ATTACHMENT C – PROPOSED CODE POLICY

It is proposed to zone the whole of the Affected Area 'Urban Renewal Neighbourhood Zone' with the north-eastern portion of the Affected Area to be zoned 'Mixed Use Transition Subzone' as per **Figure 1.2** below.

Figure 1.2 *Proposed Urban Renewal Neighbourhood Zone and Mixed Use Transition Subzone*

It is proposed to maintain all of the existing Overlays that currently apply over the Affected Area as well as introduce those applicable to the neighbourhood suite of zones. The Affected Area is proposed to be located within the 'Noise and Air Emissions Overlay' as depicted in **Figure 1.3,** with a portion of the Affected Area to also be located within the Future Road Widening Overlay as depicted **in Figure 1.4** below:

Overlays

- Airport Building Height (Regulated) (All structures over 15 metres)
- Affordable Housing
- Hazards (Flooding General)
- Regulated Trees
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources
- Advertising Near Signalised Intersections
- Building Near Airfields
- Hazards (Flooding)
- Noise and Air Emissions
- Prescribed Wells Area
- Traffic Generating Development
- Stormwater Management
- Future Road Widening

Figure 1.3 – *Proposed Noise and Air Emissions Overlay*

Figure 1.4 – Proposed Future Road Widening Overlay

Figure 1.5 – Proposed Affordable Housing Overlay

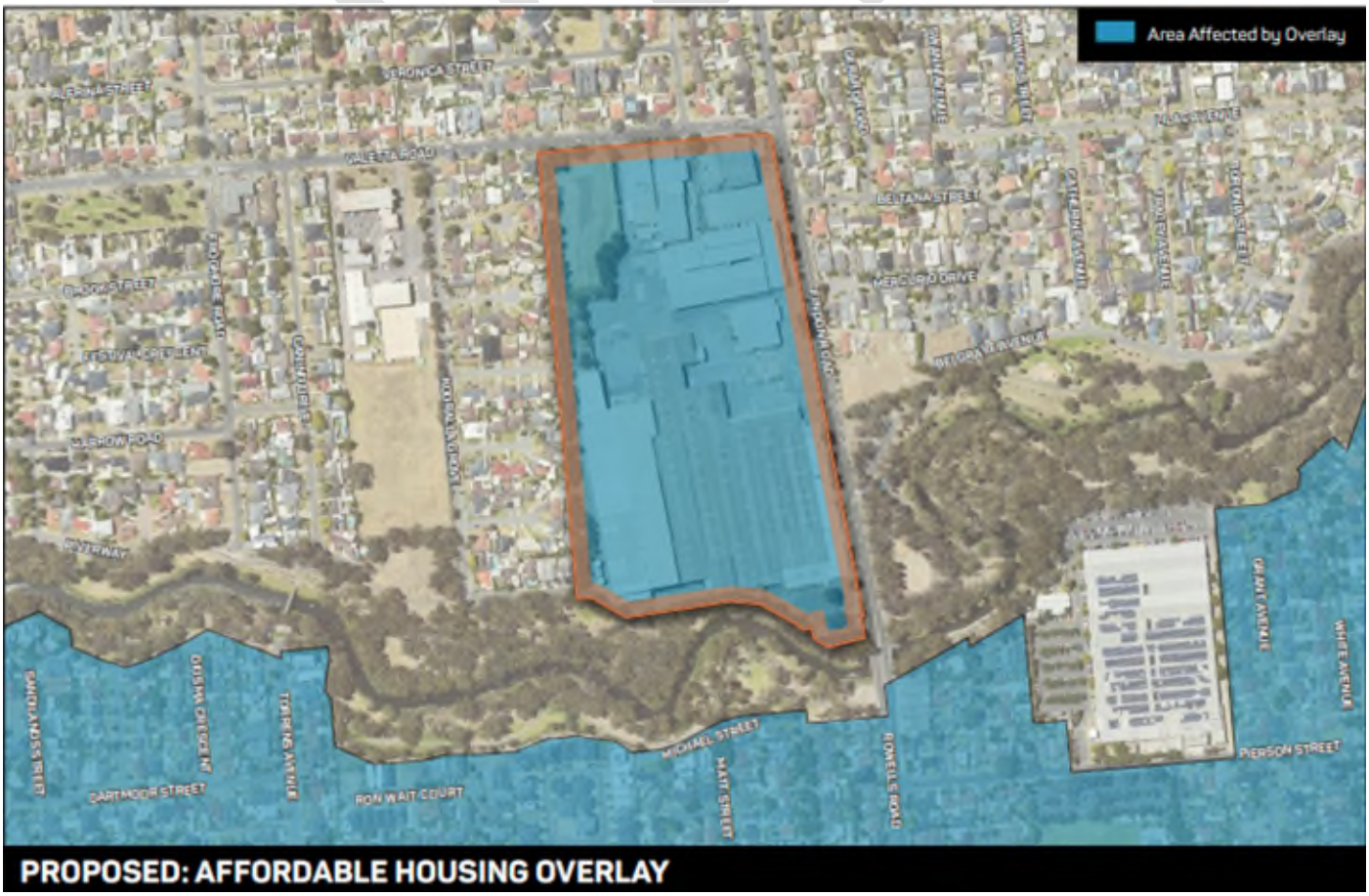


Figure 1.6 – Proposed Stormwater Management Overlay

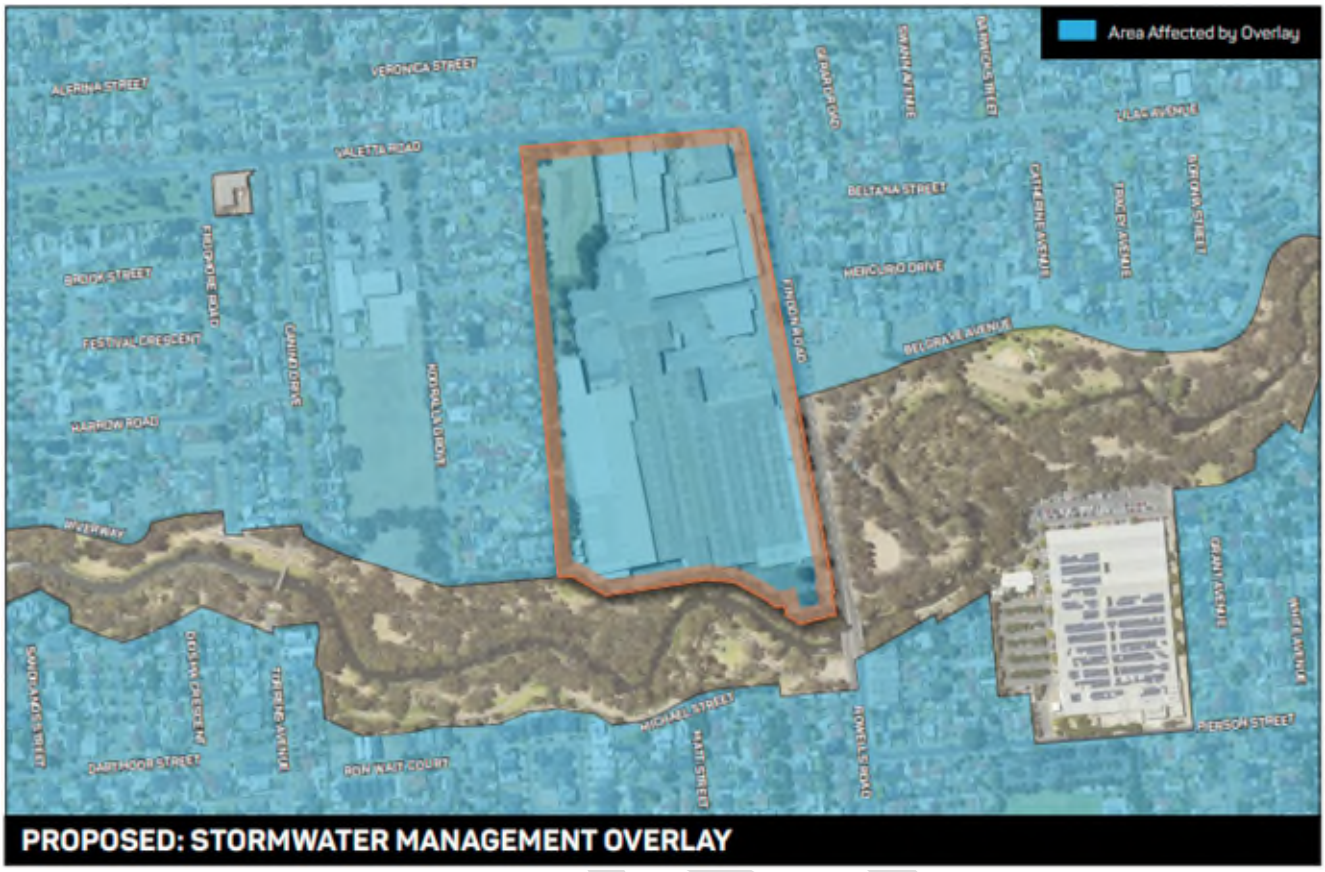
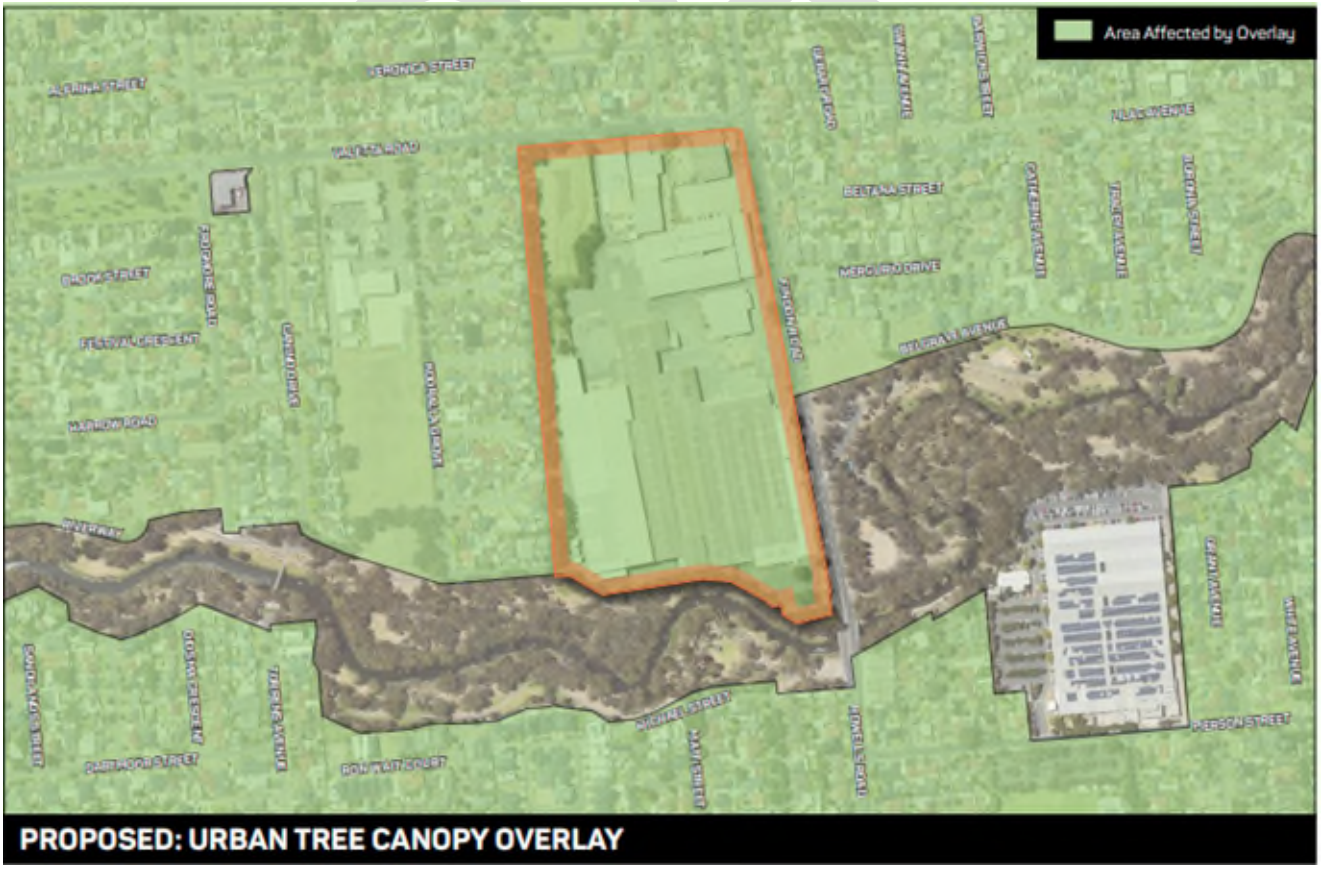


Figure 1.7 – Urban Tree Canopy Overlay



Local Variation (TNV)

It is proposed to remove the existing Technical and Numeric Variation (TNVs) maximum building height and introduce the follow TNVs over the portions of the Affected Area consistent with the proposed Concept Plan:

- Replace the Maximum Building Height (Metres) (Maximum building height is 12m) with:
    - Maximum Building Height (levels)(Maximum building height is 2 levels);
    - Maximum Building Height (Metres) (Maximum building height is 9 metres);
    - Maximum Building Height (levels)(Maximum building height is 3 levels);
    - Maximum Building Height (Metres) (Maximum building height is 12.5 metres);
    - Maximum Building Height (levels)(Maximum building height is 4 levels);
    - Maximum Building Height (Metres) (Maximum building height is 16.5 metres);
    - Maximum Building Height (Levels)(Maximum building height is 5 levels); and
    - Maximum Building Height (Metres) (Maximum building height is 22m).

It is also proposed to introduce the following TNVs over the whole of the Affected Area (refer to **Figure 1.8** over the page).

- Concept Plan - Kidman Park

Figure 1.8 – *Concept Plan – Kidman Park*

The proposed policy changes introduced via the Code Amendment, including the Urban Renewal Neighbourhood Zone and Mixed Use Transition Subzone as well as the various Overlays and Technical and Numeric Variations listed above, currently form part of the policy framework established by the Planning and Design Code and can be viewed on the Planning Portal:

https://code.plan.sa.gov.au/