

## 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 most critical SPPs in the context of this Code Amendment are:

- SPP 1: Integrated Planning
- SPP 2: Design Quality
- SPP 4: Biodiversity
- SPP 9: Employment Lands
- SPP 11: Strategic Transport Infrastructure

### SPP 1: Integrated Planning

**Objective** To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future

#### Relevant Policies

- 1.1:** An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.
- 1.2:** Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.
- 1.4:** Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.
- 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.
- 1.9:** Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.

### Code Amendment Outcome

The Code Amendment will facilitate orderly development of a convenient local activity centre on the Affected Area, a key 'gateway' site of Strathalbyn.

As detailed within the investigations undertaken by Greenhill and Tonkin, the Affected Area is capable of being serviced by existing infrastructure.

As a small-scale activity centre it will protect the primary role of the town centre as Strathalbyn's main commercial, civic and retail precinct. The local activity centre would allow provision for a small supermarket, small-scale shops and other complimentary commercial and retail uses, to meet the needs of the surrounding, growing community whilst also capturing passing trade and commuters on Adelaide Road.

The Affected Area is located within the 'Northern Growth' area of Strathalbyn, which is currently not serviced by any convenience based retail or commercial uses, resulting in residents having to drive to the town centre.

Locating a walkable activity centre in the northern growth area promotes healthy, active lifestyles for residents whilst reducing reliance on private vehicles.

## SPP 2: Design Quality

**Objective** To elevate the design quality of South Australia's built environment and public realm.

### Relevant Policies

- 2.3: The development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions.
- 2.13: Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.

### Code Amendment Outcome

The Code Amendment proposes to incorporate a new concept plan (Concept Plan 'X' – Strathalbyn North Local Activity Centre'), which is in addition to the existing Concept Plan 113. This concept plan ensures that the Angus River environs and area subject to flooding, as determined through the investigations undertaken by Tonkin Consulting, are free from future development and retain as part of the open space network.

The new concept plan will also future proof a large area required for stormwater basin, to manage surface water and enhance water quality, for future development within the Affected Area.

## SPP 4: Biodiversity

**Objective:** To maintain and improve our state's biodiversity and its life supporting functions.

### Relevant Policies

- 4.1: Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.
- 4.2: Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions
- 4.4: Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.

- 4.5:** Where impacts to biodiversity cannot be avoided, these impacts should be minimised and where possible, offset.

### Code Amendment Outcome

The Affected Area does accommodate some mature vegetation, however as outlined within the advice prepared by EBS Ecology, there is native vegetation protected under the *Native Vegetation Act 1991*.

The large mature trees along Adelaide Road are 'pine' trees which have been considered for removal given their age and remaining life span. The scattered eucalypts along the Hampden Way interface are 'Sugar Gums' (*Eucalyptus cladocalyx*) and are non-native to the area.

Notwithstanding the fact that there is no native vegetation on within the Affected Area, the Native Vegetation Overlay will continue to apply to the Affected Area.

## SPP 9: Employment Lands

**Objective:** To provide sufficient land supply for employment generating uses that supports economic growth and productivity.

### Relevant Policies

- 9.2:** Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.
- 9.7:** Encourage appropriate retail development through the implementation of best practice retail planning guidelines
- 9.8:** Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.
- 9.11:** Encourage the development of integrated employment and residential mixed-use precincts where conflicts between uses can be managed.

### Code Amendment Outcome

The Code Amendment fundamentally seeks to unlock new commercial and retail opportunities, in a new convenient local activity centre on the Affected Area.

Currently Strathalbyn is currently reliant on one supermarket within the town centre and has limited opportunities for other commercial and retail development in the town centre, such as the High Street precinct, due to various constraints. These constraints include ownership fragmentation, heritage considerations, and the non-continuous nature of new potential development sites within commercial areas.

By facilitating a new local activity centre in the northern growth area, the local community will be provided with a convenient alternative, whilst capturing escape expenditure lost to nearby Mount Barker. New retail and

commercial offerings will create more jobs for a growing community, and generally increase diversity and competition within Strathalbyn.

## SPP 11: Strategic Transport Infrastructure

**Objective:** To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.

### Relevant Policies

**11.5:** Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.

### Code Amendment Outcome

The Code Amendment creates the opportunity for a convenient and walkable local activity centre and reduces the reliance on private transport.

The Code Amendment would support the creation of new green corridors and shared path linkages through the Angas River Linear Reserve to the Town Centre.

## Regional Plans

### The Regional Plan: 30-Year Plan for Greater Adelaide – 2017 Update

The key policies and targets of the 30-Year Plan for Greater Adelaide which are most relevant to this Code Amendment include the following:

- Transit corridors, growth areas and activity centres;
- Design Quality;
- Health, wellbeing and inclusion;
- Infrastructure;
- The economy and jobs

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

**Policy Theme:** Transit corridors, growth areas and activity centres

#### Relevant Policies:

- P8.** Provide retail and other services outside designated activity centres where they will contribute to the principles of accessibility, a transit focused and connected city, high quality urban design, and economic growth and competitiveness.
- P9.** Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.
- P10.** Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.

#### Code Amendment Outcome

The Code Amendment will facilitate a local convenience centre to establish in the northern growth area of Strathalbyn which has limited accessibility (other than by vehicle) to the town centre core.

Encouraging new small scale retail offerings in the Affected Area, with a focus on convenience, will service local residents needs and reduce escape expenditure to nearby Mount Barker (23.5 kilometres north). Facilitating a new 'small to mid-sized supermarket' offering will provide a secondary option to the Strathalbyn township and improve competition.

The Code Amendment will encourage a mixture of commercial and retail uses with active frontages and increase activity at an important gateway into Strathalbyn.

The Affected Area is located within an established and growing residential area bounded on three sides by connector and local roads. The future residential interface on the northern boundary can be managed through future development applications within the Affected Area, and due to its location and orientation, development

of the Affected Area will not create overshadowing impacts to surrounding residential uses. The high-traffic volumes of Adelaide Road will not impact the commercial development and existing residential development on the western side will be buffered by the landscaping along North Creek (future Public Reserve) and the Angas River.

The Code Amendment and nature of the location of the Affected Area, will ensure sensitive interfaces are appropriately managed.

**Policy Theme :** Design Quality

**Relevant Policies:**

- P25:** Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.
- P28:** Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.
- P29:** Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.
- A16:** Ensure that the local area planning process adequately address interface issues in the local context and identify appropriate locations for:
  - medium and high rise buildings
  - sensitive infill in areas of protection and areas of heritage value
  - where there should be minimum and maximum height limits

**Code Amendment Outcome**

The Code Amendment will unlock the potential for commercial development within the Affected Area, and will encourage new public realm, streetscape and public art opportunities.

By encouraging non-residential activity within the Affected Area, the Code Amendment seeks to promote walkability and vibrancy for local residents and links the future development with existing streets, paths and trails.

The Code Amendment will encourage development that makes a positive contribution to the streetscape and public spaces through active frontages and responds to surrounding residential interfaces.

The existing Planning and Design Code policies will appropriately manage the building height interface with surrounding residential areas.

**Policy Theme:** Health, wellbeing and inclusion

#### Relevant Policies

**P47:** Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:

- diverse housing options that support affordability
- access to local shops, community services and facilities
- access to fresh food and a range of food services
- safe cycling and pedestrian friendly streets that are tree-lined for comfort and amenity
- diverse areas of quality public open space (including local parks, community gardens and playgrounds)
- sporting and recreation facilities
- walkable connections to public transport and community infrastructure.

#### Code Amendment Outcome

The Code Amendment will facilitate a new local activity centre within the northern growth area of Strathalbyn, and promote healthy, active lifestyles to local residents, through improving walkability for a significant residential catchment and provision of convenience-based retail and service orientated land uses.

**Policy Theme:** Infrastructure

#### Relevant Policies

**P86:** Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:

- walking and cycling paths and facilities
- local stormwater and flood management including water
- sensitive urban design
- public open space
- sports facilities
- street trees
- community facilities, such as childcare centres, schools, community hubs and libraries.

#### Code Amendment Outcome

The Affected Area is conveniently located in the centre of the northern growth area of Strathalbyn, and will enhance the access to services for local residents, improving walkability.

The Concept Plan nominates land for the provision for a large stormwater basin, which will manage stormwater across the Affected Area, and improve water quality. Protecting this area for this purpose, will ensure that the

small portion of the Affected Area that is located within the Angus River floodplain, will be free from future development.

**Policy Theme:** The economy and jobs

**Relevant Policies**

**P56:** Ensure there are suitable land supplies for the retail, commercial and industrial sectors.

**Code Amendment Outcome**

The Code Amendment will unlock much needed commercial and retail land supply for Strathalbyn, as demonstrated by the retail and economic investigation undertaken by Deep End Services.