

# Greater Adelaide Regional Plan Discussion Paper

Federal Government submissions



STATE  
PLANNING  
COMMISSION



Government of South Australia  
Department for Trade  
and Investment

[Redacted]

**From:** James Sexton [Redacted]  
**Sent:** Tuesday, 14 November 2023 11:43 AM  
**To:** DTI:Office of Minister Champion  
**Cc:** Wallace, Gemma (DTI); damienc  
**Subject:** Callington Employment lands site  
**Attachments:** Callington Property.JPG; Callington Services.JPG

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Minister Champion

Our RDA submitted information to the Greater Adelaide plan and we see the need for employment lands in our area

This potential property at Callington [Redacted]

[Redacted]

This piece is in the Mt Barker Council area and sits west of the Bremer river.

They are happy for the rezoning to proceed.

There is the Food Protection Overlay over the title.

Happy to discuss this site with you.

Kind Regards

**James Sexton**

**Chair**

Regional Development Australia Adelaide Hills, Fleurieu & Kangaroo Island

[Redacted]

**NEWSLETTER** 



## DTI:PlanSA Submissions

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**From:** Leonie Boothby [REDACTED]  
**Sent:** Monday, 6 November 2023 1:57 PM  
**To:** DTI:PlanSA Submissions  
**Cc:** Sue Merry; Rolf Binder  
**Subject:** Submission – Greater Adelaide Regional Plan Discussion Paper  
**Attachments:** 20231106 RDA BGLAP - GARP Submission.pdf

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Good afternoon,

On behalf of Chair Rolf Binder, please find attached a submission from Regional Development Australia Barossa Gawler Light Adelaide Plains in relation to the Greater Adelaide Regional Plan Discussion Paper.

Kind regards,

**Leonie Boothby**

CEO / Director of Regional Development

[REDACTED]  
28 Murray St, Tanunda SA 5232

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**Regional Development Australia Barossa Gawler Light Adelaide Plains**

**Local people creating local opportunities**



**Acknowledgment of Country**

We acknowledge Ngadjuri, Kurna and Peramangk people as the Traditional Custodians of the land on which we work and pay our respects to their Elders past and present. We extend that respect to all Aboriginal and Torres Strait Islander people.

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An Australian Government Initiative



6 November 2023

Chair SA Planning Commission, Mr Craig Holden  
C/- Growth Management Team, Planning and Land Use Services  
Department for Trade and Investment  
GPO Box 1815, Adelaide SA 5001

Via email to: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

## Submission – Greater Adelaide Regional Plan Discussion Paper

Dear Mr Holden,

Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA) is a non-profit organisation, part of a national network, funded by local, state, and federal government to help business, industry, and communities in our region to thrive.

RDA plays a vital role in creating connections, establishing shared priorities, and advocating for action. We also work collaboratively as part of an RDA network across SA and nationally, to advocate for planning and infrastructure delivery that supports private sector capital investment, delivery of new jobs and healthy communities. RDA supports regional planning processes by gathering and sharing regional data and intelligence, creating connections between stakeholders, and facilitating strategic and grassroots level discussions that can inform regional planning processes.

We are working with each of our local government partners that are also reviewing their own growth plans, reviewing land use planning and capacity for growth, and determining infrastructure and liveability priorities to support that growth.

Each of the four councils in the Barossa Gawler Light Adelaide Plains region has developed its own independent submission into this process. This submission does not seek to duplicate information provided by individual councils however notes some of those perspectives to reiterate their importance.

### SUPPORT FOR REGIONAL PLANNING PROCESS

RDA has a keen interest in development of the GARP, noting existing significant planned growth areas as well as significant new growth investigation areas flagged for the region including Two Wells, Roseworthy, Evanston, and Concordia. RDA is keen to support the Commission in its development of GARP as well as supporting aligned investigations and planning being undertaken by other SA Government agencies for the Greater Adelaide area.

There is a critical need to 'think regionally' as part of this process to ensure that efforts are collaborative, duplication of effort is minimised, and that resources and benefits (economic, social, and environmental) are maximised.

### Sub-regional growth plan

RDA notes suggestions made by peri-urban councils at a meeting held on 21 September (to discuss GARP):

- GARP needs to bring back a focus on the peri-urban region as a sub-region within the Plan in its own right, with overarching objectives and outcomes for this region, like the previous Outer Metropolitan Adelaide Region Plan within previous iteration of the Planning Strategy.
- Sub-regions within the peri-urban region may also be warranted with clear strategies and actions for these areas.

## ECONOMIC POTENTIAL OF THE REGION

RDA works with businesses, investors, and all three levels of government to deliver the pipeline of economic investment for the region which is forecast at over \$2billion. These growth opportunities are aligned to our regional strengths and capitalise on our competitive advantages. Key sectors include wine, food, tourism, creative industries, manufacturing, and primary industries, with significant opportunities for value add and circular economy outcomes. The aged care, childcare, primary and allied health, education, and professional services sectors also present significant growth potential aligned to population growth. We are helping to deliver the pipeline of investment by providing case management support, connecting people to funding opportunities, and advocating for access to water, power, and other critical infrastructure.

	2023	2022	Difference	% Change
Population	78,794	74,905	3,889	5.19%
Number of Businesses	5,986	5,710	276	4.83%
GRP	\$3.858B	\$3.632B	\$0.23B	6.22%
<b>TOTAL NO JOBS</b>	<b>28,731</b>	<b>27,821</b>	<b>910</b>	<b>3.27%</b>
<b>PIPELINE PROJECTS</b>	<b>\$2.16B</b>	<b>\$2.29B</b>	<b>-\$0.12B</b>	<b>-5.44%</b>

16 Regional Development South Australia Outlook 2023-2024

## VALUE OF RURAL LANDSCAPE

RDA supports the protection of valuable environmental assets, rural landscapes and primary production land and output. The right to farm must be maintained in highly productive areas.

### Importance of food and water security

As noted by Adelaide Plains Council, ‘the draft GARP should contain specific strategies, spatially applied, to provide ongoing certainty for long-term private and public investment in productive land for food purpose / horticulture’.

RDA supports Commission Principle 5 – ‘Identifying Land for Housing and Jobs’ which is ‘The encroachment of urban areas on places of high primary production, landscape of environmental significance should be avoided’. RDA is currently undertaking desktop analysis of rural land value for primary production with the aim of complementing investigations being undertaken by SA Government to support GARP development.

As noted by Light Regional Council (LRC), ‘the Commission notes that extending further development at Roseworthy would need to be balanced against the contribution made by the affected land to the state’s economy through cereal cropping’. This approach is supported.

LRC notes that further definition of the purpose and opportunities is needed for Environment and Food Production Areas (EFPAs).

LRC also notes:

'Amid the focus upon planning for growth, there is also the corresponding need to provide greater certainty regarding the future of the areas that are relied upon to produce food, wine, feed/fibre, and tourism experiences for local and global markets located at the fringe of our townships and urban centres'.

'In this, additional investigations should be undertaken within the EFPAs to identify priority production areas (e.g., those with highest soil capacity, regular rainfall and / or other advantageous conditions), or habitat and landscapes and preserves these with suitable policies. Other corresponding policy avenues to explore include allowance of any further appropriate value-adding employment opportunities and separately, the type and scale of activities within rural living zones of these areas'.

RDA further notes the following relevant suggestions made by peri-urban councils at a meeting held on 21 September:

- Need to have Primary Production Priority Areas (PPPAs) areas identified before looking at any changes to EFPA boundaries.
- An Overlay could be introduced within the Planning & Design Code to identify and ensure protection of the PPPA areas.
- There is a need to identify the critical primary production areas and ensure they are protected from urban development.
- PPPA needs to be in place before considering any review of EFPA boundaries.
- Gawler are considering whether the EFPA should be extended to important productive land in Hillier that hosts a cluster of food businesses.
- Opportunity to look at planned intensification in some rural living areas.
- The Planning & Design Code has increased the ability for value adding and diversification which is seen as positive. However, absence of fine-grained policy in former Development Plans not in the Planning and Design Code presents certain risks associated with ongoing land use intensification and diversification. Existing Rural Living Zones also need better understanding in terms of the trends and data influencing them. These matters need proper investigation and data collation and analysis to inform possible changes to the Planning and Design Code.
- Identifying and promoting scenic routes, scenic lookouts and the like which contribute to the landscape value needs to be prioritised and introduced to the Planning and Design Code.
- There is a need for an overarching food security strategy.
- High food productivity areas, food clusters as well as strategic resources like important extractive industries, landfills need to be identified and protected from encroachment.

## Flood management

As noted by Adelaide Plains Council, 'with both current planned growth and the future growth flagged in the GARP Discussion Paper, the draft GARP should include a specific strategy about the Gawler River, seeking recreation and hazard management (flood mitigation) outcomes'.

Adelaide Plains Council also notes, 'any potential for urban growth in APC should consider necessary flood mitigation infrastructure requirements and an appropriate funding strategy'.

## CHARACTER PRESERVATION

It is noted that the GARP Discussion Paper indicates that the Commission will not investigate growth opportunities in the Barossa Character Preservation district. RDA notes that this commitment by the Commission aligns to feedback from The Barossa Council recent consultation on Barossa Growth and

Character Planning which indicated 'little desire for growth within the boundaries of the Character Preservation District'. Long term thinking may see some revision of this position in future years, but outside of the current review period of the GARP.

RDA further understands that The Barossa Council's submission on GARP will be seeking:

- 'Support is given to progressing discussions with the Commission to improve the Character Preservation Overlay, including splitting it from McLaren Vale'.
- 'Reinstating the policies contained within the Barossa Valley and McLaren Vale Character Preservation Addendum to the Planning Strategy'.
- 'Innovative tourism or other overlays to activate unproductive rural land infaces near townships or strategic connections to transport corridors for employment land needs'.

It is noted that the emphasis on expansion of the Metropolitan Open Space System (MOSS) provides an opportunity to reinforce the character preservation, for example retention of a green belt between Playford and Gawler. A buffer between Gawler and Concordia is also considered critical - not only for character but long-term management of Gawler, the river system, flood risk, First Nations heritage and a raft of necessary infrastructure connections. This will also assist, by not exacerbating existing infrastructure challenges for Gawler. It is further noted that future and rapidly growing towns may also need to look at buffer zones on their fringes to allow farming.

## INFRASTRUCTURE

A key priority for the region is to ensure that infrastructure is delivered concurrently or ahead of housing development to ensure that growth is sustainable, and that liveability, character and amenity is maintained.

### Timing for delivery of infrastructure

It is understood that, in relation to development of GARP, there is a desire to ensure that sequencing of land release for new residential development is optimised to ensure that infrastructure is delivered either ahead of residential growth or in logical progression in organic / planned growth nodes. This approach is supported noting that there are multiple examples in the Greater Adelaide region of precincts already rezoned that cannot be activated due to lack of infrastructure.

*Case example- Carslake Road Dublin - zoned Strategic Employment:*

Multiple businesses and landowners are unable to operate or grow due to the lack of power and water. The 840-hectare Carslake Road Employment Land Precinct has significant potential for supporting emerging economies, increasing employment opportunities, and strengthening the designated freight routes given its proximity to Port Wakefield Road. Lack of capacity in power and water is a barrier for any future emerging economies and augmentation costs are significant.

Commitment is sought from all infrastructure delivery agencies and providers to coincide infrastructure delivery commitments with land use planning.

As noted by Light Regional Council, 'trunk infrastructure capacity is needed in advance of growth and health and education facilities need to be planned to support expansion'.

This is further supported by Town of Gawler which notes:

- Trunk infrastructure, especially water and sewer for instance will need to be carefully managed to sequence growth in an affordable and orderly fashion. Private developers should not be required to fund the shortfalls of funding by SA Water in key growth areas for instance.
- Infrastructure planning will need to be responsive to growth corridor directions, as suggested in the GARP Discussion Paper. Existing and new growth should not result in socially and economically isolated new housing estates where the trade-offs between housing affordability and social connectedness are significant. Future growth planning will need to be



more sophisticated and widely considered, beyond simply more homes to how communities function.

As noted by Adelaide Plains Council, a whole of government approach is required to 'align and integrate state level infrastructure (physical and social) and funding to ensure the foreshadowed growth is serviced, liveable and sustainable'.

As noted by the Town of Gawler, 'there is a need for greater levels of collaboration with all growth corridor councils on mechanisms for the funding and delivery of social, environmental, economic and transport infrastructure'.

### RDSA 2023 Infrastructure Prioritisation

Regional Development SA (RDSA) is a member-based, not-for-profit Incorporated Association that plays a unique role in supporting the economic development efforts of the seven South Australian based RDAs, as well as the Adelaide Metropolitan RDA (<https://regionaldevelopmentsa.com.au/>).

The 2023 Infrastructure Prioritisation assessment will identify priority projects for regional South Australia to inform State and Federal Government and the private sector of the potential impact of these projects and what is required to activate them. The outcome of the process is an identification of priority projects, an evaluation of their priority from a whole of state perspective and a categorisation according to intervention required to advance the project. RDSA is aiming to finalise a priority listing of projects by December 2023.

### Concordia

Critical infrastructure planning and commitment is required to support phase one establishment of Concordia township - approx. 10,000 new residences creating a community of approx. 25,000 people. Critical needs include transport infrastructure (particularly Sturt Highway connectivity (coupled with Gawler River solution) and train line connectivity), water and power supply. Of significant priority is the design, planning and delivery of the North-East link road connection and intersection as a freight capable link between the Sturt Highway and Concordia urban investigation area immediately north of Gawler.

### Transport

#### *Freight*

RDA notes the need to ensure safety of road users through provision of suitable freight network infrastructure. Freight routes are well understood, and potential upgrade options are known - detailed design and feasibility would be required. The growth of freight on road will continue; significant support and investment is needed to maintain and improve the accessibility for this task.

Heavy Vehicle Bypasses required to improve road safety and efficiency for freight transport (e.g., around the townships of Mallala and Two Wells). Reduce light and heavy vehicle interface, and increase pedestrian safety by constructing a bypass, reducing the impact of heavy vehicles upon residents and recreational areas, and reducing the number of associated intersections along the route.

We also note that traffic / freight movements will be a key consideration in growth planning including establishment of new roads, integration / alignment with the existing road system and increased future traffic from significant planned growth e.g., for Concordia and Roseworthy.

#### *Public transport*

The lack of public transport is a critical limiter in enabling people to access work, services and recreation opportunities in neighbouring towns and linkages to the metropolitan area are also severely limited.

## Water

RDA recognises that without water / water infrastructure we cannot grow our population. A key ongoing focus for RDA is on working with all three levels of government and other key stakeholders with the aim that water supply meets current and future demand (quantity, quality, and affordability). Competition for potable water and water for primary and other industry is reaching critical levels. Opportunities to access recycled water from the Northern Adelaide Irrigation Scheme, stormwater capture and reuse, access to water from the Murray River and other natural sources are being explored across the region. Cost of water and infrastructure and quality of water fit for purpose are also key issues being addressed. RDA participates in a range of stakeholder discussions and projects aimed addressing these challenges.

## HOUSING DIVERSITY

Whilst significant new housing growth is forecast for our region, there remains a critical shortage in rental housing required to attract and retain workforce and their families. There is also a shortage of housing diversity (size, style, location, and affordability), adaptability, and options for people to stay in the region as their needs change. Looking forward, we are keen to work with regional and state partners to identify and deliver opportunities to increase housing diversity including rental housing, smaller dwellings, accessible housing, multiunit dwellings, community, social and affordable housing. Greater housing diversity will provide critical support for our communities, enable businesses to attract and retain workers and their families, and enable 'ageing in place'.

As noted by Adelaide Plains Council, 'there is currently no incentive for diversity and recent legislative changes make it easier to create homogeneous townships. The draft GARP should include strategies about providing diverse housing mix – including aged, community and social housing – in new growth areas'.

The Barossa Council has also noted that 'a realisation of the restrictions to land supply in areas that people want to live in, needs innovative solutions to design, density and promotion of housing, retail, commercial and industrial mix within The Barossa Council townships'.

## REGIONAL DEVELOPMENT CONSIDERATIONS

### Living Locally

The Discussion Paper references the Commission exploring the concept of 'Living Locally'. This concept refers to locating housing, employment, and services closer together to create connected and climate-smart communities, reducing the need for regular long-distance travel, by focusing on physically active travel (walking, riding, links to public transport).

As noted by Town of Gawler, 'what is absent is detail on how the principles of Living Locally can be applied in outer urban areas such as Gawler, especially in new master planned communities'.

RDA recognises both the challenges and opportunities the concept of Living Locally presents and will seek to be included in discussions that support GARP development including the following regional considerations:

Where people will live and work:

- Where and what the job opportunities are across the region (current and forecast)
- Where forecast business and investment growth will occur
- Where jobs are available and how that aligns to where housing growth is happening or planned
- Where there is employment land to support job growth and how that will be unlocked
- Opportunities to increase housing options in towns where there are already jobs (to attract new residents and workers where jobs already exist (or are planned))

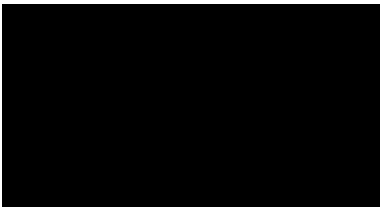
- Opportunities to enable people to access jobs outside the place they live in, e.g., with transport solutions

Coordinated and staged regional planning to support current and new residents:

- Ensuring infrastructure capacity is increased to support jobs and population growth as well as liveability
- Delivering land use and infrastructure planning that enables retention of young families, attraction of workers and ageing in place by increasing supply of smaller dwellings, affordable housing for rent and purchase, retirement, and independent living options, increased residential aged care capacity.

RDA looks forward to continuing to work with the State Planning Commission in its development of this important guiding document for our region.

Yours sincerely,



**Rolf Binder**  
Chair