

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

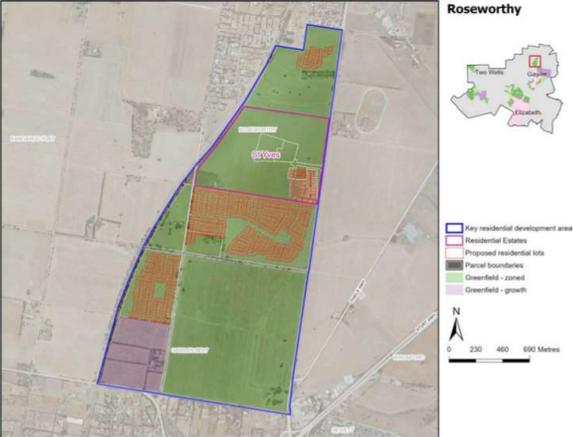
1. State Planning Policies

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

SPP Key Principles

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

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 1 Integrated Planning</p> <p>Integrated planning coordinates the strategic use of land with the necessary services and infrastructure.</p> <p>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.</p> <p>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.</p> <p>1.4 Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.</p> <p>1.6 Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.</p> <p>1.9 Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.</p>	<p>The Affected Area was intended to be rezoned in 2016 as part of the Roseworthy Township Expansion Development Plan Amendment to provide for adequate residential land supply and the orderly expansion of Roseworthy Township.</p> <p>The Code Amendment proposes that the policy framework for the Affected Area facilitate predominantly residential fabric with a range of low-rise building types, and low to medium density residential development with supporting community uses as was intended for the land.</p> <p>The Affected Area is not designated in the Environment and Food Production Area and does not offend SPP that seek to protect rural areas from urban expansion.</p> <p>The Code Amendment supports investment in strategic and other infrastructure. Infrastructure agreements are in place for the Roseworthy Township Expansion which seek to deliver coordinated infrastructure and land development outcomes.</p> <p>Infrastructure identified on Concept Plan (50) Roseworthy Township Expansion of the Planning and Design Code, includes a network of pedestrian and cycleways and connection between Roseworthy and Gawler Townships.</p> <p>The Proponent is prepared to consider the need for securing of infrastructure as it relates to the Affected Area.</p>
<p>SPP 6 Housing Supply and Diversity</p>	<p>The Growth Management Program, Land Supply Reports for Greater Adelaide released in June</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>Housing is an essential part of people’s health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations.</p> <p>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.</p> <p>6.7 Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).</p> <p>6.8 Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</p> <p>6.11 Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</p>	<p>2021 show the Outer North has the largest supply of residential allotments in metropolitan Adelaide.</p> <p>Notwithstanding, the Affected Area is the last remaining parcel for greenfield growth identified in the Roseworthy Township Expansion area as shown in the figure below.</p>  <p>The map, titled 'Roseworthy', shows an aerial view of the township expansion area. A blue outline indicates the 'Key residential development area'. Within this area, there are several orange-shaded regions representing 'Residential Estates' and 'Proposed residential lots'. A legend on the right side of the map identifies these features: 'Key residential development area' (blue outline), 'Residential Estates' (orange), 'Proposed residential lots' (light orange), 'Parcel boundaries' (black lines), 'Greenfield - open' (green), and 'Greenfield - growth' (light green). A scale bar at the bottom right shows distances up to 600 metres, and a north arrow is also present.</p> <p>Residential development in the Roseworthy Township Expansion area commenced in 2020 and the first residential development parcels are currently on the market for sale.</p> <p>There is strong justification for rezoning the Affected Area to contribute to the logical expansion of Roseworthy Township.</p> <p>Application of the Master Planned Neighbourhood Zone supports diverse housing typologies and contemporary planning policy and housing design outcomes. The Housing Affordability Overlay is proposed to be applied to the Affected Area as an outcome of the Code Amendment.</p> <p>The Code Amendment reduces the interface between residential and rural lands without fragmenting valuable primary production land.</p> <p>Remnant native vegetation along the disused railway line, that forms the western boundary of the Affected Area, can be protected through the creation of a pedestrian and cycling network in this location.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 11 Strategic Transport Infrastructure</p> <p>The economic and social prosperity of South Australia relies on a transport system that is safe, integrated, coordinated, dependable and sustainable.</p> <p>11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</p> <p>11.3 Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</p> <p>SPP 11.4 Minimise negative transport-related impacts on communities and the environment.</p> <p>11.6 Allow for the future expansion and intensification of strategic transport infrastructure and service provision (corridors and nodes) for passenger and freight movements.</p>	<p>This Code Amendment supports the delivery of strategic transport infrastructure as is consistent with SPP 11.</p> <p>Infrastructure deeds are in place to fund necessary upgrades to road, stormwater and utility infrastructure and provision of social infrastructure for the broader Roseworthy Township Expansion area.</p> <p>This Amendment proposes the Noise and Air Emissions Overlay apply to that part of the Affected Area along the disused railway line, to ensure mitigation of air emissions is adequately assessed for future development.</p> <p>Existing Concept Plan 50 of the Planning and Design Code identifies a future east-west freight link along the eastern boundary of the Affected Area on Twartz Road, Gawler Belt. No change is proposed to this link in the Concept Plan.</p>
<p>SPP 15 Natural Hazards</p> <p>Natural hazards are an integral part of the South Australian landscape and have the potential to impact on people, property, infrastructure, our economy and the environment.</p> <p>15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</p>	<p>This Code Amendment proposes to review bushfire risk in the context of the Affected Area being rezoned from rural land uses to residential land uses (within a neighbourhood setting). A review of flood hazard mapping held by The Attorney General's Departments Planning and Land Use Services team is also proposed.</p>
<p>SPP 16 Emissions and Hazardous Activities</p>	<p>An "item of land contamination interest" is shown on the Affected Area on Concept Plan (50) Roseworthy Township Expansion of the Planning</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>Protecting communities and the environment from exposure to industrial emissions and hazards and site contamination is fundamental to the creation of healthy cities and regions.</p> <p>16.2 Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</p>	<p>and Design Code. Previous rezoning investigations identified this area for further assessment at the development application stage. No policy amendment is proposed in relation to site contamination as a result of this Code Amendment.</p>

2. Regional Plans

The Regional Plan

The key policies and targets of [insert details of relevant Regional Plan, for example 30-Year Plan for Greater Adelaide] which are most relevant to this Code Amendment are [include summary of relevant Regional Plan policies or targets]

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

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Containing our urban footprint and protecting our resources</p> <p><i>Target 1.2 - 90% of all new housing in Outer Greater Adelaide will be built in established townships and designated urban development area</i></p>	<p>The Affected Area is in the Roseworthy strategic growth area and this Code Amendment contributes to the strategic and controlled expansion of Roseworthy Township.</p>
<p>Greater housing choice</p> <p><i>Target 6 - Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045</i></p>	<p>This Code Amendment proposes to apply the Master Planned Neighbourhood Zone to the Affected Area. The Zone reflect contemporary planning policy and facilitates greater housing choice.</p>
<p>Transit corridors, growth areas and activity centres</p> <p>P4. Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban</p>	<p>This Code Amendment proposes that the policy framework for the Affected Area facilitate predominantly residential fabric with a range of low-rise building types, and low to medium density residential development with supporting community uses.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>boulevards, and other strategic locations where the interface with lower rise areas can be managed.</p>	
<p>P12. Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.</p>	<p>This Code Amendment supports investment in strategic and other infrastructure.</p> <p>Infrastructure agreements are in place for the Roseworthy Township Expansion which seek to deliver coordinated infrastructure and land development outcomes.</p>
<p>P11. Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas</p>	<p>The Affected Area is not designated in the Environment and Food Production Area and does not offend policy that seeks to protect rural areas from urban expansion.</p>
<p>Design Quality</p> <p>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.</p>	<p>This Code Amendment can support the delivery of pedestrian-cycling networks and open space planned as part of the Roseworthy Township Expansion area.</p>
<p>Housing mix, affordability and competitiveness</p> <p>P36. Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p>	<p>This Code Amendment supports the broader Roseworthy Township Expansion area (employment lands and town centre), through housing supply near planned jobs and services.</p>
<p>P43. Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that</p>	<p>This Code Amendment proposes to apply the Affordable Housing Overlay to the Affected Area.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
increases dwelling yield (including all new growth areas)	
<p>The economy and jobs</p> <p>This Code Amendment proposes to apply the Affordable Housing Overlay to the Affected Area.</p>	<p>This Code Amendment reduces the interface between residential and rural lands without fragmenting valuable primary production land.</p>
<p>Infrastructure</p> <p>P86. Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure.</p>	<p>This Code Amendment can support the delivery of pedestrian-cycling networks and open space planned as part of the Roseworthy Township Expansion area.</p>
<p>Water</p> <p>P115. Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p>	<p>This Code Amendment can support the delivery of water sensitive urban design as part of the stormwater solution for the Affected Area.</p>
<p>Emergency management and hazard avoidance</p> <p>P121. Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.</p>	<p>Concept Plan (50) Roseworthy Township Expansion of the Planning and Design Code adequately identifies potential site contamination, and no further policy amendment is required as part of this Code Amendment.</p>

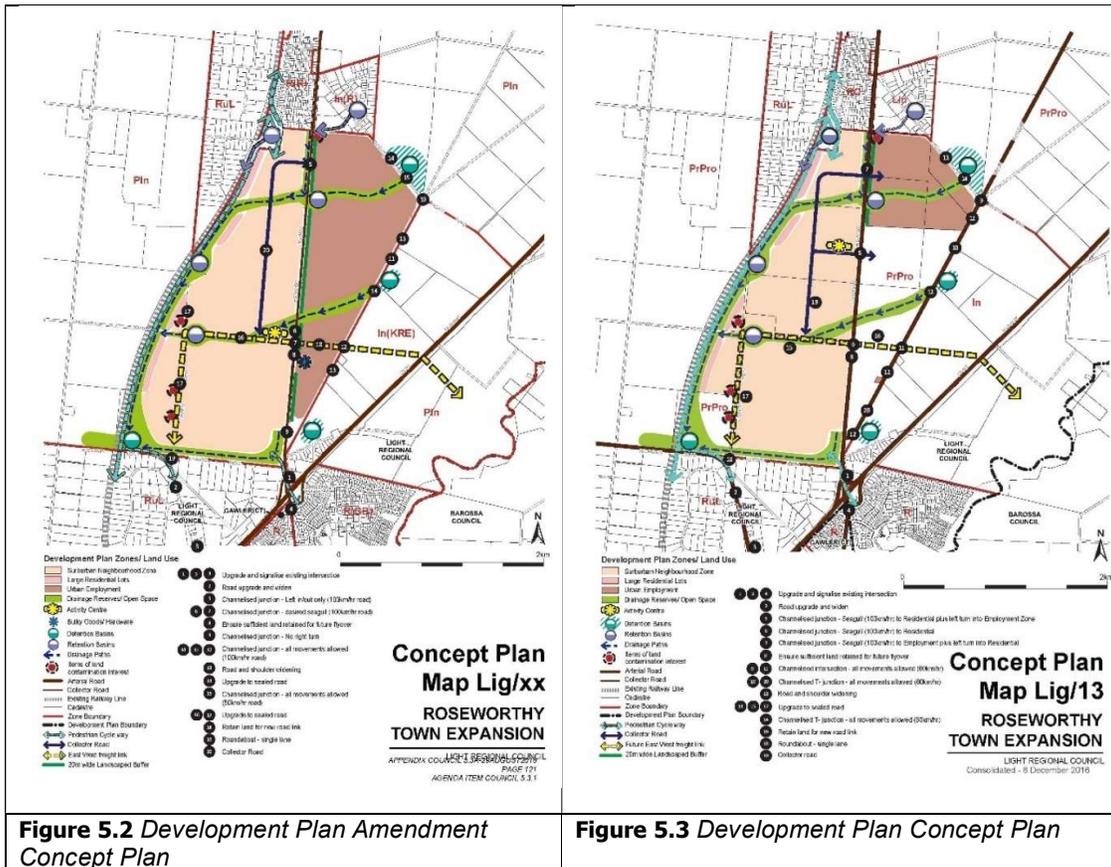
3. Other Strategic Plans

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

Roseworthy Township Expansion Development Plan Amendment (2016)

The Roseworthy Township Expansion Development Plan Amendment addressed the sustainability of Roseworthy Township through controlled residential growth (critical population mass) to permit the viable and economic provision of services. The merits of the rezoning included the potential to underpin local regional employment lands in the adjacent Kingsford Estate; the viability and growth of the University of Adelaide, Roseworthy Campus; low

requisite infrastructure agreements) and remained zoned Primary Production as shown in Concept Plan Map Lig/13 of the former Light Regional Development Plan (Figure 5.3).



When the Development Plan transitioned into the Planning and Design Code, Concept Plan Lig/13 was retained largely unchanged (now Concept Plan 50 Roseworthy Township Expansion), which meant that the Affected Area continued to be shown as being within the Roseworthy Town Expansion area.

The proposed Code Amendment will be consistent with and reinforce the intended outcomes of the Concept Plan.