyfe recommend that two detention basins with a combined area of approximately 10,250m² be constructed in the north-west and south-west corners of the Renewal SA site to accommodate the stormwater requirements of future residential development.

In terms of flooding, while a portion of the Affected Area is within the Hazards (Flooding) Overlay, development may be possible where it is appropriately sited and designed.

Based on Fyfe's assessment, it is likely that medium to high density housing within the Affected Area can be accommodated subject to the upgrade of water, sewer and electrical infrastructure. Importantly, both SA Water and SA Power Networks have provided clear advice in relation to the required upgrades to their infrastructure. Further, Fyfe has concluded that stormwater generated by the types of development

envisaged in the Urban Neighbourhood and Housing Diversity Neighbourhood Zones can be managed appropriately in accordance with the relevant 'stormwater' provisions of the Planning and Design Code and with the inclusion of a Concept Plan which provides an indicative location of the required detention basins. On this basis, subject to the upgrade of existing water, sewer and electrical services, there do not appear to be any infrastructure related issues that would prevent or constrain the Affected Area from being rezoned and developed in accordance with the land uses anticipated within the Urban Neighbourhood and Housing Diversity Neighbourhood Zones.

4.3.6 Traffic and transport investigations

In order to assess the impact of the proposed Code Amendment on the surrounding road network, CIRQA has prepared a detailed Transport Investigations Report. The purpose of these Investigations was to assess the anticipated transport implications of the proposed rezoning including:

- Existing traffic conditions surrounding the Affected Area
- Potential access arrangements for the Affected Area, and
- Assessment of the traffic movements associated with future development on the surrounding road network.

In terms of the existing conditions, CIRQA notes that the Affected Area is bordered by an arterial road (Main North Road), while the closest arterial road to the south is Womma Road which is located approximately 900 metres south of the Affected Area. There are also two sub-arterial roads and a number of collector roads within the Affected Area.

For the purposes of the transport investigations, CIRQA has based its analysis on the following yield scenarios:

- Yield Scenario 1 – 2,130 additional dwellings within the Affected Area, and
- Yield Scenario 2 – 4,130 additional dwellings within the Affected Area.

Based on these two yield scenarios, CIRQA forecast that future residential development within the Affected Area would generate the following additional traffic movements:

- Yield Scenario 1 – 13,845 daily trips with 1,385 trips during the am and pm peak hours, and
- Yield Scenario 2 – 26,845 daily trips with 2,685 trips during the am and pm peak hours.

CIRQA has also considered the recommendations of the Structure Plan and noted that:

It is anticipated that Affected Area would be serviced by the existing road network as well as new public roads (primarily located) within the Renewal SA site. The Structure Plan identifies a primary north-south collector road extending between Broadmeadows Road and Morialta Drive. Konanda Road will continue to provide an additional north-south connection (albeit noting its private nature), the new

collector road should form the primary spine of the new road network. The remaining new roads within the Affected Area would primarily be anticipated to function as low volume, local roads.

CIRQA also notes that the Structure Plan has identified the potential for a new connection to Main North Road and has advised as follows:

It is anticipated that any new connection via Main North Road would only be achievable with a left-in and/or left-out arrangement. The accommodation of right-turn movements would require signalisation which would have limited spacing provision to other adjacent signalised intersections and broader network performance implications. During initial discussions with DIT, it was confirmed that right turn movements/signalisation at a new intersection was unlikely to be supported.

Further, the scenario modelling undertaken by CIRQA indicates that, while a new connection to Main North Road is not necessary from a pure capacity perspective, it would provide a high level of accessibility and improved general distribution of movements (including a reduced level of additional movements distributed via the roads with existing adjacent residential properties). Accordingly, a new connection to Main North Road is considered desirable and, for this reason, has been identified on the Concept Plan.

In terms of intersection upgrades, CIRQA has identified that a range of intersection upgrades will be required depending on the yield scenarios. These upgrades are identified in the figures below:

Figure 11: Intersection Upgrades – Scenario 1 (CIRQA)

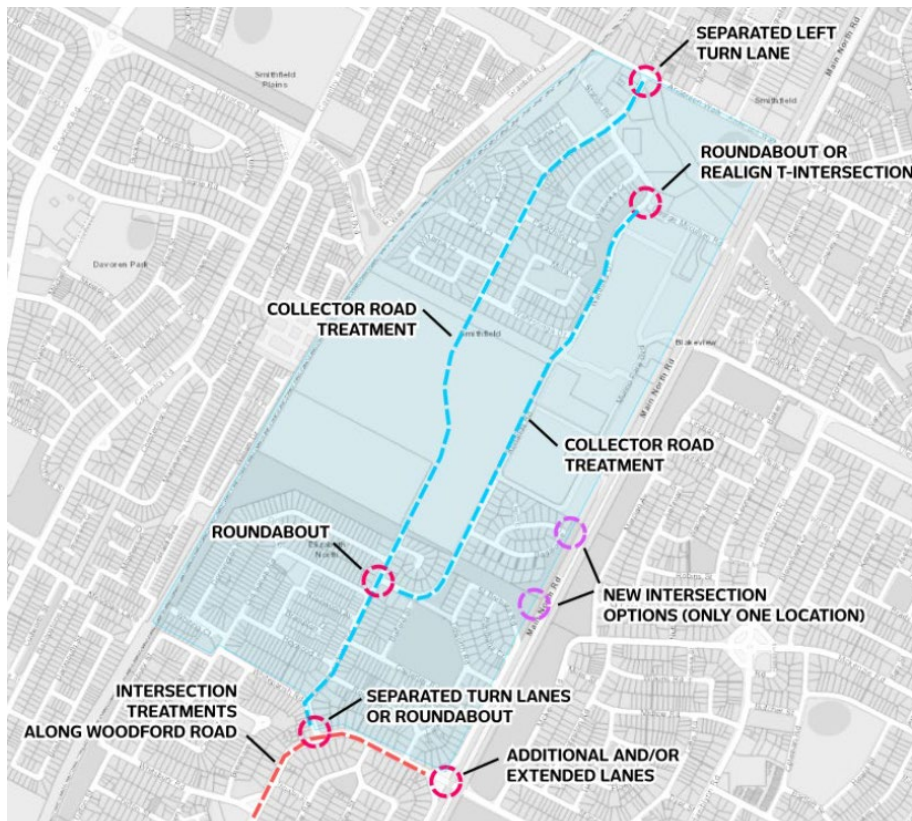
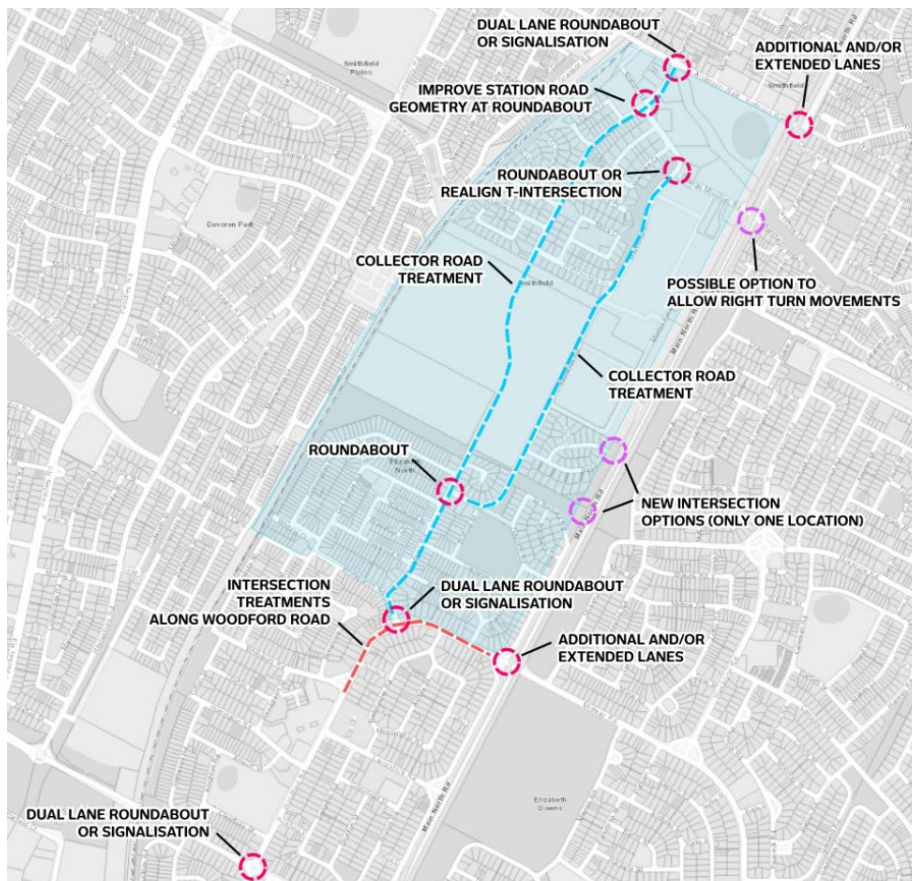


Figure 12: Intersection Upgrades – Scenario 2 (CIRQA)



CIRQA has also advised that a shared use path network would provide strategic pedestrian and cycling connections to the adjacent railway stations, Munno Para Shopping Centre, and the Smith Creek Trail (within the north-east of the Affected Area). Shared use paths should be provided on one side of all collector roads within the Affected Area (existing and proposed), as well as within the proposed linear reserve running east-west through the Affected Area and adjacent the Gawler Railway Line (forming part of the Gawler Greenway).

In terms of public transport, CIRQA has recommended that the proposed road network (and associated connections to the existing network) include allowance for the potential provision of a north-south bus route through the Affected Area, should demand for public transport increase in future.

Based on CIRQA's assessment, a range of intersection upgrades will be required to cater for the anticipated traffic generated by residential development envisaged by the Structure Plan. Accordingly, these upgrades have been identified on the proposed Concept Plan. On this basis, subject to the intersection upgrades, there are no traffic related issues that would prevent or constrain the Affected Area from being rezoned and developed in accordance with the land uses anticipated within the Urban Neighbourhood and Housing Diversity Neighbourhood Zones.

4.3.7 Preliminary site investigation

In order to assess the suitability of the Affected Area to accommodate the more sensitive types of residential development envisaged by the proposed Master Planned Neighbourhood Zone, a Preliminary Site Investigation (PSI) has been prepared by Agon Environmental. The objective of the PSI was to:

- *Identify potentially contaminating land uses or activities that may have occurred or are occurring on the site and adjacent the site.*
- *Assess whether site contamination exists, or it is likely to exist at the site.*

The PSI notes that the Affected Area was historically owned by different private individuals (likely farmers) from 1890 onwards. The site came into Commonwealth Government ownership as two portions between 1941 and 1957. The site has been transferred between various state and federal government bodies until the present day. Defence developed the site and have used it for Defence training purposes which is ongoing.

Based on a review of historical information and site observations the following Class 1 and 2 activities under PD14 have occurred on the site:

- Class 1: Defence Works (Operation of military defence establishments (including training areas), with an associated notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) for metals.
- Class 1: Listed substances – activities involving listed substances (Storage of 500L or more of a liquid listed substance) – Diesel UST.
- Class 2: Motor vehicle repair or maintenance.

In addition to the above activities, the assessment also identified the following additional potential sources of contamination on the site:

- The presence of uncontrolled fill materials
- The presence of Asbestos Containing Materials (ACM) and lead paint in site buildings
- The presence of Organochlorine Pesticides (OCP) in site soils
- Chemical use and storage
- Underground storage tank (UST) for waste oil and former oil arrestor
- Aboveground storage tank (AST) for waste oil
- Battery storage shed
- Incinerator
- Ammunition usage
- PFAS above the ecological criteria associated with firefighting as part of Defence training
- Offsite sources of contaminated groundwater.

The PSI includes the following findings:

Agon's assessment of the current and potential future land uses is that a change of land use to a more sensitive use will be occurring, therefore the presence of Class 1 and Class 2 activities as well as a Section 83A notification will trigger an EPA referral for any development applications or land divisions on the site.

Soil, sediment and groundwater testing undertaken onsite during several past investigations from 2012 to 2023. Past investigations have identified a range of contaminant concentrations (associated with the sources of contamination identified) the majority of which were reported below the NEPM 2013 and PFAS NEMP 2020 human health and ecological screening criteria. Where identified, elevated concentrations of contaminants in excess of human and ecological screening criteria were identified within localised areas most of which can be managed during construction.

Overall, it is considered that there is a medium risk of any site contamination associated with the identified potential sources of contamination (either on the site or on adjacent offsite properties) that would limit or preclude the proposed residential development of the site.

On this basis, there does not appear to be any particular site contamination issues that would prevent the Renewal SA site from being rezoned to Urban Neighbourhood Zone. In any event, the General Development Policies section of the Planning and Design Code contains assessment provisions in relation to site contamination. These provisions require that further assessment be undertaken where a change in the use of land to a more sensitive use is proposed. On this basis, if a more sensitive use is proposed once the Affected Area has been rezoned, further investigation of soil conditions may be required in order to satisfy the relevant site contamination provisions of the Planning and Design Code.

4.3.8 Cultural Heritage

A search was undertaken of the Register of Aboriginal Sites and Objects to identify whether any cultural heritage sites had been registered on the Affected Area. In response, the Heritage Information Team within the Department of Aboriginal Affairs and Reconciliation advised the following:

Aboriginal Affairs and Reconciliation (AAR) advises you that it holds no records in its central archives for Aboriginal heritage within your search area.

The central archives are a non-exhaustive record of Aboriginal heritage in South Australia. You are advised that Aboriginal heritage (sites, objects, or remains) may exist within your search area, even though there is no record.

The Aboriginal Heritage Act 1988 (SA) (Act) protects all Aboriginal sites, objects, and remains, whether known or unknown, in South Australia from unauthorised impacts, and irrespective of whether they are recorded in the central archives.

Consequently, there are no registered Aboriginal Sites or Objects on or near the Affected Area which may constrain future medium to high density housing in accordance with the proposed policy framework. However, additional consultation with the Kurna Yerta Aboriginal Corporation will occur during the consultation process.

4.3.9 Acoustic analysis

Given that the Affected Area adjoins a busy arterial road as well as the Adelaide to Gawler Railway, it is important to determine whether future residential development would be adversely impacted by these existing activities – particularly in relation to noise. Accordingly, Echo Acoustic Consulting has prepared a detailed noise assessment to consider the acoustic impacts of new residential land uses in the vicinity of the existing noise sources. More specifically, the noise assessment considers whether the Affected Area can accommodate the types of development anticipated by the proposed Urban Neighbourhood and Housing Diversity Neighbourhood Zones without being adversely impacted by noise sources originating from existing activities to the east and west.

In their assessment, Echo note that the Environment Protection (Commercial and Industrial Noise) Policy 2023 (the Policy), and the Ministerial Building Specification 010 - Construction requirements for the control of external sound (MBS 010) provide the relevant objective noise criteria to inform the assessment. In particular, MBS 010 establishes Performance Requirements and specific dwelling construction methods to prevent loss of amenity for the occupants of future dwellings when exposed to road and rail noise as well as noise from the Munno Para Shopping Centre.

The Acoustic Assessment provides the following recommendations:

The Smithfield Regeneration Code Amendment supports residential infill and regeneration at Smithfield.

Noise level measurements of the ambient environment have been conducted at strategic locations throughout the Code Amendment area, with results that are typical of metropolitan residential areas.

A portion of the Affected Area is adjacent Main North Road and the Gawler to City suburban passenger rail line. These interfaces can be reasonably and practicably addressed utilising existing mechanisms in the Planning and Design Code, being the Noise and Air Emissions Overlay and the Ministerial Building Standard MBS 010 – Construction requirements for the control of external sound. The recommended extent of Overlay is shown in Figure 7 relating to the road and rail interfaces.

Existing mixed land uses have been inspected and identified, and their activities considered which include loading dock activity, Park ‘n’ Ride, and child care centre operations. The interface with existing mixed land uses can be addressed by incorporating reasonable and practicable noise reduction measures into a specific area of future dwellings, implemented through the Noise and Air Emissions

Overlay and the Ministerial Building Standard MBS 010 – Construction requirements for the control of external sound. The recommended extent of Overlay is shown in Figure 9 relating to the mixed land use interfaces.

This assessment determines that the impacts of the road, rail, and existing mixed land use interfaces with future dwellings will be addressed placing a specific extent of the Affected Area and future dwellings in the Noise and Air Emissions Overlay. The specific extent is provided in Figure 7 and Figure 9.

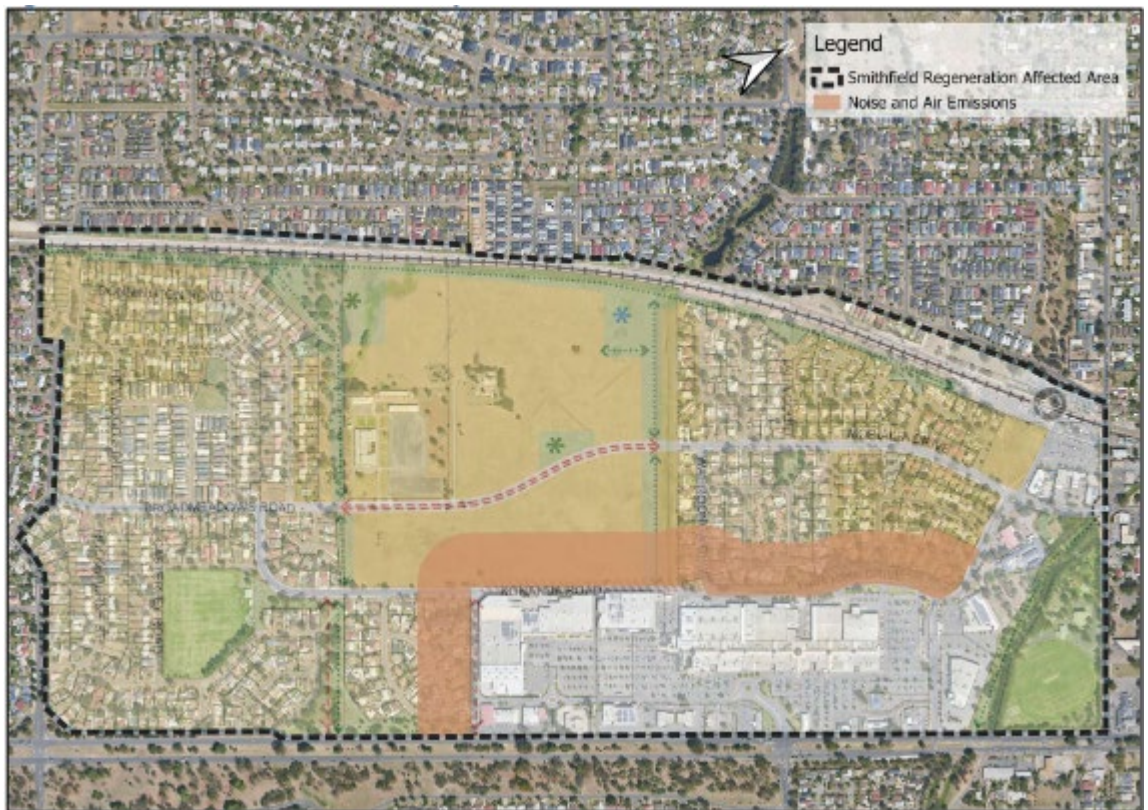
It is recommended that mechanisms continue to be explored to assist with the pragmatic adaptation of reasonable and practicable noise reduction measures to future dwellings located in the overlay, which will ensure:

- 1. the acoustic amenity of future dwellings is not adversely impacted by existing mixed land uses and the road and rail corridor, in accordance with the interface provisions of the Code*
- 2. the Code Amendment does not unreasonably constrain the operation of existing mixed land uses in the Urban Activity Centre Zone.*

Figure 13: Recommended Noise and Air Emissions Overlay for Road and Rail (Echo)



Figure 14: Recommended Noise and Air Emissions Overlay for mixed land uses (Echo)



Based on the Acoustic Assessment, with the introduction of the Noise and Air Emissions Overlay, the Code Amendment can reasonably and practicably result in

adequate residential amenity at the future dwellings anticipated within the proposed Urban Neighbourhood and Housing Diversity Neighbourhood Zones.

The Noise and Air Emissions Overlay is proposed to be applied across the entire Affected Area, although would only be triggered within prescribed distances of prescribed noise sources.

4.3.10 Concept Plan

As outlined previously, it is proposed to incorporate an additional Concept Plan that guides development over the Affected Area. This Concept Plan provides high-level guidance for future development on the Affected Area in relation to:

- A proposed north-south road linkage through the Renewal SA land
- A potential road linkage to Main North Road
- Required intersection upgrades both within and outside the Affected Area
- Interface treatment along Konanda Road to address noise and visual impacts associated with the Munno Para Shopping Centre
- The potential location of detention basins for stormwater management purposes
- The provision of recreation corridors provide pedestrian and cycling connections through and beyond the Affected Area, and
- Potential areas of public open space.

A copy of the proposed Concept Plan is provided in Figure 6 earlier in this report.

4.3.11 Social Infrastructure Investigations

The Affected Area is located in an existing urban area, with a range of nearby land uses including retail, commercial and residential. The site is well serviced by surrounding facilities and services, with decades of urban development creating an extensive network of social infrastructure. Importantly, the site is also located close to public transport (rail and bus) and key arterial roads, making it easily accessible from any direction.

The proximity of housing to surrounding social infrastructure is a key component of creating liveable, healthy and thriving neighbourhoods. Close access to healthcare, schooling, open space, retail and community facilities ensures that people can live locally and avoid driving long distances for everyday activities.

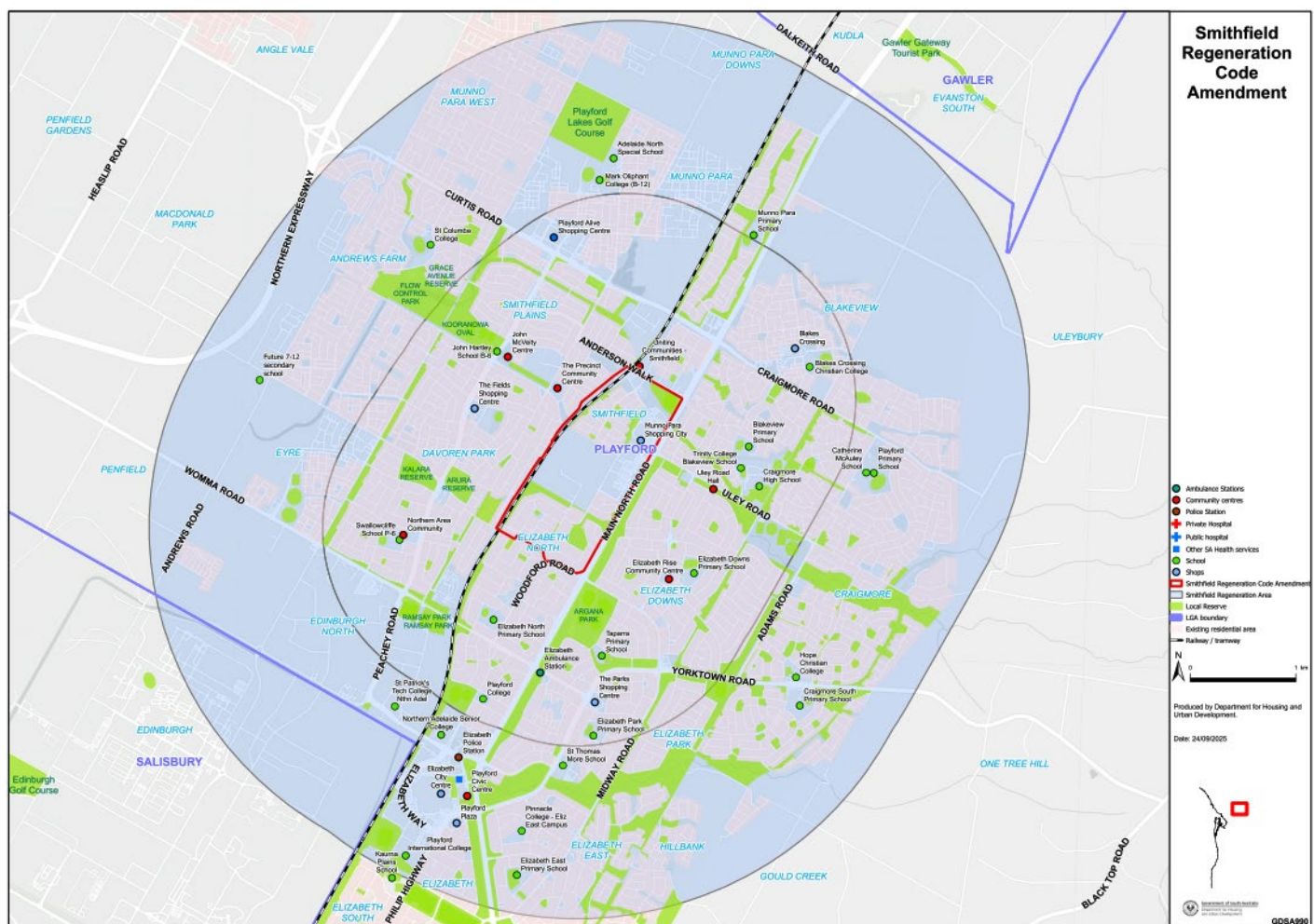
The Smithfield Regeneration Affected Area currently includes two small areas dedicated to early education and public institutions, located to the north near Smithfield Railway Station.

Within a 1km catchment, several local schools provide accessible education options for families residing in and around the Regeneration precinct.

Community centres and religious institutions are also situated nearby. These facilities contribute to a well-rounded community infrastructure and present opportunities for deeper engagement and inclusion within the Affected Area.

Other social infrastructure surrounding the Affected Area is identified in Figure 15.

Figure 15: Social Infrastructure (DHUD)



4.3 Recommended policy changes

In response to the investigations undertaken in support of this Code Amendment, it is proposed to rezone the Renewal SA site to Urban Neighbourhood Zone and the existing residential areas to the north and south of the Renewal SA site to Housing Diversity Neighbourhood Zone. Further, the Smithfield Oval and surrounds are proposed to be included in the Recreation Zone. In addition, it is proposed to introduce a Concept Plan to guide future development on the Affected Area. The Concept Plan is a Technical and Numerical Variation (TNV) which will apply to all forms of development on the Affected Area. Finally, it is proposed to apply a Maximum Building Height TNV of 15 Levels over the Renewal SA site and 4 Levels over the existing residential areas to the north and south of the Renewal SA site.

In terms policy Overlays, the Code Amendment introduces the Affordable Housing Overlay over the Urban Neighbourhood and Housing Diversity Neighbourhood Zones, while the Noise and Air Emissions Overlay will apply over the Affected Area.

The zones, overlays listed above currently form part of the existing policy framework that has been established by the Planning and Design Code and can be viewed on the Planning Portal: <https://code.plan.sa.gov.au/>

5. CONCLUSION

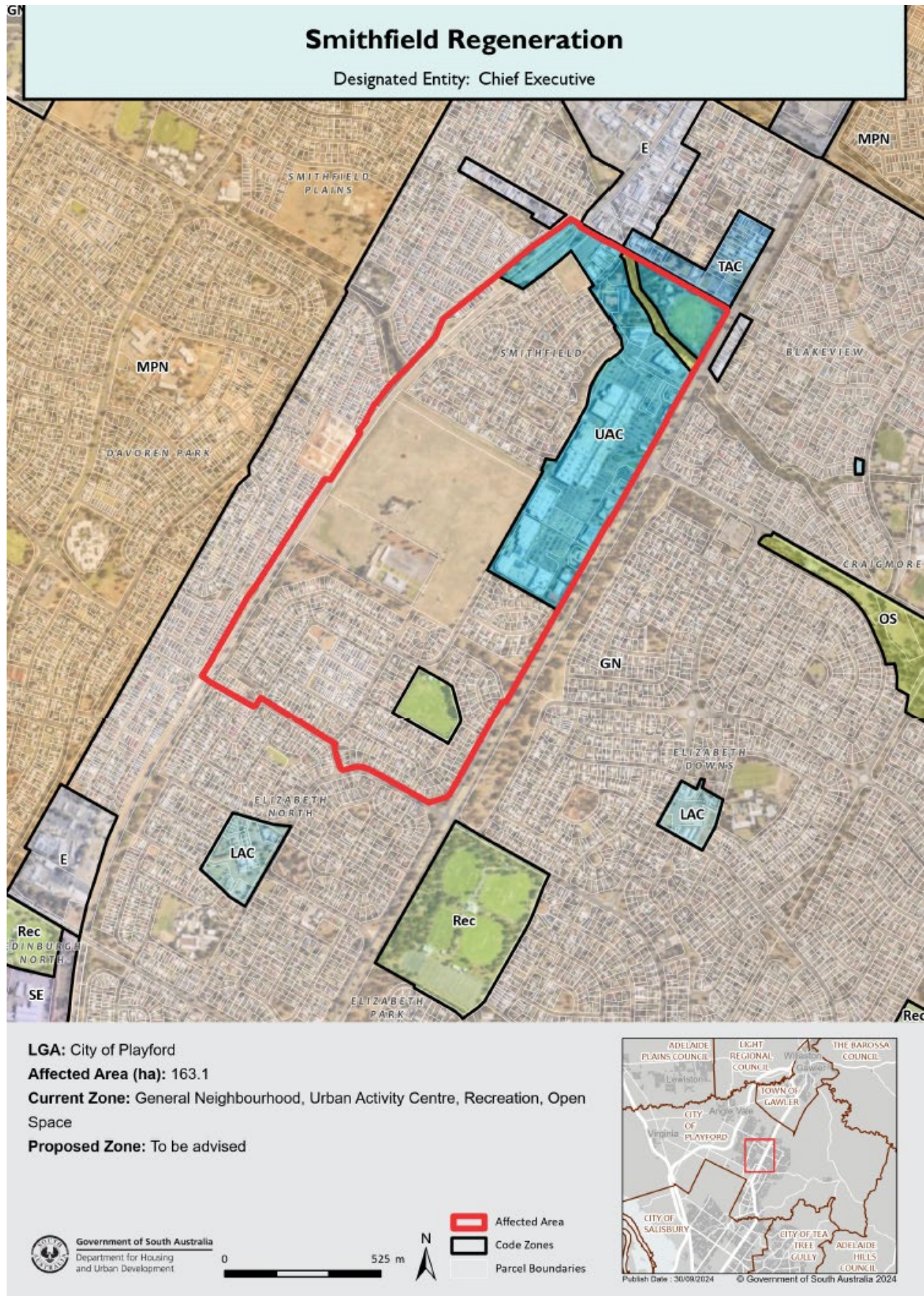
The Code Amendment seeks to facilitate medium to high density residential development on land which is currently zoned General Neighbourhood. For the reasons outlined in this Code Amendment, the existing zoning, is not considered appropriate for the Affected Area. Rather, the introduction of the Urban Neighbourhood and Housing Diversity Neighbourhood Zones will facilitate a more appropriate development outcome.

The investigations have identified that, subject to the provision of a range of identified infrastructure upgrades, the Affected Area can be developed to eventually accommodate 3,000-5,000 dwellings. In addition, the Code Amendment introduces a policy framework which will establish an appropriate land use transition while also assisting with the management of interface issues.

6. References

- CIRQA *Smithfield Regeneration Code Amendment Transport Investigations Report* (2025)
- City of Playford *Strategic Plan 2025-2028 Community and City Foundations* (2025)
- Echo Acoustic Consulting *Smithfield Regeneration Code Amendment Acoustic Assessment* (2025)
- Forum Studio *Smithfield Regeneration Structure Plan* (2025)
- Fyfe *Smithfield Regeneration Code Amendment Infrastructure Investigations Report* (2025)
- Government of South Australia *Guide to the Planning and Design Code* (2022)
- Government of South Australia *Greater Adelaide Regional Plan* (2024)
- Government of South Australia *Housing Roadmap* (2024)
- Government of South Australia *Planning and Design Code* (October 2025)
- Government of South Australia *State Planning Policies for South Australia* (2019)
- Agon Environmental Pty Ltd *Smithfield Barracks Lots 700 and 701 Broadmeadows Road Smithfield South Australia – Preliminary Site Investigation* (2024)
- State Planning Commission *Practice Direction 2 Preparation and Amendment of Designated Instruments – Version 5* (3 June 2022)

Attachment A – Affected Area Mapping



Attachment B – Current Code Policy

The Affected Area is currently located in the following Zones, Overlays and Technical and Numeric Variations in the Code:

Zones

- General Neighbourhood Zone
- Urban Activity Centre Zone
- Recreation Zone
- Open Space Zone

Overlays

- Advertising Near Signalised Intersections
- Building Near Airfields
- Defence Aviation Area
- Future Road Widening
- Hazards (Flooding - General)
- Hazards (Flooding)
- Heritage Adjacency
- Local Heritage Place
- Major Urban Transport Routes
- Native Vegetation
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources

Technical and Numeric Variations (TNV)

- Concept Plan 9 – Blakeview
- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints

Note: Whilst a small part of the northern area of the Affected Area is covered by Concept Plan 9 – Blakeview, there is no associated policy relevant to this Code Amendment.

Attachment C – Amendment Instructions

It is proposed that the following Zones, Overlays and Technical and Numerical Variations (as expressed in the Planning and Design Code) be applied to the Affected Area:

Zones

- Rezone the Renewal SA land to Urban Neighbourhood Zone, which generally seeks medium to high density housing, with a range of complementary mixed-use activities.
- Rezone the existing residential areas to the north and south of the Renewal SA land to Housing Diversity Neighbourhood Zone, which generally seeks medium density housing with a range of complementary employment and community services.
- Rezone the Smithfield Oval and surrounding facilities to Recreation Zone. The Recreation Zone better reflects the existing recreational activities occurring on this land.

Overlays

- Apply the Affordable Housing Overlay across the Urban Neighbourhood and the Housing Diversity Neighbourhood Zones.
- Apply the Noise and Air Emissions Overlay over the Affected Area.

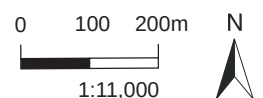
Technical and Numerical Variations

- Apply a Maximum Building Height of 15 Levels over the Renewal SA site.
- Apply a Maximum Building Height of 4 Levels over the existing residential areas to the north and south of the Renewal SA land.
- Apply a Concept Plan over the Affected Area to provide high-level guidance for future development.



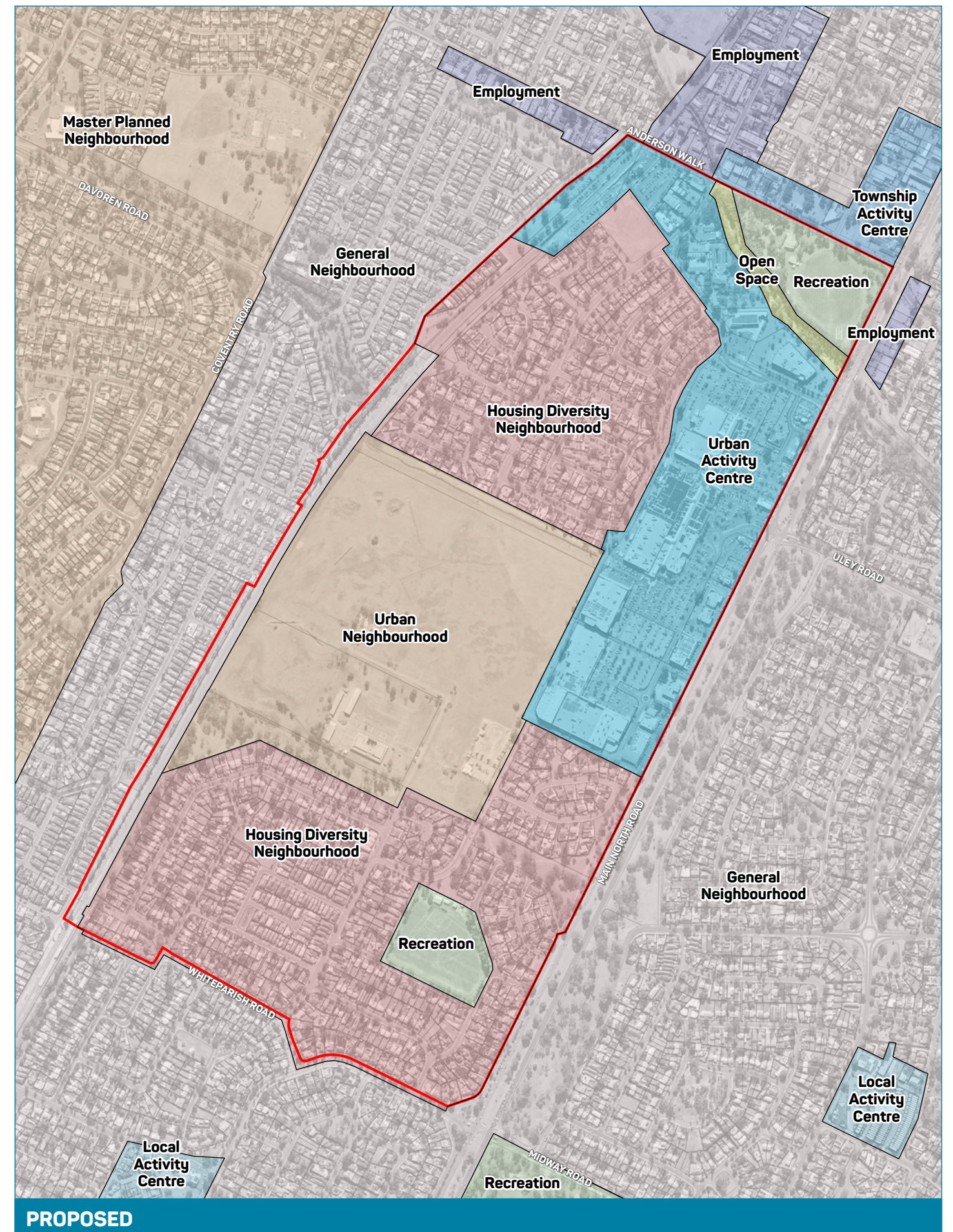
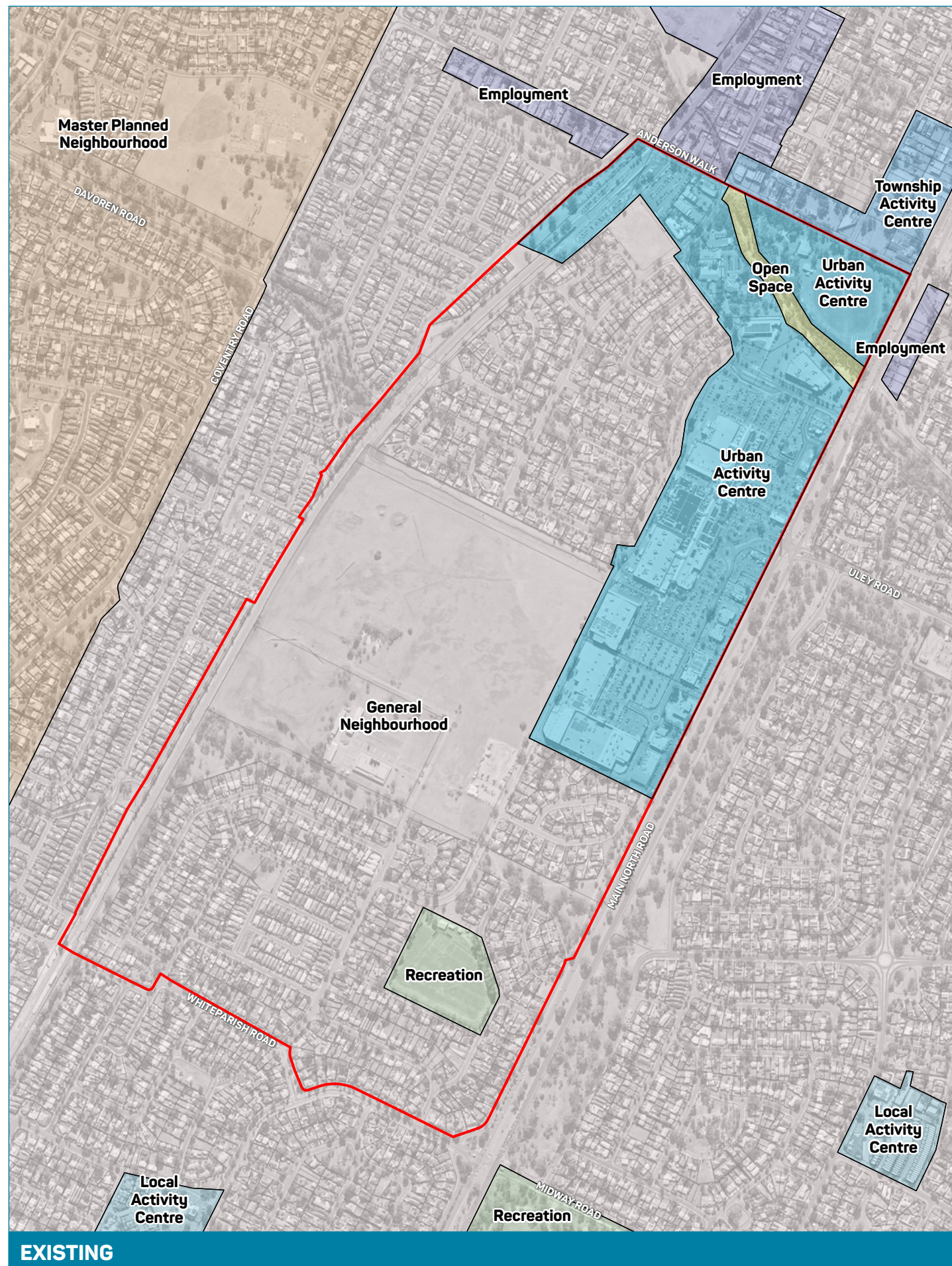
Legend

- | | |
|---|---|
| Medium to High Density - Up to 15 Levels | Intersection Upgrade |
| ✱ Potential Open Space | Potential Intersection |
| ✱ Potential Detention Basin | Interface Treatment Required |
| Train Station | Recreation Corridor |
| --> Road Linkage | Concept Plan Boundary |



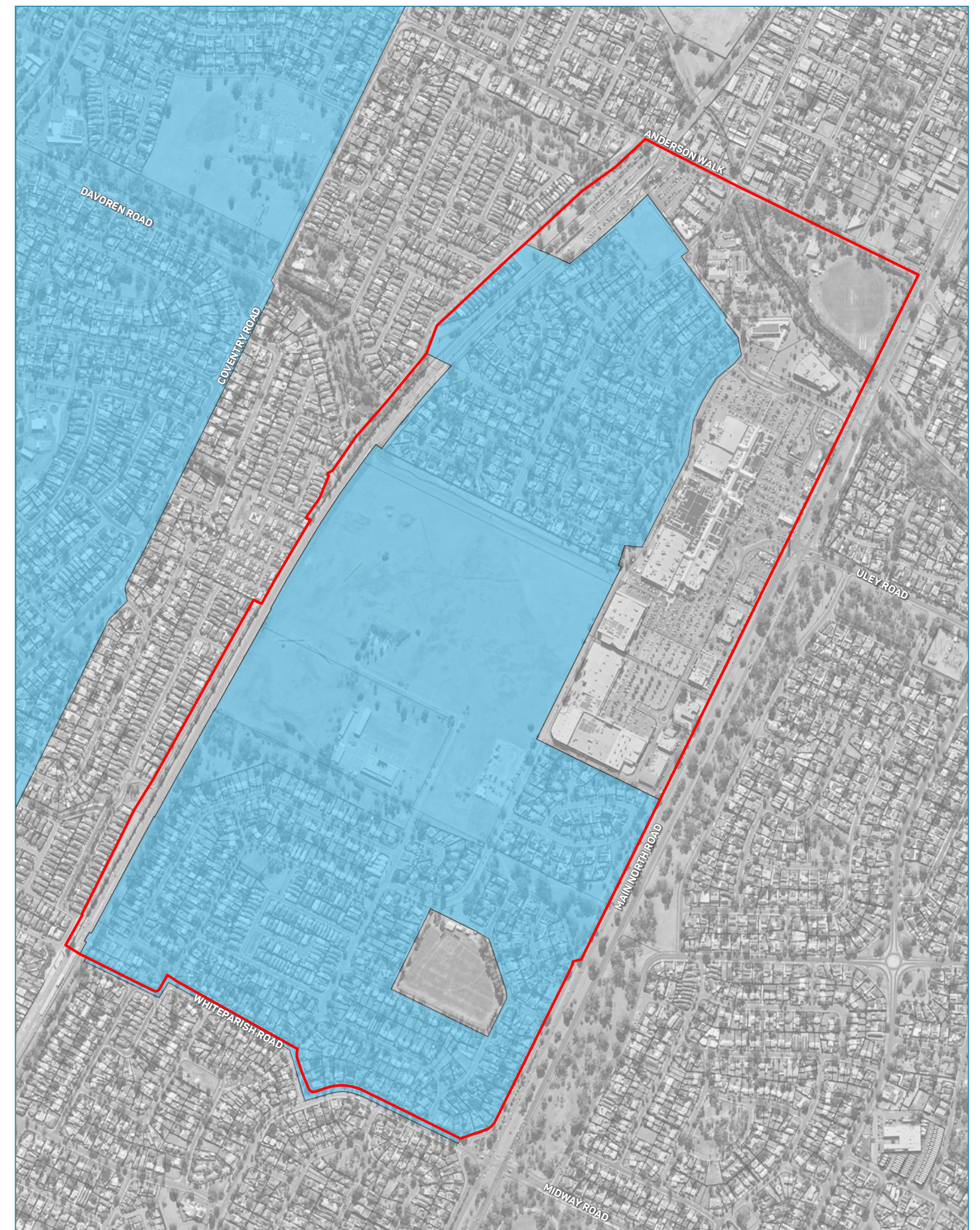
Concept Plan X

Smithfield Regeneration





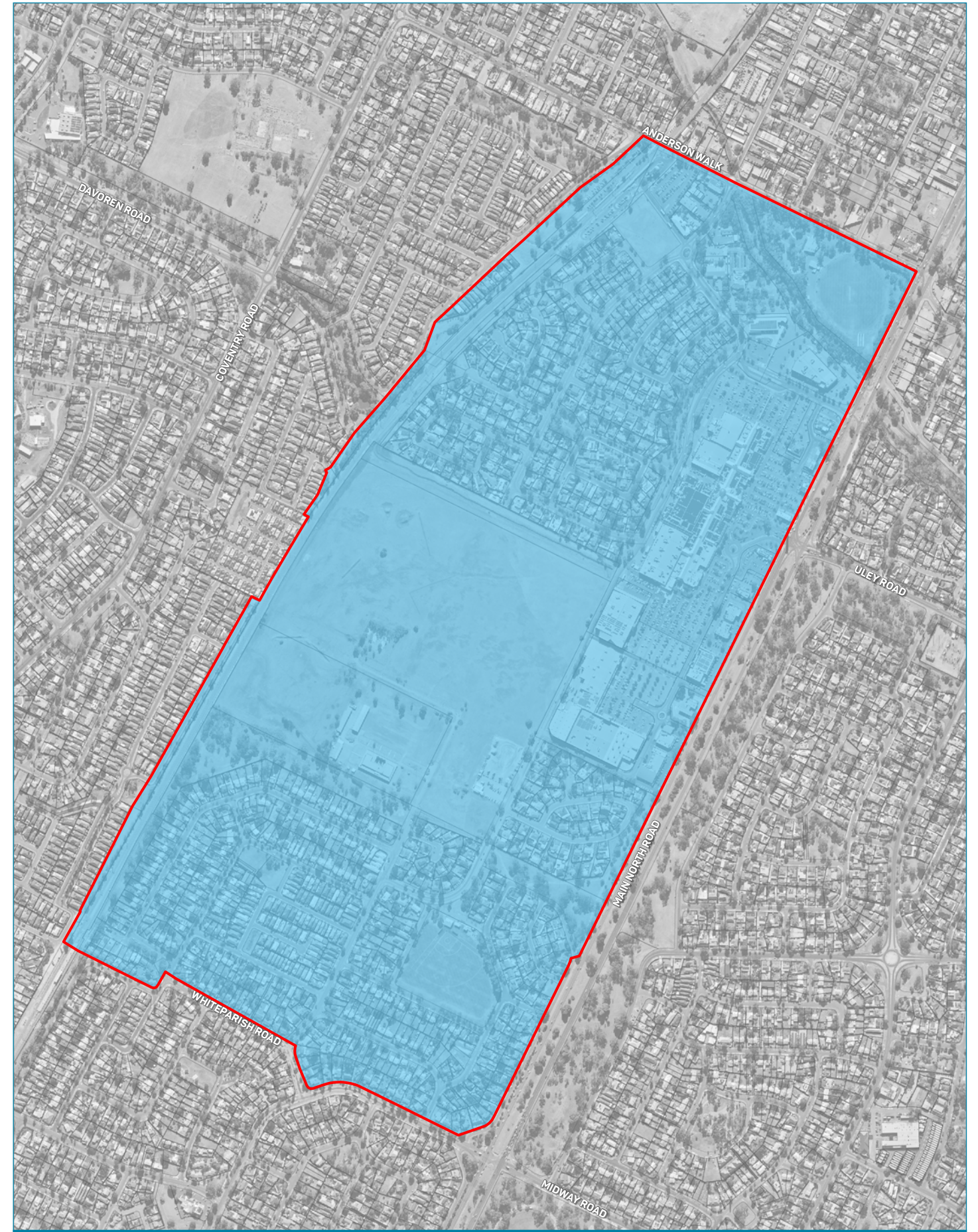
EXISTING: AFFORDABLE HOUSING OVERLAY



PROPOSED: AFFORDABLE HOUSING OVERLAY



EXISTING: NOISE AND AIR EMISSIONS OVERLAY



PROPOSED: NOISE AND AIR EMISSIONS OVERLAY



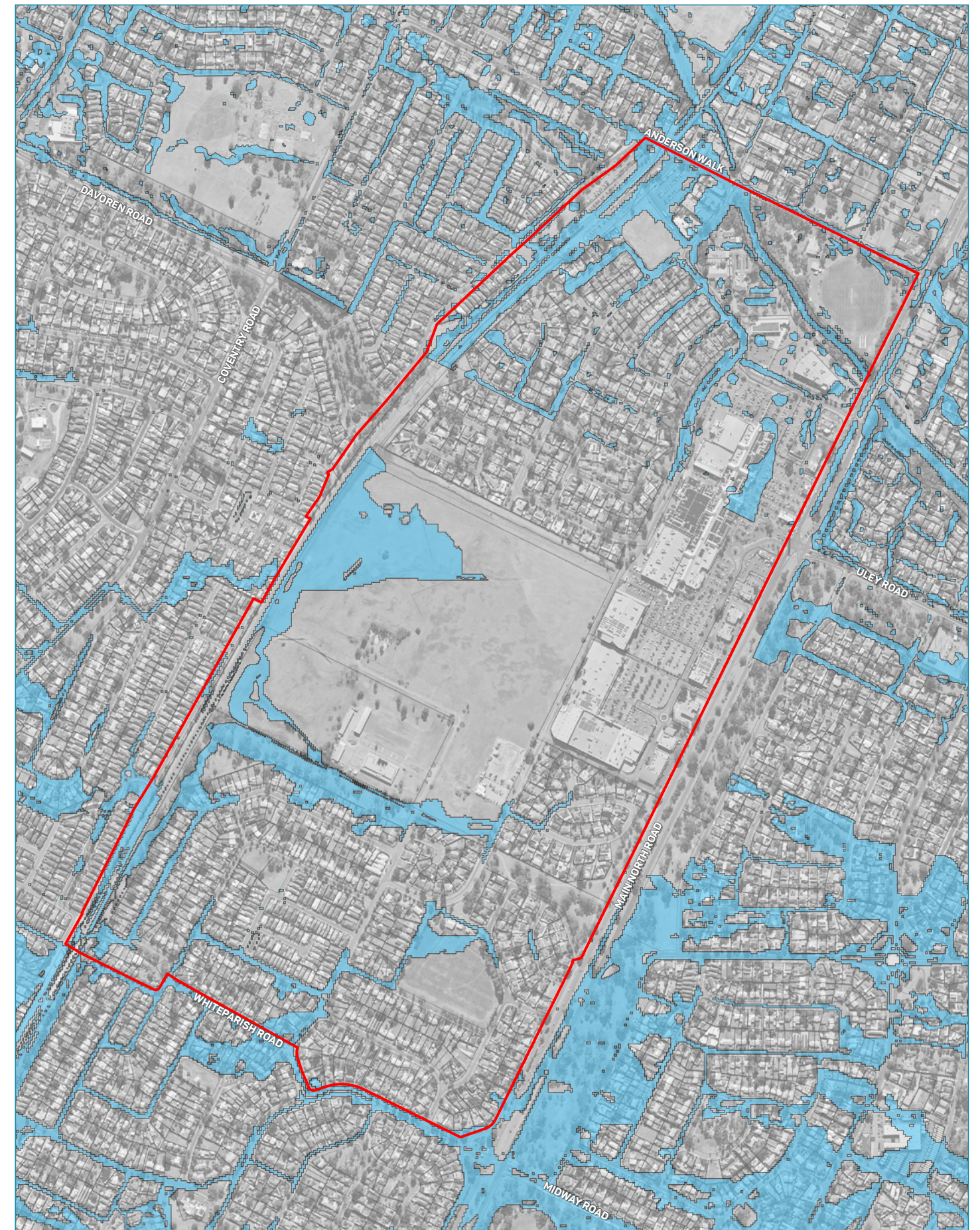
MAJOR URBAN TRANSPORT ROUTES OVERLAY - NO CHANGE



ADVERTISING NEAR INTERSECTIONS - NO CHANGE



HAZARDS (FLOODING) OVERLAY - NO CHANGE



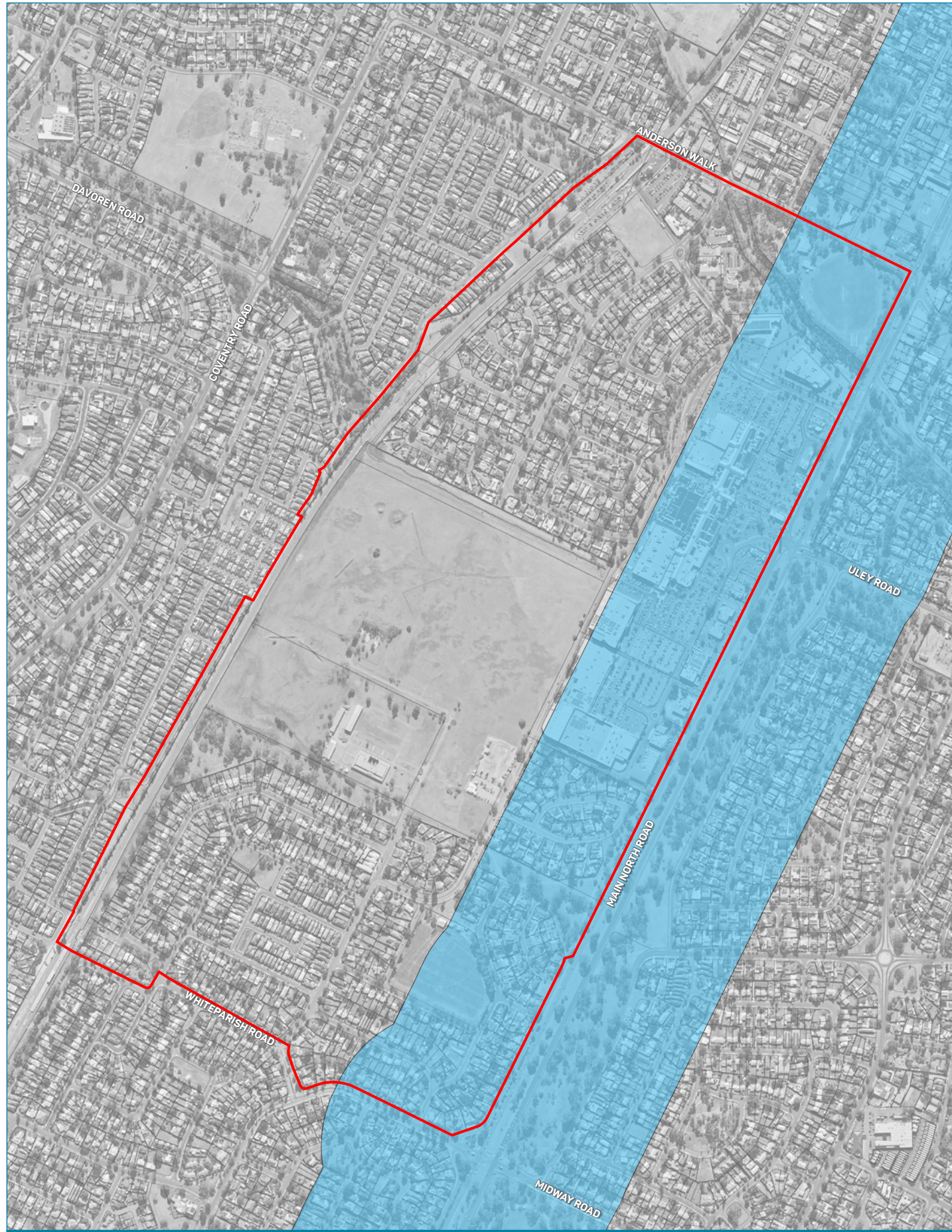
HAZARDS (FLOODING - GENERAL) OVERLAY - NO CHANGE



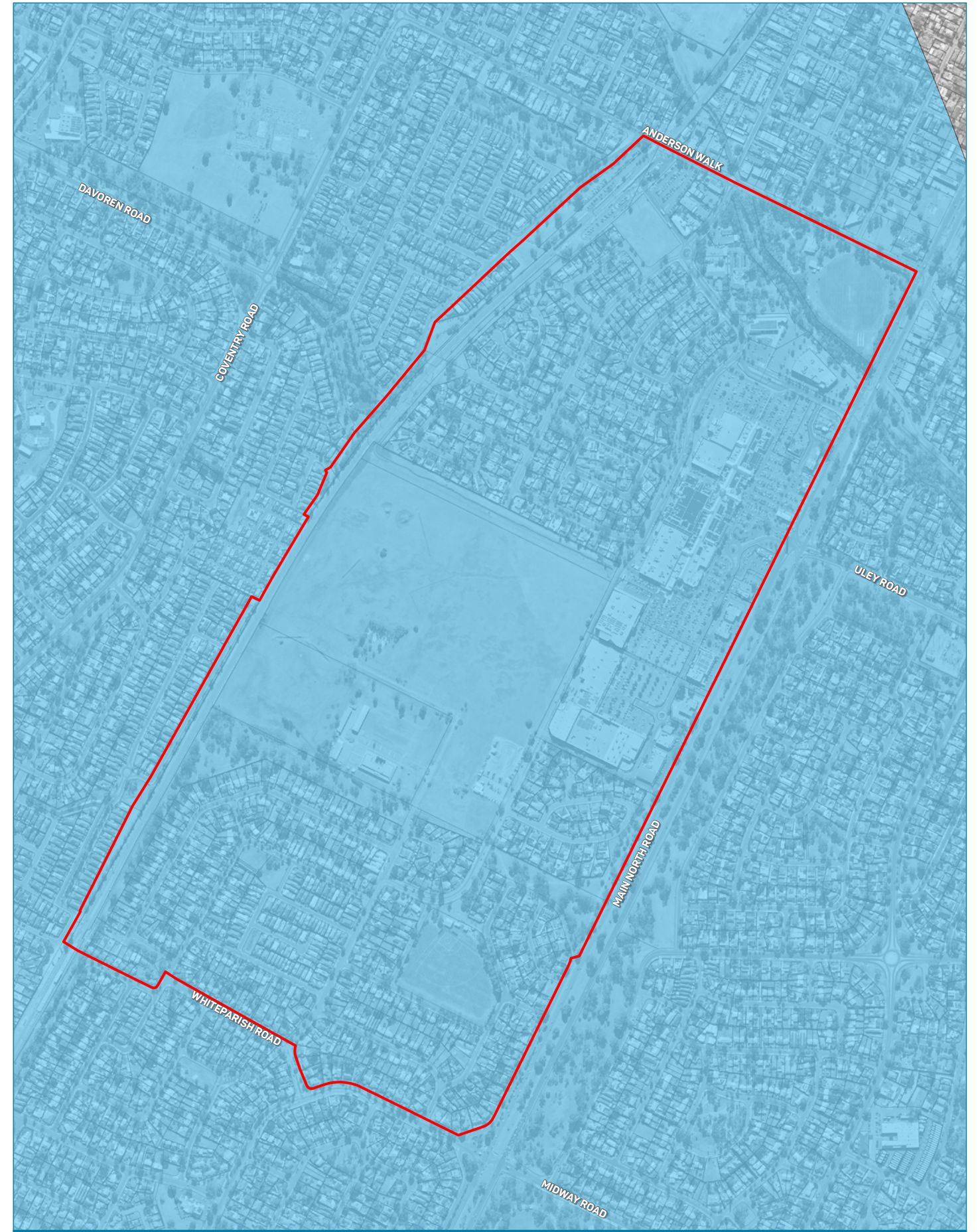
FUTURE ROAD WIDENING OVERLAY - NO CHANGE



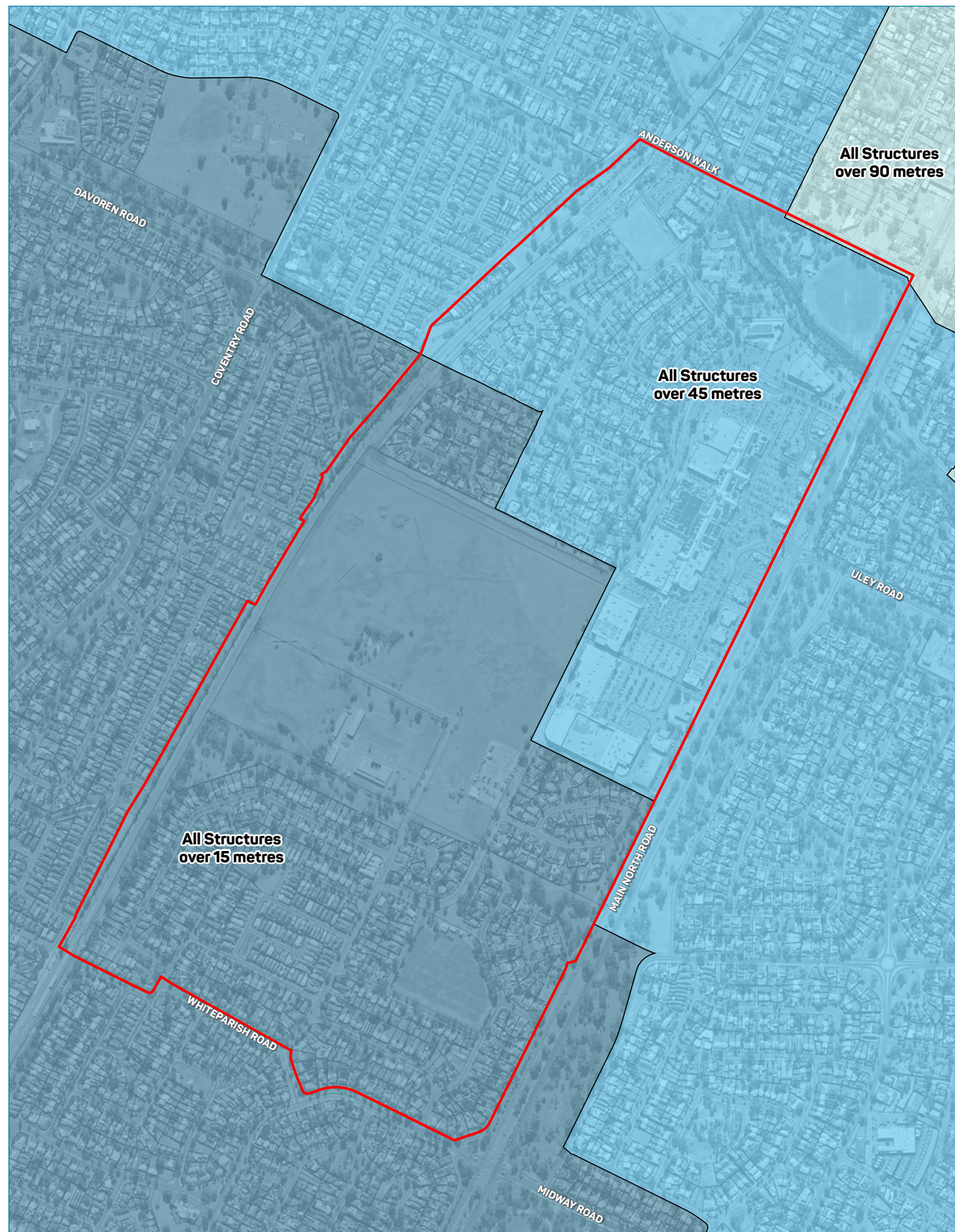
URBAN TRANSPORT ROUTES OVERLAY - NO CHANGE



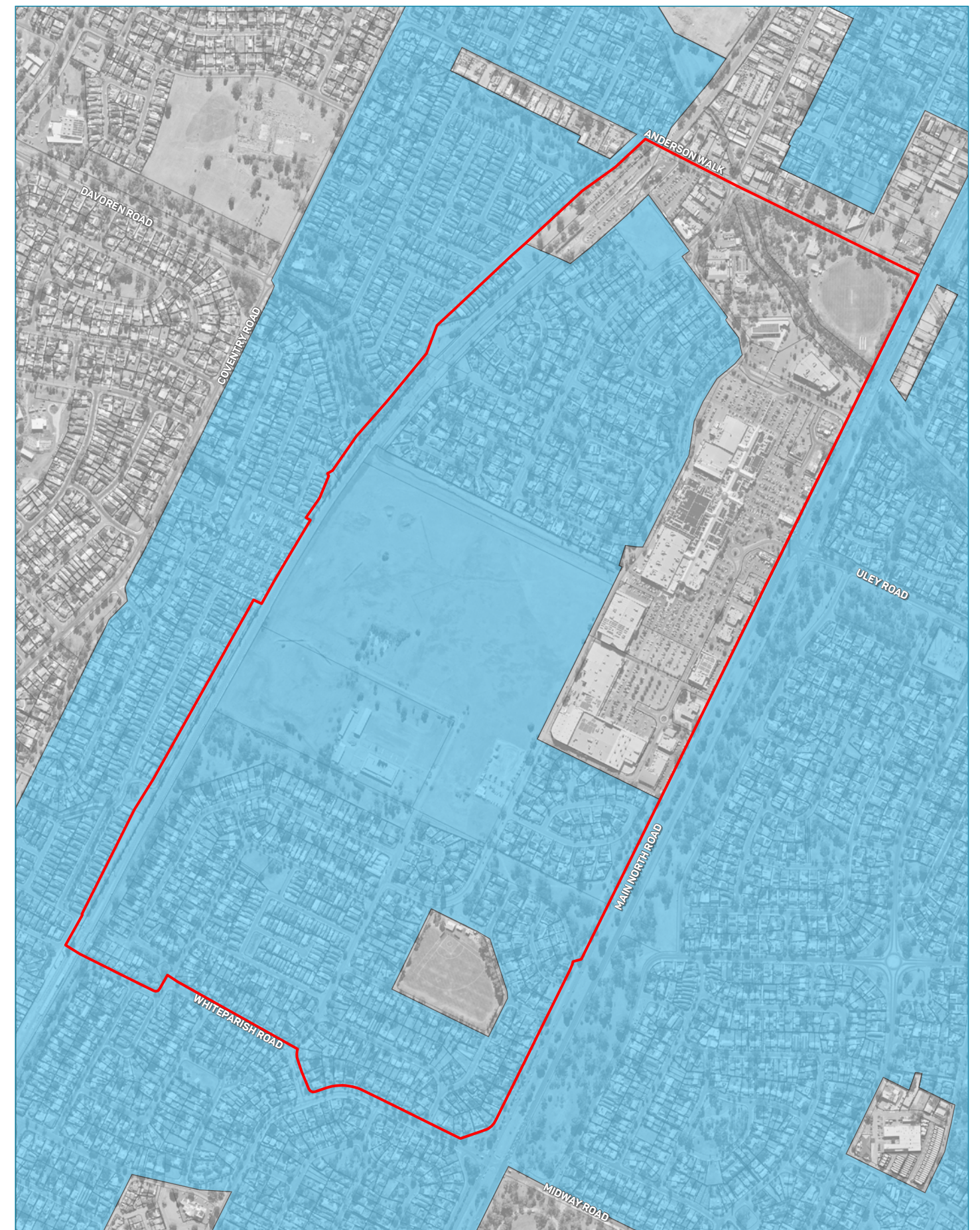
TRAFFIC GENERATING DEVELOPMENT OVERLAY - NO CHANGE



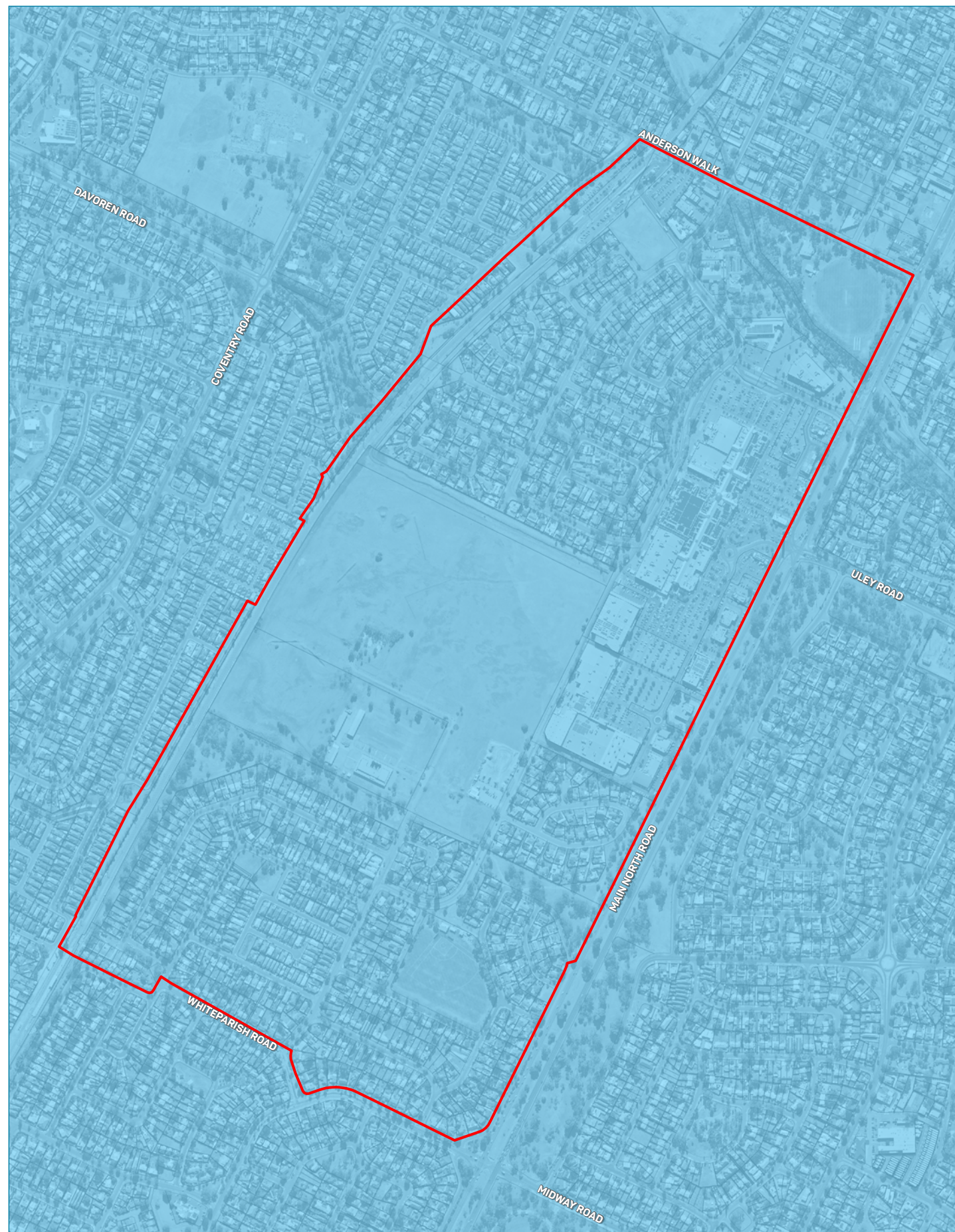
BUILDING NEAR AIRFIELDS OVERLAY - NO CHANGE



DEFENCE AVIATION AREA OVERLAY - NO CHANGE



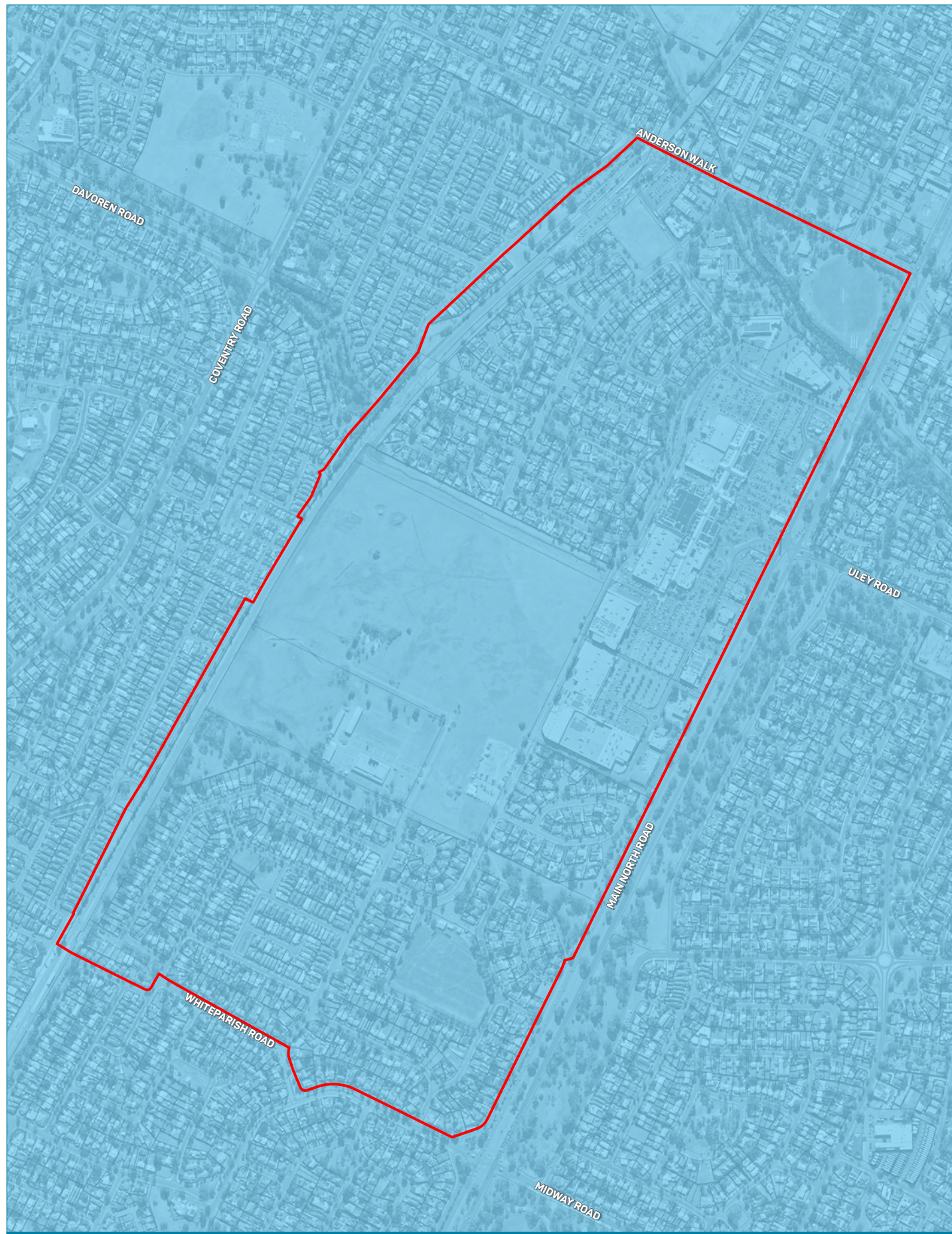
STORMWATER MANAGEMENT OVERLAY - NO CHANGE



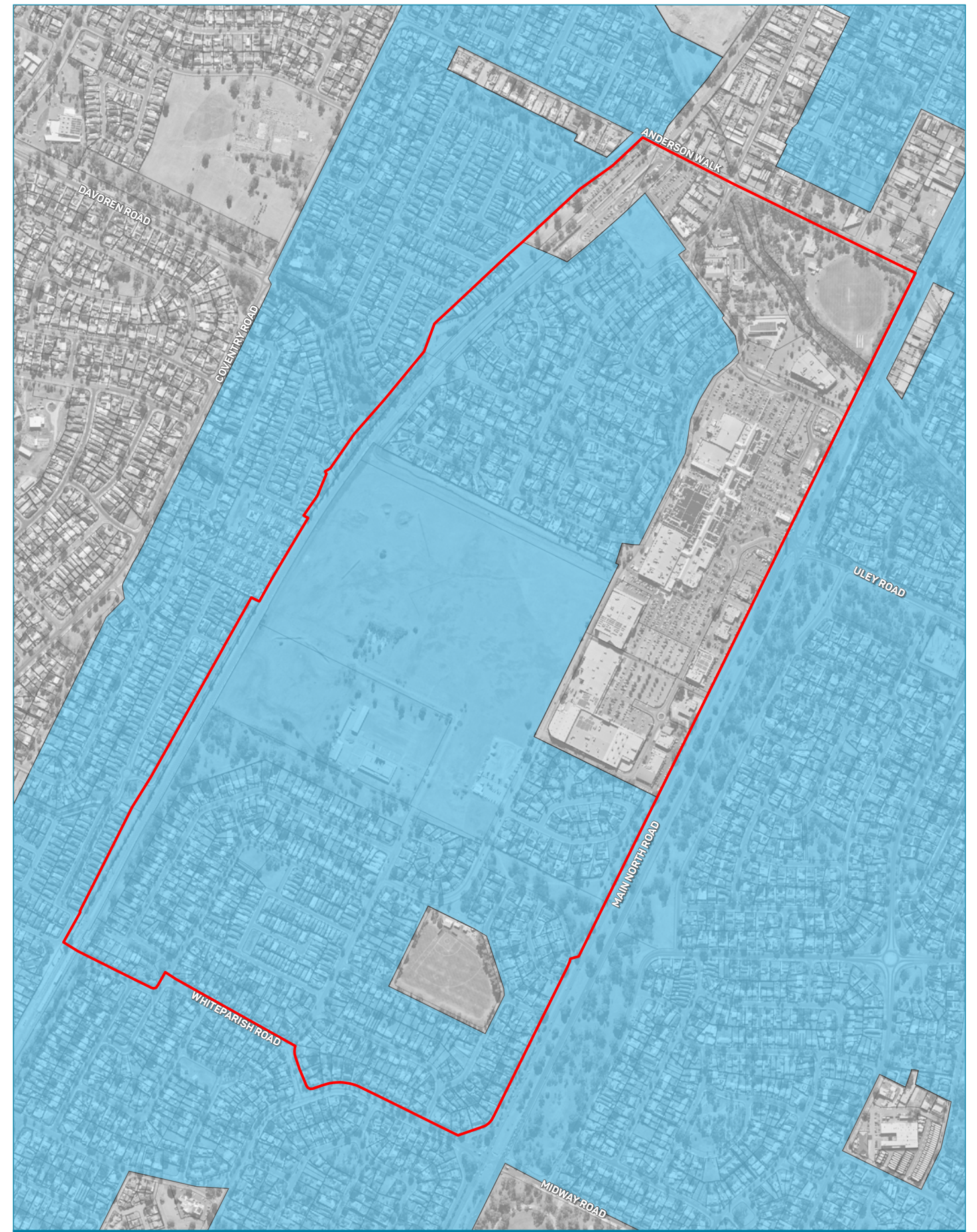
REGULATED AND SIGNIFICANT TREE OVERLAY - NO CHANGE



NATIVE VEGETATION OVERLAY - NO CHANGE



PRESCRIBED WELLS AREA OVERLAY - NO CHANGE



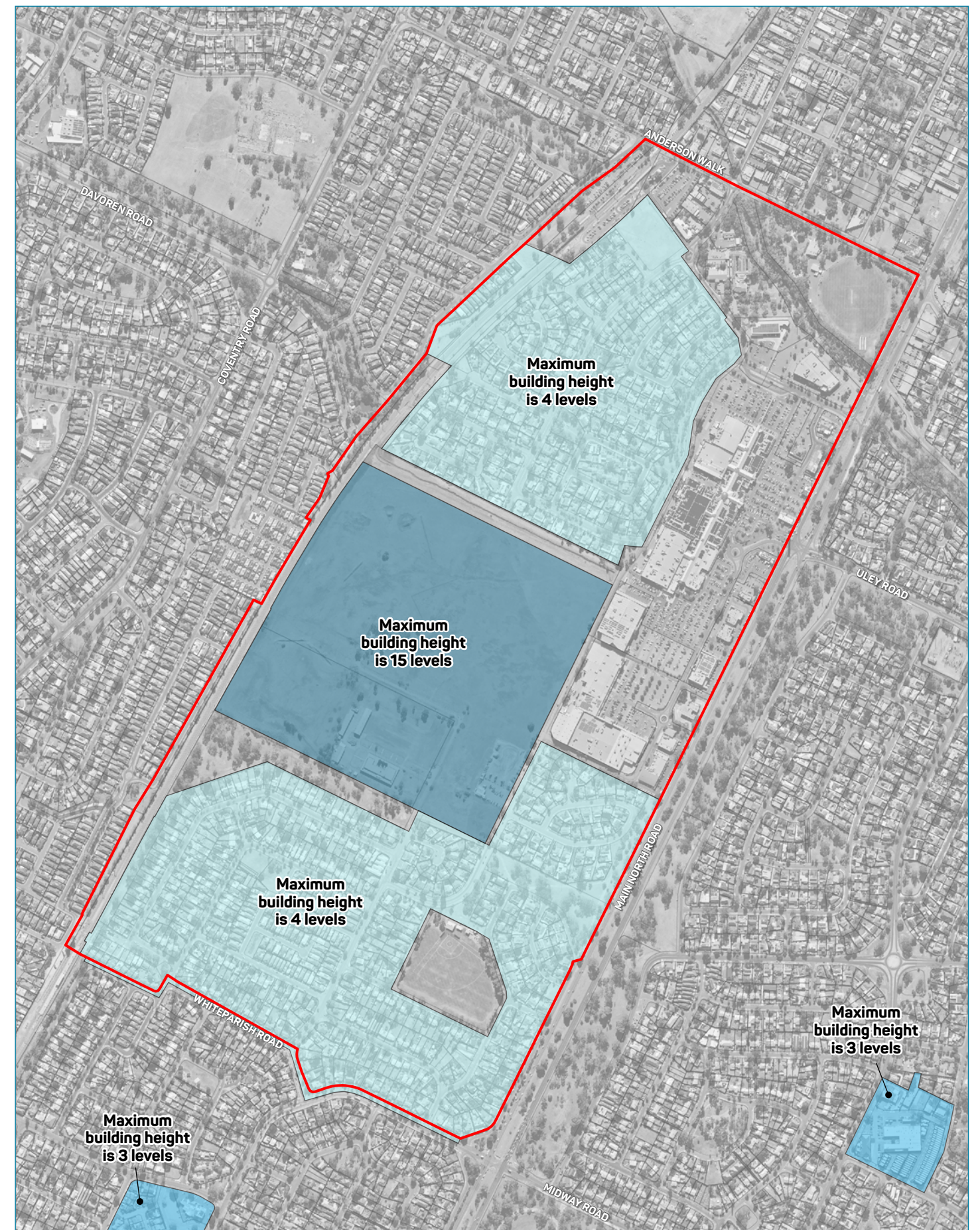
URBAN TREE CANOPY OVERLAY - NO CHANGE



WATER RESOURCES OVERLAY - NO CHANGE



EXISTING TNV: MAXIMUM BUILDING HEIGHTS



PROPOSED TNV: MAXIMUM BUILDING HEIGHTS

Attachment D – Strategic Planning Outcomes

D1. 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.

The Principles of Good Planning are set out under section 14 of the Act and have been taken into consideration in preparation of this Code Amendment, with the key relevant principles noted below.

Principles of Good Planning	Relevance to Code Amendment
Long-term focus principles Policy frameworks should be based around long- term priorities, be ecologically sound, and seek to promote equity between present and future generations. Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation.	<i>The proposed rezoning responds to a shortage of serviced and well-located land for urban development which has been identified by the Government of South Australia's Housing Roadmap (June 2024)</i>
Urban renewal principles Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas. The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances. Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.	<i>The proposed rezoning represents a logical consolidation and redevelopment of an existing urban area and will not encroach places of rural, landscape or environmental significance.</i>
High-quality design principles Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm. Built form should be durable, adaptive (including the reuse of buildings or parts of buildings) and compatible with the relevant public realm.	<i>The proposed rezoning will introduce a Concept Plan to guide future development on the Affected Area. In this way, and in combination with the existing policies in the Planning and Design Code, future development will be planned and designed to respond to the existing locality.</i>

Principles of Good Planning	Relevance to Code Amendment
The public realm should be designed to be used, accessible and appropriately landscaped and vegetated. Built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including universal design practices). Cities and towns should be planned and designed to be well connected in ways that facilitate the safe, secure and efficient movement of people within and through them.	
Activation and livability principles Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities. Urban areas should include a range of high quality housing options with an emphasis on living affordability. Neighbourhoods and regions should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.	<i>The proposed rezoning will facilitate diverse forms of residential development with an emphasis on affordability. In addition, future residential development will be conveniently located near a wide range of existing open space and recreational facilities which will support active and healthy lifestyles.</i>
Sustainability principles Cities and towns should be planned, designed and developed to be sustainable. Particular effort should be focused on achieving energy efficient urban environments that address the implications of climate change. Policies and practices should promote sustainable resource use, reuse and renewal and minimise the impact of human activities on natural systems that support life and biodiversity	<i>The proposed rezoning will introduce a Concept Plan which identifies the provision of detention basins to manage stormwater in an environmentally sensitive manner.</i>
Investment facilitation principles Planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth. The achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals.	<i>The proposed rezoning incorporates measures to address impacts associated with the Munno Para Shopping Centre. In this way, the rezoning will not reduce potential employment generating activities on land to the east of the Affected Area.</i>

Principles of Good Planning	Relevance to Code Amendment
Integrated delivery principles Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes. Planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities. Any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.	<i>The Code Amendment has demonstrated that appropriate transport connections can be achieved and that appropriate infrastructure is available to service future residential development.</i>

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:

State Planning Policy	Code Amendment Outcome
SPP 1: Integrated Planning Objective: To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future. SPP 1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities. SPP 1.8 Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.	<i>The Code Amendment will promote diverse types of medium to high density housing, which is well integrated with surrounding land uses. Holistic planning has the potential to improve connectivity across the entire Affected Area, creating linkages between key activity points. The Code Amendment promotes a Transit Oriented Development approach, encouraging regeneration and density around existing rail infrastructure.</i>
SPP 6: Housing Supply and Diversity Objective: To promote the development of a well-serviced and sustainable housing and land choices where and when required. SPP 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>The Affected Area could accommodate in the order of 1,500 – 3,000 dwellings (based on a medium density to high density range), although the yield would depend on the zone selected and final density and design of development.</i> <i>Supported by existing infrastructure and services and surrounded by existing urban</i>

State Planning Policy	Code Amendment Outcome
SPP 6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport, and infrastructure needed to support liveable and walkable neighbourhoods. SPP 6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality. SPP 6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	<i>form, the Affected Area is a logical and contiguous site for development.</i> <i>Development will provide housing supply and diversity to contribute to the growth needs of northern Adelaide. This new population will provide additional support towards the economic strength and viability of local businesses, services and institutions.</i> <i>The proposed Code Amendment will seek to ensure that the Renewal SA site provides a selection of medium-high density housing types and delivers at least 15% affordable housing.</i> <i>Consideration of the wider Affected Area will facilitate connectivity, integrated land uses and improved general functionality of the precinct as a whole. It will also provide a policy framework which can assist in ensuring regeneration of housing over the longer-term.</i>

D2. Regional Plans

The key policies and targets of the Greater Adelaide Regional Plan (GARP) which are most relevant to this Code Amendment are detailed below.

The GARP identifies the Affected Area as being within the State Significant Infill Areas. These areas seek state government leadership to improve planning, coordination and delivery of urban renewal and infill areas. The objectives are to create walkable, connected neighbourhoods, facilitate integrated mixed-use precincts, and maximise opportunities for new higher density housing along transit corridors.

In particular, it is noted that the Code Amendment is consistent with the GARP's desire to provide sufficient land to facilitate the construction of an additional 315,000 homes to accommodate population growth over the next 30 years.

In this way, the Code Amendment will assist to achieve the following outcomes under the 'People, Housing and Liveability' theme:

Outcome 1: More housing in the right places

Access to safe, secure and affordable housing is one of the most fundamental human needs. Housing provides the basis for stability and security in many social, cultural and economic aspects of individual and family life.

Outcome 2: Liveable, accessible and inclusive communities

Liveable, accessible and inclusive communities are those that are resilient, attractive, healthy and safe for all community members. Liveable communities are most successful when they are inclusive, and all community members feel a strong sense of place and belonging.

D3. Other Strategic Plans

This Code Amendment has also referred to the 'Strategic Plan 2025-2028 Building stronger foundations and connecting our people'. This sets out the long-term strategic vision and plan for the City of Playford and provides high-level guidance to the Council and the community.

The Strategic Plan 2025-2028 outlines a series of themes which are intended to reflect the community's aspirations and guide the Council's actions over the life of the Strategic Plan. Of particular relevance to the Code Amendment is 'Theme 1 Our Foundations – Improving safety and accessibility and ease of movement around our city' which indicates that the Council's role will include:

Planning for the growth of our city and negotiating with developers to ensure the best outcomes for our community.

Advocating to the South Australian Government on public transport and key transport networks, including upgrading state-owned roads and intersections.

Attachment E – Investigations

ATTACHMENT E1: Structure Plan – FORUM Studio

ATTACHMENT E2: Transport Investigations – CIRQA

ATTACHMENT E3: Infrastructure Investigations – Fyfe

ATTACHMENT E4: Noise Assessment – Echo Acoustic Consulting

ATTACHMENT E5: Preliminary Site Investigation – Agon Environmental