



Government of South Australia

Department of Planning,
Transport and Infrastructure

Playford Council Development Plan

PLAYFORD URBAN GROWTH AREAS (VIRGINIA) & GENERAL SECTION AMENDMENTS (PART 1) DEVELOPMENT PLAN AMENDMENT

By the Minister

THE AMENDMENT

Declared by the Minister for Planning to be an approved amendment under Section 26 (8), of the *Development Act 1993*


.....
Signature

19 DEC 2013

.....
Date of Gazette

Approval DPA

Background

The Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) General Section Amendments Development Plan Amendment (DPA) by the Minister amends the Playford Council Development Plans.

This DPA was undertaken as a DPA process B, which included:

- an Initiation Document which was agreed to by the Minister for Planning on 24 June 2011.
- a DPA released for concurrent agency, council and public consultation from 28 May 2013 to 2 August 2013.
- A Public Meeting conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on 3 September 2013 at Elizabeth.

This DPA represents Part 1 approval of the DPA relating to Buckland Park and Virginia Urban Growth Areas only. Amendments involving the Angle Vale and Playford North Extension Urban Growth Areas will be pursued through subsequent parts of the DPA once infrastructure agreements have been finalised for these areas.

Consultation

A total of one hundred and seventeen (117) public submissions, including five (5) from councils, and fourteen (14) agency submissions were received in relation to the whole DPA during the consultation period.

The public meeting was well attended, with about forty-three (43) people in attendance.

Approval Stage

Based on a review of all submissions and in consideration of the recommendations of DPAC, a number of alterations have been made to Part 1 of the Amendment relating to General Policy and the Suburban Neighbourhood Zone as it will apply to Buckland Park and Virginia. Some of the key amendments include:

Playford Council Development Plan

General policy

- (a) Reinstating social infrastructure policies which were removed from Infrastructure general policy and including these as local additions.
- (b) Updating waste management policies contained in the Medium to High Rise Development and Residential Development general policy to reflect those policies proposed for insertion as part of the Version 7 update of the South Australian Planning Policy Library.

Deferred Urban Zone Amendments (Attachment C1)

- (c) Removal of horticulture from the non-complying list.

Suburban Neighbourhood Zone Amendments (Attachment C2)

- (d) Amending Objective 6 to specifically refer to a particular area of the Buckland Park Growth Area impacted by organic waste treatment.

- (e) Amending the Desired Character statement for the zone to include:
 - Under the heading of Virginia Township reference to known noise impacts from Port Wakefield Road, the Adelaide to Darwin railway line and the Adelaide motor raceway and the need for potential noise monitoring and abatement before development occurs adjacent these areas.
- (f) Excluding the District Centre at Buckland Park from Principle of Development Control 5 relating to restrictions on licensed premises providing for live music.
- (g) Inserting a new Land Use Principle of Development Control relating to areas of known site contamination in the zone and the requirement for potential investigations of these sites at the development assessment stage.
- (h) Inserting several new Land Division Principles of Development Control to address interface issues between sources of noise and new residential areas at Virginia.
- (i) Amending the Infrastructure co-ordination principles of development control to allow alternative infrastructure items to be considered that achieve the same outcome as those which are part of a legally binding agreement.
- (j) Removing horticulture from the non-complying list for the zone.
- (k) Amending the Category 1 public notification category to include restaurant, except where located adjacent an existing or approved dwelling.

Replacement Spatial Extent Maps (Attachment E)

- (l) Amendments to the following replacement Spatial Extent Maps to reflect post-consultation amendments to the DPA as they affect the Buckland Park and Virginia Urban Growth Areas:

Zone Map Play/3
 Policy Area Map Play/3
 Precinct Map Play/3
 Zone Map Play/35
 Policy Area Map Play/35
 Precinct Map Play/35

New Spatial Extent Maps (Attachment F)

- (m) Amendments to the following new Spatial Extent Maps to reflect post-consultation amendments to the DPA as they affect the Buckland Park and Virginia Urban Growth Areas:

Overlay Map Play/3 Noise and Air Emissions
 Overlay Map Play/3 Strategic Transport Routes
 Overlay Map Play/3 Affordable Housing
 Overlay Map Play/35 Noise and Air Emissions
 Overlay Map Play/35 Strategic Transport Routes
 Overlay Map Play/35 Affordable Housing

Bushfire Risk Maps (Attachment G)

- (n) Amendments to the following Bushfire Risk Maps to reflect post-consultation amendments to the DPA as they affect the Buckland Park and Virginia Urban Growth Areas:

Bushfire Protection Area BPA Map Play/1 Bushfire Risk
 Bushfire Protection Area BPA Map Play/2 Bushfire Risk
 Bushfire Protection Area BPA Map Play/11 Bushfire Risk
 Bushfire Protection Area BPA Map Play/12 Bushfire Risk
 Bushfire Protection Area BPA Map Play/13 Bushfire Risk

Bushfire Protection Area BPA Map Play/14 Bushfire Risk
Bushfire Protection Area BPA Map Play/15 Bushfire Risk
Bushfire Protection Area BPA Map Play/16 Bushfire Risk

Replacement Concept Plan Maps (Attachment H1)

- (o) Amendments to the following replacement Concept Plan Maps to reflect post-consultation amendments to the DPA as they affect the Buckland Park and Virginia Urban Growth Areas:

Concept Plan Map Play/23 Virginia Neighbourhood Centre

New Concept Plan Maps (Attachment H2)

- (p) Amendments to the following new Concept Plan Maps to reflect post-consultation amendments to the DPA as they affect the Buckland Park and Virginia Urban Growth Areas only:

Concept Plan Map Play/38 Virginia Urban Growth Area

Concept Plan Map Play/41 Virginia Urban Growth Area Infrastructure



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Playford Council Development Plan

PLAYFORD URBAN GROWTH AREAS (VIRGINIA) & GENERAL SECTION AMENDMENTS (PART 1) DEVELOPMENT PLAN AMENDMENT

By the Minister

THE AMENDMENT

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: City of Playford					
Name of Development Plan: Playford Council					
Name of DPA: Playford Urban Growth Areas (Virginia) & General Section Amendments (Part 1) DPA					
<p><i>The following amendment instructions (at the time of drafting) relate to the Playford Council Development Plan consolidated on 20 December 2012. Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>					
Amendment Instruction Number	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No):Yes					
Centres and Retail Development					
1.	Replace	The whole section	With the content of Attachment A1	N	N
Design and Appearance					
2.	Replace	The whole section	With the content of Attachment A2	N	N
Hazards					
3.	Replace	The whole section	With the content of Attachment A3	N	N
Heritage Places					
4.	Insert	After existing PDC 3, two new PDCs, and renumbering the new PDCs accordingly.	'X Original unpainted plaster, brickwork, stonework or other masonry of existing State or local heritage places should be preserved, unpainted. X New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.'	Y	N

5.	Insert	After existing PDC 4, two new PDCs and re numbering the new PDCs accordingly	<p>'X <i>Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:</i></p> <p>(a) <i>extending into the existing roof space or to the rear of the building</i></p> <p>(b) <i>retaining the elements that contribute to the building's heritage value</i></p> <p>(c) <i>distinguishing between the existing and new portion of the building</i></p> <p>(d) <i>stepping in parts of the building that are taller than the front façade.</i></p> <p>X <i>The introduction of advertisements and signage to a State or local heritage place should:</i></p> <p>(a) <i>be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias, and infill end panels and windows</i></p> <p>(b) <i>not conceal or obstruct historical detailing of the heritage place</i></p> <p>(c) <i>not project beyond the silhouette or skyline of the heritage place</i></p> <p>(d) <i>not form a dominant element of the place.'</i></p>	N	Y
Infrastructure					
6.	Replace	The whole section	With the content of Attachment A4	N	N
Interface Between Land Uses					
7.	Replace	The whole section	With the content of Attachment A5	N	N
Medium and High Rise Development (3 or more storeys) - new					
8.	Insert	Before the section headed ' <i>Metropolitan Open Space System</i> '	The content of Attachment A6	N	N
Natural Resources					
9.	Replace	The whole section	With the content of Attachment A7	N	N

Outdoor Advertisements					
10.	Delete	'Outdoor' from the module heading, repositioning the module in alphabetical order accordingly.		N	N
11.	Insert	After PDC 2(c), new part (d).	<i>'(d) driver distraction.'</i>	N	N
12.	Delete	The following from PDC 6(d): <i>‘, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land’</i>		N	N
13.	Insert	In PDC 13(c), after the word <i>'location'</i>	The word <i>'especially'</i> .	N	N
14.	Delete	In PDC 13, the whole of part (e), inserting a full stop at the end of part (d).		N	N
15.	Insert	After existing PDC 13, a new PDC and renumbering the new PDC accordingly.	<i>'X Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.'</i>	Y	N
16.	Insert	Following the last PDC under the subheading 'Advertising Along Arterial Roads', insert a new heading and PDCs and renumbering the new PDCs accordingly.	<p>'Advertising in Mixed Use and Corridor Zones</p> <p>X Advertisements and/or advertising hoardings should be:</p> <p>(a) no higher than the height of the finished floor level of the second storey of the building to which it relates</p> <p>(b) where located below canopy level, flush with the wall or projecting horizontally</p> <p>(c) where located at canopy level, in the form of a fascia sign</p> <p>(d) where located above the canopy, flush with the wall and within the height of the parapet.</p> <p>X Advertisements or advertising hoardings should not exceed 25 per cent of the ground floor wall area on the façade the sign is placed.'</p>	N	N

Residential Development					
17.	Replace	The whole section	With the content of Attachment A8	N	N
Transportation and Access					
18.	Replace	The whole section	With the content of Attachment A9	N	N
Overlays					
19.	Insert	Following the end of the section headed ' Waste Management Facilities '	The content of Attachment B1 (Affordable Housing) under a new heading 'Overlay Section'.	N	N
20.	Insert	After the Affordable Housing Overlay	The content of Attachment B2 (Noise and Air Emissions)	N	N
21.	Insert	After the Noise and Air Emissions Overlay	The content of Attachment B3 (Strategic Transport Routes)	N	N
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No):Yes					
Commercial Zone					
22.	Delete	In PDC 4, the following words: <i>'be located outside of Commercial Virginia Policy Area 1 and'</i>		N	N
23.	Delete	The whole of 'Commercial Virginia Policy Area 1'		N	N
24.	Delete	In the second column of the Complying Development table relating to 'Public Service Depot/Store' the following: <i>'(a) located outside of Commercial Virginia Policy Area 1 '</i> renumbering parts (b) and (c) accordingly.		Y	N
25.	Replace	In the second column of the Non-complying Development table relating to 'Shop or group of shops' replace the following: <i>'Except where it achieves one of the following: (a) is located outside of Commercial Virginia Policy Area 1 and has a gross leasable area of 250 square metres or less (b) the shop is a bulky goods outlet.'</i>	With: <i>'Except where it achieves one of the following: (a) has a gross leasable area of 250 square metres or less (b) the shop is a bulky goods outlet.'</i>	N	N

26.	Delete	Under the heading 'Public Notification, in the table column for Category 2, the following: <i>'Store within Commercial Virginia Policy Area 1.</i> <i>Warehouse within Commercial Virginia Policy Area 1'</i>		N	N
Deferred Urban Zone (new)					
27.	Insert	Deferred Urban Zone	As contained in Attachment C1 immediately after the 'Community Zone' policies.	N	N
Flood Plain Virginia Zone					
28.	Delete	The whole of the zone		N	N
Industry Zone – Industry Virginia Policy Area 3					
29.	Replace	Objective 2 which states: <i>'Development that is compatible with a rural or horticultural setting.'</i>	With the following: <i>'Development that is compatible with the surrounding rural, horticultural and urban residential setting.'</i>	N	N
30.	Replace	PDC 5 which states: <i>5 A landscaped area that is not less than 5 metres in width and comprises species which will achieve a minimum height of 3 metres, should be provided along any allotment boundary which adjoins the Horticulture West Policy Area 4.</i>	With the following: <i>5 A landscaped area that is not less than 5 metres in width and comprises species which will achieve a minimum height of 3 metres should be provided along any allotment boundary facing the Suburban Neighbourhood Zone.</i>	N	N
31.	Insert	In the Complying Development table, after the words ' Industry Virginia Policy Area 3 ' located in the second column of the first row	<i>'(and not located on a site facing the Suburban Neighbourhood Zone)'</i>	Y	N
32.	Replace	In PDC 33, the number '4000'	With the following: <i>'8000'</i>	N	N
Primary Production Zone					
33.	Replace	The number '7' in PDC 7 where it appears for the second time.	With number '8', and renumber all of the remaining PDCs accordingly.	Y	N

34.	Replace	Renumbered PDC 10 which states: <i>'The following forms of intensive animal keeping should not occur outside of Rural Policy Area 5:</i> (a) <i>piggery</i> (b) <i>the keeping of more than four cats or dogs.'</i>	With the following: <i>'Intensive animal keeping involving the keeping of more than four cats or dogs should not occur outside of Rural Policy Area 5'</i>	N	N
35.	Insert	In renumbered PDC 18 after the words ' Rural Living Zone '	' Suburban Neighbourhood Zone'	N	N
36.	Insert	After renumbered PDC 21(d) relating to Precinct 17 Horticulture , a new part (e)	'(c) Suburban Neighbourhood Zone.'	N	N
37.	Insert	In the second column of the row commencing 'Intensive animal keeping' of the Non-complying Development table, after part (a)(iv), inset a new clause (v) as follows.	'(i) Suburban Neighbourhood Zone'	N	N
38.	Replace	In the second column of the row commencing 'Intensive animal keeping' of the Non-complying Development table, replace part (b) which states: <i>'(d) Rural Policy Area 5 and involves one of the following:</i> (i) <i>the keeping of dogs</i> (ii) <i>piggery.'</i>	With the following: <i>'(e) Rural Policy Area 5 and involves the keeping of dogs.'</i>	N	N
Residential Neighbourhood Zone					
39.	Delete	The whole Zone, including Restricted Urban Policy Area 20		N	N
Residential Zone					
40.	Delete	The whole of the Residential Virginia Policy Area 8.		N	N

42.	Delete	<p>From the 'Exceptions' column in the Non-complying Development table:</p> <ul style="list-style-type: none"> • in relation to Bus Depot – <i>'Except within Residential Virginia Policy Area 8.'</i> • in relation to Bus station – <i>'Except within Residential Virginia Policy Area 8.'</i> • in relation to Cemetery – <i>'Except within Residential Virginia Policy Area 8.'</i> • in relation to Fire Station – <i>'Except within Residential Virginia Policy Area 8.'</i> 		N	N
43.	Delete	<p>All of the text in the row of the Non-complying Development table that commences:</p> <p><i>'Land division within Residential Virginia Policy Area 8'</i></p>		N	N
44.	Delete	<p>From the 'Exceptions' column in the Non-complying Development table where it relates to 'Motel':</p> <p><i>'Except where located within Residential Virginia Policy Area 8'</i></p>		N	N
45.	Replace	<p>In the 'Exceptions' column in the Non-complying Development table where it relates to 'Shop or group of shops', the following:</p> <p><i>'Except where the site does not front an arterial road and one of the following applies:</i></p> <p style="padding-left: 40px;"><i>(a) it is located outside of Residential Virginia Policy Area 8 and the gross leasable area is 250 square metres or less</i></p> <p style="padding-left: 40px;"><i>(b) it is located within Residential Virginia Policy Area 8 and the gross leasable area is 450 square metres or less.'</i></p>	<p>With:</p> <p><i>'Except where the site does not front an arterial road and the gross leasable area is 250 square metres or less'</i></p>	N	N

46.	Delete	From the 'Exceptions' column in the Non-complying Development table where it relates to 'Waste reception, storage, treatment or disposal': <i>'Except a refuse destructor located within Residential Virginia Policy Area 8'</i>		N	N
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Suburban Neighbourhood Zone (new)

47.	Insert	Suburban Neighbourhood Zone (including Restricted Urban Policy Area 20)	As contained in Attachment C2 immediately after the ' Rural Living Zone ' policies	N	N
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Town Centre Zone – Precinct 32 Virginia Centre

48.	Replace	In PDC 15 the words: <i>'Concept Plan Map Play/23 – Virginia Town Structure'</i>	With: <i>'Concept Plan Map Play/23 – Virginia Town Centre'</i>	N	N
49.	Insert	After the word 'Advertisements' in PDC 18, the words	<i>'and/or advertising hoardings'</i>	N	N
50.	Insert	After existing PDC 20, two new PDCs and renumbering the new PDCs accordingly.	<i>'X Development fronting the eastern side of Susan Street should be set back 12 metres to allow for road widening. X Development backing onto the Adelaide to Port Augusta railway line should incorporate a landscape buffer strip along adjoining allotment boundary that has a minimum depth of 3 metres and is planted with a variety of native trees and shrubs.'</i>	N	N
51.	Insert	In the 'Exceptions' column of the row commencing 'Dwelling' in the Non-complying Development table.	<i>'Except where in conjunction with a non-residential development'</i>	N	N

TABLES

Amendments required (Yes/No): Yes

Map Reference Tables

52.	Replace	The following tables: <ul style="list-style-type: none"> • Zone Maps • Policy Area Maps • Precinct Maps • Overlay Maps • Bushfire Protection Overlay Maps • Concept Plan Maps 	With the content of Attachment D	N	N
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MAPPING SECTION (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)

Amendments required (Yes/No): Yes

Spatial Extent Maps

53.	Replace	<ul style="list-style-type: none"> Council Index Map Overlay Map Play/1 – Transport Overlay Map Play/1 – Development Constraints Zone Map Play/2 Overlay Map Play/3 – Transport Overlay Map Play/3 – Development Constraints Zone Map Play/3 Policy Area Map Play/3 Precinct Map Play/3 Overlay Map Play/8 – Transport Overlay Map Play/8 – Development Constraints Zone Map Play/8 Precinct Map Play/8 Overlay Map Play/35 – Development Constraints Zone Map Play/35 Policy Area Map Play/35 Precinct Map Play/35 Zone Map Play/44 Zone Map Play/45 Zone Map Play/46 Zone Map Play/47 Zone Map Play/48 Zone Map Play/49 	With the content of Attachment E	N	N
54.	Insert	<p>New Maps:</p> <ul style="list-style-type: none"> Overlay Map Play/3 – Noise and Air Emissions Overlay Map Play/3 – Strategic Transport Routes Overlay Map Play/3 – Affordable Housing Overlay Map Play/8 – Noise and Air Emissions Overlay Map Play/8 – Strategic Transport Routes Overlay Map Play/8 – Affordable Housing Overlay Map Play/35 Noise and Air Emissions Overlay Map Play/35 Strategic Transport Routes Overlay Map Play/35 Affordable Housing 	As contained in Attachment F	N	N

Bushfire Risk Maps					
55.	Replace	Existing Bushfire Protection Area BPA Map Play/1, 2, 11, 12, 13, 14, 15 and 16	With the content of Attachment G	N	N
Concept Plan Maps					
56.	Replace	<ul style="list-style-type: none"> Concept Plan Map Play 23 	With the content of Attachment H1	N	N
57.	Insert	New Concept Plan maps in numerical order	As contained in Attachment H2	N	N

ATTACHMENT A1

(General Section – Centres and Retail Development)

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling environments.
- 3 The provision of a safe pedestrian and cycling environments within centres which gives high priority to pedestrians, public and community transport.
- 4 Centres that are easily identifiable to the population they serve, and enhance their role as a community focus, by the use of distinctive architectural style, and well designed sculptures, towers or other architectural features.
- 5 Increased vitality and activity in centres through the introduction and integration of housing.
- 6 The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
 - (a) integrate facilities within the zone
 - (b) allow for the multiple use of facilities and the sharing of utility spaces
 - (c) allow for the staging of development within the centre
 - (d) be integrated with public and community transport.
- 2 Landscaping should form an integral part of centre design and generally enhance the visual amenity of the area.
- 3 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 4 Development within centres should provide:
 - (a) public spaces such as malls, plazas and courtyards
 - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
 - (c) unobtrusive facilities for the storage and removal of waste materials
 - (d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards

- (e) access for public and community transport and sheltered waiting areas for passengers
- (f) lighting for pedestrian paths, buildings and associated areas
- (g) a single landscaping theme
- (h) safe and secure bicycle parking.

5 A single architectural theme should be established within centres through:

- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
- (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
- (c) employing a signage theme.

6 Residential development located within centres should have separate access and parking areas from the other centre facilities.

Arterial Roads

- 7 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.**
- 8 Centre development straddling an arterial road should:**
 - (a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection
 - (b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

Retail Development

- 9 A shop or group of shops located outside of zones that allow for retail development should:**
 - (a) be of a size and type that will not hinder the development, function or viability of any centre zone
 - (b) not demonstrably lead to the physical deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development.
- 10 Bulky goods outlets located within centres zones should:**
 - (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leasable area of 500 square metres or more.

ATTACHMENT A2

(General Section – Design and Appearance)

Design and Appearance

OBJECTIVES

- 1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
 - (a) building height, mass and proportion
 - (b) external materials, patterns, colours and decorative elements
 - (c) roof form and pitch
 - (d) façade articulation and detailing
 - (e) verandas, eaves, parapets and window screens.
- 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
 - (a) the visual impact of the building as viewed from adjacent properties
 - (b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.
- 3 Buildings erected on sites situated within 100 metres of Port Wakefield Road, Angle Vale Road or Heaslip Road should be designed and landscaped to a high standard
- 4 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 5 Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.
- 6 Balconies should:
 - (a) be integrated with the overall form and detail of the building
 - (b) include balustrade detailing that enables line of sight to the street
 - (c) be recessed where wind would otherwise make the space unusable
- 7 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

Development Adjacent Heritage Places

- 8 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Play/5 – State Heritage Places](#) or in [Table Play/4 – Local Heritage Places](#).
- 9 Development on land adjacent to a State or local heritage place, as listed in [Table Play/5 – State Heritage Places](#) or in [Table Play/4 – Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

- 10 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
 - (a) windows of habitable rooms
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).
- 11 Except where specified in a zone, policy area or precinct, development should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 3 pm on the 21 June.
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
 - (c) where overshadowing already exceeds the requirements contained in part (b), development should not increase the overshadowed area.

Visual Privacy

- 12 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
 - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 13 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.
- 14 Buildings on battleaxe allotments or to the rear of an existing dwelling should be single storey and be designed to maintain the privacy of adjoining properties.

Relationship to the Street and Public Realm

- 15 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 16 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 17 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 18 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 19 The ground floor of mixed use buildings should comprise non-residential land uses.
- 20 In mixed use areas, development facing the street should be designed to activate the street frontage(s):
 - (a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas
 - (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
 - (c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
 - (d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.
- 21 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

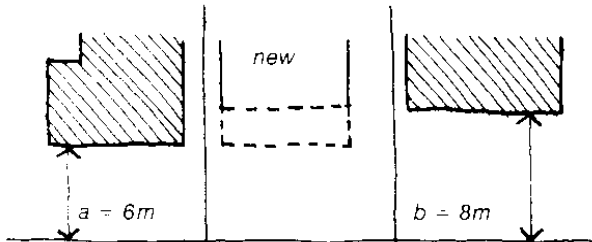
Outdoor Storage and Service Areas

- 22 Outdoor storage, loading and service areas should be:
 - (a) screened from public view by a combination of built form, solid fencing and /or landscaping
 - (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
 - (c) sited away from sensitive land uses.

Building Setbacks from Road Boundaries

- 23 Except in areas where a new character is desired, the setback of buildings from public roads should:
 - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the function, appearance and/or desired character of the locality
- 24 Except where specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Play/2 - Building Setbacks from Road Boundaries](#).

- 25 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	<p>The same setback as one of the adjacent buildings, as illustrated below:</p>  <p>When $b - a \leq 2$, setback of new dwelling = a or b</p>
Greater than 2 metres	At least the average setback of the adjacent buildings

- 26 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 27 All setbacks from the road frontage should be additional to the road widening setback established under the *Metropolitan Adelaide Road Widening Plan Act 1972*.

ATTACHMENT A3

(General Section – Hazards)

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 Development in the **Gawler River Flood Plain** which is designed and sited to minimize the varying potential flood impacts that occur within '**Flood Hazard Zones 1, 2 or 3**', as shown on the **Gawler River Flood Hazard Map - GRO Map No. 238/1993**.
- 8 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 9 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 10 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 11 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps – Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

- (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
- 6 The floor level for dwellings, buildings for the keeping of animals, and gully traps in the **Gawler River Flood Plain**, as shown on the **Gawler River Flood Hazard Map - GRO Map No. 238/1993**, should be a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood event of the Gawler River or natural surface level, whichever is greater.
- 7 Allotments located within in the '**Flood Hazard Zone 1**' of the **Gawler River Flood Plain**, as shown on the **Gawler River Flood Hazard Map - GRO Map No. 238/1993**, should contain sufficient area to accommodate the uses for which the land is intended.
- 8 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.
- 9 Filling for purposes ancillary to or associated with an approved use of land in the **Gawler River Flood Plain** should be to a maximum of 100 millimetres above natural ground level.
- 10 Filling required to raise the finished floor level of a building in the **Gawler River Flood Plain** should not extend more than 10 metres beyond the external walls of that building.
- 11 Driveways in the **Gawler River Flood Plain** should be:
- (a) filled to a maximum of 100 millimetres above natural ground level
 - (b) no more than 5 metres wide.

Bushfire

- 12 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 13 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 14 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone

- (e) inability to provide an adequate supply of water for fire fighting purposes.
- 15 Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 16 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 17 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 18 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.
- 19 Where land division does occur it should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 20 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
- (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 21 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

- 22 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 23 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulphate Soils

- 25 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps - Development*

Constraints) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:

- (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 26 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

- 27 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

Containment of Chemical and Hazardous Materials

- 28 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 29 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants
 - (d) potential interface impacts with sensitive land uses.

Landslip

- 30 Land identified as being at risk from landslip should not be developed.
- 31 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 32 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 33 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability

- (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
- (f) provide drainage measures to ensure surface stability is not compromised
- (g) ensure natural drainage lines are not obstructed.

ATTACHMENT A4

(General Section – Infrastructure)

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 The visual impact of infrastructure facilities minimised.
- 4 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) effluent disposal systems
 - (e) formed all-weather public roads
 - (f) telecommunications services
 - (g) gas services
 - (h) social infrastructure, community services and facilities.
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not take place until adequate and coordinated drainage of the land is provided.
- 6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 8 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.
- 9 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.

- 10 Utility buildings and structures should be grouped with non-residential development, where possible.
- 11 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 12 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 13 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 14 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 15 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.
- 16 Development should not compromise the viability of transmission line corridors and substation sites identified on *Overlay Map(s) - Development Constraints*.

ATTACHMENT A5

(General Section – Interface Between Land Uses)

Interface Between Land Uses

OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be designed and sited to minimise negative impact on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	<p>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum</p> <p>and</p> <p>Less than 5 dB(A) above the level of background noise ($LA_{90,15min}$) for the overall (sum of all octave bands) A-weighted level</p>
<i>Adjacent land</i> property boundary	<p>Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum</p> <p>or</p> <p>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level</p>

Air Quality

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
 - (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
 - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
 - (a) not locating horticulture or intensive animal keeping on land adjacent to townships
 - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production activities should not lead to unreasonable impact on adjacent land users.
- 15 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

- 17 Development within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
- (a) not prejudice the continued operation of those facilities
 - (b) be located, designed, and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended operation of activities.

ATTACHMENT A6

(General Section – Medium and High Rise Development (3 or more storeys))

Medium and High Rise Development (3 or More Storeys)

OBJECTIVES

- 1 Medium and high rise development that provides housing choice and employment opportunities.
- 2 Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
- 3 Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.
- 4 Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Appearance

- 1 Buildings should:
 - (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
 - (b) provide shelter over the footpath where minimal setbacks are desirable
 - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 2 The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.
- 3 Entrances to multi-storey buildings should:
 - (a) be oriented towards the street
 - (b) be clearly identifiable
 - (c) provide shelter, a sense of personal address and transitional space around the entry
 - (d) provide separate access for residential and non-residential land uses.

Visual Privacy

- 4 The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from street and the location of verandas, windows porticos or the like.

Building Separation and Outlook

- 5 Residential buildings (or the residential floors of mixed use buildings) should:
 - (a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces

- (b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.

Dwelling Configuration

- 6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 7 Dwellings with 3 or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability

- 8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

Environmental

- 9 Multi-storey buildings should:
 - (a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow
 - (b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.
- 10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.
- 11 Development of 5 or more storeys, or 21 metres or more in building height (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:
 - (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street
 - (b) substantial verandas around a building to deflect downward travelling wind flows over pedestrian areas
 - (c) the placement of buildings and use of setbacks to deflect the wind at ground level.

Site Facilities and Storage

- 12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
 - (a) in the dwelling (but not including a habitable room)
 - (b) in a garage, carport or outbuilding
 - (c) within an on-site communal facility.
- 13 The design of driveway crossovers, parking areas, accessways and elements that interact with the public realm should safely and efficiently accommodate the collection of waste and recycling materials.
- 14 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and waste that is consistent with all of the following:
 - (a) easily and safely accessible to the collection point;
 - (b) easily and safely accessible to residents and collection service providers;

- (c) well screened and secure to prevent vandalism and theft; and
 - (d) designed to reduce odour and discourage vermin.
- 15 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

ATTACHMENT A7

(General Section – Natural Resources)

Natural Resources

OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including marine waters, groundwater, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
 - (a) protect natural ecological systems
 - (b) achieve the sustainable use of water
 - (c) protect water quality, including receiving waters
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
 - (e) minimise demand on reticulated water supplies
 - (f) maximise the harvest and use of stormwater
 - (g) protect stormwater from pollution sources
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

Water Sensitive Design

- 5 Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.
- 6 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 7 Development should be sited and designed to:
 - (a) capture and re-use stormwater, where practical
 - (b) minimise surface water runoff
 - (c) prevent soil erosion and water pollution
 - (d) protect and enhance natural water flows
 - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
 - (f) not contribute to an increase in salinity levels
 - (g) avoid the water logging of soil or the release of toxic elements
 - (h) maintain natural hydrological systems and not adversely affect:
 - (i) the quantity and quality of groundwater
 - (ii) the depth and directional flow of groundwater
 - (iii) the quality and function of natural springs.
- 8 Water discharged from a development site should:
 - (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
 - (b) not exceed the rate of discharge from the site as it existed in pre- development conditions.
- 9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
 - (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source.
 - (b) utilise, but not be limited to, one or more of the following harvesting methods:
 - (i) the collection of roof water in tanks
 - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
 - (iii) the incorporation of detention and retention facilities
 - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
 - (a) ensure public health and safety is protected
 - (b) minimise potential public health risks arising from to the breeding of mosquitoes
 - (c) allow sediments to settle so as to treat stormwater prior to discharge into watercourses or the marine environment
 - (d) retain a 25 year, 24 hour rainfall event where wetlands are used for the cleaning of stormwater.
- 17 Stormwater runoff directed to the Gawler River should first be filtered by wetlands located along the river.

Water Catchment Areas

- 18 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 19 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 20 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 21 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 22 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
 - (a) fenced to exclude livestock
 - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land

- (c) revegetated with indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 23 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
- (a) adversely affect the migration of aquatic biota
 - (b) adversely affect the natural flow regime
 - (c) cause or contribute to water pollution
 - (d) result in watercourse or bank erosion
 - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse
 - (f) impact on authorised monitoring devices.
- 24 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
 - (b) not take place in ecologically sensitive areas or on erosion-prone sites
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
 - (d) protect the needs of downstream users
 - (e) minimise in-stream or riparian vegetation loss
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
 - (g) protect ecosystems dependent on water resources
 - (h) be setback a minimum of 50 metres from an effluent or waste disposal drainage field or disposal area
 - (i) provide spillways designed to allow passage of high flows without causing structural damage to the dam or soil erosion within the spillway or spillway discharge area
 - (j) be setback from allotment boundaries at a distance that has regard to:
 - (i) minimising potential contamination by spray drift from other land
 - (ii) minimising any potential for detrimental visual impact.
- 25 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 26 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 27 Watercourses, floodplains and wetlands should be protected and enhanced by:
- (a) stabilising watercourse banks and reducing sediments and nutrients entering the watercourse by providing:
 - (i) a buffer comprising of local indigenous trees, shrubs and groundcovers of not less than 5 metres wide measured perpendicular from the top of the watercourse bank

- (ii) where the height of any part of the watercourse bank exceeds 0.5 metres, an additional vegetated buffer of width not less than the height of the bank (measured from the toe of the bank to the top of the bank)
 - (b) retaining and protecting existing native vegetation within 10 metres of the watercourse or wetland or within the floodplain.
- 28 The construction of dams should:
- (a) have an irregular edge to minimise soil erosion
 - (b) have a variety of depths to increase habitat for a variety of plants and animals
 - (c) where necessary include a silt trap (one tenth the capacity of the dam) upstream of the dam to trap incoming silt and nutrients.
- 29 The design, construction and location of levees, weirs, retaining walls, bridges and culverts should:
- (a) provide for the needs of the ecosystem
 - (b) minimise the impact or risk of flooding
 - (c) not cause or increase watercourse erosion.

Biodiversity and Native Vegetation

- 30 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 31 Buildings and other structures within the Mount Lofty Ranges Region should not be located within areas of native vegetation.
- 32 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 33 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for locally indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 34 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
 - (b) decreased soil stability

- (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.
- 35 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 36 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 37 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 38 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 39 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area
 - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
 - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.

- 40 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

- 41 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 42 Development should be designed and sited to prevent erosion.
- 43 Development should take place in a manner that will minimise alteration to the existing landform.
- 44 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.
- 45 Development should include adequate provisions to manage soil erosion and drainage where either of the following apply:
- (a) there is a high risk of sediment pollution to adjoining lands or receiving water
 - (b) the total area to be distributed, or left distributed, at any one time exceeds 0.5 hectares.

ATTACHMENT A8

(General Section – Residential Development)

Residential Development

OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of a diverse community.
- 2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Redevelopment of existing residential areas, including comprehensive renewal in degraded areas, that enhances the residential amenity of the zone through sensitive infill, the development of attractive streetscapes and the retention of reasonable levels of privacy and amenity.
- 4 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.
- 5 The revitalisation of residential areas to support the viability of community services and infrastructure.
- 6 Affordable housing, student housing and housing for aged persons provided in appropriate locations.
- 7 Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle, pedestrian and cycling access and parking
 - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 2 Residential allotments should be of varying sizes to encourage housing diversity.

Design and Appearance

- 3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
 - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
 - (b) individual entries for ground floor accommodation
 - (c) opportunities to overlook adjacent public space.
- 4 Residential development should be designed to ensure living rooms have an external outlook.
- 5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings and entrance foyers.

- 6 Building entrances to residential flat buildings under 3 storeys in height should provide shelter and incorporate transitional space around the entry.
- 7 Attached dwellings should be designed to protect habitable rooms from possible noise intrusion by minimising the transmission of sound between dwellings and ensuring that bedrooms in one dwelling do not share a wall with the living room or garage of the attached dwelling.

Garages, Carports and Outbuildings

- 8 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 9 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 10 Garages, carports, pergolas, outbuildings and other similar buildings (except where otherwise specified) should not dominate the streetscape and be designed within the following parameters:

Parameter	Value
Minimum dimensions for a single car garage or carport	3 metres x 6 metres
Minimum dimensions for a double carport or garage	5.8 metres x 6 metres
Maximum width for a carport or garage	7 metres
Maximum floor area for sites less than 400 square metres	36 square metres
Maximum floor area for sites greater than 400 and less than 600 square metres	54 square metres
Maximum floor area for sites greater than 600 square metres	80 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	2.8 metres
Maximum height of finished floor level	0.3 metres above natural ground level

- 11 In the Suburban Neighbourhood Zone, garages, carports and outbuildings should not dominate the streetscape and be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 5.5 metres Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Minimum setback from a vehicle access way	1 metre

Parameter	Value
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport with an opening facing the street	Less than 50 per cent of the allotment frontage

12 Carports or garages should be designed to reduce the apparent total width of the doorway.

13 The erection of a shed, garage or outbuilding should only be undertaken where any of the following apply:

- (a) the use is ancillary to an existing dwelling or business
- (b) it is erected for a period not exceeding 12 months:
 - (i) to enable the erection of a dwelling on the same allotment to proceed
 - (ii) to be used for storage of building materials or tools only
 - (iii) it is to be removed at the expiration of that period if construction of the dwelling has not been substantially completed.

Site Coverage

14 Site coverage should ensure sufficient space is provided for:

- (a) pedestrian and vehicle access and vehicle parking
- (b) domestic storage
- (c) outdoor clothes drying
- (d) rainwater tanks
- (e) private open space and landscaping
- (f) convenient storage of household garbage and recycling receptacles.

15 Other than within the **Suburban Neighbourhood Zone**, dwellings should be designed within the following parameters:

Parameter	Value
Maximum site coverage for allotments greater than 450 square metres	40 per cent
Maximum site coverage for allotments less than or equal to 450 square metres	50 per cent

Private Open Space

16 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

- (a) to be accessed directly from the habitable rooms of the dwelling
- (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy
- (c) to take advantage of, but not adversely affect, natural features of the site
- (d) to minimise overlooking from adjacent buildings
- (e) to achieve separation from bedroom windows on adjoining sites
- (f) to have a northerly aspect to provide for comfortable year round use
- (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
- (h) to be shaded in summer
- (i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
- (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

- 17 Other than within the **Local Centre Zone, Neighbourhood Centre Zone, Residential Regeneration Zone, Residential Playford Zone or Suburban Neighbourhood Zone**, dwellings, particularly those with ground level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</p>
Less than 250 square metres	35 square metres	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.</p> <p>One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>

- 18 Within the **Neighbourhood Centre Zone, Precinct 5 Andrews Farm Local Activity Centre, Elizabeth Downs Local Activity Centre Policy Area 11, Elizabeth North Local Activity Centre Policy Area 12, Elizabeth Grove Local Activity Centre Policy Area 13 and the Elizabeth East Local Activity Centre Policy Area 14**, dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
Equal to 450 square metres or greater	60 square metres	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and has a minimum dimension of 2 metres.</p> <p>One part of the space should be directly accessible from a living room and have an area equal to or greater than 25 square metres of the site area with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>
Less than 450 square metres	<p>35 square metres or 25 square metres where:</p> <p>(a) the dwelling has no more than two bedrooms (or rooms that could reasonably be used as bedrooms) and a total floor area of not more than 110 square metres</p> <p>(b) separate areas are provided for in the provision of a rainwater tank and the storage of refuse and recycling bins.</p>	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 10 square metres or greater and has a minimum dimension of 2 metres.</p> <p>One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>

- 19 Except where otherwise specified, dwellings at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
>500	80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24
300-500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
<300	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	3	16

- 20 A minimum of 80 per cent of the private open space required should be open to the sky and not incorporate roofed structures such as verandas, carports, garages and outbuildings.
- 21 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.
- 22 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:

- (a) assist with ease of drainage
- (b) allow for effective deep planting
- (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

23 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

24 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.

25 Private open space may be substituted for the equivalent area of communal open space where:

- (a) at least 50 per cent of the communal open space is visually screened from public areas of the development
- (b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance
- (c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

Communal Open Space

26 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:

- (a) private open space
- (b) public rights of way
- (c) private streets
- (d) parking areas and driveways
- (e) service and storage areas
- (f) narrow or inaccessible strips of land.

27 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:

- (a) address acoustic, safety, security and wind effects
- (b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings
- (c) facilitate landscaping and food production
- (d) be integrated into the overall facade and composition of buildings.

Visual Privacy

- 28 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

Noise

- 29 Other than within an area designated for the purposes of the *Noise and Air Emissions Overlay*, residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 30 External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:
- (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.
- 31 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

Site Facilities and Storage

- 32 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
 - (c) household waste and recyclable material storage areas away from dwellings of a size suitable for the expected volume, located away from dwellings, screened from public view and in an area easily accessible for waste collection.

Affordable Housing

- 33 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

Dependent Accommodation

- 34 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 600 square metres
 - (b) the accommodation has a small floor area relative to the associated main dwelling(s) that does not exceed 60 square metres or 70 per cent of the total floor area of the existing dwelling, whichever is the lesser
 - (c) adequate outdoor space of a minimum 20 square metres is provided for the use of all occupants of the dependant accommodation
 - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
 - (e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling
 - (f) the building is attached to the associated main dwelling.

Swimming Pools and Outdoor Spas

- 35 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

Street and Boundary Setbacks

- 36 Dwellings should be set back from allotment or site boundaries to provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement, except where there is a Council approved building envelope plan demonstrating visual privacy can be achieved by other means.
- 37 Except where otherwise specified in a Council approved building envelope plan, zone, policy area or precinct or specified in [Table Play/2 - Building Setbacks from Road Boundaries](#), dwellings should be set back from road frontages in accordance with the following minimum distances:

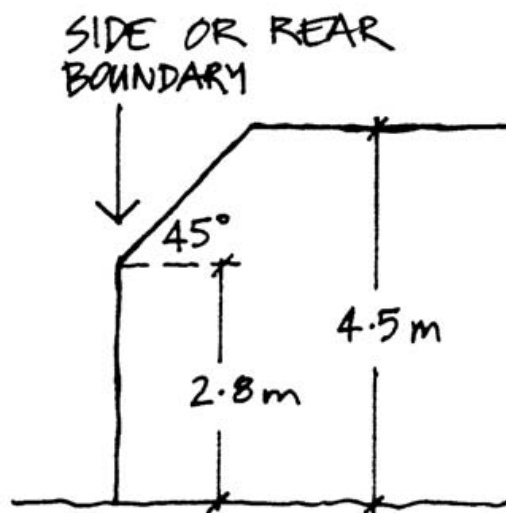
Type of road	Primary road frontage	Secondary road frontage
Local road	5 metres	2 metres
Arterial road and major collector road shown on <i>Overlay Maps - Transport</i>	7 metres	3 metres

- 38 Except where otherwise specified in a particular zone, policy area or precinct, dwellings should be set back from side and rear allotment boundaries the following minimum distances:

Parameter	Value
Minimum setback from side boundary with a wall height of less than 3 metres	1 metre
Minimum setback from side boundary with a wall height of greater than 3 metres and less than 6 metres	2 metres
Minimum setback from side boundary with a wall height of greater than 6 metres	2 metres plus an additional setback which is equal to the increase in wall height above 6 metres
Minimum setback from rear boundary for single storey components of buildings	4 metres
Minimum setback from rear boundary for two storey components of buildings	8 metres or 6 metres in the Residential Regeneration Zone
Minimum setback for a roof (including eaves and gutters)	450 millimetres from a side boundary or 900 millimetres from any part of an existing building on an adjacent allotment

- 39 Except where otherwise specified in a particular zone, policy area or precinct, side boundary walls of dwellings should:
- (a) be no greater than 3 metres in height or the height of an adjoining boundary wall
 - (b) be no greater than 8 metres in length or the length of an adjoining boundary wall
 - (c) not be located closer than 2.5 metres to a wall containing a habitable room window of an adjoining dwelling unless the boundary wall is located to the north of the neighbouring window in which case the minimum setback distance is increased to 3.5 metres

- (d) not to exceed 50 per cent of the length of the boundary or 4 metres in height if abutting a public reserve or communal open space.
- 40 Except where otherwise specified in a particular zone, policy area or precinct, garages, carports, pergolas, outbuildings and other similar buildings should be set back a minimum of 5.5 metres from primary road frontage and not less than 0.5 metres behind the main face of the dwelling.
- 41 Except where otherwise specified in a particular zone, policy area or precinct, garages, carports, pergolas, outbuildings and other similar buildings should be constructed either on the side or rear boundary or setback from the boundary the following minimum distances:
- (a) 600 millimetres for an open structure
- (b) 1 metre for any solid or enclosed wall.
- 42 Except where otherwise specified in a particular zone, policy area or precinct, garages, carports, pergolas, outbuildings and other similar buildings with walls located on the side or rear boundaries should:
- (a) excluding gabled roofs, be constructed in accordance with the setback and size requirements of the following envelope diagram:



Side or rear boundary building envelope

- (b) be constructed at least 6 metres from any existing structure on the site located on the same boundary
- (c) not adjoin the length of the boundary (whether solid walls or open and including any existing similar structures built on or within 600 millimetres of that boundary) by more than:
- (i) 7 metres for enclosed side walls
- (ii) 8 metres for open sided walls.

Car Parking and Access

- 43 The width of driveway crossovers should be minimised and have a maximum width of:
- (a) 3 metres wide for a single driveway
- (b) 5 metres wide for a double driveway.

- 44 Vehicle crossovers should be located a minimum of 1 metre from existing street trees, above ground utility and infrastructure equipment and poles, and stormwater side entry pits.
- 45 Residential allotments should have no direct vehicle access onto Curtis Road, Craigmore Road, John Rice Avenue, Hogarth Road, Main North Road or Yorktown Road.

Home Businesses

- 46 A home business should only occur where:
 - (a) it is incorporated within a dwelling or on land containing a dwelling
 - (b) located outside of the Watershed Area of the Mount Lofty Ranges
 - (c) it comprises a small office, consulting room or other non-industrial business
 - (d) the nature, scale and intensity of the use does not cause detrimental impact to the amenity of residents living in the locality by virtue of the appearance of the land or buildings, the inappropriate parking of motor vehicles, movement of people and goods, hours of operation, electrical interference, the storage of hazardous substances, or noise or other emissions from the site
 - (e) the floor area does not exceed 50 square metres or 30 per cent of the total floor area of the associated dwelling (excluding any garage/carport), whichever is the lesser
 - (f) employees do not include more than 1 non-resident employee
 - (g) the business does not involve the servicing, repair, or sale of motor vehicles
 - (h) only one commercial motor vehicle (as defined in the *Road Traffic Act 1961*) associated with the business may be present at any time
 - (i) vehicles exceeding 3 tonnes tare in weight are not used by or required to service the business
 - (j) goods are not displayed in any window or about the dwelling or its curtilage
 - (k) signage advertising the home business activity does not have an advertising area exceeding a total of 0.25 square metres.

ATTACHMENT A9

(General Section – Transportation and Access)

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public, community and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks
 - (e) provides convenient and safe access to public transport stops.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.
- 5 Safe and convenient freight and people movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on *Overlay Map(s) - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

- 4 Roads should be designed to achieve the following:
 - (a) residential neighbourhoods being bounded by arterial and major collector roads
 - (b) local crossing roads (generally carrying more than 4000 vehicles per day) serving to collect local residential traffic and as a convenient bus route, and on which centre, school and key neighbourhood facilities are located, with provision for bike lanes
 - (c) local streets and access places serving principally a residential property access function.
- 5 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.
- 6 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage active transport modes.
- 7 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.
- 8 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 9 Development should provide safe and convenient access for all anticipated modes of transport.
- 10 Development at intersections, pedestrian and cycle crossings, and cross-overs to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 11 Driveway cross-overs affecting pedestrian footpaths should maintain the level and surface colour of the footpath.
- 12 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).
- 13 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.
- 14 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 15 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 16 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 17 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with:
 - (a) open space networks, recreational trails, parks, reserves and sport and recreation areas
 - (b) Adelaide's principal cycling network (Bikedirect), which includes arterial roads, local roads and off road paths as depicted in *Overlay Maps - Transport*.

- 18 New developments should give priority to and not compromise existing designated bicycle routes.
- 19 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 20 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities
 - (c) bicycle parking facilities **provided at the rate of one space per 750 square metres of retail floor space.**
- 21 On-site secure bicycle parking facilities should be:
 - (a) located in a prominent place
 - (b) located at ground floor level
 - (c) located undercover
 - (d) located where surveillance is possible
 - (e) well lit and well signed
 - (f) close to well used entrances
 - (g) accessible by cycling along a safe, well lit route.
- 22 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

Access

- 23 Development should have direct access from an all weather public road.
- 24 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 25 **Four-way cross roads should not be created except where arterial roads intersect with arterial roads.**
- 26 Development should not restrict access to publicly owned land such as recreation areas.
- 27 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads (including rear access)
 - (b) shared between developments.

- 28 Additional individual property access should not be established on the roads listed in [Table Play/2 - Building Setbacks from Road Boundaries](#) where 'No' is stated in Column 4.
- 29 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road.
- 30 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse onto of from the road.
- 31 Structures such as canopies and balconies that encroach onto the footpath of a road should not cause visual or physical obstruction to:
- (a) signalised intersections
 - (b) heavy vehicles
 - (c) street lighting
 - (d) overhead electricity lines
 - (e) street trees
 - (f) bus stops.
- 32 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
 - (b) have a maximum gradient of 1-in-5
 - (c) minimise excavation and/or fill
 - (d) minimise the potential for erosion from surface runoff
 - (e) avoid the removal of existing vegetation
 - (f) be consistent with *Australian Standard AS 2890 - Parking facilities*.

Access for People with Disabilities

- 33 Development should be sited and designed to provide convenient access for people with a disability.
- 34 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

- 35 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand *in accordance with* [Table Play/3 - Off Street Vehicle Parking Requirements](#).
- 36 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 37 Vehicle parking areas should be sited and designed to:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

- (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the need for vehicles to reverse onto public roads
 - (h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas
 - (k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.
- 38 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.
- 39 Vehicle parking areas that are likely to be used during non daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.
- 40 Vehicle parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 41 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.
- 42 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 43 On-site visitor parking spaces should be sited and designed to:
- (a) not dominate internal site layout
 - (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (c) be accessible to visitors at all times.

Vehicle Parking for Residential Development

- 44 On-site vehicle parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 45 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

- (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 46 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:
- (a) not face the primary street frontage
 - (b) be located to the rear of buildings with access from a shared internal laneway
 - (c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

Vehicle Parking for Mixed Use and Corridor Zones

- 47 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table X/X – Off-street Vehicle Parking Requirements](#).
- 48 Loading areas and designated parking spaces for service vehicles should:
- (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.
- 49 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
- (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 50 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 51 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
- (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties
 - (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties

- (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)
 - (h) the height of the car park ceiling does not exceed 1 metre above the finished ground level.
- 52 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

ATTACHMENT B1

(Overlay: Affordable Housing)

Affordable Housing Overlay

Refer to the [Map Reference Tables](#) for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) - Affordable Housing*.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

- 1 Affordable housing that is integrated into residential and mixed use development.
- 2 Development that comprises a range of affordable dwelling types that caters for a variety of household structures.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development comprising 20 or more dwellings should include a minimum of 15 per cent affordable housing unless the development is to occur in stages and it can be demonstrated that any shortfall in affordable housing from any stage of development will be accommodated in another stage or stages.

ATTACHMENT B2

(Overlay: Noise and Air Emissions)

Noise and Air Emissions Overlay

Refer to the [Map Reference Tables](#) for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) – Noise and Air Emissions*.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

- 1 Protect community health and amenity from adverse impacts of noise and air emissions.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
 - (a) shield sensitive uses and areas through one or more of the following measures:
 - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas
 - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source
 - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met
 - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable
 - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

ATTACHMENT B3

(Overlay: Strategic Transport Routes)

Strategic Transport Routes Overlay

Refer to the [Map Reference Tables](#) for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s)* – *Strategic Transport Routes*.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

- 1 Development that recognises the importance of strategic transport routes and does not impede traffic flow or create hazardous conditions for pedestrians, cyclists or drivers of vehicles, including emergency services vehicles.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development adjacent to a strategic transport route should:
 - (a) avoid the provision of parking on the main carriageway
 - (b) be accessible via service roads, where possible, that provide:
 - (i) parking off the main carriageway
 - (ii) a buffer from the main carriageway for pedestrian and cycle activity
 - (c) not impede the potential for overhead cabling and associated infrastructure to be established in an existing or proposed tram corridor.
- 2 Vehicular site access should not be provided along the main street frontage where an alternative access is available.
- 3 Development adjacent kerbside bus stops should be set back to provide sufficient space for indented bus bays with associated hard stand area, shelter and a minimum 1.2 metre wide continuous accessible path behind the bus shelter.

ATTACHMENT C1

(Deferred Urban Zone - new)

Deferred Urban Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.
- 2 A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.
- 4 Development designed and sited to withstand the effects of a 1-in-100-year average return interval flood event of the Gawler River.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone comprises land that has been identified for further investigation as part of Greater Adelaide's longer term urban land supply program. On this basis, development within the zone should not prejudice the long term intentions for urban development.

Until required for urban expansion of the Virginia township, development should largely comprise the continuance of primary production activities, the expansion of existing community uses, and alterations and additions to existing buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - additions and alterations to an existing educational establishment or health facility
 - broad-acre cropping
 - dwelling on an existing allotment
 - grazing.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.

Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
 - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures

- (b) improve the management of the land for the purpose of primary production
- (c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Builders yard	
Buildings located within the ' Flood Hazard Zone 3 ' of the Gawler River Flood Plain , as shown on the Gawler River Flood Hazard Map - GRO Map No. 238/1993 .	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	<p>Except a detached dwelling where:</p> <ul style="list-style-type: none"> (a) the allotment is located outside 'Flood Hazard Zones 2 or 3' of the Gawler River Flood Plain, as shown on the Gawler River Flood Hazard Map - GRO Map No. 238/1993. (b) travel by road from the allotment to land outside of the Gawler River Flood Plain would require traversing 'Flood Hazard Zone 3', as shown on the Gawler River Flood Hazard Map - GRO Map No. 238/1993 (c) it does not result in more than one dwelling on an allotment (d) it is located on an allotment created before 3 November 1999.
Educational establishment	Except for alteration and additions to an existing educational establishment
Fence in the Gawler River Flood Plain	<p>Except where it achieves at least one of the following:</p> <ul style="list-style-type: none"> (a) post and wire fencing with a mesh size greater than 100 millimetres (b) fencing located within 10 metres of a dwelling or other building.

Form of Development	Exceptions
Fuel depot	
Horse keeping	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Motel	
Motor repair station	
Nursing Home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Plant nursery	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Demolition of elements of a heritage place listed in Table Play/5 - State Heritage Places or Table Play/4 - Local Heritage Places , not considered to have heritage value.	Development affecting a heritage place listed in Table Play/5 - State Heritage Places or Table Play/4 - Local Heritage Places where it involves any of the following: <ul style="list-style-type: none">(a) building work that materially affects the heritage value or the elements of a heritage place listed in Table Play/5 - State Heritage Places or Table Play/4 - Local Heritage Places(b) land division involving the creation of additional allotments or division within an existing built form(c) a change in use(d) demolition of a Local heritage place identified in Table Play/4 - Local Heritage Places, other than where assigned Category 1.

ATTACHMENT C2

(Suburban Neighbourhood Zone - new)

Suburban Neighbourhood Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A predominantly low and medium density residential area that comprises a range of dwelling types together with local and neighbourhood centres that are located within a walkable distance of most residents
- 2 Provision of medium density residential development adjacent to activity centres, public transport stops and public open space.
- 3 Local and neighbourhood activity centres that provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.
- 4 The orderly expansion or intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- 5 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 6 Land not used for sensitive urban purposes within those parts of the Buckland Park urban growth area identified in [Concept Plan Map Play/32 – Buckland Park Odour Area](#) until potential adverse impacts from organics waste treatment and composting operations south of the zone are removed.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone includes urban growth areas at Buckland Park and Virginia that will be developed primarily for low and medium density residential neighbourhoods established around local and neighbourhood scale activity centres. These residential neighbourhoods will support the theme of walkable communities, without compromising the establishment of other existing or envisaged centres, consistent with [Concept Plan Map Play/29 – Buckland Park](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

The layout of each growth area will assist in creating active public spaces and providing equitable access to public open space, shops, education facilities, and a range of community services.

Housing diversity is a priority in the zone, including a range of affordable and social housing products, that will be delivered through innovative land division layouts, housing designs, access and parking arrangements catering to different household sizes and housing preferences.

Residential development in those parts of the zone located at Virginia will take into account the existing built-up character, where the provision of larger residential allotments will predominate particularly at the interface with the existing built-up areas.

Elsewhere in the zone, the dominant character is expected to be created by residential buildings of up to three storeys supporting an average net residential density of around 20-35 dwellings per hectare. Higher net residential densities of at least 45 dwellings per hectare are envisaged within and directly adjacent to activity centres, major public transport stops and areas of high public amenity including public open space. Within the growth area at Buckland Park, buildings over 3 storeys may be appropriate to achieve higher net residential densities and create a more intensive built form.

In relation to the residential areas, the public realm will include unique and interesting residential themes achieved through landscaping, surface treatments, street furniture, building design and other elements. In

most cases setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows and doors that overlook the street to promote community interaction and safer streets.

Opportunities to create a distinctive urban form adjacent to and within centres, to frame plazas and courtyards or to reinforce a main-street theme, will be sought and encouraged to add vibrancy to community hubs.

Public open space will be designed as safe and attractive places for a range of recreational activities and formal sport as well as water management and environmental protection.

Street patterns and walkways will be integral to subdivision and neighbourhood design with the aim to minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. These networks will encourage active travel such as walking and cycling to local services and facilities.

The collector and major local road network identified on [Concept Plan Map Play/29 – Buckland Park](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) and will be established as the pre-eminent movement corridors through the zone and will be identifiable as landscaped boulevards. The network will connect the major features of the zone including activity centres, schools, key open space areas, recreation hubs and residential areas to adjoining areas. Local roads will have a more intimate feel and support walking and cycling with lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, architectural variety, a pedestrian scale of development and quality street lighting.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways. In designing drainage systems and treatments, 'swale' treatments may be considered, ensuring that they complement the landscape, are integrated within urban areas and comply to relevant engineering standards and design requirements.

A buried high pressure gas transmission pipeline traverses some areas within the zone, namely the Epic Energy Gas pipeline. This transmission pipeline is to be designed, constructed, operated and maintained in accordance with *Australian Standard (AS) 2885: Pipelines – Gas and Liquid Petroleum* to ensure protection of the pipeline, which in turn ensures the safety of the community, protection of the environment and security of (gas) supply to users.

Any change to the use of land and/or proposed construction activity in the vicinity of this pipeline requires a detailed assessment to be undertaken to ensure that all risks associated with continued pipeline operations remain acceptable. In light of these requirements, development within 400 metres of the Epic gas pipeline as shown on [Overlay Map Play/3 and 35 - Development Constraints](#) should conform with the minimum pipeline safety requirements for *AS2885 (Pipeline Gas and Liquid Petroleum)*.

Areas within the zone may also be contaminated due to previous activities. Due to these circumstances, development is expected to occur using the precautionary principle and may therefore require further site contamination assessment as part of future development proposals particularly where it involves the establishment of sensitive uses.

Buckland Park

The Buckland Park urban growth area will be developed in accordance with [Concept Plan Map Play/29 – Buckland Park](#) and when fully developed is anticipated to accommodate around 12000 dwellings.

As a 'new town' project, it will be important that development proceeds as a series of interconnected neighbourhoods designed to promote social interaction and participation and create a sense of community for residents.

Three neighbourhood centres are desired within the Growth Area, each containing in the order of 5500 square metres of retail floor space in addition to other business and community facilities. Smaller local

centres may be located within residential areas to provide community focus points. An equitable distribution of retail floor space throughout the zone is desired. An indoor recreation centre is anticipated within or adjacent to the neighbourhood centre located centrally within the zone.

Active frontages within centres will be achieved by a variety of design solutions including ground floor uses that have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to centres are encouraged such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

Centres identified on [Concept Plan Map Play/29 – Buckland Park](#) will include the following key elements:

- (a) street level uses that are primarily retail, service or office
- (b) zero setbacks to primary street frontages
- (c) upper floor uses that may include offices but are generally residential
- (d) shared parking and the siting of on-site parking primarily behind buildings
- (e) wide footpaths, colonnades, courtyards, awnings and street furniture that create a pedestrian-friendly environment
- (f) public/communal spaces for community interaction.

Stormwater discharge from the site will be minimised through on-site retention/detention, and the speed and volume of flows will be minimised by design features such as grassed swales and channels which feed into a detention basin in the southwest corner of the site for managed discharge to the Gulf Vincent via Thompson Outfall Channel.

Virginia

The Virginia urban growth area will be developed in accordance with [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

Development in the growth area will support the role of the adjacent **Virginia Town Centre Zone** as a focus for shopping, businesses and community life. The local activity centres located in the growth area will be of a small scale in the order of 250-1000 square metres of retail floor space and established to complement the role of the Town Centre.

The growth area includes established housing on large residential allotments that are serviced by individual household level wastewater systems. Until a common reticulated wastewater system is available, development involving subdivision into lots less than 1200 square metres within the 'existing town area' shown on [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) will not be encouraged.

Residential development will generally be characterised as low density with an average allotment size in the order of 600 square metres. It will be important to ensure a seamless transition is established between the 'existing town area' shown on [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) and new residential subdivisions.

The Growth Area is subject to road traffic noise from Port Wakefield Road, rail noise and vibration from the Adelaide to Darwin/Perth rail corridor, and motor racing noise from sprint car racing. Due to these circumstances, development adjacent these locations is expected to occur using the precautionary principle and may therefore require further site specific noise monitoring to assess the need for appropriate abatement measures as part of future development proposals particularly where it involves the establishment of sensitive uses.

Infrastructure for New Urban Growth Areas – Virginia

Development within the growth area at Virginia requires the co-ordinated delivery of infrastructure and should only proceed where it has been demonstrated that such co-ordination exists to ensure infrastructure between development sites (or a stage of a development) facilitates the overall achievement of the relevant

Concept Plans. In some cases this may include provision for temporary works pending development of adjacent land or other land within the same Concept Plan area.

Particular attention will be given to infrastructure co-ordination to achieve the following:

- an efficient and easily maintained stormwater management system comprising a series of drainage channels and retention / detention basins and /or wetlands
- noise reduction along major roads and rail corridors to reduce noise impacts on residential areas, particularly along the Port Wakefield Highway and the Adelaide-Darwin railway line
- key local roads to distribute traffic to the existing road network, facilitate convenient public transport routes and create clear pathways between new residential areas and local services including activity centres and community facilities
- the provision of a common reticulated wastewater system to all new residential allotments.

In relation to Port Wakefield Highway and the Adelaide-Darwin railway line the preferred method of providing reasonable acoustic amenity for adjacent residential areas is through the adoption of solid, freestanding acoustic barriers, and vegetated mounds incorporated into subdivision designs. The design of these barriers will provide a high standard of amenity for the local area and will provide a consistent appearance to what are key gateway corridors to metropolitan Adelaide. The design of these barriers will also take into consideration regional stormwater flow paths and avoid additional flood risk to existing and proposed development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or any combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - community centres
 - consulting room
 - domestic outbuilding in association with a dwelling
 - dwelling
 - dwelling addition
 - educational establishment
 - indoor recreation centre
 - office and dwelling
 - office
 - open space
 - pre-school
 - primary school
 - recreation area
 - residential flat buildings
 - shop and dwelling
 - shop or group of shops, excluding a bulky goods outlet or restaurant
 - supported accommodation.
- 2 The following additional types of development, or combination thereof, are envisaged within designated neighbourhood centres identified on [Concept Plan Map Play/29 – Buckland Park](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#):
 - bank
 - bulky goods outlet
 - hotel
 - library
 - motel
 - petrol filling station

- place of worship
 - restaurant.
- 3 Development should be in accordance with the following:
- (a) [Concept Plan Map Play/29 – Buckland Park](#)
 - (b) [Concept Plan Map Play/ 38 – Virginia Urban Growth Area.](#)
- 4 Non-residential development should be located within designated neighbourhood centres except where comprising small scale uses that:
- (a) serve the local community
 - (b) are of a nature and scale that is consistent with the character of the locality
 - (c) do not compromise the capacity to achieve coordinated activity centre development
 - (d) do not detrimentally impact on the amenity of nearby residents.
- 5 Development should not be in the form of entertainment venues and/or licensed premises that provide live music, with the exception of the 'Buckland Park District Centre' identified on [Concept Plan Map Play/28 – Buckland Park District Centre.](#)
- 6 Development listed as non-complying is generally inappropriate.

Form and Character

- 7 Development should be consistent with the desired character for the zone.
- 8 Development of three or more storeys in height should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 9 Dwellings within designated activity centres, directly abutting designated activity centres or directly abutting public open spaces greater than 2,000 square metres should achieve a minimum net residential site density of 45 dwellings per hectare.
- 10 Development should be 3 storeys or less except where located in a designated activity centre or adjacent to public open space where taller buildings may be appropriate.
- 11 The visual massing and height of buildings in activity centres should be progressively reduced at the interface with lower density residential development.
- 12 Garage top apartments that share the allotment and services of the main dwelling should:
- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
 - (b) front a street that provides rear access for vehicles

- (c) complement the existing dwelling or mixed use building.

13 No maximum site coverage applies within the zone.

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 14 Walls of dwellings and residential flat buildings sited on side boundaries should achieve at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan
 - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.
- 15 Dwellings developed to both side boundaries, should provide ground level access to the rear of the site via a carport, garage access way, service lane or the like, except where there is less than 25 square metres of private open space, or in accordance with a Council approved building envelope plan.

Setbacks from the Side Boundary

- 16 Walls of dwellings setback from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres)
Except for Buckland Park, for any portion of the wall less than or equal to 7 metres	0.9
Except for Buckland Park, for any portion of the wall greater than 7 metres	0.9
Within the Buckland Park growth area, any portion of the wall less than or equal to 3 metres	0.9
Within the Buckland Park growth area, any portion of the wall greater than 3 metres	Except for south facing walls, 0.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres. For south facing walls, 1.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres.

Setbacks from Roads

- 17 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be setback from road frontages in accordance one of the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of a major collector road in the Buckland Park urban growth area	8 except where a landscaped road reserve buffer is in place or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling) 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment 0 where the land is within or directly facing a designated activity centre and vehicle access is provided to the rear of the allotment
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

- 18 The walls of detached, semi detached and row dwellings should be setback from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey minimum setback (metres)
≤300	3	5	5 plus any increase in wall height over 6 metres
>300	4	6	6 plus any increase in wall height over 6 metres

19 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:

- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
- (b) constructed in accordance with any approved building envelope plan.

Site Area

20 A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	250 minimum allotment area	7
Semi-detached	200 minimum allotment area	6
Row dwelling and detached dwellings constructed boundary to boundary	100 minimum allotment area	5
Group dwelling and residential flat building (1 and 2 storey)	200 average site area per dwelling	No minimum

21 The minimum site area requirements specified can be reduced where the division is accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character for the zone and where one of the following applies:

- (a) the allotment(s) is located within 200 metres of a neighbourhood activity centre
- (b) the development includes 15 per cent affordable housing
- (c) the allotment(s) is directly adjacent public open space greater than 2000 square metres.

Local and Neighbourhood Centres

22 Neighbourhood activity centres identified on [Concept Plan Map Play/29 – Buckland Park](#) should be of a scale and distribution that does not impede the development of other neighbourhood centres to be established within the zone and maximises households within walking distance.

23 Designated local and neighbourhood activity centres should:

- (a) maximise their role as a neighbourhood focus by including a range of community facilities
- (b) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
- (c) orient development towards and near to public spaces and street frontages
- (d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas

- (e) include shelter for pedestrians along public streets and internal access ways
 - (f) ensure building facades create diversity of interest and have the appearance of an aggregation of small buildings
 - (g) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
 - (h) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.
- 24 Development within designated activity centres should be set back a maximum of 3 metres from the primary road frontage.

Land Division

- 25 Land division should identify allotments capable of accommodating neighbourhood activity centres in the locations identified on [Concept Plan Map Play/29 – Buckland Park](#).
- 26 Residential allotments within the Buckland Park urban growth area should be designed to avoid direct access to a major collector road.
- 27 Existing residential sites that rely on on-site wastewater disposal systems within the Virginia growth areas should not be less than 1200 square metres.
- 28 Significant trees and trees of habitat value in the Buckland Park urban growth area, particularly the River Red Gums located to the north of this area, should be incorporated into road reserves, open space areas, or within allotments where it can be demonstrated that a dwelling can be sited without the removal of or damage to the tree.
- 29 New residential development adjacent the rail corridor, Port Wakefield Road and the speedway facility at Virginia as shown in [Concept Plan Map Play/38 - Virginia Urban Growth Area](#) should have regard to existing and possible future noise sources with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities.

Car Parking

- 30 Car parking should be provided in accordance with [Table Play/3 – Off Street Vehicle Parking Requirements](#), except where varied as follows:
- (a) for dwellings (other than multiple dwellings)
 - (i) with one bedroom, one on-site space
 - (ii) with two bedrooms and not exceeding 110 square metres in total floor area, one on-site space and sufficient off-site car parking being available near the site to meet anticipated demand
 - (b) it can be demonstrated that fewer car parks would meet the car parking needs associated with the development having regard to one or more of the following:
 - (i) sufficient on-street parking is available near the site to meet anticipated demand
 - (ii) the provision of shared use car parking where the peak parking demand for different activities occurs at different times
 - (iii) evidence is provided that a lesser parking demand has been appropriately and effectively applied to similar uses elsewhere
 - (iv) ease of access to public transport.

Hazards

- 31 Development within the [Concept Plan Map Play/29 – Buckland Park](#) including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring development achieves all of the following:
- (a) minimum site levels of 4 metres AHD
 - (b) minimum building levels of 4.25 metres AHD.
- 32 To protect against bushfire, dwellings should not be sited within 40 metres of a slope greater than 20 degrees, where the length of the slope is greater than 10 metres and covered by hazardous vegetation.
- 33 The General Bushfire Risk classification will apply to development in those parts of the zone shown as Excluded in *Bushfire Protection Area BPA Maps – Bushfire Risk*, if any of the following apply:
- (a) the development does not form part of the contiguous urban area
 - (b) the development is on an allotment that is not connected to a mains water supply.

Interface between Land Uses

- 34 Development involving sensitive land uses within the [Concept Plan Map Play/29 – Buckland Park](#) should not be located within one kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the zone until those operations cease or the potential for adverse impacts no longer exists.

Infrastructure Co-ordination

- 35 Development, including land division, within the Virginia growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on [Concept Plan Map Play/41 – Virginia Urban Growth Area Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Precinct	Infrastructure item description	
	Whole precinct requirements	Part precinct requirements
B	(a) a new road connecting the Sheedy Road / McEvoy Road link road to Old Port Wakefield Road.	(a) outside Area B1: <ul style="list-style-type: none"> (i) a new link road between Sheedy Road and McEvoy Road (ii) the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this portion of the precinct (iii) a noise barrier along the Port Wakefield Highway (a) in Area B1, stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.

Precinct	Infrastructure item description	
	Whole precinct requirements	Part precinct requirements
C	<ul style="list-style-type: none"> (a) a new road connecting McEvoy Road and Old Port Wakefield Road, with provision for intersection treatment at the junction with Port Wakefield Road (b) a noise barrier along the Port Wakefield Highway. 	<ul style="list-style-type: none"> (a) in Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment (b) outside Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.

Restricted Urban Policy Area 20

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 The continuation of existing land uses until the potential for impacts from nearby waste processing activities is removed.
- 2 Development that does not compromise the future use of the policy area for urban activities.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is located in proximity to a significant organic waste processing activity. Development likely to be sensitive to the odour generated by this should not occur within the policy area and the 'Odour Impact Area' identified on [Concept Plan Map Play/32 – Buckland Park Odour Impact Area](#) to ensure that adequate separation between such land uses and the waste processing activity is maintained.

Existing land uses are expected to continue until the potential for odour impacts from the waste processing activity no longer exist, after which it is expected that the policy area will be developed for urban land uses with a focus on residential land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should provide for the maintenance of existing land uses until these can be progressively replaced by urban land uses.
- 2 Sensitive land uses should only occur when it can be demonstrated that the potential impacts from waste processing activities no longer exist.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Hospital	
Industry	
Intensive animal keeping	
Public service depot	
Road transport terminal	
Service trade premises	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. Further, the following forms of development (except where the development is non-complying) are designated, including:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1.
Aged persons accommodation All forms of development that are ancillary and in association with residential development	

Category 1	Category 2
Dwelling	
Bank except where adjacent an existing or approved dwelling	
Community centre except where adjacent an existing or approved dwelling	
Consulting room except where adjacent an existing or approved dwelling	
Educational establishment except where adjacent an existing or approved dwelling	
Hall except where adjacent an existing or approved dwelling	
Nursing home	
Office that is ancillary and in association with a dwelling	
Office (other than where ancillary and in association with a dwelling) except where adjacent an existing or approved dwelling	
Place of worship except where adjacent an existing or approved dwelling	
Personal service establishment except where adjacent an existing or approved dwelling	
Pre-school except where adjacent an existing or approved dwelling	
Primary school except where adjacent an existing or approved dwelling	
Recreation area	
Residential flat building	
Retirement village	
Restaurant except where adjacent an existing or approved dwelling	
Supported accommodation	
Shop or group of shops except where adjacent an existing or approved dwelling.	

ATTACHMENT D

Replacement Map Reference Tables

Zone Maps

Zone Name	Zone Map Numbers
Commercial Zone	Play/4, Play/17, Play/21, Play/39
Community Zone	Play/26, Play/33
Deferred Urban Zone	Play/3, Play/35
District Centre Zone	Play/3, Play/21
Hills Face Zone	Play/5, Play/6, Play/10, Play/11, Play/23, Play/27, Play/28, Play/31, Play/34, Play/37
Industry Zone	Play/3, Play/19, Play/20, Play/24, Play/25, Play/29, Play/32, Play/49
Intermodal Zone	Play/8, Play/9
Light Industry Zone	Play/5, Play/17, Play/20, Play/25, Play/29, Play/32, Play/33, Play/39
Local Centre Zone	Play/5, Play/16, Play/17, Play/18, Play/20, Play/21, Play/22, Play/25, Play/26, Play/30, Play/31, Play/33, Play/43,
Mineral Extraction Zone	Play/2, Play/3, Play/7, Play/8, Play/49
Moss Zone	Play/2, Play/3, Play/4, Play/5, Play/7, Play/8, Play/10, Play/13, Play/14, Play/18, Play/21, Play/22, Play/26, Play/27, Play/28, Play/31, Play/33, Play/34, Play/36, Play/44, Play/45, Play/46, Play/47, Play/48
Neighbourhood Centre Zone	Play/16, Play/17, Play/18, Play/19, Play/20, Play/22, Play/26, Play/27, Play/29, Play/30, Play/33, Play/36, Play/38, Play/40, Play/41, Play/42
Open Space Zone	Play/2, Play/3, Play/49
Primary Production (Mount Lofty Ranges) Zone	Play/6, Play/11
Primary Production Zone	Play/2, Play/3, Play/4, Play/5, Play/8, Play/9, Play/12, Play/13, Play/14, Play/15, Play/16, Play/19, Play/24, Play/35, Play/36, Play/44, Play/48, Play/49
Recreation Zone	Play/3, Play/4, Play/8, Play/9, Play/19, Play/21, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33
Regional Centre Zone	Play/25, Play/30
Residential Zone	Play/12, Play/13, Play/15, Play/16, Play/17, Play/18, Play/20, Play/21, Play/22, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33, Play/38, Play/39, Play/40
Residential Character Zone	Play/29, Play/30
Residential Hills Zone	Play/10, Play/22, Play/23, Play/26, Play/27, Play/28, Play/30, Play/31, Play/33, Play/34
Residential Park Zone	Play/3, Play/8, Play/19, Play/24

Zone Name	Zone Map Numbers
Residential Playford Zone	Play/5, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/22, Play/23, Play/38, Play/39, Play/40, Play/41, Play/42, Play/43
Residential Regeneration Zone	Play/14, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/25, Play/29, Play/30, Play/32, Play/33, Play/38, Play/39, Play/41
Rural Living Zone	Play/3, Play/4, Play/15, Play/22, Play/23, Play/27, Play/28, Play/36
Suburban Neighbourhood Zone	Play/2, Play/3, Play/8, Play/35, Play/44, Play/45, Play/46, Play/47, Play/48, Play/49
Town Centre Zone	Play/21, Play/35, Play/37
Township Zone	Play/36, Play/37
Watershed Protection (Mount Lofty Ranges) Zone	Play/11

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Watershed Policy Area 2	Play/10, Play/11, Play/37
Industry Virginia Policy Area 3	Play/3
Horticulture West Policy Area 4	Play/2, Play/3, Play/8, Play/35, Play 44, Play/48, Play/49
Rural Policy Area 5	Play/4, Play/9, Play/15, Play/19, Play/24
Urban Buffer Policy Area 6	Play/4, Play/15, Play/19, Play/36
Motor Sport Policy Area 7	Play/8
Buckland Park Policy Area 9	Play/3
Business Policy Area 10	Play/3, Play/49
Elizabeth Downs Local Activity Centre Policy Area 11	Play/21, Play 26
Elizabeth North Local Activity Centre Policy Area 12	Play/20, Play/25
Elizabeth Grove Local Activity Centre Policy Area 13	Play/30
Elizabeth East Local Activity Centre Policy Area 14	Play/30, Play/31
Craigmore Neighbourhood Activity Centre Policy Area 15	Play/27
Elizabeth Vale Neighbourhood Activity Centre Policy Area 16	Play/33
Elizabeth Park Neighbourhood Activity Centre Policy Area 17	Play/26
Elizabeth South Neighbourhood Activity Centre Policy Area 18	Play/29, Play/30
Restricted Recreation Policy Area 19	Play/2, Play/3, Play/49
Restricted Urban Policy Area 20	Play/2, Play/3, Play/49

Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Charlotte Street Commercial	Play/17, Play/21, Play/39,
Precinct 2 Commercial	Play/17, Play/39
Precinct 3 Industry A	Play/19, Play/20, Play/24, Play/25, Play/29, Play/32
Precinct 4 Light Industry	Play/25, Play/32, Play/48
Precinct 5 Andrews Farm Local Activity Centre	Play/16
Precinct 6 Bogan Road Local Centre	Play/33
Precinct 7 Willison Road Local Centre	Play/31
Precinct 8 Fordingbridge Road Local Activity Centre	Play/20
Precinct 9 Smithfield Plains Local Activity Centre	Play/16, Play/17
Precinct 10 Alawoona Road Neighbourhood Activity Centre	Play/17, Play/18, Play/41
Precinct 11 Andrews Farm / Penfield Neighbourhood Activity Centre	Play/19
Precinct 12 Blakeview Neighbourhood Activity Centre	Play/18, Play/22, Play/40
Precinct 13 Curtis Road Neighbourhood Activity Centre	Play/16, Play/17, Play/38
Precinct 14 Medlow Road Neighbourhood Activity Centre	Play/18, Play/42
Precinct 15 Whittington Road Neighbourhood Activity Centre	Play/20
Precinct 16 Angle Vale Neighbourhood Centre	Play/36
Precinct 17 Horticulture	Play/3, Play/4, Play/5, Play/8, Play/9, Play/35, Play/36
Precinct 18 Rural Fringe	Play/4, Play/15,
Precinct 19 Centre Commercial Deferred	Play/25
Precinct 20 Centre Community Services	Play/25
Precinct 21 Centre Fringe	Play/25, Play/30
Precinct 22 Centre Institutional	Play/25, Play/30
Precinct 23 Centre Open Space	Play/25
Precinct 24 Centre Recreation	Play/30
Precinct 25 Centre Retail Core	Play/25, Play/30
Precinct 26 Centre Retail Fringe	Play/25, Play/30
Precinct 27 Munno Para West Andrews Farm	Play/12, Play/13, Play/15, Play/16, Play/17, Play/38
Precinct 28 Smithfield Township	Play/17, Play/21, Play/39
Precinct 29 Craigmore	Play/22, Play/23, Play/27, Play/28

Precinct Name	Precinct Map Numbers
Precinct 30 One Tree Hill Centre	Play/37
Precinct 31 Smithfield Centre	Play/21
Precinct 32 Virginia Centre	Play/35
Precinct 34 One Tree Hill Education and Recreation	Play/37
Precinct 35 One Tree Hill Historic Township	Play/37
Precinct 36 One Tree Hill Residential	Play/37
Precinct 37 Retail and Residential (Elizabeth Downs)	Play/21, Play/26
Precinct 38 Community Facilities (Elizabeth Downs)	Play/21
Precinct 39 Residential (Elizabeth North)	Play/20, Play/25
Precinct 40 Retail/Commercial (Elizabeth North)	Play/20, Play/25
Precinct 41 Community Facilities (Elizabeth North)	Play/25
Precinct 42 Residential/Mixed Use (Elizabeth Grove)	Play/30
Precinct 43 Retail/Commercial (Elizabeth Grove)	Play/30
Precinct 44 Community Facilities (Elizabeth East)	Play/30
Precinct 45 Community Facilities (Elizabeth East)	Play/30
Precinct 46 Residential (Elizabeth East)	Play/30, Play/31
Precinct 47 Retail/Commercial (Elizabeth East)	Play/30, Play/31
Precinct 48 Community Facilities (Craigmore)	Play/27
Precinct 49 Retail and Education (Craigmore)	Play/27

Overlay Maps

Issue	Overlay Map Numbers
Location	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/22, Play/23, Play/24, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Transport	Play/1, Play/3, Play/4, Play/5, Play/6, Play/8, Play/9, Play/10, Play/11, Play/12, Play/14, Play/15, Play/17, Play/18, Play/19, Play/20, Play/21, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Heritage	Play/3, Play/4, Play/5, Play/6, Play/8, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/17, Play/18, Play/21, Play/22, Play/25, Play/26, Play/28, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37.
Development Constraints	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37

Issue	Overlay Map Numbers
Natural Resources	Play/1, Play/2, Play/3, Play/7, Play/8
Affordable Housing	Play/3, Play/8, Play/35
Noise and Air Emissions	Play/3, Play/8, Play/35
Strategic Transport Routes	Play/3, Play/8, Play/35

Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16

Concept Plan Maps

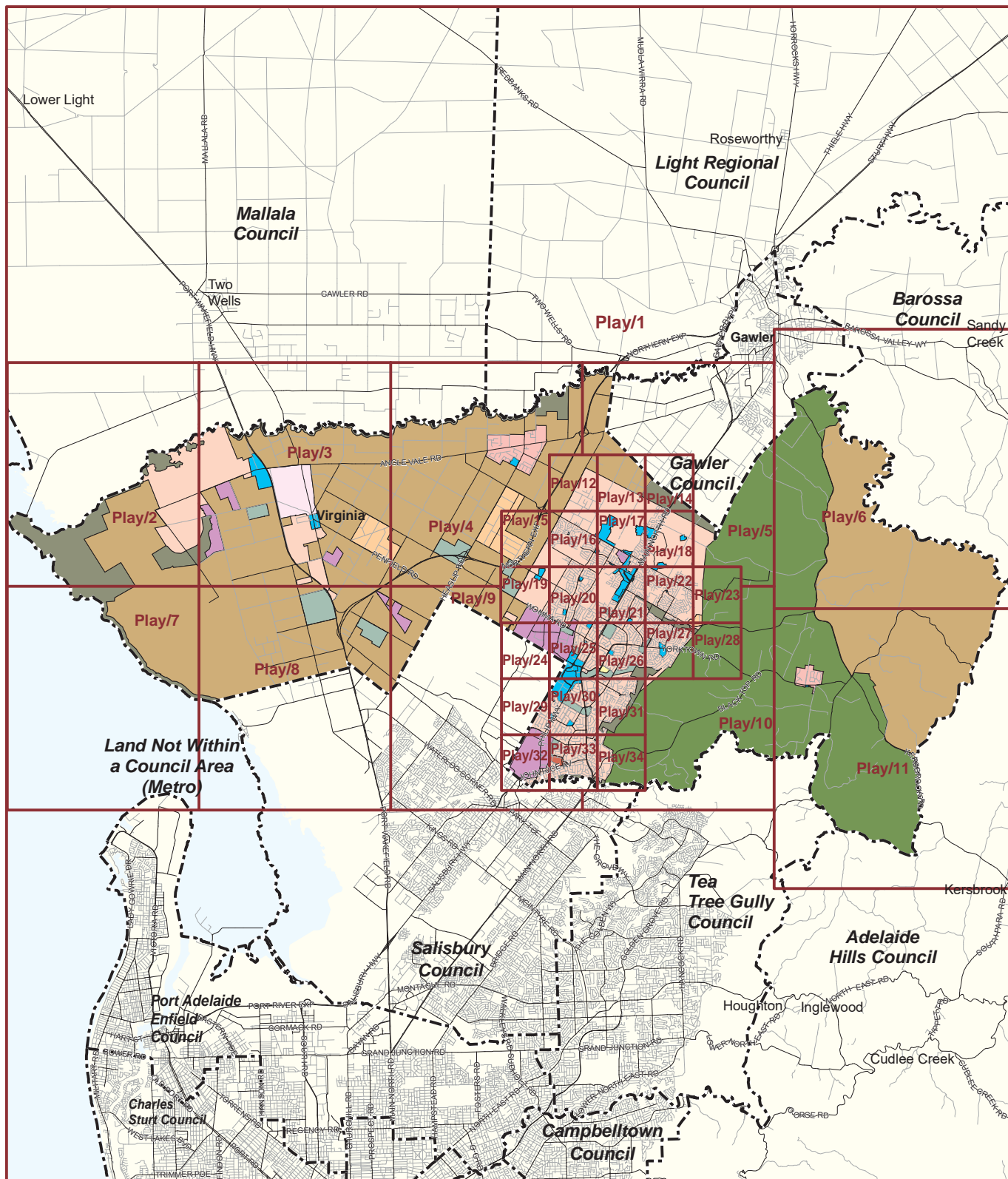
Concept Plan Title	Concept Plan Map Numbers
Munno Para District Centre	Play/1
Elizabeth Downs Local Centre	Play/2
Fordingbridge Road Local Centre	Play/3
Smithfield Plains Local Centre	Play/4
Munno Para (Alawoona Road) Neighbourhood Centre	Play/5
Andrews Farm / Penfield Neighbourhood Centre	Play/6
Blakeview Neighbourhood Centre	Play/7
Munno Para West (Curtis Road) Neighbourhood Centre	Play/8
Blakeview (Medlow Road) Neighbourhood Centre	Play/9
Whittington Road Neighbourhood Centre	Play/10
Angle Vale Neighbourhood Centre	Play/11
Playford Regional Centre	Play/12
Playford Regional Centre Philip Highway Built Form	Play/13
Blakeview Area	Play/14
Blakeview Area (Staging)	Play/15
Munno Para West	Play/16
Munno Para West (Staging)	Play/17
Andrews Farm / Penfield	Play/18
Andrews Farm / Penfield (Staging)	Play/19
Smithfield Plains High School Residential (Regeneration)	Play/20
Davoren Park Primary School Residential (Regeneration)	Play/21
One Tree Hill Town Centre	Play/22

Concept Plan Title	Concept Plan Map Numbers
Virginia Neighbourhood Centre	Play/23
Recreation	Play/24
Edinburgh Defence Airfield Defence (Area Control) Regulations	Play/25
Edinburgh Defence Airfield Aircraft Noise Exposure	Play/26
Edinburgh Defence Airfield Lighting Constraints	Play/27
Buckland Park District Centre	Play/28
Buckland Park	Play/29
Elizabeth Grove Local Centre	Play/30
Elizabeth East Local Centre	Play/31
Buckland Park Odour Impact Area	Play/32
Angle Vale Bulky Good Retail	Play/33
Munno Para West Neighbourhood Centre	Play/34
Munno Para Downs Neighbourhood centre	Play/35
Angle Vale Urban Growth Area	Play/36
Playford North Urban Growth Area	Play/37
Virginia Urban Growth Area	Play/38
Angle Vale Urban Growth Area Infrastructure	Play/39
Playford North Urban Growth Area Infrastructure	Play/40
Virginia Urban Growth Area Infrastructure	Play/41

ATTACHMENT E

Replacement Spatial Extent Maps

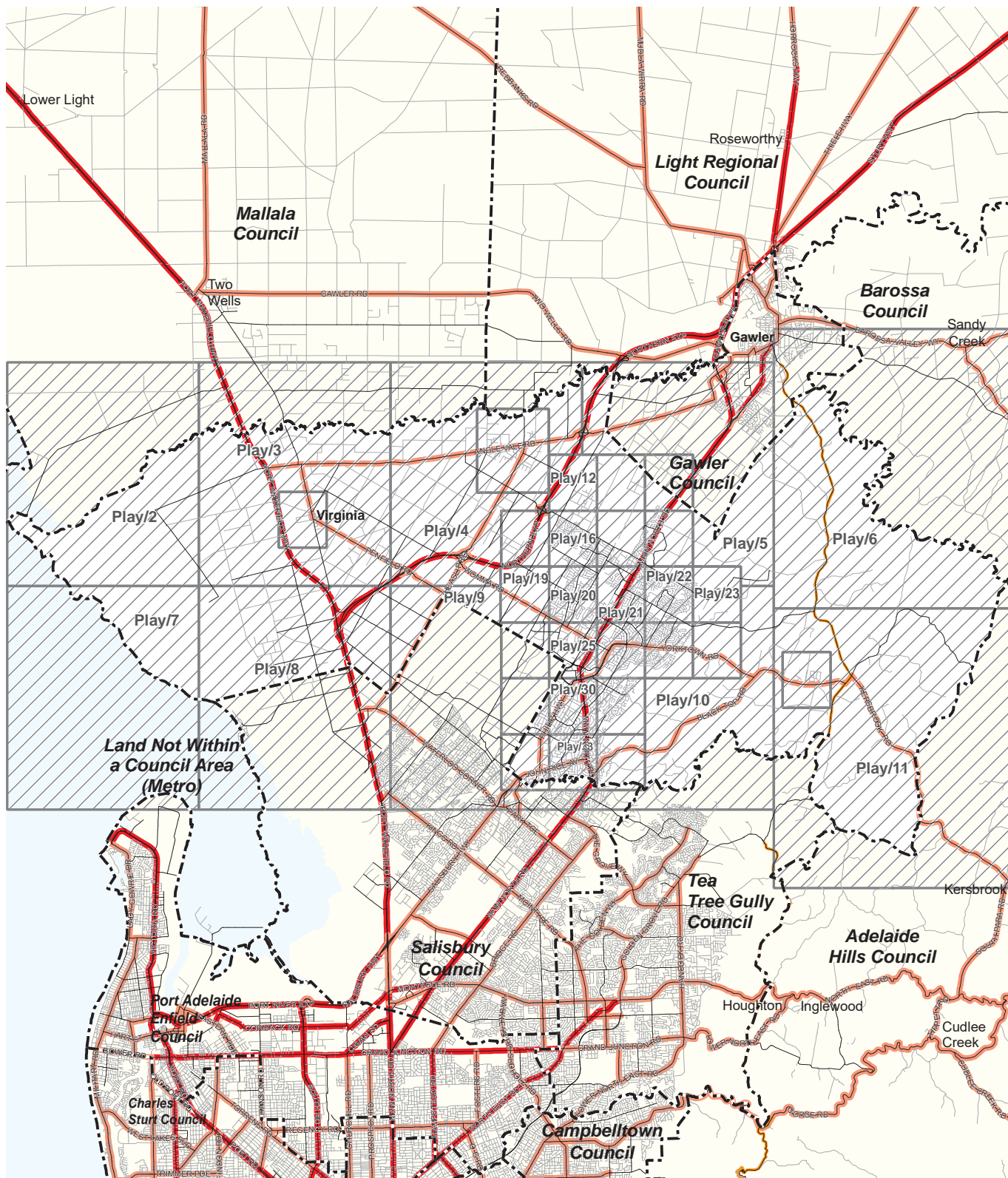
Council Index Map
Overlay Map Play/1 Transport
Overlay Map Play/1 Development Constraints
Zone Map Play/2
Overlay Map Play/3 Transport
Overlay Map Play/3 Development Constraints
Zone Map Play/3
Policy Area Map Play/3
Precinct Map Play/3
Overlay Map Play/8 Transport
Overlay Map Play/8 Development Constraints
Zone Map Play/8
Precinct Map Play/8
Overlay Map Play/35 Development Constraints
Zone Map Play/35
Policy Area Map Play/35
Precinct Map Play/35
Zone Map Play/44 Enlargement
Zone Map Play/45 Enlargement
Zone Map Play/46 Enlargement
Zone Map Play/47 Enlargement
Zone Map Play/48 Enlargement
Zone Map Play/49 Enlargement



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Play/1 to Map Play/49 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



Council Index Map

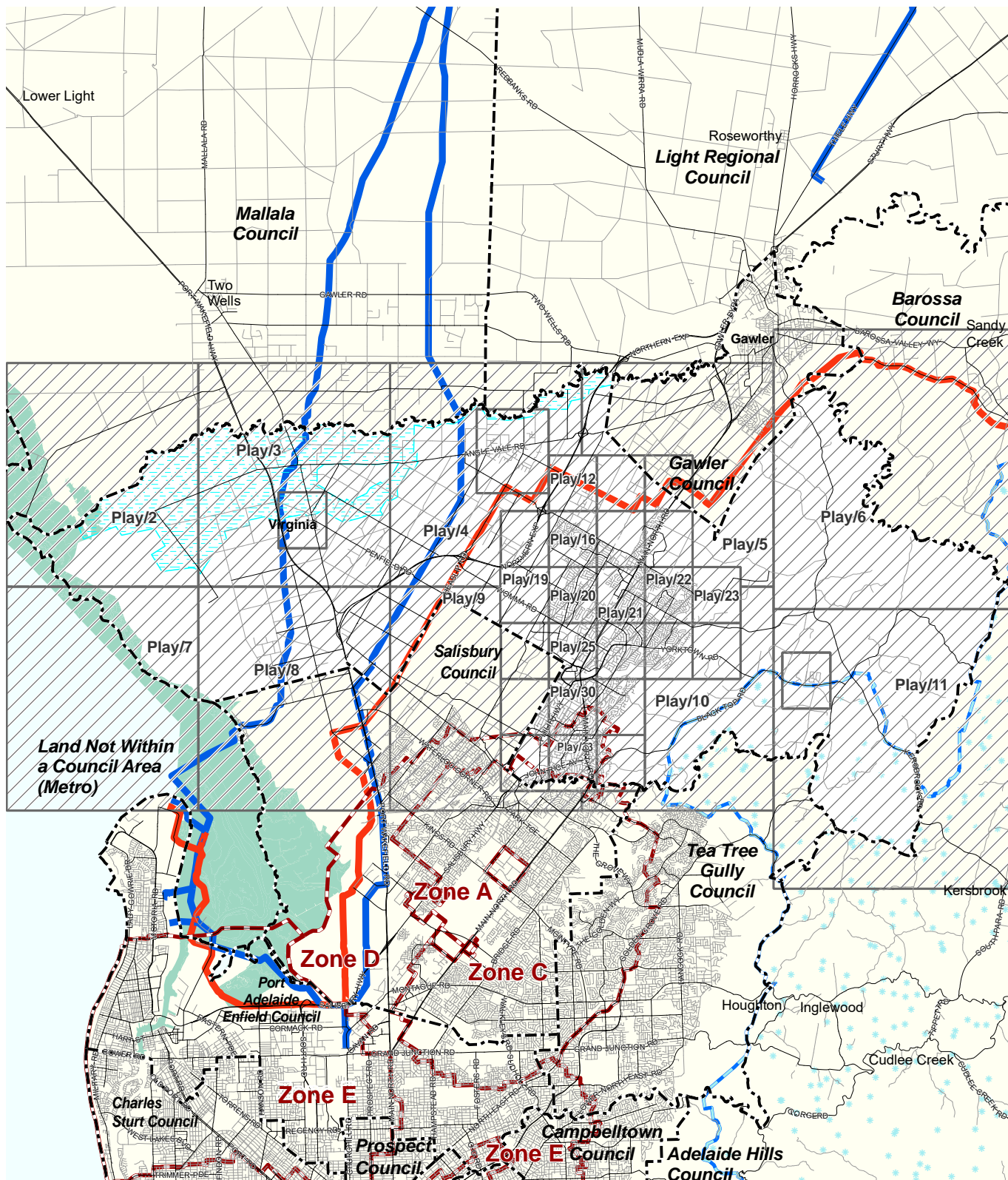


- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- - - - Development Plan Boundary

Overlay Map Play/1

TRANSPORT

PLAYFORD COUNCIL



Airport Building Heights

- Zone A** All Structures
- Zone C** All Structures Exceeding 15 metres above existing ground level
- Zone D** All Structures Exceeding 45 metres above existing ground level
- Zone E** All Structures Exceeding 100 metres above existing ground level

NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993
Mt Lofty Ranges Watershed Area, section 61(a)

- Epic Energy Gas Pipeline
- South East Australia Gas Pipeline
- - - Airport Building Heights
- - - Mt Lofty Watershed Boundary
- ▨ Gawler River Flood Plain
- ▨ Coastal Acid Sulfate Soils
- - - Development Plan Boundary

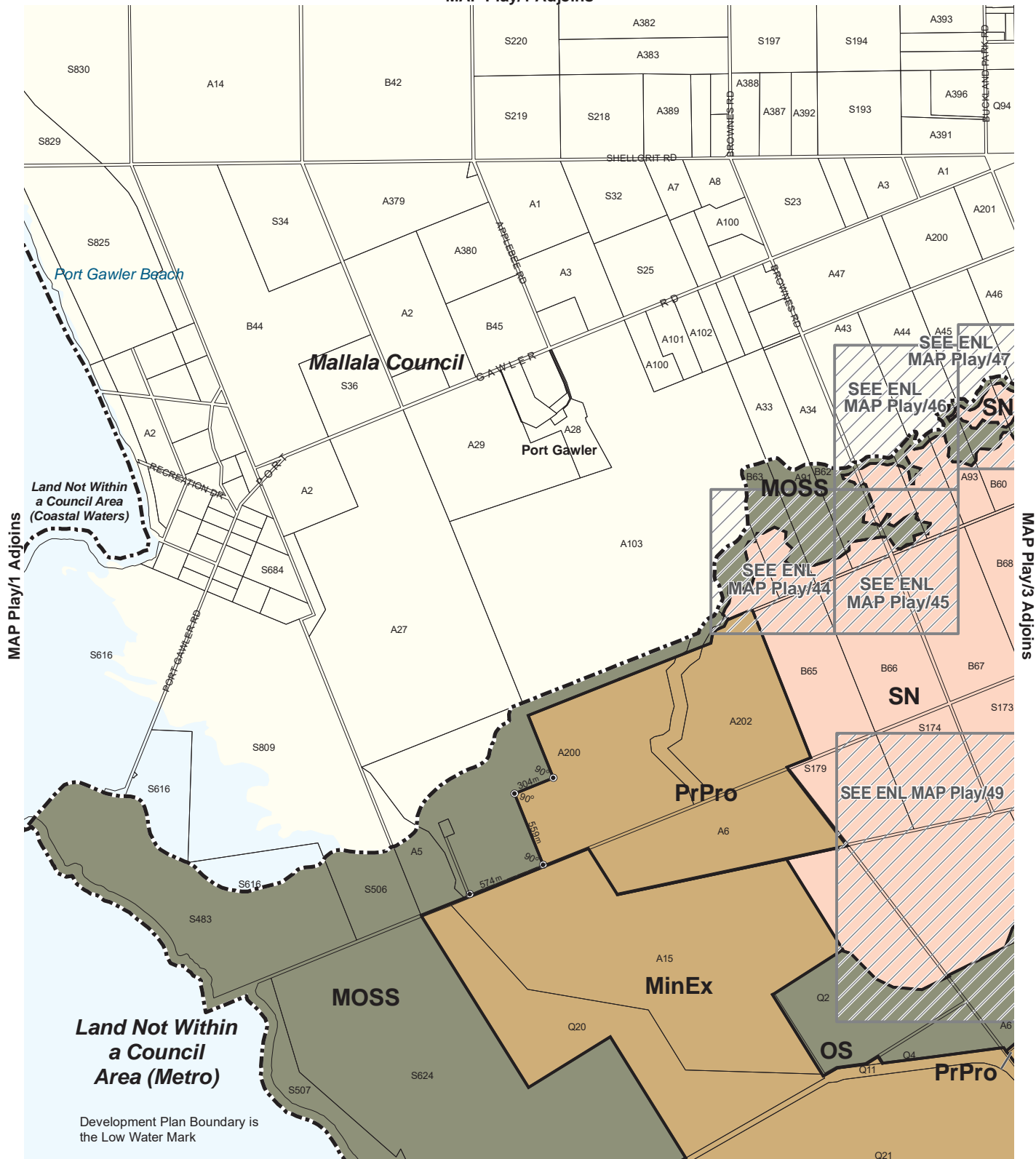


Overlay Map Play/1

DEVELOPMENT CONSTRAINTS

PLAYFORD COUNCIL

MAP Play/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Zone Map Play/2

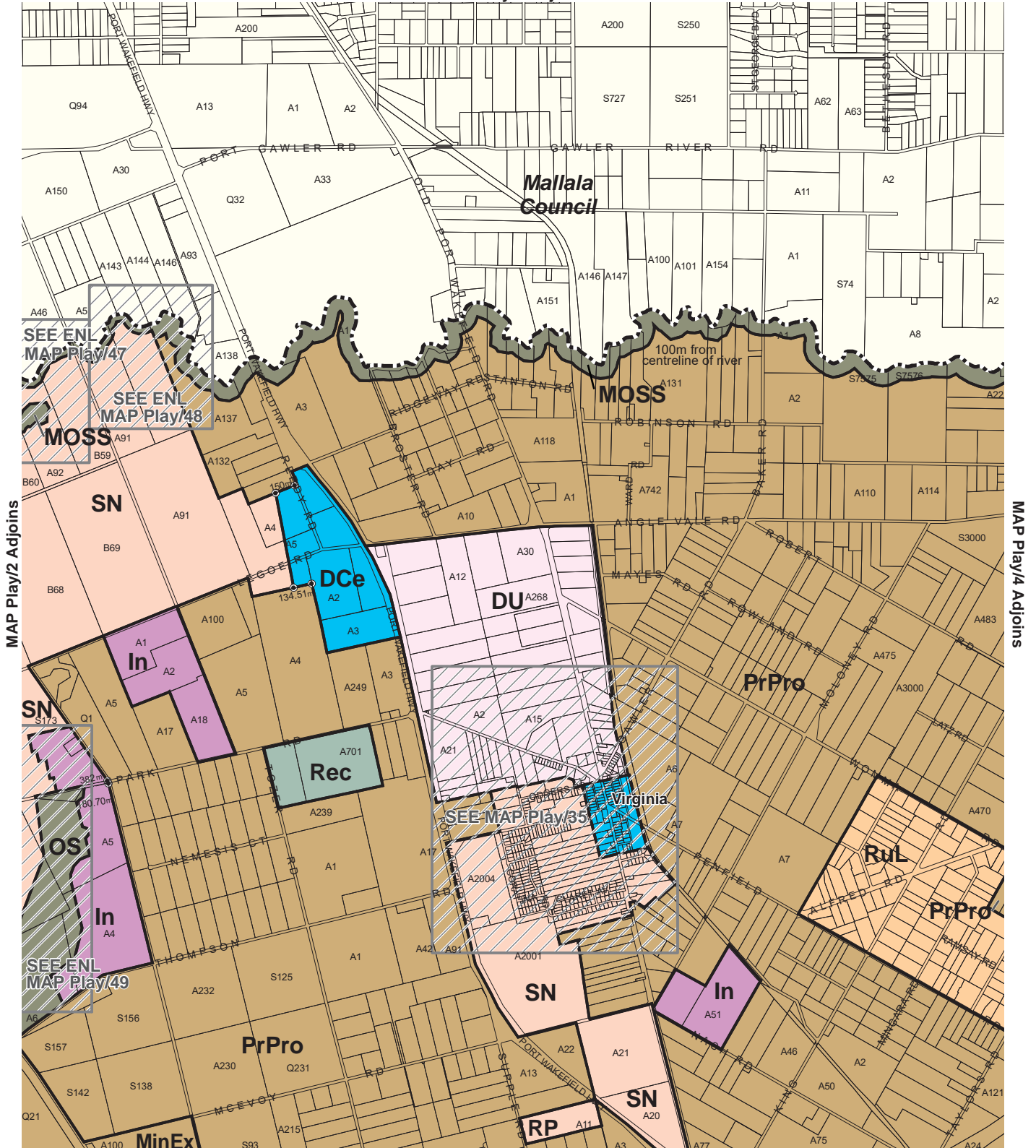
PLAYFORD COUNCIL

PLAYFORD COUNCIL



- Primary Arterial Roads
 Secondary Arterial Roads
 Development Plan Boundary

MAP Play/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Zones

DU	Deferred Urban	OS	Open Space
DCe	District Centre	PrPro	Primary Production
In	Industry	Rec	Recreation
MOSS	Metropolitan Open Space System	RP	Residential Park
MinEx	Mineral Extraction	RuL	Rural Living
		SN	Suburban Neighbourhood
			Zone Boundary
			Development Plan Boundary

Zone Map Play/3

PLAYFORD COUNCIL

Policy Area

- | | |
|----|-----------------------|
| 10 | Business |
| 19 | Restricted Recreation |
| 20 | Restricted Urban |
| 3 | Industry Virginia |
| 4 | Horticulture West |
| 9 | Buckland Park |

Policy Area Map Play/3

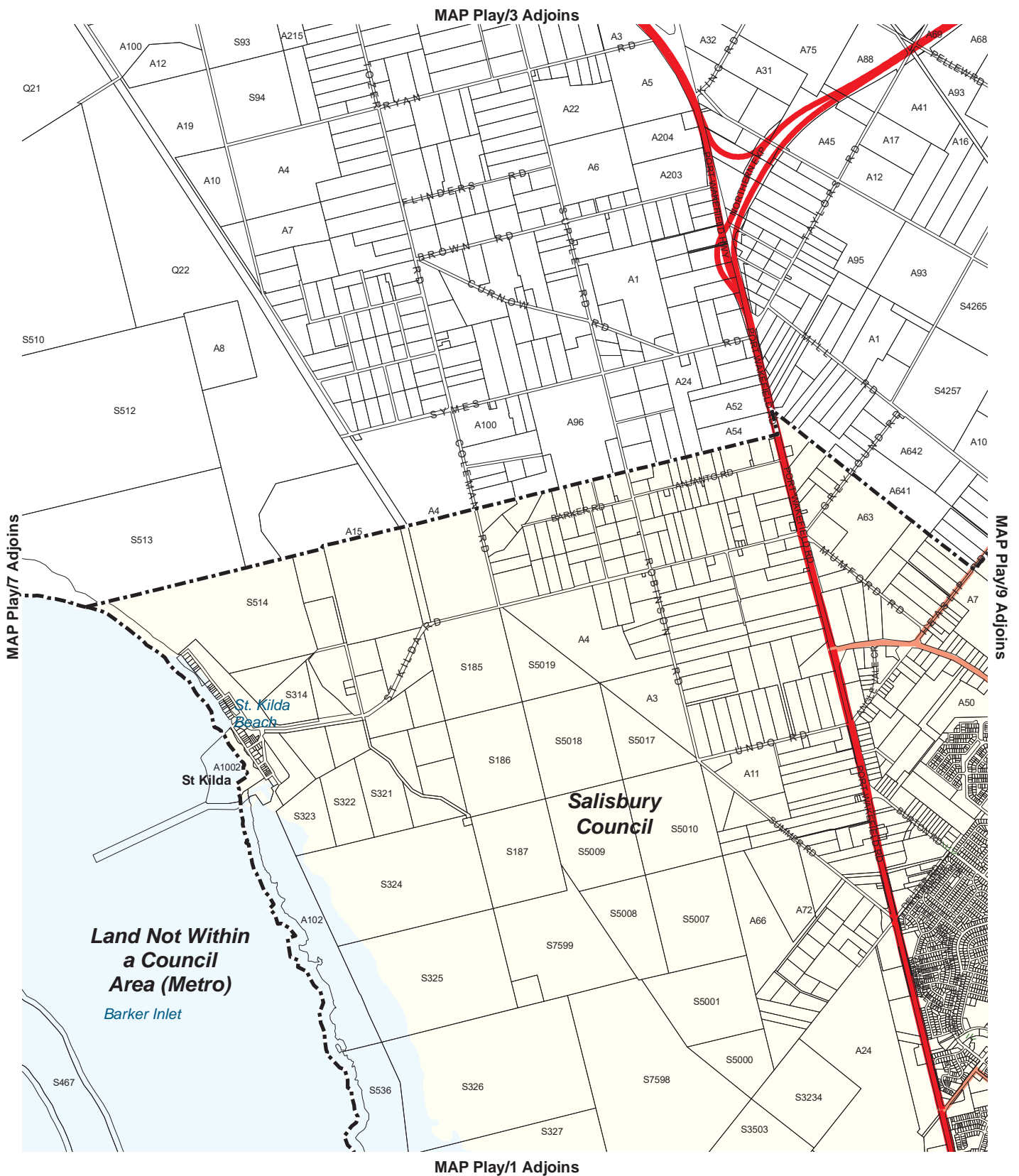
**PLAYFORD COUNCIL**

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 Precinct Boundary

 Development Plan Boundary

PLAYFORD COUNCIL

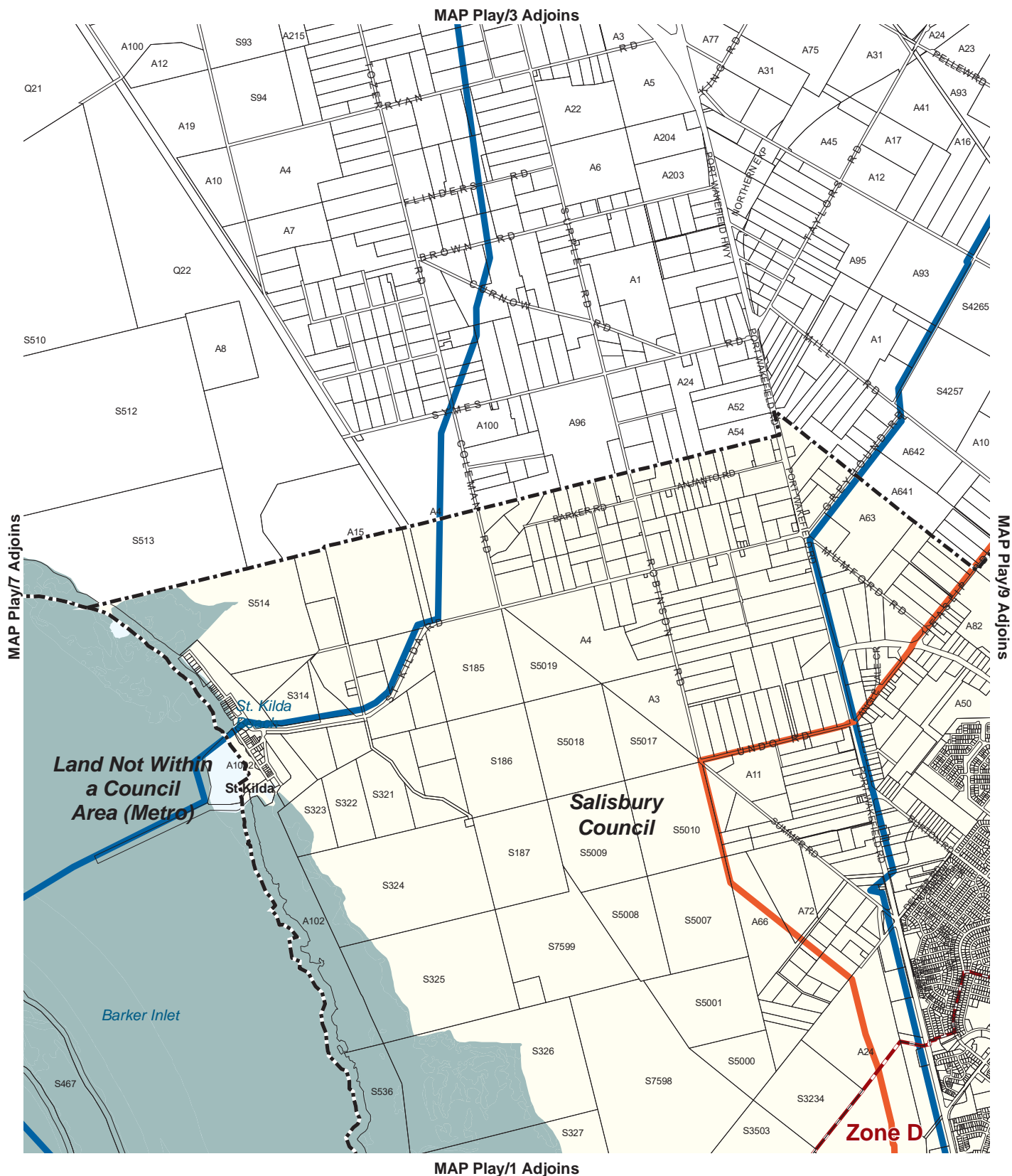


Overlay Map Play/8

TRANSPORT

PLAYFORD COUNCIL


- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



Airport Building Heights

Zone D All Structures Exceeding 45 metres above existing ground level



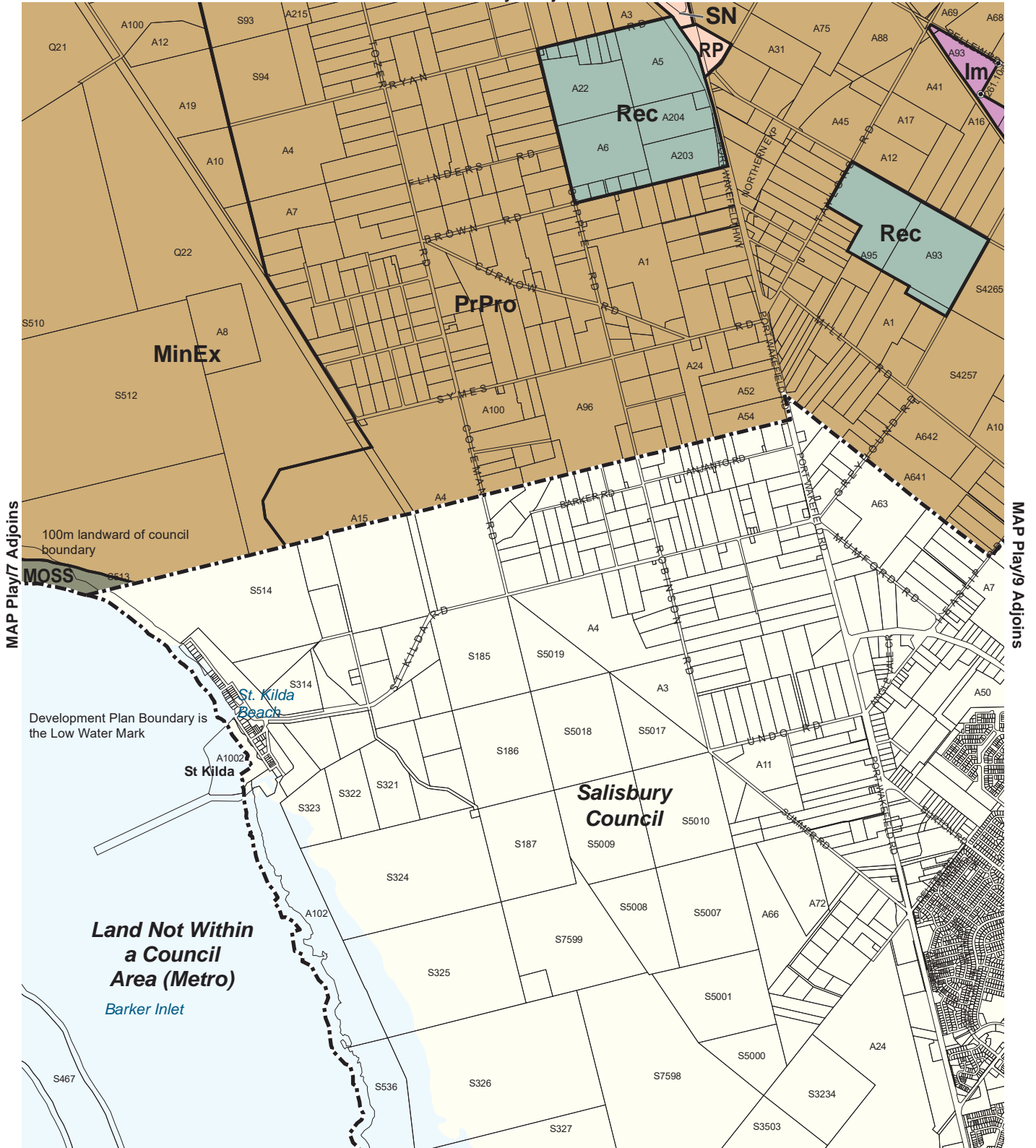
-  Airport Building Heights
-  Coastal Acid Sulfate Soils
-  Epic Energy Gas Pipeline
-  South East Australia Gas Pipeline
-  Development Plan Boundary

Overlay Map Play/8

DEVELOPMENT CONSTRAINTS

PLAYFORD COUNCIL

MAP Play/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

Zones

- Im** Intermodal
- MOSS** Metropolitan Open Space System
- MinEx** Mineral Extraction
- PrPro** Primary Production
- Rec** Recreation
- RP** Residential Park
- SN** Suburban Neighbourhood
- Zone Boundary**
- Development Plan Boundary**

0

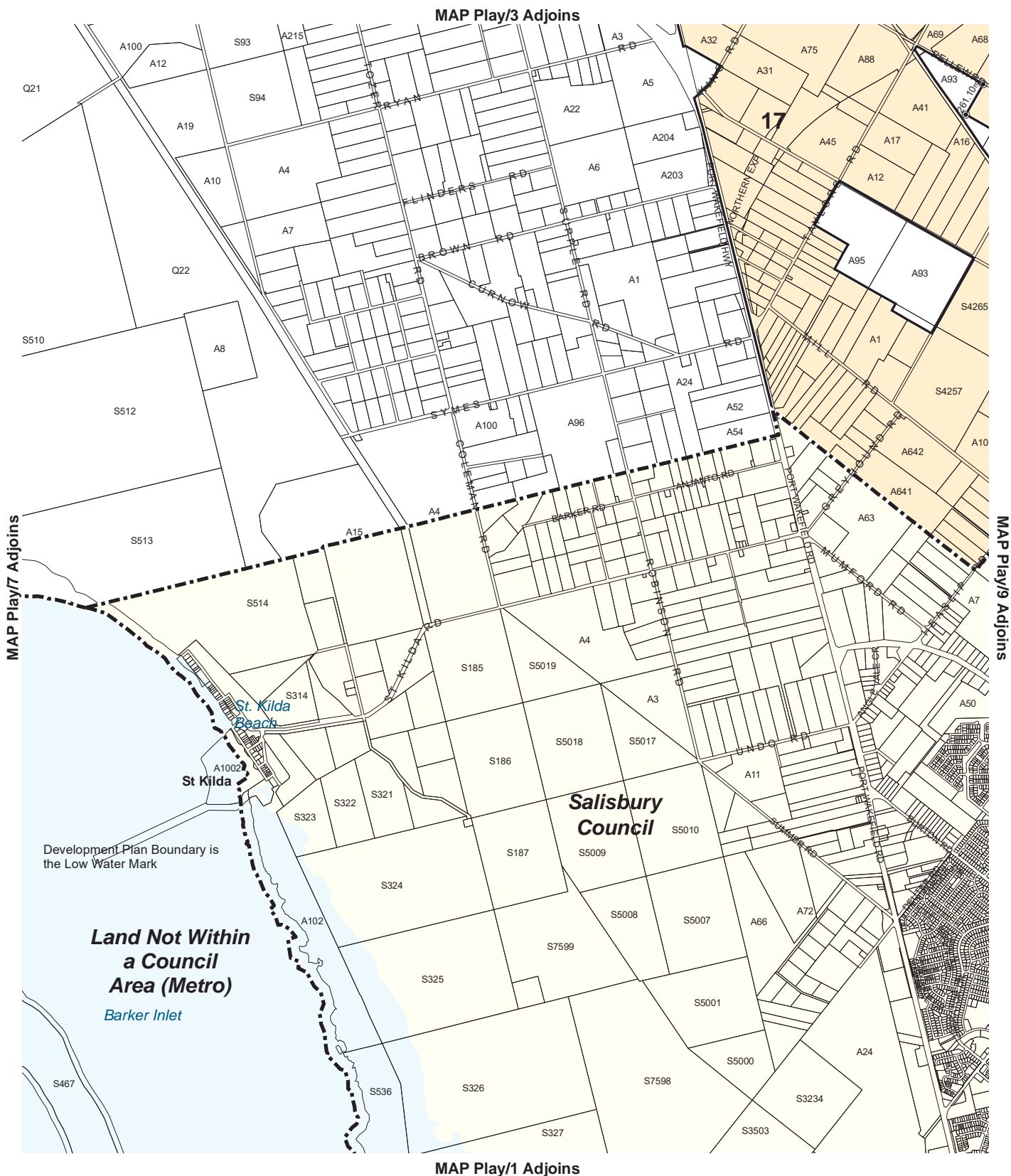


2,000 m



Zone Map Play/8

PLAYFORD COUNCIL



Lamberts Conformal Conic Projection, GDA94

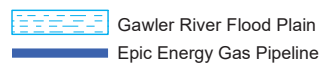
Precinct
17 Horticulture



- Precinct Boundary
- Development Plan Boundary

PLAYFORD COUNCIL

This is a detailed cadastral map of a residential area in Virginia. The map shows a network of streets and numerous individual lots, each identified by a unique alphanumeric code (e.g., A1, A2, A5, A6, A10, A11, A12, A13, A15, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100). The streets shown include PARK RD, ODGERS RD, SHEEDY RD, CLARE LANE, HANNAH RD, PENFOLD RD, CORATINA RD, BRIDGE CT, CLARET AV, ARBEQUINA RD, GAWLER RD, BRADY ST, PETERS ST, THOMAS ST, NATALIE DR, and PORT WAKEFIELD RD. A blue highlighted path is visible, starting from the bottom left and moving towards the top right. The map also shows various lot numbers and distances (e.g., 70m, 90m, 100m, 160m) between specific points or along the highlighted path.



Overlay Map Play/35

PLAYFORD COUNCIL

Zone Map Play/35

Zones

DU	Deferred Urban
PrPro	Primary Production
SN	Suburban Neighbourhood
TCe	Town Centre
	Zone Boundary

MAP Play/3 Adjoins

Virginia

Map showing streets and lots in Virginia, Maryland. Streets include Park Rd, Odgers Rd, Sheedy Rd, Claire Lane, Hannah Rd, Coratina Rd, Bridge Ln, Ashlp, Claire Ln, Arbequina Rd, and Port Wakefield Hwy. Lots are numbered throughout the map.

4 Horticulture West



VIRGINIA

Policy Area Map Play/35



[illegible]

Precinct
17 Horticulture
32 Virginia Centre



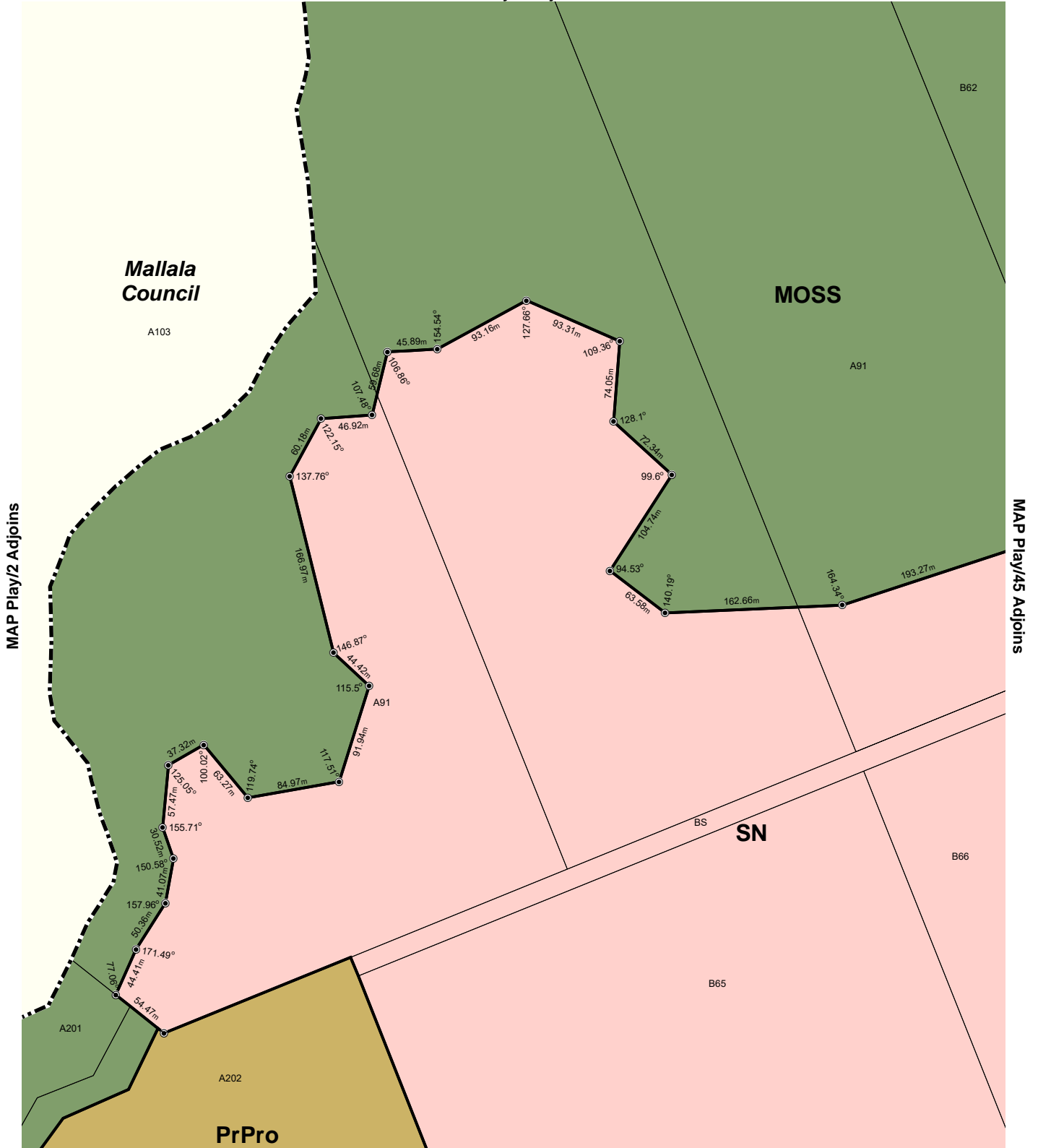
VIRGINIA

Precinct Map Play/35



PLAYFORD COUNCIL

MAP Play/2 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/2 Adjoins

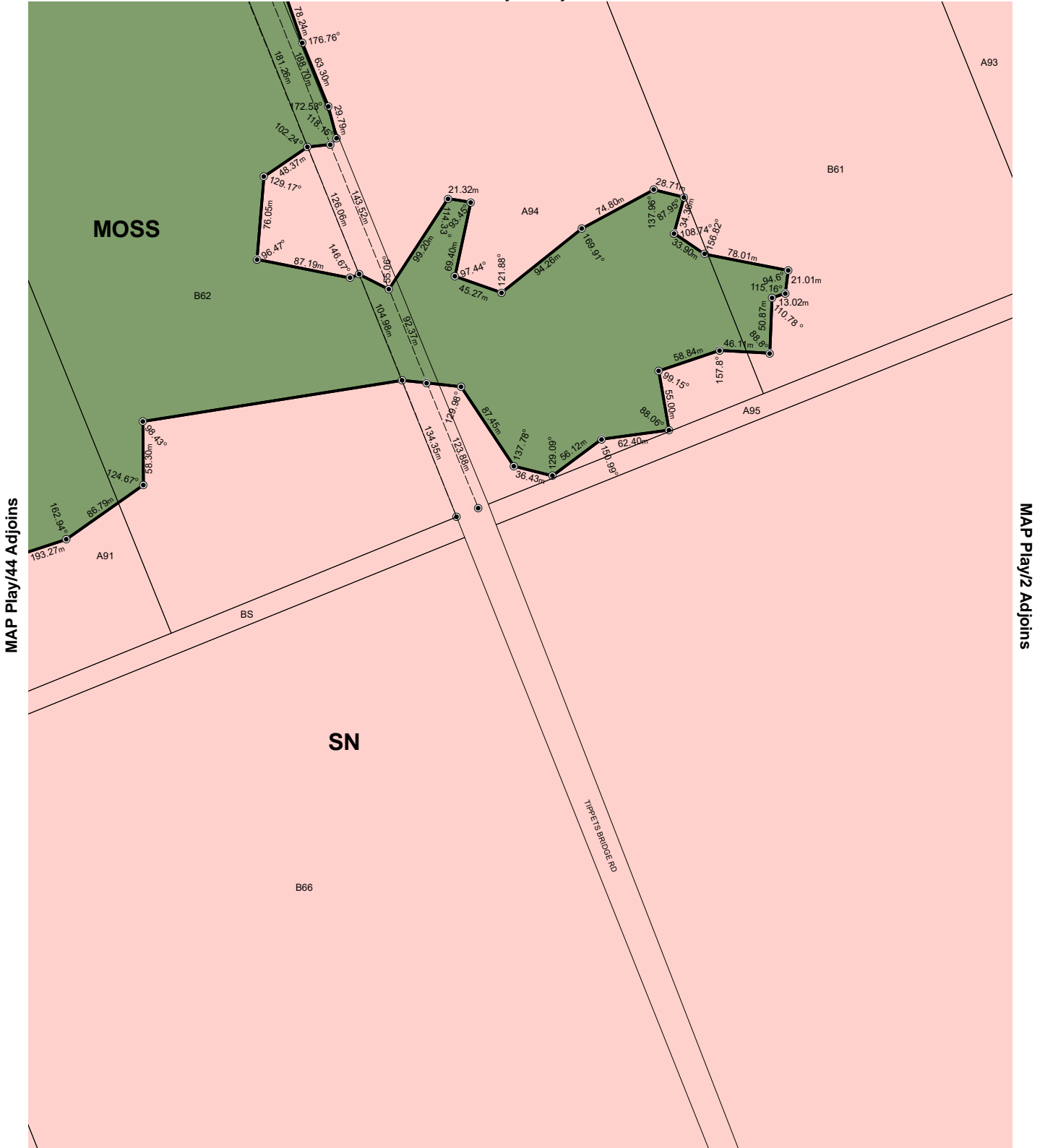


- Zones**
- MOSS** Metropolitan Open Space System
 - PrPro** Primary Production
 - SN** Suburban Neighbourhood
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Play/44 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/46 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/2 Adjoins

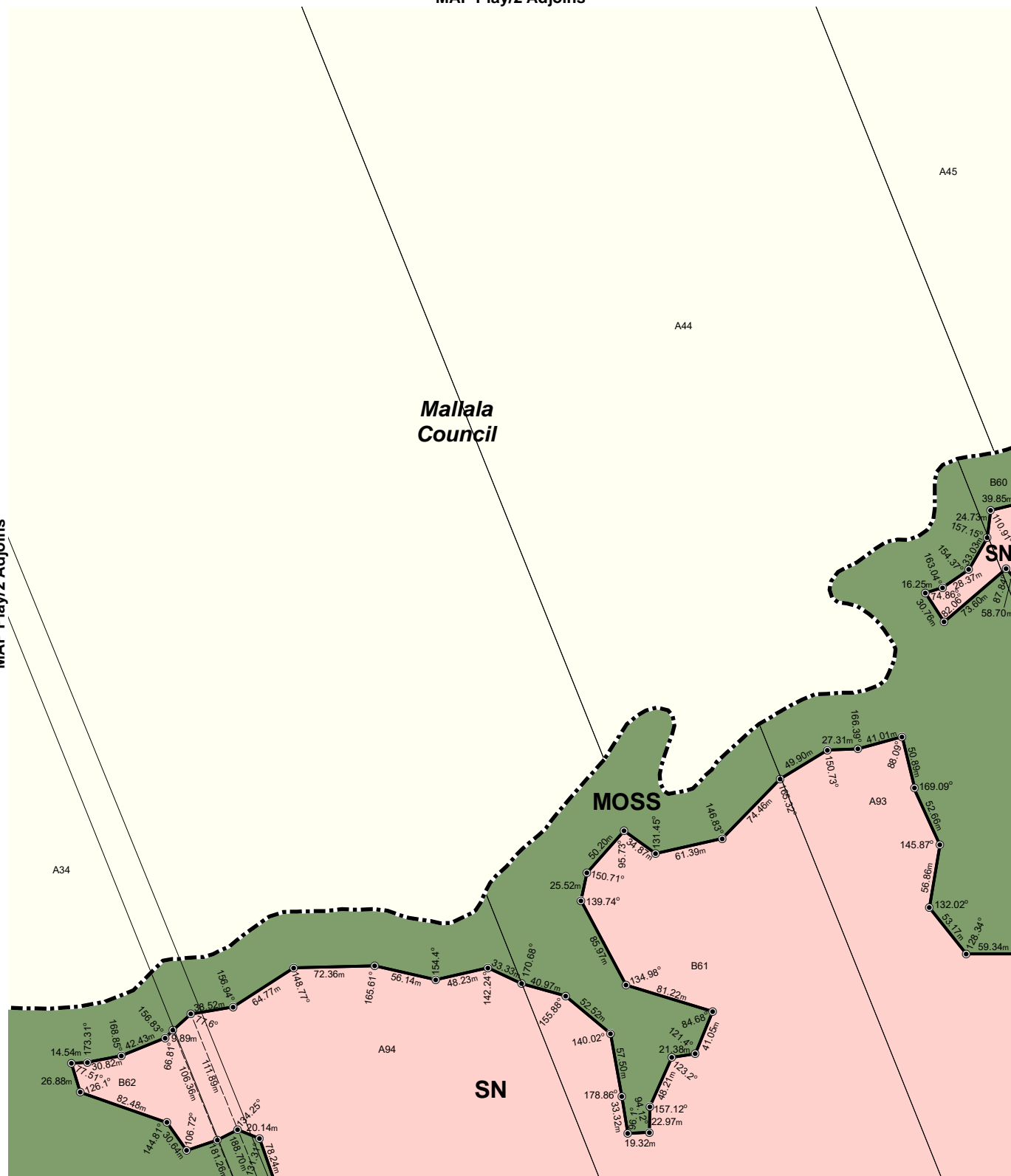
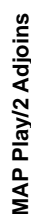


- Zones**
- MOSS** Metropolitan Open Space System
 - SN** Suburban Neighbourhood
 - Zone Boundary**

Zone Map Play/45 ENLARGEMENT

PLAYFORD COUNCIL

Mallala Council



Lamberts Conformal Conic Projection, GDA94

MAP Play/45 Adjoins



Zones

MOSS Metropolitan Open Space System

SN	Suburban Neighbourhood
----	------------------------

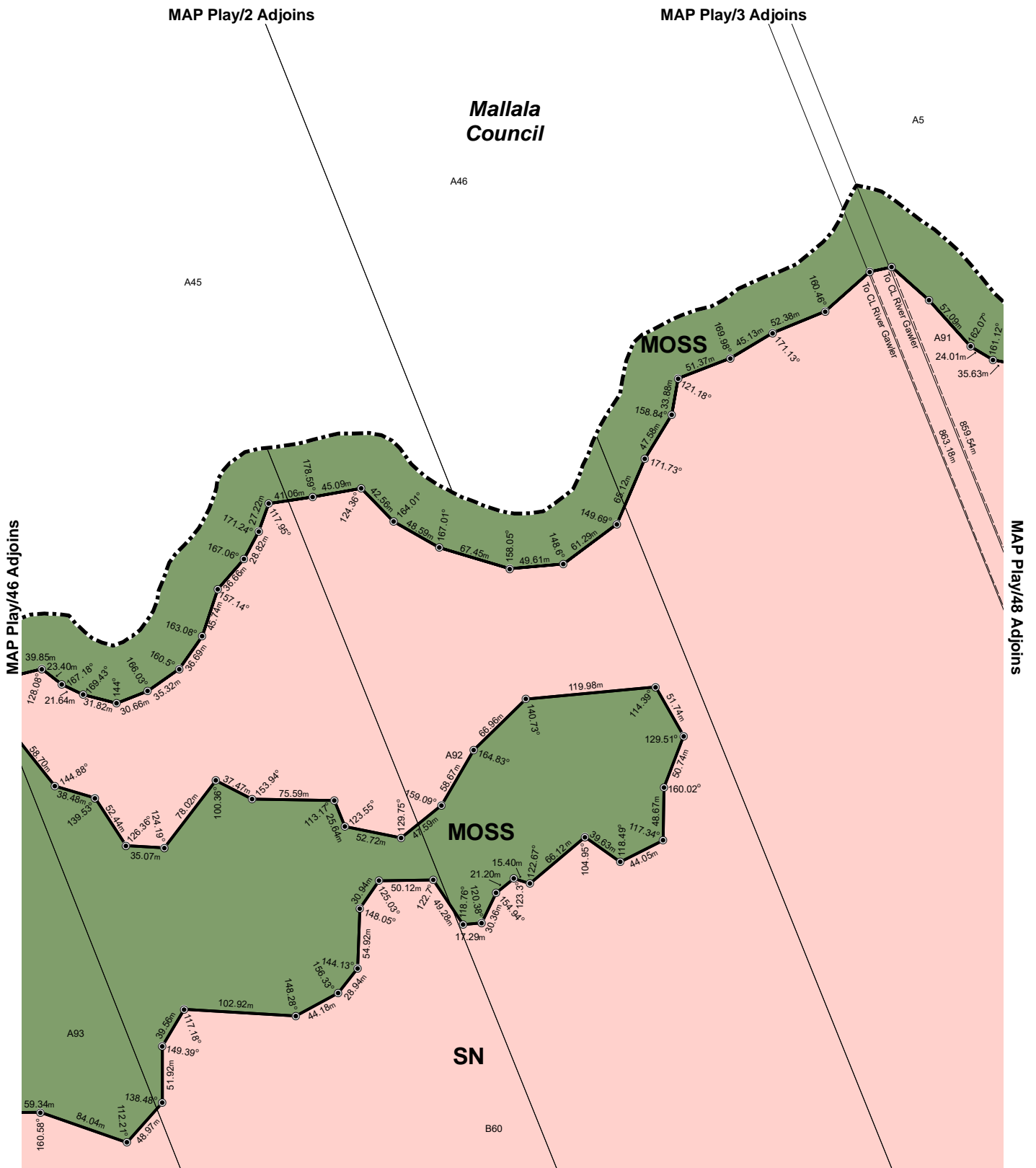
Zone Boundary

Development Plan Boundary

Zone Map Play/46

ENLARGEMENT

PLAYFORD COUNCIL



Lamberts Conformal Conic Projection, GDA94

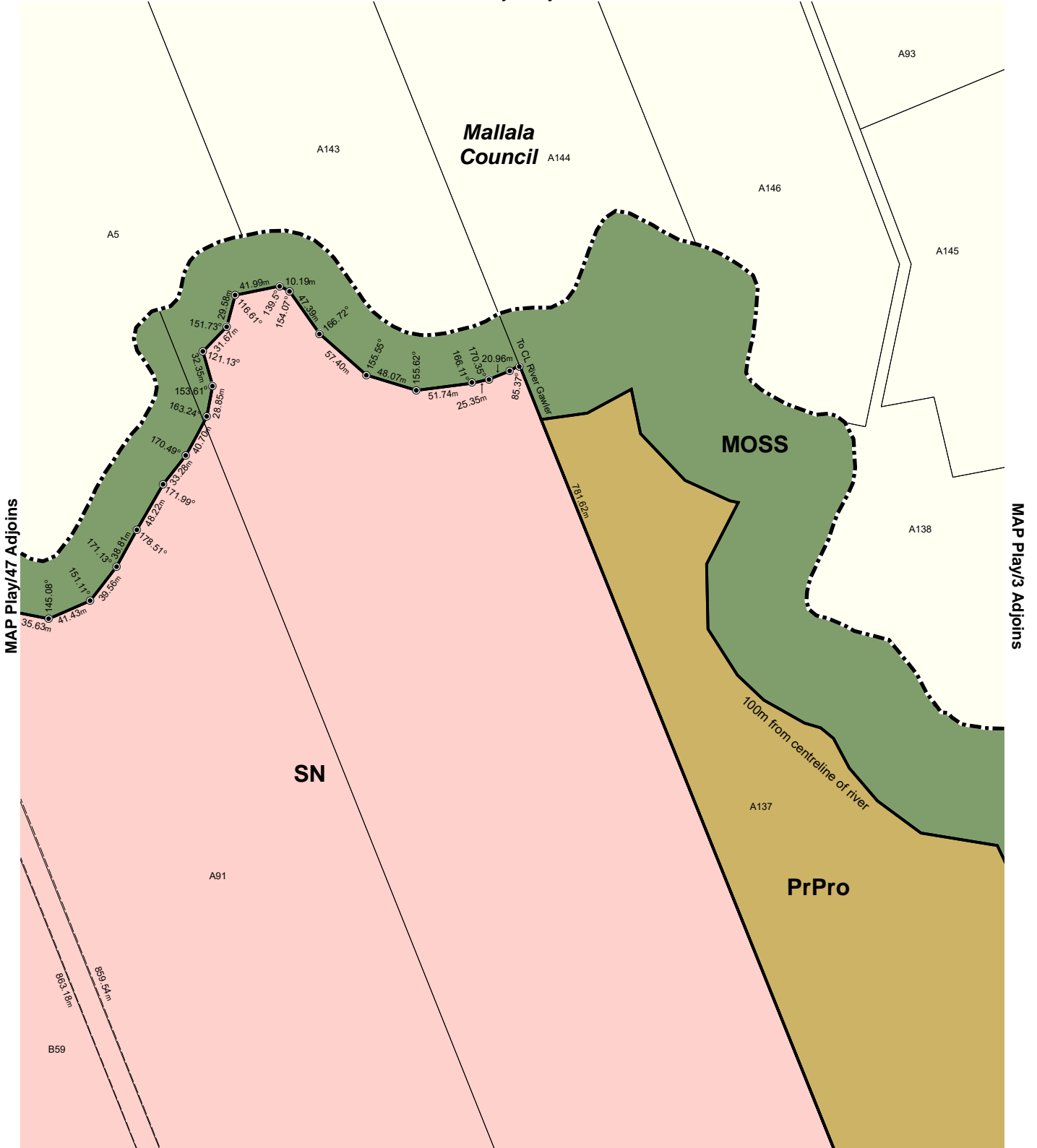


- Zones**
- MOSS** Metropolitan Open Space System
 - SN** Suburban Neighbourhood
 - Zone Boundary
 - Development Plan Boundary

Zone Map Play/47 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/3 Adjoins



- Zones**
- MOSS** Metropolitan Open Space System
 - PrPro** Primary Production
 - SN** Suburban Neighbourhood
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Play/48 ENLARGEMENT

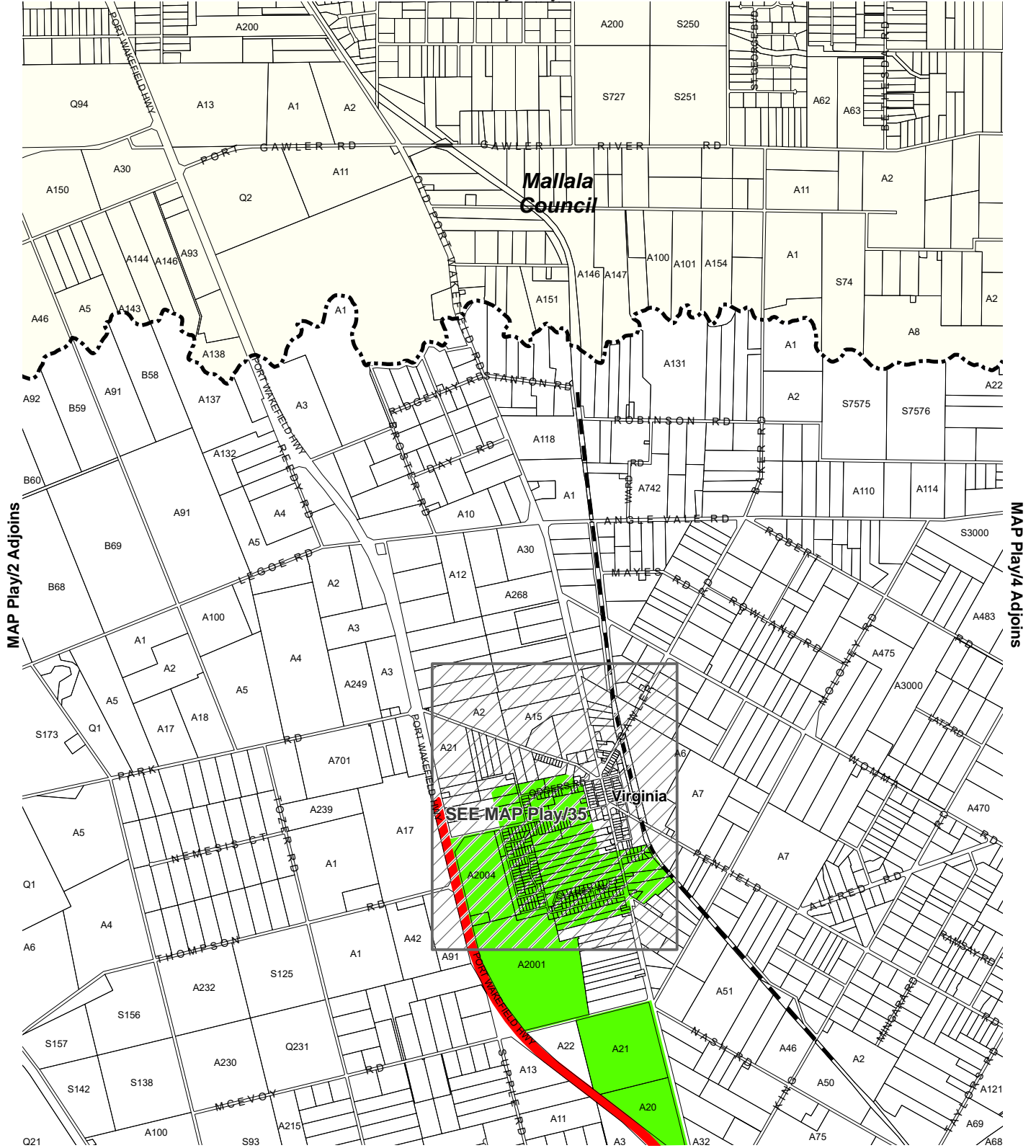
PLAYFORD COUNCIL

ATTACHMENT F

New Spatial Extent Maps

Overlay Map Play/3 Noise and Air Emissions
Overlay Map Play/3 Strategic Transport Routes
Overlay Map Play/3 Affordable Housing
Overlay Map Play/8 Noise and Air Emissions
Overlay Map Play/8 Strategic Transport Routes
Overlay Map Play/8 Affordable Housing
Overlay Map Play/35 Noise and Air Emissions
Overlay Map Play/35 Strategic Transport Routes
Overlay Map Play/35 Affordable Housing

MAP Play/1 Adjoins



MAP Play/8 Adjoins

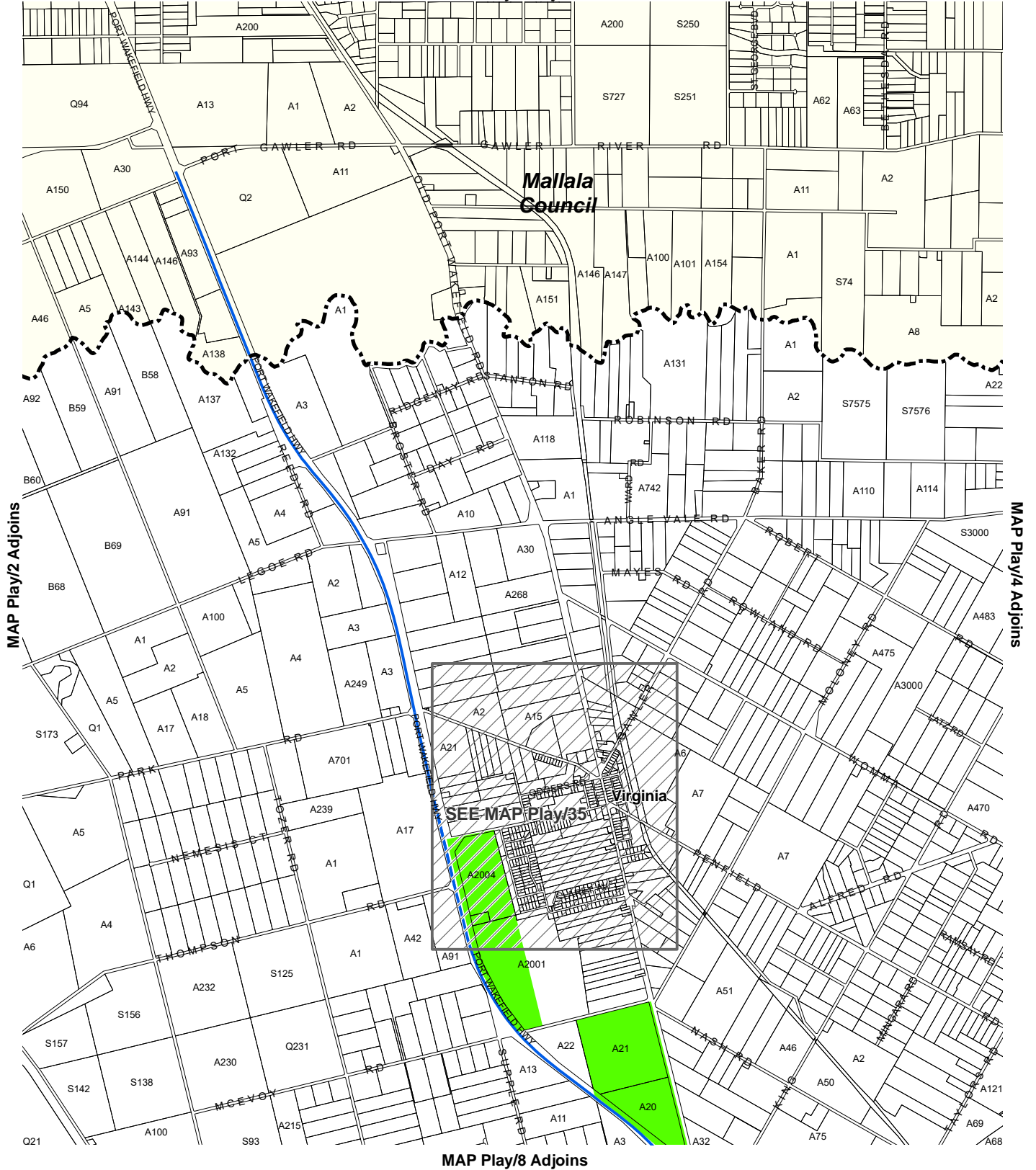


- Train Line
- Designated Road: type A road
- Noise and Air Emissions Designated Area
- Development Plan Boundary

Overlay Map Play/3 NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

MAP Play/1 Adjoins



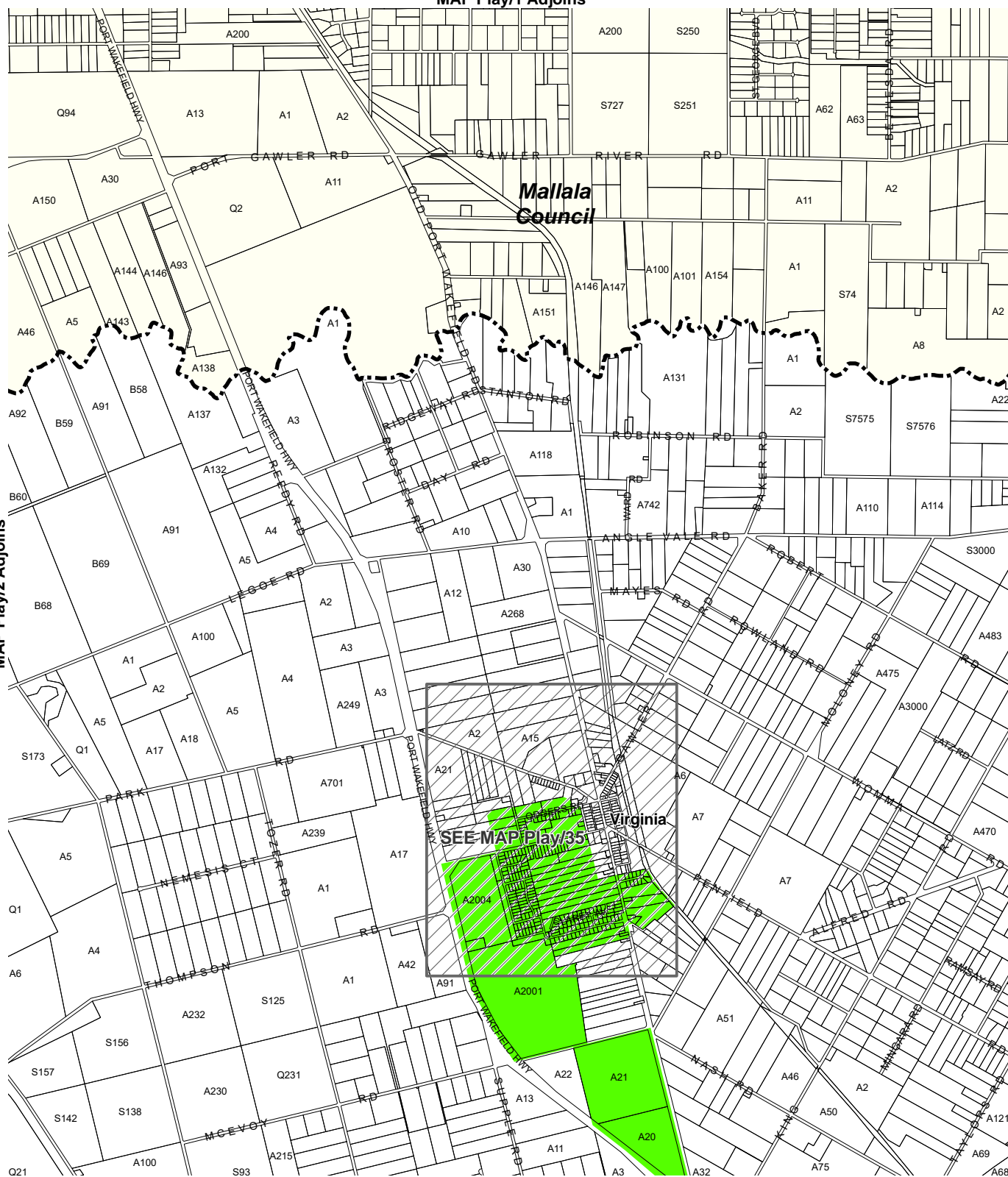
MAP Play/8 Adjoins



Overlay Map Play/3 STRATEGIC TRANSPORT ROUTES

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- - - - - Development Plan Boundary

PLAYFORD COUNCIL



Mallala Council


Virginia

SEE MAP Play/35

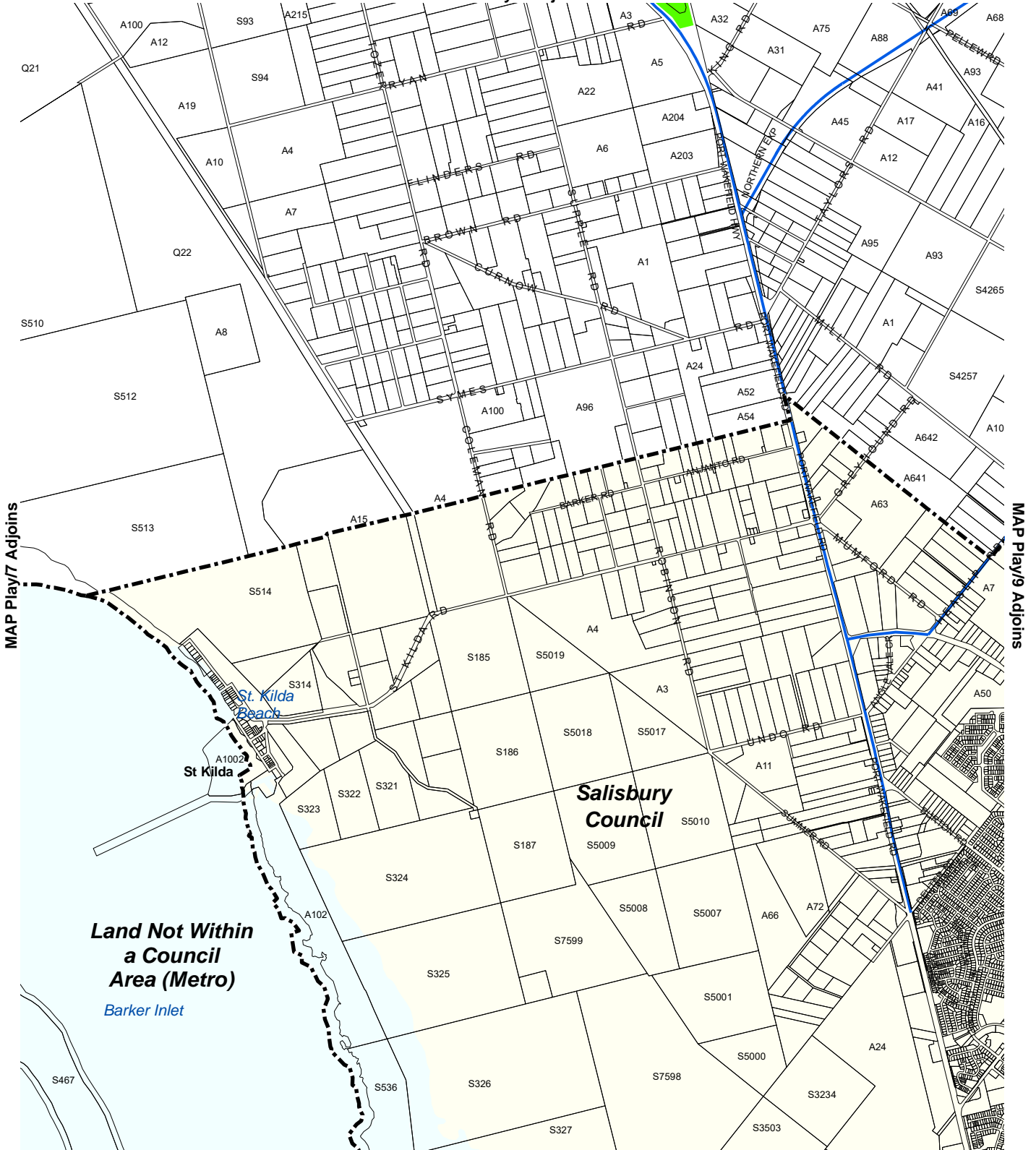
Overlay Map Play/3

AFFORDABLE HOUSING

PLAYFORD COUNCIL

-  Affordable Housing Designated Area
 Development Plan Boundary

MAP Play/3 Adjoins



MAP Play/1 Adjoins



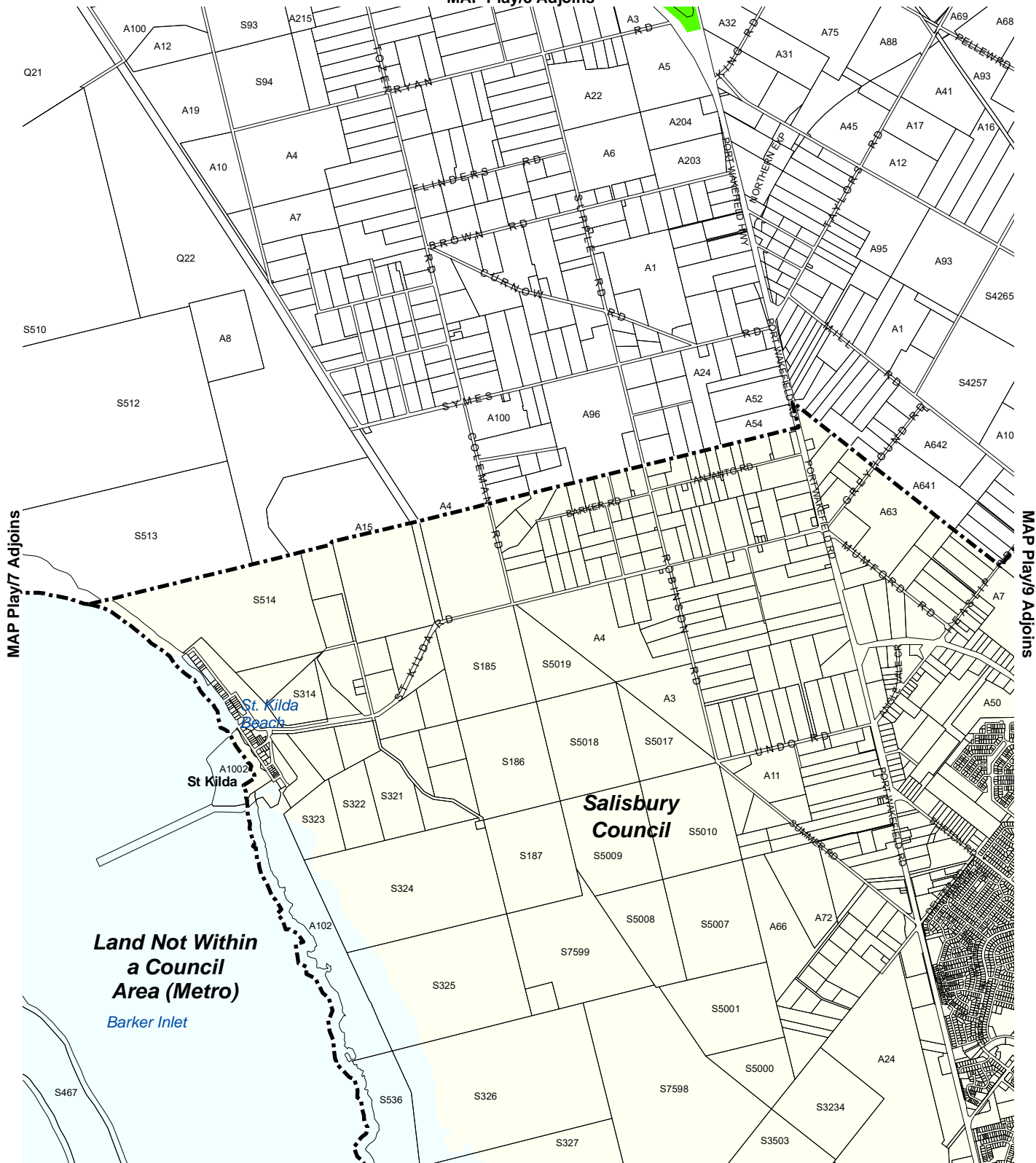
Overlay Map Play/8

STRATEGIC TRANSPORT ROUTES

PLAYFORD COUNCIL

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

MAP Play/3 Adjoins



MAP Play/1 Adjoins

MAP Play/9 Adjoins

MAP Play/7 Adjoins

Land Not Within
a Council
Area (Metro)

Barker Inlet

Salisbury
Council



0

2,000 m

Overlay Map Play/8

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

PLAYFORD COUNCIL

MAP Play/3 Adjoins



MAP Play/3 Adjoins



VIRGINIA

Overlay Map Play/35 NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

- Train Line
- Designated Road: type A road
- Noise and Air Emissions Designated Area

MAP Play/3 Adjoins



MAP Play/3 Adjoins



VIRGINIA

Overlay Map Play/35 STRATEGIC TRANSPORT ROUTES

PLAYFORD COUNCIL

- Strategic Transport Route
- Strategic Transport Routes Designated Area

MAP Play/3 Adjoins



MAP Play/3 Adjoins



VIRGINIA

Overlay Map Play/35

AFFORDABLE HOUSING

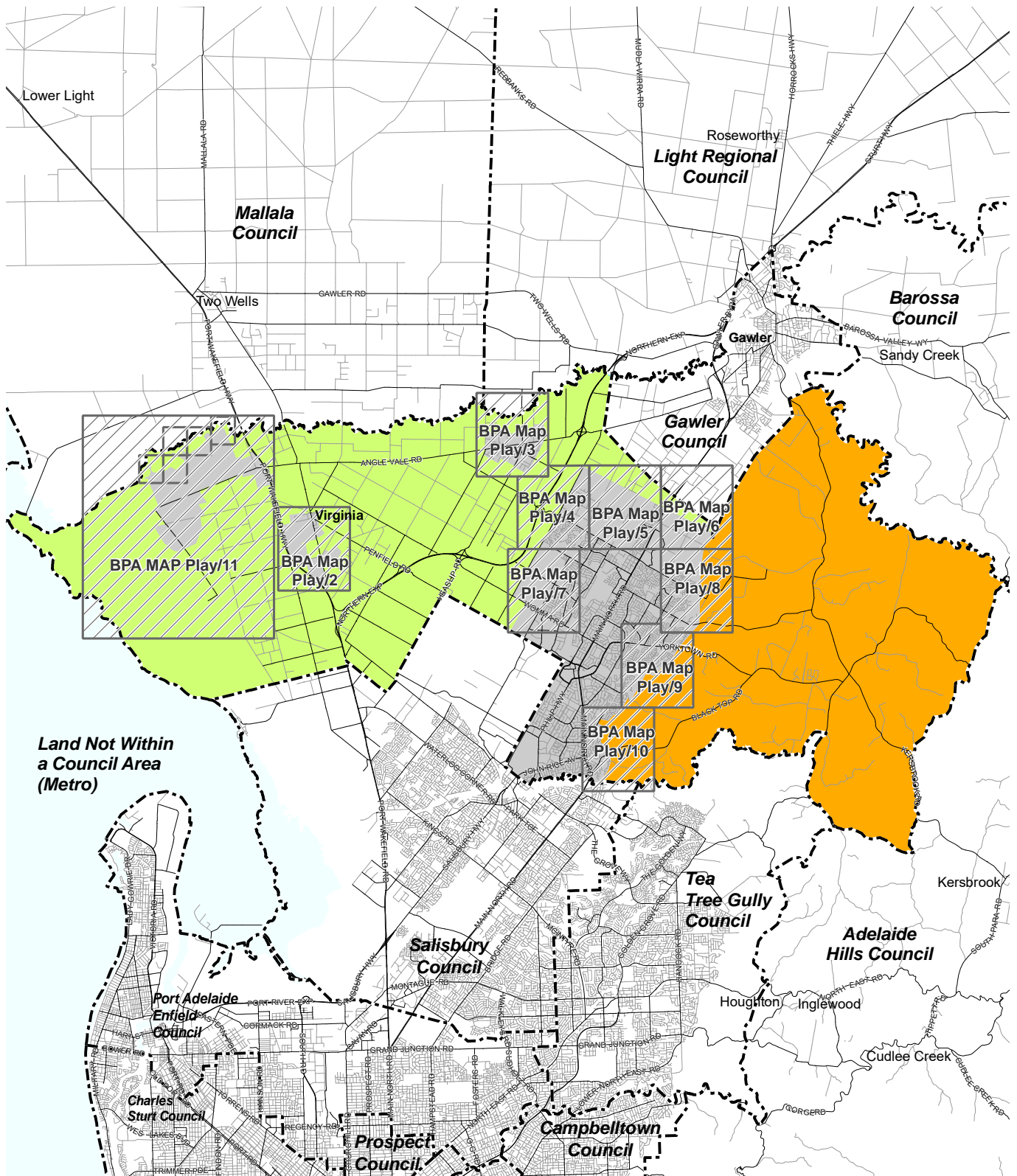
Affordable Housing Designated Area

PLAYFORD COUNCIL

ATTACHMENT G

Bushfire Risk Maps

Bushfire Protection Area BPA Map Play/1 Bushfire Risk
Bushfire Protection Area BPA Map Play/2 Bushfire Risk
Bushfire Protection Area BPA Map Play/11 Bushfire Risk
Bushfire Protection Area BPA Map Play/12 Bushfire Risk
Bushfire Protection Area BPA Map Play/13 Bushfire Risk
Bushfire Protection Area BPA Map Play/14 Bushfire Risk
Bushfire Protection Area BPA Map Play/15 Bushfire Risk
Bushfire Protection Area BPA Map Play/16 Bushfire Risk



See enlargement map for accurate representation.



Bushfire Protection Area

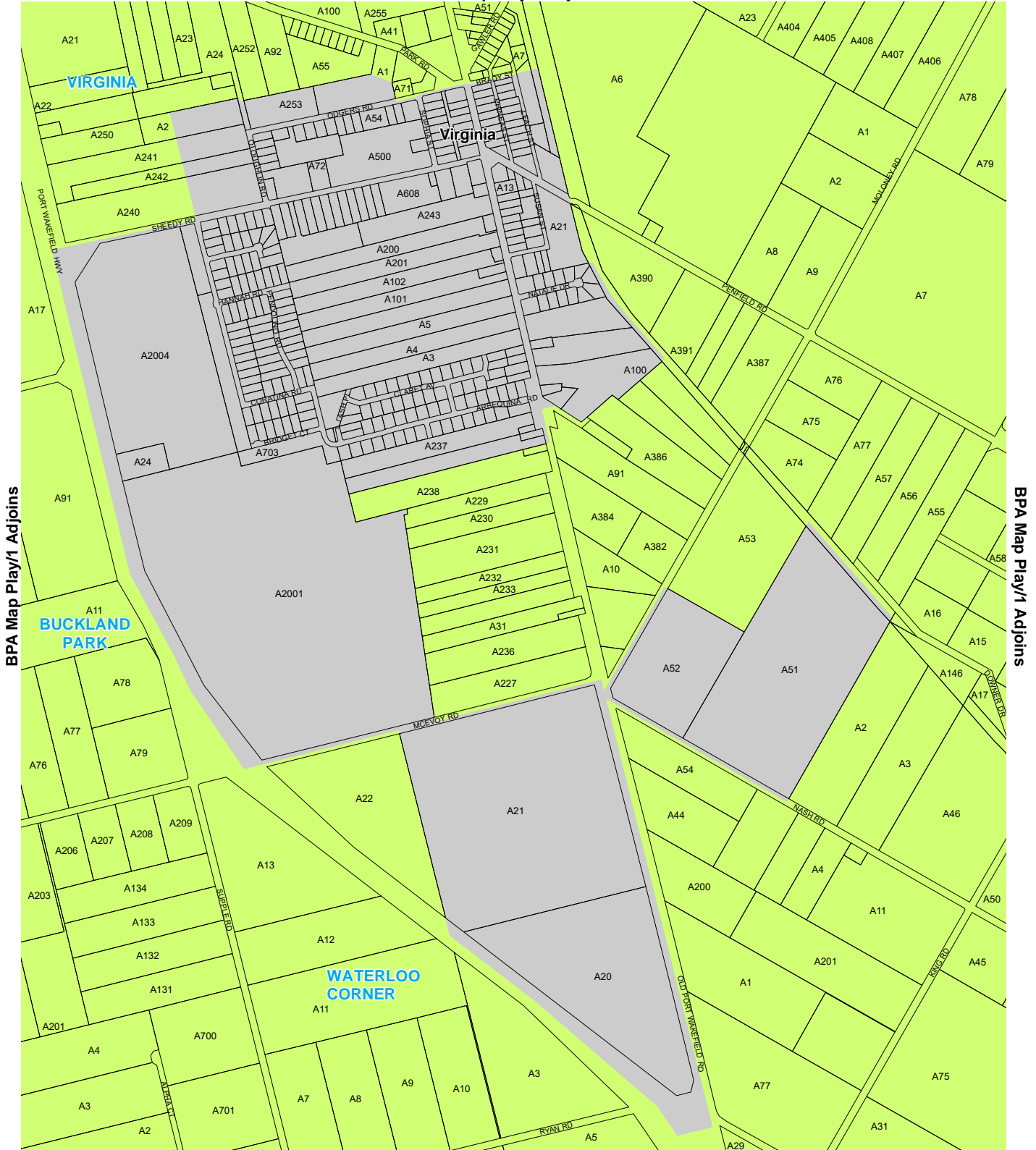
BPA Map Play/1

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

PLAYFORD COUNCIL

BPA Map Play/1 Adjoins



BPA Map Play/1 Adjoins



Bushfire Protection Area

BPA Map Play/2

BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone

PLAYFORD COUNCIL

BPA Map Play/11 Adjoins

PORT
GAWLER

BUCKLAND
PARK

**Mallala
Council**

BPA Map Play/11 Adjoins

BPA Map Play/13 Adjoins

100m
offset

100m
offset

BPA Map Play/11 Adjoins



0

250 m

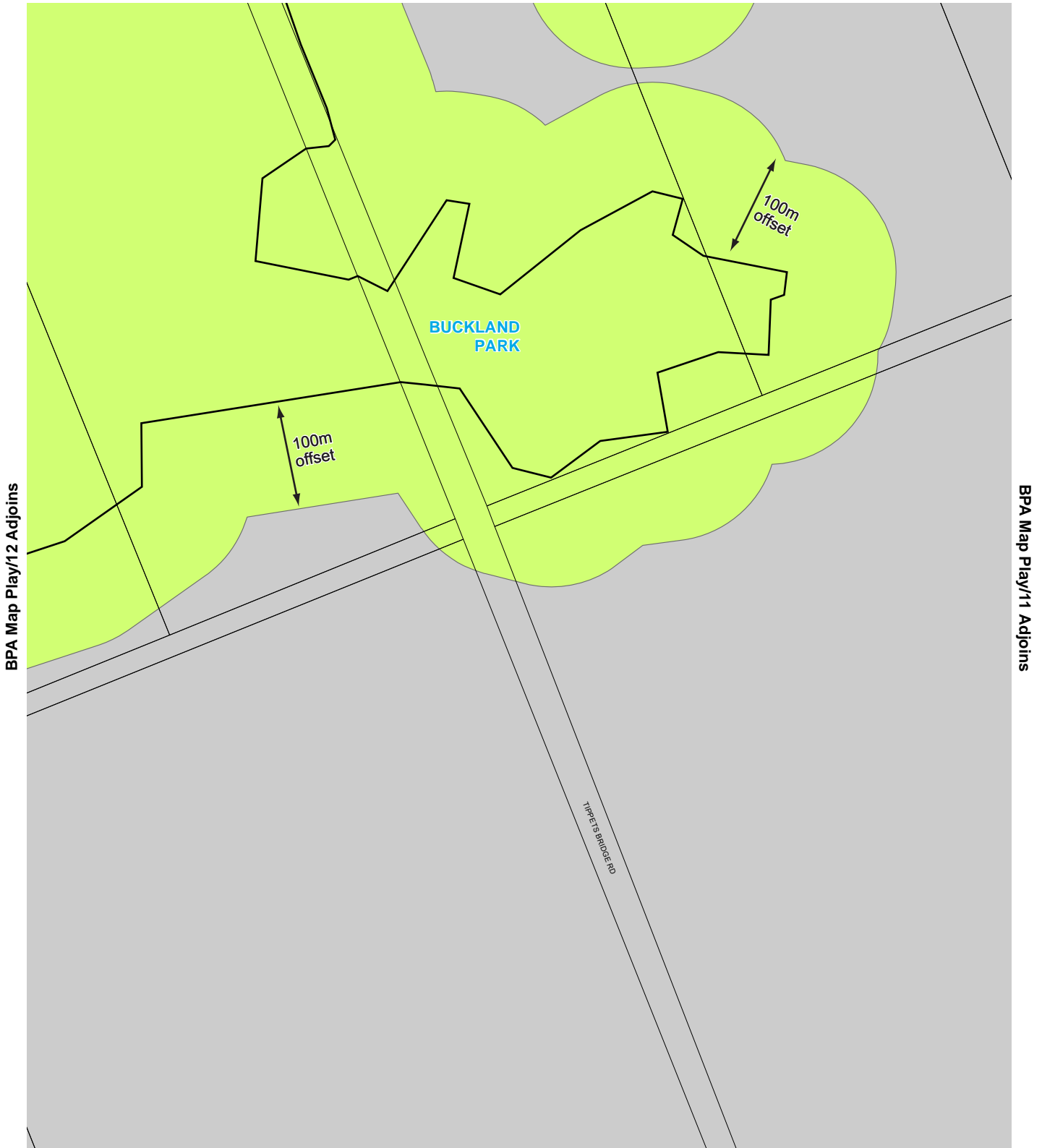
Bushfire Protection Area

BPA Map Play/12

BUSHFIRE RISK

PLAYFORD COUNCIL

- Zone Boundary
(Metropolitan Open Space System)
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
or General Bushfire Risk subject to the requirements of the
relevant zone
- - - - - Development Plan Boundary



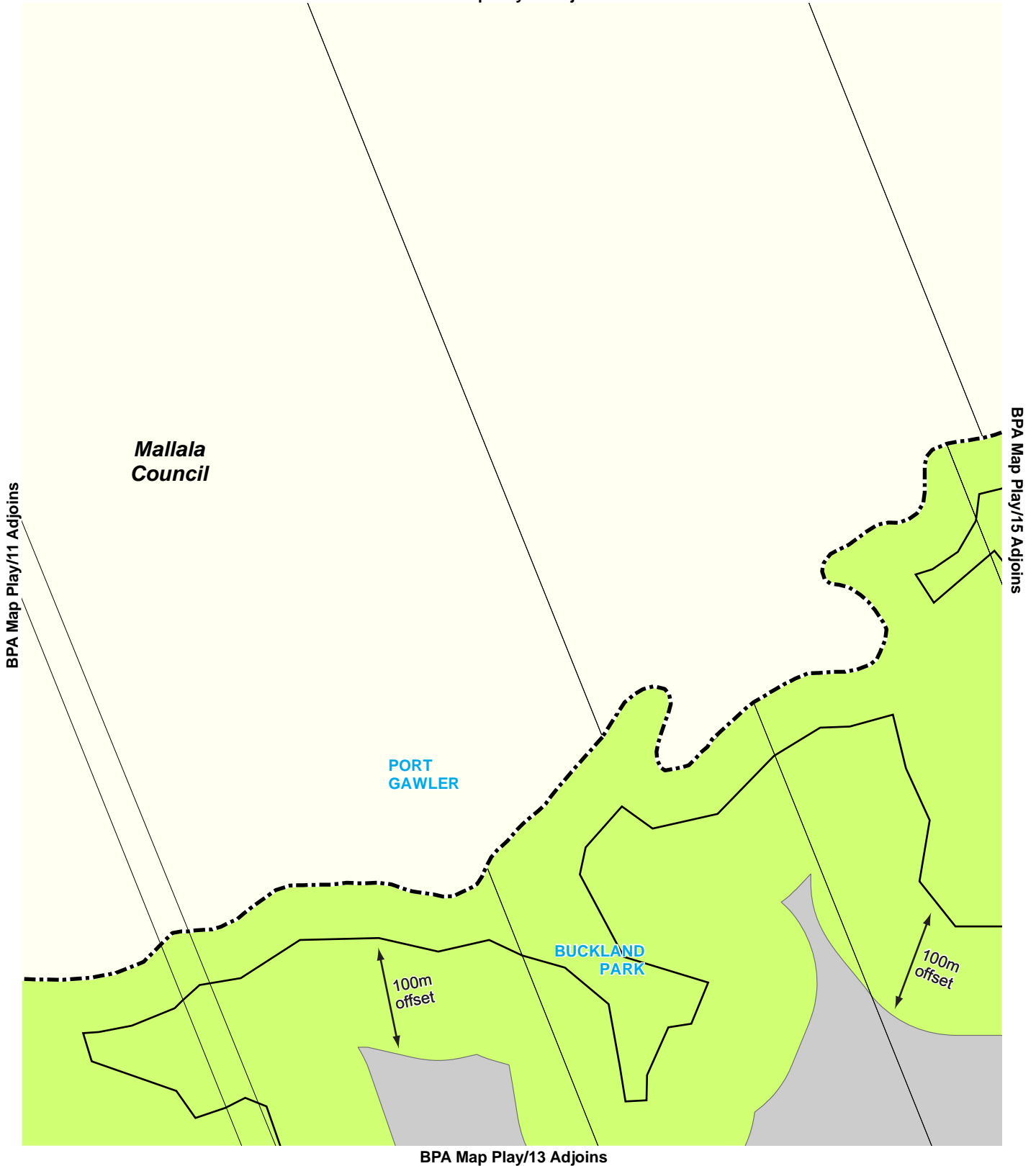
Bushfire Protection Area

BPA Map Play/13

BUSHFIRE RISK

- Zone Boundary
(Metropolitan Open Space System)
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
or General Bushfire Risk subject to the requirements of the
relevant zone

BPA Map Play/11 Adjoins



BPA Map Play/13 Adjoins

BPA Map Play/15 Adjoins

BPA Map Play/11 Adjoins

Mallala Council

PORT GAWLER

BUCKLAND PARK

100m offset

100m offset



0 250 m

Bushfire Protection Area

BPA Map Play/14

BUSHFIRE RISK

PLAYFORD COUNCIL

- Zone Boundary (Metropolitan Open Space System)
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary

BPA Map Play/11 Adjoins

Mallala Council

PORT
GAWLER

TWO
WELLS

BPA Map Play/16 Adjoins

BPA Map Play/11 Adjoins

BPA Map Play/11 Adjoins

BUCKLAND
PARK

100m
offset

100m
offset



0 250 m

Bushfire Protection Area

BPA Map Play/15

BUSHFIRE RISK

PLAYFORD COUNCIL

- Zone Boundary
(Metropolitan Open Space System)
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
or General Bushfire Risk subject to the requirements of the
relevant zone
- - - - - Development Plan Boundary

BPA Map Play/11 Adjoins

Mallala
Council

TWO WELLS

100m
offset

BUCKLAND
PARK

BPA Map Play/11 Adjoins

BPA Map Play/15 Adjoins

BPA Map Play/11 Adjoins



0 250 m

Bushfire Protection Area

BPA Map Play/16

BUSHFIRE RISK

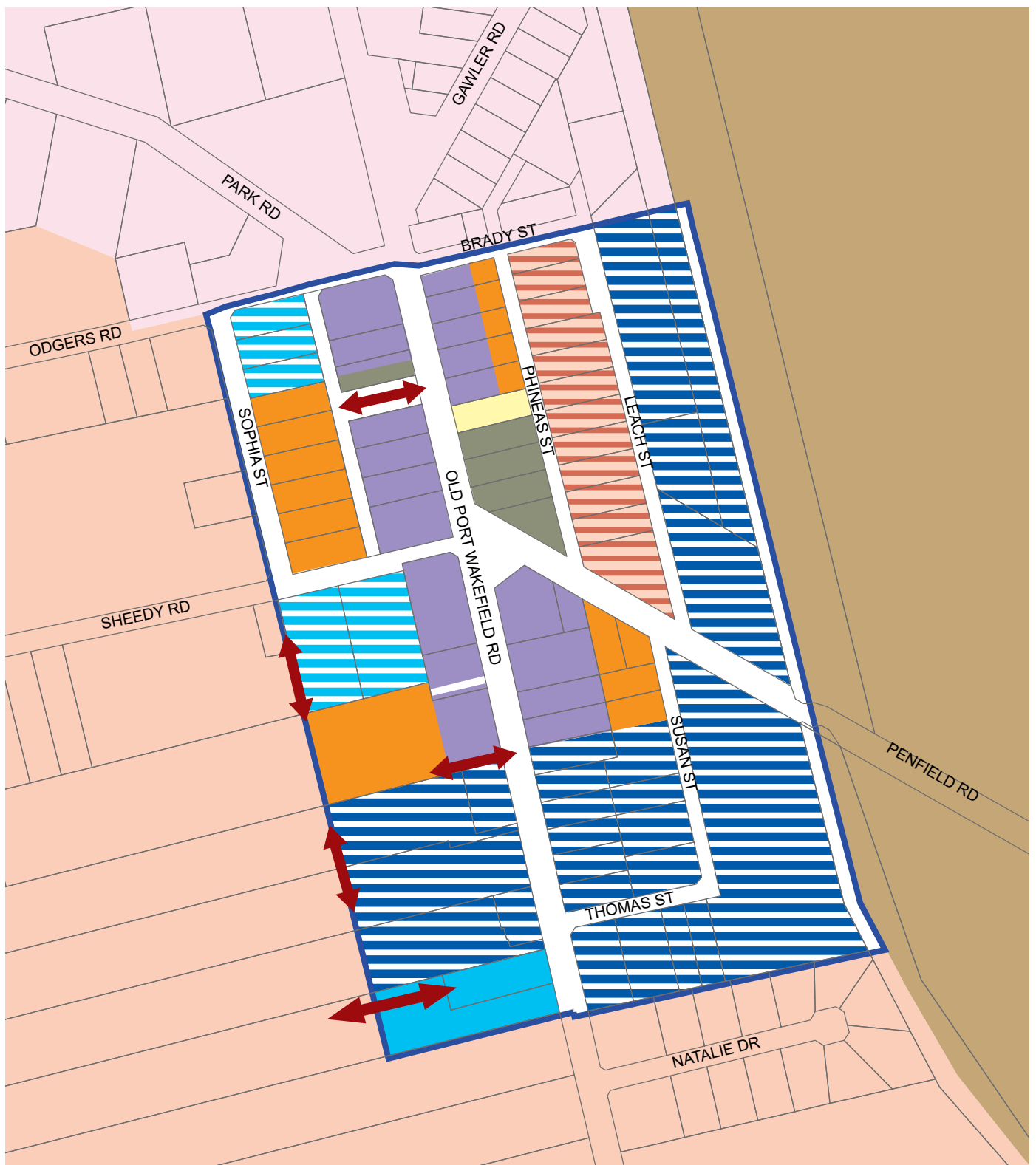
PLAYFORD COUNCIL

- Zone Boundary
(Metropolitan Open Space System)
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
or General Bushfire Risk subject to the requirements of the
relevant zone
- - - - - Development Plan Boundary

ATTACHMENT H1

Replacement Concept Plan Maps

Concept Plan Map Play/23 Virginia Neighbourhood Centre



- Suburban Neighbourhood
- Deferred Urban
- Commercial
- Primary Production
- Community Uses
- Main Street Retail
- Core Retail
- Retail/Commercial
- Car Parking
- Mixed Use/Medium Density Residential
- Open Space

- Vehicle Access
- Neighbourhood Centre Boundary



0 50 100 150 200 250 metres

Concept Plan Map Play/23

VIRGINIA

NEIGHBOURHOOD CENTRE

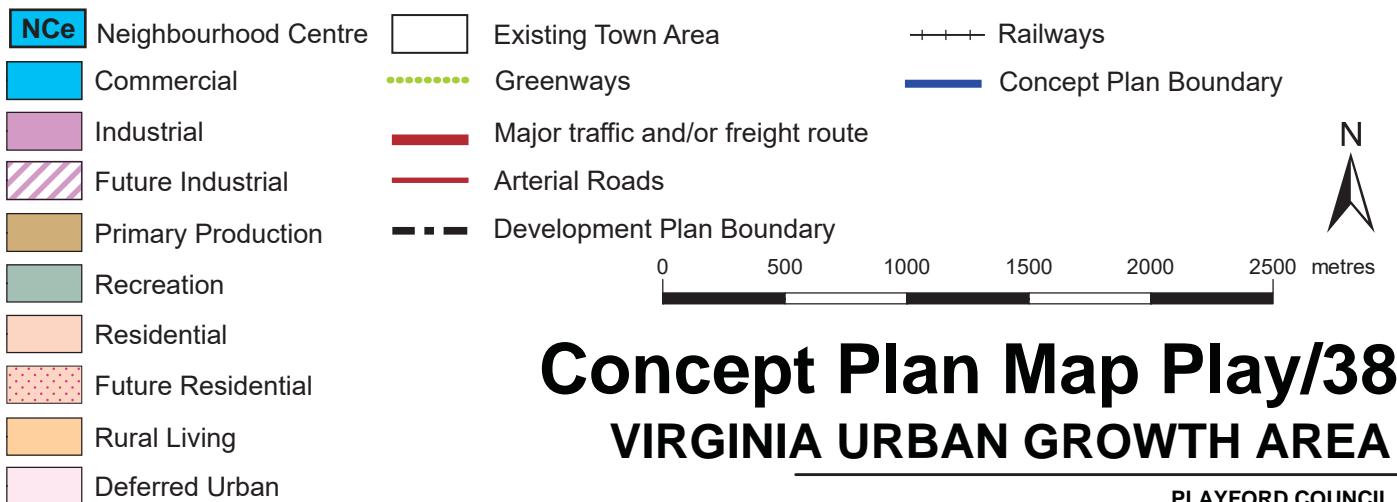
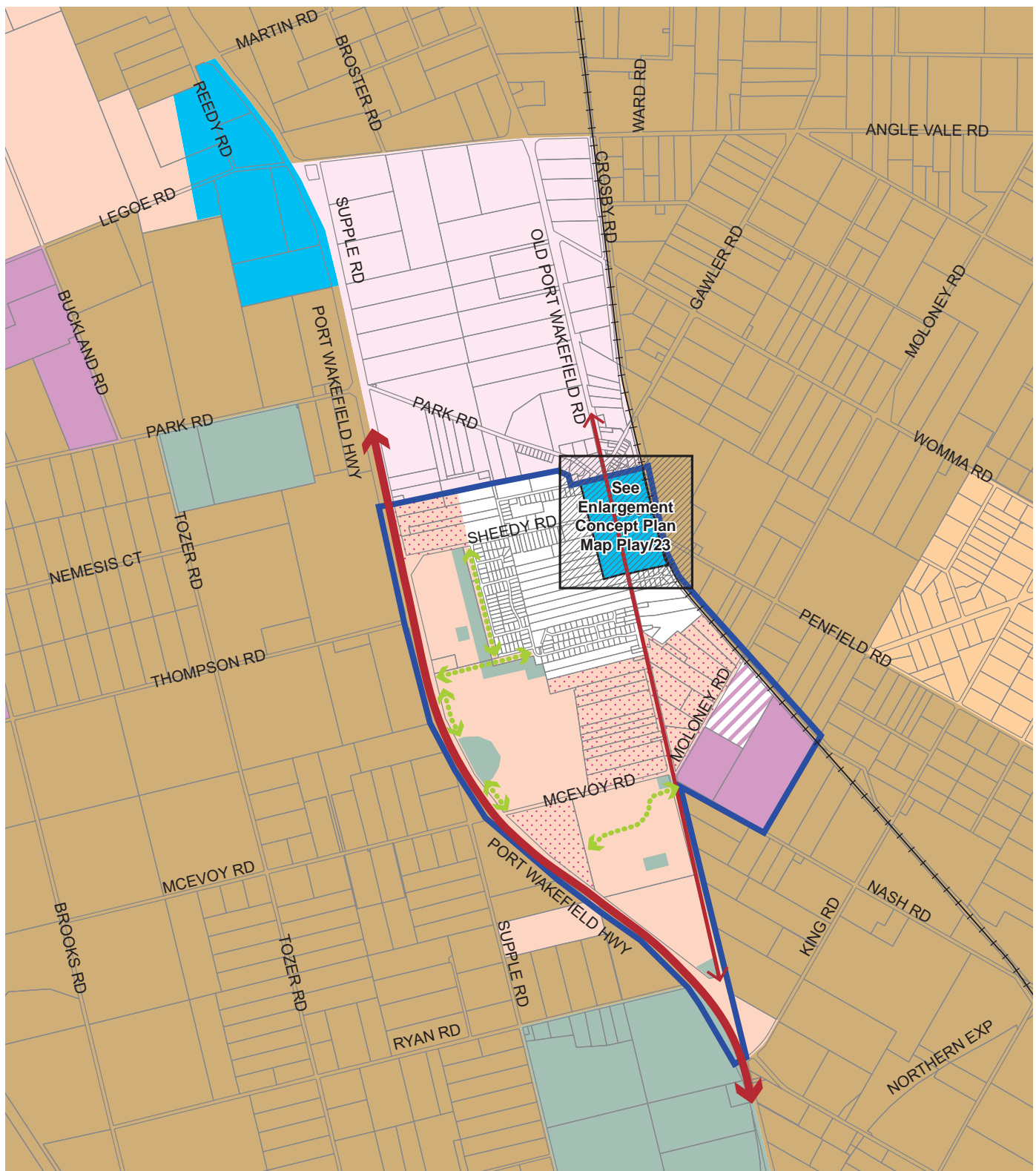
PLAYFORD COUNCIL

ATTACHMENT H2











New Concept Plan Maps

Concept Plan Map Play/38 Virginia Urban Growth Area

Concept Plan Map Play/41 Virginia Urban Growth Area Infrastructure





-  Area not covered by Infrastructure Precinct
-  Infrastructure Precincts
-  Sub Precinct
-  Intersection Treatment
-  Stormwater Detention Basin/Wetland
-  Stormwater Flow
-  New Connector/Link Road
-  Noise Barrier
-  Concept Plan Boundary
-  Development Plan Boundary

--- Railways

0 500 1000 1500 2000 2500 metres



Concept Plan Map Play/41

VIRGINIA URBAN GROWTH AREA

INFRASTRUCTURE

PLAYFORD COUNCIL



Government of South Australia

Department of Planning,
Transport and Infrastructure

Playford Council Development Plan

PLAYFORD URBAN GROWTH AREAS (ANGLE VALE, PLAYFORD NORTH EXTENSION & VIRGINIA) & GENERAL SECTION AMENDMENTS

Development Plan Amendment

By the Minister

**EXECUTIVE SUMMARY AND ANALYSIS
RELEASED FOR CONSULTATION FROM 28
MAY 2014 TO 2 AUGUST 2013**

Preface

The proposed changes to the Playford Council Development Plan are intended to assist in the implementation of the draft *Playford Growth Area Structure Plan*, which has also been released for consultation.

The draft zoning and policy framework contained in this Development Plan Amendment will be informed by consultation with the community, Council, landowners and other stakeholders and may be altered in response to submissions made by individuals and organisations.

Implementation of the draft Structure Plan also relies on the demonstrated co-ordination and commitment to necessary infrastructure, which may influence the way in which the DPA amendments proceed and when.

In particular, the DPA amendment could be ‘divided’ to allow a portion or portions of the growth areas to be contemplated for rezoning at different times based on the satisfactory resolution of related infrastructure matters.

The potential to ‘divide’ the amendment recognises the current fragmented land ownership pattern across the proposed growth areas and the likelihood that infrastructure co-ordination and commitments will be met over time either by individual landowners or groups of landowners with a common goal, provided the overall Structure Plan vision can be met.

The DPA proposes indicative groupings of parcels for infrastructure co-ordination purposes. This is intended to encourage submissions to assist in refining the concept further in recognition of the fact that forming the parcel groupings is a complex task that cuts across many stakeholder interests.

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PROPOSED POLICY CHANGES	v
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Appendix A - The 30-Year Plan for Greater Adelaide: Policies and Targets

THE AMENDMENT

EXECUTIVE SUMMARY

INTRODUCTION

The *Development Act 1993* (the Act) provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Planning to amend a Development Plan.

This Development Plan Amendment (DPA) has been prepared by the Minister in accordance with sections 24(1)(h) and 26 of the Act. Section 24(1)(h) allows the Minister to prepare an amendment where of the opinion that the amendment is necessary to ensure or achieve consistency with the Planning Strategy.

A DPA (this document) explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may consist of:

- Executive Summary (this section)
- Analysis
- Conclusions and Recommended Policy Changes
- References/Bibliography
- The Amendment.

NEED FOR THE AMENDMENT

The *30 Year Plan for Greater Adelaide* (the Plan) released by the Government in February 2010 anticipates projected growth of up to 560,000 additional people across the Greater Adelaide region during the next 30 years. This moderate level of growth will contribute to prosperity and a diverse labour market, but will need to be carefully managed so that there is sufficient land for the additional housing and jobs necessary to support it. It will also be essential to plan the vital infrastructure and services needed to support population and economic growth.

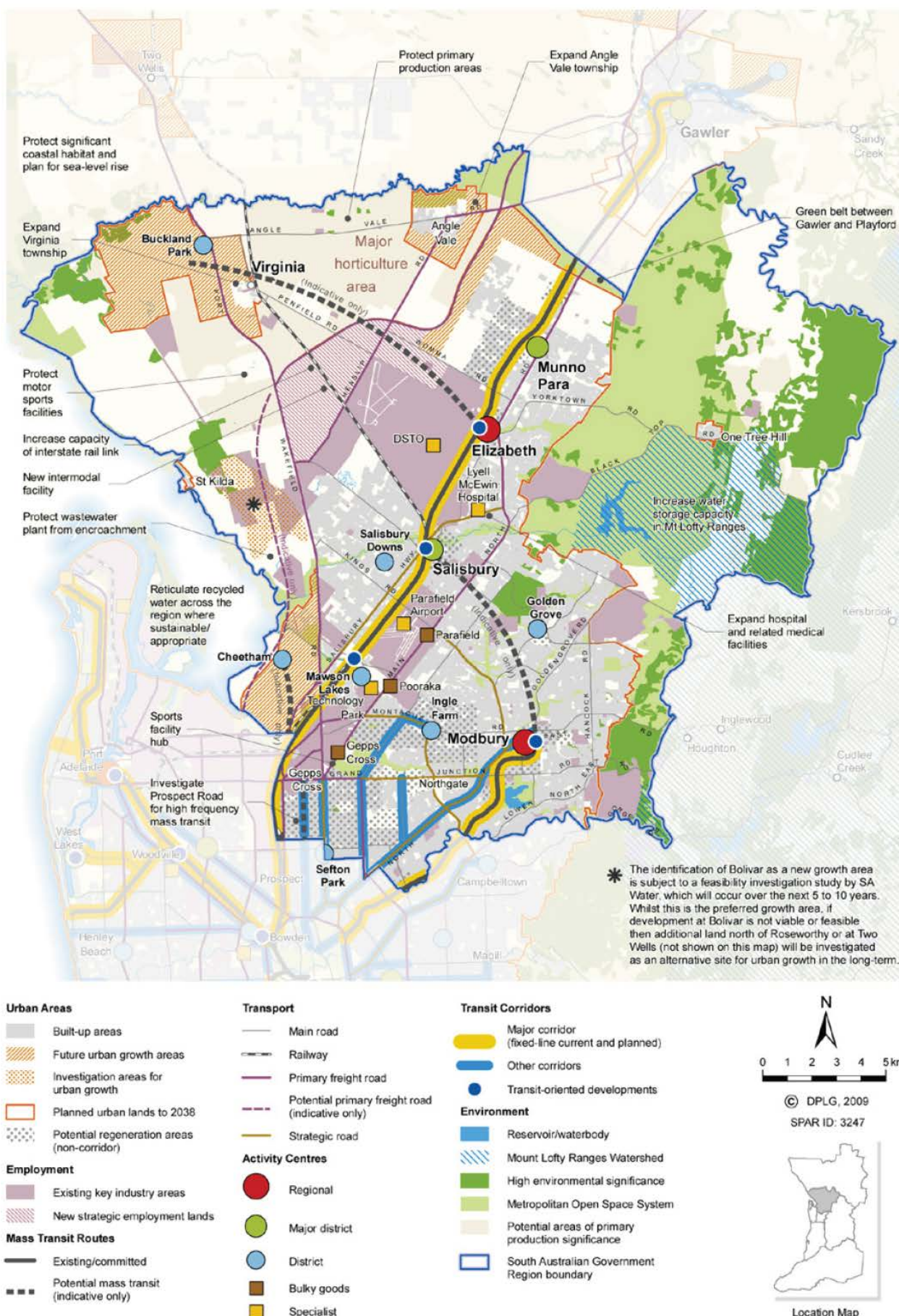
The Plan sets targets for housing and jobs at a regional level and supports the achievement of a 25-year rolling supply of land, and 15-year supply of suitable land zoned ready for development at any time for residential, commercial and industrial purposes. This recognises the long lead times in bringing land to the market.

Significant development and population growth is anticipated in the Plan for the Northern Adelaide Region (see Figure 1). Much of this growth has already been planned for, with some 5000 hectares of land identified for new suburbs to accommodate, in conjunction with the existing planned projects, up to 67,600 additional dwellings and 169,000 additional people.

A further 1550 hectares of land has also been earmarked for new regional employment lands, which could accommodate new commercial and industrial development to contribute to the 30-Year Plan's target of 79,000 additional jobs for the Northern Adelaide Region.

The City of Playford will accommodate a significant portion of the Northern Adelaide Region's future development and increased population, with new residential growth areas adjacent to Andrews Farm and at Angle Vale, Buckland Park, Munno Para Downs and Virginia.

Northern Adelaide Region Playford Growth Areas



Source: Map 4E - The 30-Year Plan for Greater Adelaide, Department of Planning and Local Government, 2010

In combination with the future employment hub proposed at Greater Edinburgh Parks, which is the subject of a separate DPA, the growth areas will contribute significantly to meeting the 30-Year Plan's targets for dwellings, population and jobs, and the needs of the wider Greater Adelaide Region.

Given the proximity of the growth areas to existing built up areas and significant infrastructure investment, most of the land will contribute to the State Government's objective of a 15-year zoned supply of land for residential and employment purposes. Consequently, there is a need to undertake planning work on these growth areas to ensure that this objective is met in the timeframe envisaged by the 30-Year Plan.

AREA AFFECTED

The new land proposed to be rezoned to accommodate urban growth by this DPA is located within the northern region of Metropolitan Adelaide and within the Playford Council area and referred to as the 'area affected' on Figure 2. Throughout the analysis section of this DPA, the area affected is generally described as follows:

- Angle Vale – comprising about 944 hectares west of the Northern Expressway and consisting of the existing Angle Vale township and 700 ha of land to the north, south and west of the township
- Playford North Extension– an area covering about 729 ha of land east of the Northern Expressway in the suburbs of Penfield, MacDonald Park, Munno Para West and Munno Para Downs, and
- Virginia - approximately 650 ha of land consisting of the existing Virginia Township and 386 ha of adjoining land to the north, south and west of the township.

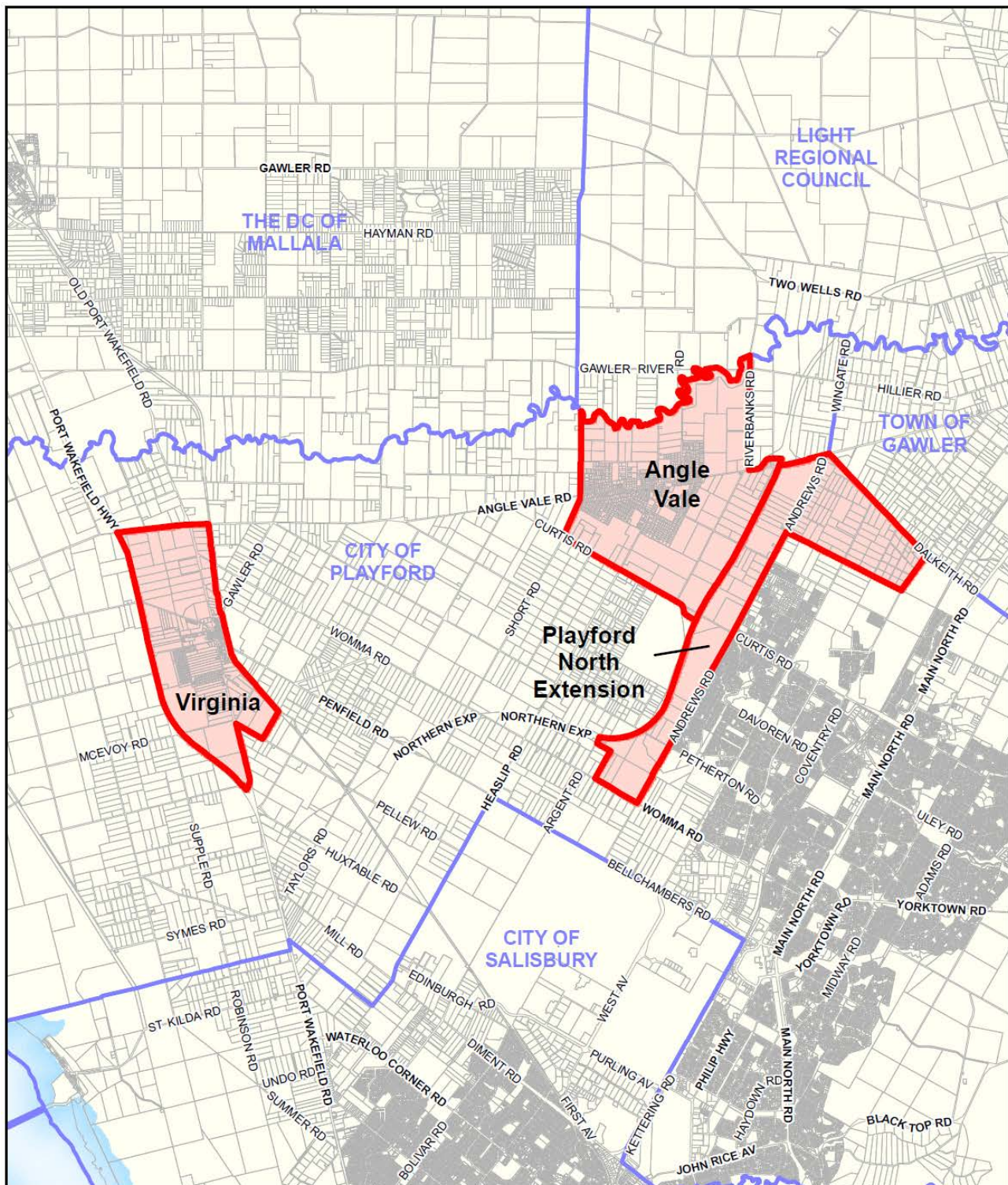
The total area affected is in excess of 2300 hectares south of the Gawler River.

Although the affected area is the primary focus of this DPA, there are some additional changes proposed as follows:

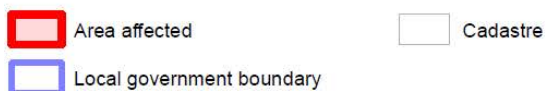
- The DPA includes a review of the General Section of the Playford Council Development Plan to ensure the land use provisions applicable to the new growth areas are generally consistent with the requirements and directions contained in the South Australian Planning Policy Library (SAPPL). Amendments to the General Section provisions have potential application to development proposed outside of the new growth areas.
- Replace the Residential Neighbourhood Zone currently relating to land at Buckland Park with the more recently formulated Suburban Neighbourhood Zone. The Residential Neighbourhood Zone is the precursor to the Suburban Neighbourhood Zone and as such there is a high degree of consistency between these two zones. The replacement of the Residential Neighbourhood Zone is intended to reduce unnecessary zone duplication within the Playford Council Development Plan.

In replacing the Residential Neighbourhood Zone effort has been made to ensure the land use requirements applicable to the Buckland Park area remain essentially unaltered.

FIGURE 2

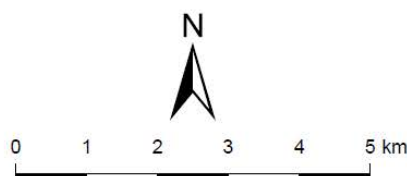


Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) DPA



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PROPOSED POLICY CHANGE(S)

The DPA proposes to amend the Playford Council Development Plan as follows:

General Section

- Replace the following General Sections of the Development Plan to establish greater consistency with the latest version of the SAPPL:
 - (a) Centres and Retail Development
 - (b) Design and Appearance
 - (c) Hazards
 - (d) Infrastructure
 - (e) Interface between Land Uses
 - (f) Natural Resources
 - (g) Residential Development
 - (h) Transportation and Access
- Introduce a new General Section titled 'Medium and High Rise Development (3 or More Storeys)' from the SAPPL
- Amend the General Section on 'Heritage Places' to establish greater consistency with the SAPPL
- Amend the General Section on 'Outdoor Advertisements' to establish greater consistency with the SAPPL, including a name change to 'Advertisements'

New Overlays

- Introduce the following Overlays which will apply to 'designated areas' within the area affected:
 - (a) Affordable Housing
 - (b) Noise and Air Emissions
 - (c) Strategic Transport Routes

Zones, Policy Areas and Precincts

Angle Vale

- Introduce a new Suburban Neighbourhood Zone over most of the area affected, replacing the Township Zone and Precinct 33 as they relate to the existing township
- Expand the existing Neighbourhood Centre Zone southward along Heaslip Road
- Rezoning a portion of the Primary Production Zone near the Northern Expressway with frontage to Angle Vale Road to a Light Industry Zone
- Rezoning a portion of the Primary Production Zone near the Northern Expressway with frontage to Curtis Road to a Commercial Zone

Playford North Extension

- Introduce a new Suburban Neighbourhood Zone and associated land use Objectives and Principles of Development Control that will apply to most of the area affected, replacing the Primary Production Zone applicable to the majority of the area affected and a small portion of the Recreation Zone

- Introduce a Rural Living Zone over land along the Dalkeith Road frontage, expanding the application of the existing land use Objectives and Principles of Development Control for the Zone
- Introduce a Commercial Zone over land fronting Womma Road, expanding the application of the existing land use Objectives and Principles of Development Control for the Zone
- Incorporating a 'remnant' portion of the Recreation Zone on the western side of the Northern Expressway, being land outside of the growth area, into the adjacent Primary Production Zone
- Incorporating a 'remnant' portion of the Primary Production Zone on the western side of the Northern Expressway, being land outside of the growth area and forming part of Northern Expressway road reserve, into the adjacent Rural Living Zone

Virginia

- Expand the existing Town Centre Zone to incorporate the existing Commercial Zone and a portion of the Residential Zone
- Introduce a new Suburban Neighbourhood Zone and associated land use Objectives and Principles of Development Control that will apply to the southern half of the area affected, replacing the existing Primary Production Zone and Residential Zone that applies to the land
- Delete the Objectives and Principles of Development Control for the 'Commercial Virginia Policy Area 1' and 'Residential Virginia Policy Area 8' which are proposed to be replaced in response to the expanded Town Centre Zone and new Suburban Neighbourhood Zone
- Introduce a new Deferred Urban Zone and associated land use Objectives and Principles of Development Control that will apply to the northern half of the area affected, replacing the existing Primary Production Zone and Flood Plain Virginia Zone applicable to the land
- Expand the Industry Zone located south of the existing Town Centre Zone to include land fronting Moloney Road

Buckland Park

- Inclusion of the Buckland Park growth area into the Suburban Neighbourhood Zone, incorporating the requirements of the Residential Neighbourhood Zone into the new Zone to retain the established requirements.

Mapping

- Introduce new Overlay Maps for *Affordable Housing*, *Noise and Air Emissions* and *Strategic Transport Routes* to show where the policy for each Overlay will apply
- Amend *Overlay Maps - Development Constraints* to illustrate the extent of the location of high pressure gas pipelines for the whole council area and areas of known contamination within the proposed growth areas
- Amend *Zone*, *Policy Area* and *Precinct* maps to give effect to the rezoning of land described above
- Amend the Bushfire Protection Area maps by replacing the 'General Bushfire Risk' designation with 'Excluded' over the proposed growth areas where development satisfied the requirements of the Suburban Neighbourhood Zone, retaining the 'General Bushfire Risk' category for the proposed Rural Living Zone adjacent Dalkeith Road and within 100 metres of the MOSS Zone along the Gawler River.

Concept Plans

- Amend the Concept Plans for Munno Para West and Andrews Farm / Penfield to promote integration between areas being development for urban purposes, including areas being proposed to accommodate growth in this DPA at Playford North Extension
- Introduce new Concept Plan maps for Angle Vale, Playford North Extension and Virginia to illustrate key land use features including areas of open space, activity centre locations and cycle / pedestrian links
- Introduce new Concept Plan maps to illustrate key infrastructure elements required at Angle Vale, Playford North Extension and Virginia.

LEGAL REQUIREMENTS

Prior to the preparation of this DPA, the Minister received advice from a person or persons holding prescribed qualifications pursuant to Section 26 of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

CONSULTATION

The organisations and agencies to be consulted include:

- Department of the Premier and Cabinet
- Department of Planning, Transport and Infrastructure (Public Transport Division, TransAdelaide, Transport Services Division)
- Department of Environment, Water and Natural Resources (Planning and Assessment Unit)
- Department for Communities and Social Inclusion
- Department for Education and Child Development
- Department of Health and Ageing
- Department of Treasury and Finance
- Department of Primary Industries and Regions
- Department of Further Education, Employment, Science and Technology
- Department for Manufacturing, Innovation, Trade, Resources and Energy
- Urban Renewal Authority
- SA Metropolitan Fire Service
- State Emergency Service
- SA Police
- Country Fire Service
- Environment Protection Authority
- City of Playford
- ElectraNet
- SA Power Network

- Australian Rail Track Corporation
- NBN Co Limited
- SA Water
- APA Group / Envestra
- Telstra
- Origin Energy
- Epic Energy
- SeaGas
- Adelaide and Mount Lofty Ranges NRM Board
- Gawler River Flood Authority
- Hon Leesa Vlahos - Member for Taylor
- Hon Tony Piccolo - Member for Light
- Conservation Council of SA
- Planning Institute of Australia – SA Division
- Urban Development Institute of Australia – SA Division
- Local Government Association
- Property Council of Australia – SA Division.

All written and verbal agency and public submissions made during the consultation phase will be recorded and considered by the Development Policy Advisory Committee (DPAC), which is an independent body responsible for conducting the consultation stage of Ministerial DPAs. Changes to the DPA may occur as a result of this consultation process.

THE FINAL STAGE

When DPAC has considered the comments received and heard all the public representations, it will provide the Minister for Planning with a report on its findings.

The Minister will then either approve (with or without changes) or decline to proceed with the DPA.

(Note: This Executive Summary is for information only and does not form part of the Amendment to the Development Plan)

ANALYSIS

1. BACKGROUND

Future urban growth and employment prospects in Adelaide's Northern Region have been considered through a Structure Plan process that involved the preparation of background investigations and reports, with input from a range of stakeholders within State and local government, and affected landowners. The process has informed the preparation of the *Playford Growth Area Structure Plan – Strategic Investigations Report* which has in turn informed the land use and policy directions contained in this DPA.

The focus for this DPA is the delivery of growth areas that support population growth and housing, with the view to contributing to the 15 year land supply and providing a basis upon which the delivery of essential infrastructure and services can be based and planned for.

2. THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 South Australia's Strategic Plan

'South Australia's Strategic Plan provides an important blueprint for our state that identifies the aspirations for our future success. It is a plan that provides direction not only to the State Government, but also to business and community organisations to identify and align their long term visions with the Plan.' (Page 8, South Australia's Strategic Plan)

Consideration has been given to the various Targets set out under the six Priorities (Our Community, Our Prosperity, Our Environment, Our Health, Our Education and Our Ideas) established by the Strategic Plan.

Relevant Priorities, Goals and Targets from the Strategic Plan are listed in the Table below, with comment provided on how the policies proposed in this DPA will assist in achieving the Goals and Targets.

Table 1: Strategic Plan Summary

Strategic Plan Priorities/Goals/Targets		Response
OUR COMMUNITY		
Goal: We are committed to our towns and cities being well designed, generating great experiences and sense of belonging.		Following the approval of the Better Development Plan and General DPA in December 2010, the current Playford Council Development Plan contains a comprehensive suite of policies that are relatively up-to-date with the latest SA Planning Policy Library. The General provisions of the Development Plan provide the overall context to guide development in the district that: <ul style="list-style-type: none">• encourage walking and cycling through the establishment of linked, safe and convenient routes to activity centres, schools, public transport, and open spaces• supports the provision of open space that provides for a range of passive and active recreational
Target 1	Urban Spaces: Increase the use of public space by the community	
Goal: New developments are people friendly, with open spaces and parks connected by public transport and bikeways		
Target 2	Cycling: Double the number of people cycling in South Australia by 2020	

		<p>pursuits to meet the needs of the community.</p> <p>This DPA supports and enhances these general requirements by introducing new Concept Plans for the new growth areas that identify key open space areas and pedestrian/movement networks to support activity in the new suburbs.</p>
Goal: Everyone can afford to rent or buy a home.		Requirements for the provision of affordable housing are proposed in the DPA.
Target 7:	Affordable Housing: South Australia leads the nation over the period to 2020 in the proportion of the homes sold or built that are affordable by low and moderate income households.	This involves the introduction of a new Affordable Housing Overlay that will apply to the new growth areas and where the minimum 15 percent affordable housing requirement will apply to all developments over 20 dwellings.
Target 8:	Housing stress: South Australia leads the nation over the period to 2020 in the proportion of low income households not experiencing housing stress	The criteria for 'affordable housing' are established under the South Australian Housing Trust Regulations 2010.
OUR PROSPERITY		
Goal: South Australia has a resilient, innovative economy.		The DPA facilitates development that will stimulate the local economy and supports the sustainable growth of Adelaide through the provision of urban neighbourhoods adjacent to key industry and retail hubs including the planned employment land at Greater Edinburgh Parks (which is the subject of a separate DPA) and Elizabeth Centre.
Target 35	Economic growth: Exceed the national economic growth rate over the period to 2020.	
Goal: South Australia has a sustainable population.		This DPA will support population targets and growth of Northern Adelaide by rezoning land thereby contributing to the overall supply of land that can be rolled out as the population grows and the demand for housing rises.
Target 45	Total population: Increase South Australia's population to 2 million by 2027.	The actual rate of growth will be affected by fertility and mortality rates, interstate and overseas migration, and related factors like employment generation.
Goal: South Australia's transport network enables efficient movement by industry and the community.		The DPA will ensure the new residential areas take advantage of existing strategic infrastructure, including the new Northern Expressway, planned upgrades to the local road network and other key infrastructure items such as the Lyell McEwen hospital.
Target 56	Strategic infrastructure: Ensure the provision of key economic and social infrastructure accommodates population growth.	
OUR ENVIRONMENT		
Goal: We reduce our greenhouse gas emissions.		This DPA will facilitate the development of over 14,000 new dwellings, all of which will need to comply with the latest
Target 60	Energy efficiency – Dwellings: Improve the energy efficiency of dwellings by 15%	

	by 2020	energy efficiency requirements of the Building Code of Australia.
Goal: We reduce our reliance on cars in the metropolitan area, by walking, cycling and increasing use of public transport.		The new growth area affected by this DPA will be designed to have an integrated network of pedestrian and cycle trails and local road network facilitating quick and easy movement to existing and planned public transport hubs.
Target 63	Use of public transport : Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018	
Goal: We want Adelaide to grow up more than out.		Although this DPA is not targeted towards infill development, it is aligned with broader strategic goals that seek to ensure there is a supply of land available to accommodate South Australia's growing population while the transition to a new urban form takes place over the coming decades. However, this DPA proposes an extension to existing urban areas and townships within the Northern Adelaide Region that envisages new housing to be constructed in a range of styles including multi-level buildings (over two storeys) in some locations.
Target 68	Urban development: By 2036, 70% of all new housing in metropolitan Adelaide will be being built in established areas	
Goal: We look after our land, rivers and wetlands		The areas proposed to accommodate urban growth in the DPA are highly modified landscapes, having largely been cleared for farming for an extended period of time. Native flora and fauna surveys reveal that very little remaining native species remain, however, the DPA and established Development Plan policy will support the retention of important remnant native vegetation.
Target 69:	Lose no species: Lose no native species as a result of human impacts	
Goal: South Australia has reliable and sustainable water resources and is a leader in wastewater, irrigation, stormwater and groundwater management.		The DPA encourages Water Sensitive Urban Design in both the public realm and on individual development sites, including water harvesting and re-use, to reduce demands on potable water supply. A series of basins / wetlands is proposed which can facilitate the harvesting and re-use of stormwater. A portion of the area affected can also access an existing reclaimed water scheme operated by SA Water.
Target 73	Recycled stormwater: South Australia has the system capacity to harvest up to 35 GL of stormwater per annum by 2025.	
Target 74	Recycled wastewater: South Australia has the system capacity to recycle up to 50 GL of wastewater per annum by 2025.	

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South

Australia. It also indicates directions for future development to the community, the private sector and local government.

The Planning Strategy that is relevant to this DPA is *The 30-Year Plan for Greater Adelaide* (the Plan). It provides discussion on a number of main themes including population characteristics, built form and employment.

In relation to expected changes to the size and composition of the population within the Greater Adelaide Region the Plan sets out the following:

- a total forecast population for Greater Adelaide of 1.85 million people by 2036 (the population is growing faster than was forecast in South Australia's Strategic Plan (2004) and the Prosperity Through People population policy (2004), which both forecast a target of 2 million people by 2050 for the entire state; this is now projected to be reached 23 years ahead of target, in 2027;)
- Greater Adelaide's population is older than the Australian average and our share of people aged over 65 is growing faster than the national average:
 - those aged over 65 will increase from 194,000 in 2006 to 407,000 in 2036, a 110 per cent increase
 - the proportion of aged people (over 65 years) in the population will increase from 18 per cent in 2006 to 22 per cent in 2036
 - the number of South Australians aged 85 years or more is projected to increase by 222 per cent by 2036, with those living in non-private accommodation projected to increase by more than 220 per cent from about 10,000 in 2006 to in excess of 31,000 in 2036;
- the three dominant household types in Greater Adelaide (couples with children, couples without children and lone-person households) will comprise about 84 per cent of total occupied private dwellings and of these:
 - lone-person households were the fastest-growing household type in the past decade and are projected to account for 33 per cent of all household types in Greater Adelaide by 2036;
 - lone-person households reflect the ageing of the population and changes in family relationships;
- changes in population dynamics has resulted in the need for more dwellings to accommodate the same number of people - in the 1950s to 1970s, when households were made up of large families, 300 extra homes were needed for every 1000 extra people; today, 420 homes are required for every 1000 people; and by 2036, 435 homes will be required for every 1000 people.

To meet the demands of a larger population and household needs, the Plan outlines a vision for a 'new urban form' including:

- Concentrating new housing in existing areas:
 - Township growth will be confined to larger regional towns where infrastructure and services can be provided. Growth will be contained for smaller townships and villages to protect their heritage and character.
- Locating new housing and new jobs in transport corridors:
 - The Plan contains a detailed strategy to locate the bulk of new housing in established areas around the existing public transport networks and transit corridors to create a transit-connected city;
- Placing an emphasis on good design and creating unique precincts
- Creating vibrant mixed-use precincts
 - A greater co-location of a greater mixture of building uses (e.g. street facing shops and services located under residential apartments, providing walkable neighbourhoods and easy access to services)

- Taking a new approach to Greenfields development
 - New Greenfield developments to contain a larger mixture of densities and housing types.
- Retaining the essential characteristics of rural towns
- Achieving a diversity of dwelling types
 - Achieve a greater mix of dwelling types to cater for the changing make-up of the population. These would range from single detached dwellings to low-rise attached accommodation, such as townhouses and villas, and medium-density housing, such as well designed three-to-five storey apartment blocks in appropriate locations.
- Water and energy efficiency
- Greenways and a network of open spaces
 - A network of connected open spaces would characterise the major activity centres and transit corridors. These very distinct green buffers would improve amenity, have a cooling effect and provide a noise buffer between residential accommodation and transport thoroughfares.

The objectives, principles, policies and targets of the Plan that are of particular relevance to this DPA are identified and discussed in the table provided in Appendix 1.

One of the key factors for the DPA has been the areas designated for urban and township expansion shown on Map E4 in the Plan and reproduced above as Figure 1. These areas will provide a focus to accommodate much Northern Adelaide's population growth targets for the period 2009-2038 as outlined in the Table 2 below.

Table 2: Targets for Northern Adelaide

POPULATION TARGET	HOUSING	JOBS
169,000	67,600	79,000

The above figures combine infill and Greenfield development located inside and outside transit corridors. As the purpose of this DPA is to consider rezoning land for urban development rather than identifying redevelopment (infill) opportunities, the following targets for fringe growth are relevant.

Table 3: Fringe Growth targets

Population and dwellings	Net additional dwellings	Net additional population
Fringe growth (inside corridors)	5,500	14,300
Fringe growth (outside corridors)	30,800	81,300
Townships (outside corridors)	4800	12,700
TOTAL	41100	108300
Affordable housing (15%)	6165	16245*

(* - assumes that the average household size is the same as other dwelling types)

The Plan estimates that the gross land supply needed to accommodate fringe and township growth (including local employment areas) will be in the order of 5,020 hectares.

2.3 Consistency with Other Key Policy Documents

2.3.1 Strategic Infrastructure Plan for South Australia 2004/5 – 2014/15

The *Strategic Infrastructure Plan for South Australia* provides an overarching state framework for the planning and delivery of infrastructure by all government and private sector infrastructure

providers. The Infrastructure Plan identifies strategic priorities for the period between 2005-06 and 2014-15 for 14 infrastructure sectors.

The policies and actions as outlined below are relevant to the planning and development of broad hectare land.

Transport:

- *Coordinate the development of urban planning and transport systems to maximise the economic, social and environmental benefits.*

Land:

- *Give greater consideration to population data and changing demographics in residential land supply planning.*
- *Ensure that planning for residential developments is more closely integrated with infrastructure and transport planning.*
- *Ensure residential land supply is available when needed to meet market demand.*

Community Services and Housing:

- *Encourage higher-density residential development in appropriate urban areas through planning for land use and infrastructure augmentation.*
- *Promote energy efficiency and environmental sustainability in new residential developments.*

A process has also been commenced to update the Strategic Infrastructure Plan for South Australia 2005/6 - 2014/15 to map out infrastructure priorities for the next 10 to 15 years in line with *the 30-Year Plan for Greater Adelaide*. This update is needed to provide state-wide direction on priorities for government investment or policy effort and to integrate infrastructure planning and delivery by all spheres of government and the private sector with land use planning.

The Strategic Infrastructure Plan for South Australia Discussion Paper (2010) confirms that South Australia requires the on-going zoning and/or structure planning for major broad acre fringe developments and key redevelopment sites within greater metropolitan Adelaide. In particular the Discussion Paper on the Strategic Infrastructure Plan emphasises the importance of the progress of infrastructure and rezoning of new growth areas for both residential and employment lands.

The proposed expansion of urban lands at Angle Vale, Playford North Extension and Virginia provide the basis to consider the rezoning of land cognisant of infrastructure identified as part of the Structure Plan, and supportive of the State's investment in the Northern Expressway and public transport improvements.

2.3.2 Housing and Employment Land Supply Program

The *Housing and Employment Land Supply Program Report* (HELSP Report) released on 12 October 2010 seeks to ensure that Greater Adelaide has an adequate supply of well-located developable land spread across the region, and plans for a 15-year supply of land zoned at any given time for residential or commercial and industrial purposes in accordance with the objectives of the Plan.

The HELSP Report highlights that Northern Adelaide is an important focus to accommodate a significant proportion of Greater Adelaide's future growth of new dwellings, people and employment opportunities. The Plan's target is for Northern Adelaide to accommodate 169 000 additional people and 67 600 additional dwellings by 2036. The Northern Adelaide region accounts for almost 50 per cent of the total residentially zoned broad acre land supply in metropolitan Adelaide, and the Plan has identified about 5,000 ha of land in new growth areas in

the region for future urban development. The proposed DPA will contribute to the achievement of these targets.

2.3.3 South Australian Health Care Plan 2007 – 2016

The South Australian Health Care Plan 2007 - 2016 provides a framework for the delivery of health services and identifies the Government's preferred model for health care service delivery.

The Health Care Plan is predicated upon preventative health measures and the provision of high volume, low complexity services being provided in close proximity to where people live supported by a hierarchy of hospital facilities.

Within this hierarchy there are planned to be three major hospitals, the new Adelaide Hospital, the Lyell McEwen Hospital and the Flinders Medical Centre. These hospitals will have the largest number of beds and facilities and will provide regional hospital services for the Central, Northern and Southern areas respectively.

These will be supported by a further level of district hospitals, the Modbury, the Queen Elizabeth and Noarlunga.

The Plan also identifies the provision of 10 GP Plus Health Centres across Adelaide. The GP Plus facilities will vary depending upon the needs of the community but typically will include 24 hour GP access, a variety of allied medical services such as physiotherapy, podiatry, dentistry and occupational therapy, support for chronic illness self-management, children's and youth health, specialist clinics, counselling, nursing and midwifery services, and aboriginal health. The GP Plus services are designed to reduce demand on acute hospitals for avoidable hospital admissions.

2.3.4 Housing Plan for South Australia 2005

The Housing Plan for South Australia has five main objectives and identifies the associated key actions that will deliver results. Of the five objectives, those of particular relevance to this DPA are as follows:

- Affordable housing and strong communities
- High need housing
- Environmental sustainability.

By providing additional land for housing, there is significant opportunity for this DPA to assist in provision of more affordable and high needs housing. In particular, the requirement for 15% affordable housing (including 5% high needs housing) in all new developments is built into the land use framework contained in the SA Planning Policy Library and formally adopted as part of the criteria for development assessment purposes as part of the DPA process. For new growth areas the Affordable Housing Overlay introduced into the South Australian Planning Policy Library as part of the last round of policy initiatives, enables affordable housing to be allocated over time where a development occurs in multiple stages

In addition, standards around energy and water and waste management efficiencies are improving to reduce living costs and achieve greater environmental sustainability.

2.3.5 Adelaide and Mount Lofty Ranges Natural Resource Management Plan

The Adelaide and Mount Lofty Ranges Natural Resource Management (NRM) Plan targets and outcomes relevant to these investigations are contained in Table 4 below.

Table 4: Adelaide and Mount Lofty Ranges NRM Targets

RELEVANT NRM TARGETS	OUTCOMES
T1 Stormwater and waste water used	75% of stormwater used 100% of waste water reused
T2 Surface water and groundwater	All water resources meet water quality guidelines to protect defined environmental values
T3 Water resources managed within sustainable limits	All water resources used within sustainable yield (allowing for variability).
T7 Condition and function of ecosystems (terrestrial, riparian)	Recovery RE: significant ecosystems
T9 Conservation status of native species (terrestrial, marine, aquatic)	No decline in conservation status from current levels

The attainment of the water related targets are supported by existing policy in the Playford Council Development Plan that promote water sensitive urban design measures in all developments.

In relation to native species, there are also provisions that support the protection and enhancement of native vegetation, with more specific controls for regulated and significant trees.

The *Native Vegetation Act 1991* applies within prescribed areas of greater Adelaide, including the Metropolitan Open Space System (MOSS) Zone within the Hundred of Yatala. In the City of Playford, the Act applies to areas south of the Gawler River and as such the rezoning of any MOSS Zone would mean that approval to clear vegetation under the Act would no longer be required and the control over vegetation clearance would default to the *Development Act 1993*.

As will be illustrated later, land north of the Angle Vale township is proposed to be rezoned from MOSS to allow consideration of urban development. As such, this may be viewed as a 'decline in conservation status' on the basis that approval to clear vegetation under the *Development Act 1993* relates to regulated trees, however, the affected area has been subjected to farming practices and has little apparent conservation value.

2.4 South Australian Planning Policy Library

The South Australian Planning Policy Library (SAPPL) contains the latest, best practice policies to be considered for adoption into Development Plans. The SAPPL is reviewed and updated to ensure it remains relevant and responsive to strategic directions.

Version 6 of the SAPPL was released in September 2011 following a review to update some of the General Section Library policies as well as introduce new zones and General Section topics primarily to assist in delivering on wider strategic directions for city growth along key transit corridors and for transit-oriented development sites.

The Playford Council Development Plan was comprehensively replaced following approval of Playford Council's Better Development Plan and General DPA in December 2010. The DPA introduced new mapping and policy based on an earlier version of the SAPPL.

A review has been undertaken as part of this DPA to determine the extent of differences between the latest version of the SAPPL and the Playford Council Development Plan. The review focussed on those General Sections of the Development Plan which are likely to be most relevant to the future development of the areas proposed to accommodate urban growth as well the zone modules which could be used to best represent the strategic directions of the Planning Strategy.

As a result of this review, some General Sections of the Playford Council Development Plan are proposed to be amended via this DPA. Some policies will be introduced as replacements for existing policies, while others will be new policies. It should be noted that proposed updates to the General Sections will apply across the Council area, not just to the proposed growth areas.

In particular, the following have been selected from the SAPPL for consideration and review as part of the DPA.

Table 5: Planning Policy Library – General Sections and Zones

General Sections	
<ul style="list-style-type: none"> Centres and Retail Development Design and Appearance Hazards Heritage Places Infrastructure Interface between Land Uses 	<ul style="list-style-type: none"> Medium and High Rise Development (3 or more storeys) Natural Resources Outdoor Advertisements Residential Development Transportation and Access
Zones	
<ul style="list-style-type: none"> Suburban Neighbourhood Zone Open Space Zone Rural Living Zone Light Industry Commercial 	

2.4.1 General Section – Replacements

One of the characteristics of the last review of the SAPPL was the repositioning of policy from one General Section to another. Many of the changes sought to establish a policy framework that is issue based rather than tied to a particular land use type, consistent with a desire to accommodate a greater mix of land uses in areas identified for redevelopment.

Under earlier versions of the SAPPL some land use requirements appeared in a General Section dealing with a certain form of development which cast doubt on whether it applied to other land uses. For instance, specific policy on overshadowing of residential development appeared in the General Section titled Residential Development. This inferred that non-residential uses (e.g. offices, consulting rooms) were not subject to the same ‘test’ as a residential building when located adjacent to an existing residential activity.

There has also been fine-tuning of the SAPPL over time to clarify intent and improve policy expression. This has also led to further inconsistencies between some General Sections of the Playford Council Development Plan and the current SAPPL.

Due to the ‘rearrangement’ and improvements to the SAPPL, it is considered to be more efficient to ‘replace’ some whole General Sections in the Playford Council Development Plan notwithstanding that the intent of many policies within that section remain largely unaltered.

The following General Sections fit into the ‘replacement’ category:

- Centres and Retail Development

- Design and Appearance
- Hazards
- Infrastructure
- Interface Between Land Uses
- Natural Resources
- Residential Development
- Transportation and Access

Each replacement section is contained in The Amendment section of this DPA as an individual Attachment. Further commentary about the proposed changes to the above 'replacement' General Sections is provided later in this Analysis.

2.4.2 General Section – Amendments 'in Situ'

In reviewing the General Sections of the Playford Council Development Plan it became apparent that many of the differences with the SAPPL are benign and could be considered via a general Development Plan review process rather than through this more focussed DPA. As such, aside from the replacement of those General Sections mentioned above, other alterations proposed as part of this DPA focussed on amending only relevant General Sections where it might contribute to the assessment of development proposed in the new urban growth areas.

Amendments in-situ are proposed for the following General Sections:

- Heritage Places
- Outdoor Advertisements

The proposed alterations to the Heritage Places section introduce additional criteria about multi-storey additions and advertising in relation to State and Local heritage places.

Changes proposed to the Outdoor Advertisements section (proposed to be renamed 'Advertisements') include a new policy dealing with the placement of illuminated signs near traffic signals and devices, and two new policies dealing with the design and location of advertising in mixed use and corridor zones.

The proposed changes to each of these two General Section are detailed in the Amendment Instructions Table in The Amendment section of this DPA.

2.4.3 New General Section policy

In response to the desire to promote a new built form in designated areas, a new General Section - *Medium and High Rise Development (3 or more storeys)* - was introduced in to the SAPPL. It is proposed to introduce this into the Playford Council Development Plan as it is of relevance to development within the proposed growth areas.

In terms of how this may affect development in other parts of the Council district, a review of the Development Plan found that most zones do not specifically contemplate development over two storeys. In other words, the potential need to apply the new policies based on current development expectations is limited to a few zones or parts of some zones as follows:

- District Centre Zone
- Policy Areas 11 to 14 of the Local Centre Zone
- Neighbourhood Centre Zone
- Precincts 19 and 26 of the Regional Centre Zone

- Residential Neighbourhood Zone (proposed to be replaced by the new Suburban Neighbourhood Zone by this DPA)
- Residential Playford Zone
- Residential Regeneration Zone.

The introduction of the new General Section will be relevant to taller buildings proposed in any of the zones mentioned above.

There are a number of zones that do not specify any maximum building height. However, some of these zones support conservation, open space and primary production type uses and therefore the opportunity for tall buildings is likely to be limited.

2.4.4 New Overlays and Zones

The latest Library provides options to apply new Overlay policy in ‘designated areas’. The Overlays include:

- *Affordable Housing* – applies to the whole of the proposed Suburban Neighbourhood Zone
- *Noise and Air Emissions* - applies to the whole of the proposed Suburban Neighbourhood Zone to assist in managing potential interface issues between land uses in a mixed use environment and reducing the potential impacts on residents living near strategic transport routes (road and rail)
- *Strategic Transport Routes* – relates to land fronting the Northern Expressway and Port Wakefield Highway, identified as strategic routes for the purposes of the new Overlay.

As the requirements of these Overlays will only be applied to land being rezoned as part of this DPA, there are no implications for other parts of the Council. The option of applying the new Overlays to other areas within the Council district will need to be considered through separate DPA processes.

As for the growth areas, it is proposed to rezone the land to a combination of the following:

- Suburban Neighbourhood Zone
- Rural Living Zone
- Neighbourhood Centre Zone (expanding the existing zone at Angle Vale)
- Town Centre Zone (expanding the existing zone at Virginia)
- Light Industry Zone
- Commercial Zone
- Industry.

As with the Overlays, there are no direct implications for land use policy beyond the proposed growth areas, inclusive of the existing built-up areas within the townships of Angle Vale and Virginia.

3 Investigations Informing this DPA

3.1 Introduction

The Guidelines for Structure Planning prepared and issued by the Department of Planning, Transport and Infrastructure in November 2010 for Playford Projects identified a significant list of investigations for structure planning purposes and recognised that many of these are relevant and important to inform amendments to the Development Plan for the area. A list of documents prepared for Structure Planning and DPA purposes are contained in the references list, and are largely considered to be the outcomes of investigations for the purposes of this DPA.

The draft *Playford Growth Area Structure Plan* provides a summary of the investigations undertaken and proposes a land use response that is relevant to this DPA.

It is not proposed to reiterate all of the findings contained in the draft Structure Plan as part of this DPA, but to focus on key elements that are relevant to the amendments being proposed to the Playford Council Development Plan as a framework for implementing the Structure Plan.

3.2 Draft Playford Growth Area Structure Plan – A Land Use Framework

The Structure Plan for the growth areas provides the blueprint for the future land use pattern that is focussed on the delivery of housing. It is estimated that about 1118 hectares or almost 60 per cent of the entire area proposed for urban development will be divided and used for housing, including rural living purposes.

The remaining land is expected to accommodate areas for:

- open space and stormwater management (16%)
- infrastructure (15%)
- community services and facilities, including centres (2.5%)
- industrial and commercial activities (>5%)

The following table provides a more detailed summary of how the land is expected to be used.

Table 6: Land Use Summary

Land Use	GROWTH AREA LOCATION						TOTAL (all areas)	
	Angle Vale		Playford North Extension		Virginia			
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area	%
Existing residential land (lots < 4000m ²)	0	0.0	0	0.0	26.29	4.5	26.29	1.3
Residential allotments	412.0	58.4	371.69	53.6	334.49	57.7	1118.14	56.4
Rural Living	0.0	0.0	62.66	9.0	0	0.0	62.66	3.2
Roads / buffers / other infrastructure (excl. ElectraNet corridor)	103.0	14.6	96.92	14.0	84.14	14.5	284.09	14.3
ElectraNet corridor	0.0	0.0	12.69	1.8	0	0.0	12.69	0.6
Public open space (including 50% of stormwater management system)	98.7	14.0	75.46	10.9	49.43	8.5	223.61	11.3
Stormwater management (excluding land counted as public open space)	25.9	3.7	44.12	6.4	26	4.5	95.99	4.8

Neighbourhood / Town Centre	4.7	0.7	5.6	0.8	20.71	3.6	31.03	1.6
Bulky Goods Retail Centre	12.9	1.8	0	0.0	0	0.0	12.93	0.7
Industrial / commercial	47.8	6.8	7.78	1.1	37.8	6.5	93.4	4.7
Local centres	0.1	0.0	0.32	0.0	0.48	0.1	0.94	0.05
Schools	0.0	0.0	16	2.3	4.59	0.8	20.59	1.0
TOTAL	705.1		693.2		583.9		1982.31	

The above figures for the Virginia growth area include all areas intended to accommodate urban growth over the lifespan of the *30-Year Plan for Greater Adelaide*. To meet the strategic goals for a 15-year land supply, land extending north of the existing Virginia township to Angle Vale Road is proposed to be set aside for future development using measures to ensure development does not occur in the intervening period that would prejudice its longer term availability for urban use.

The table below illustrates the proposed split in the use of land within the proposed urban growth areas at Virginia.

Table 7: Virginia Land Use Summary

Land Use	Total Area (ha)	%	15-year supply	%	Deferred Urban	%
Existing residential allotments	26.29	4.5	26.29	8.0	0	0.0
Residential allotments	334.49	57.3	169.99	51.6	164.5	64.7
Roads / buffers / other infrastructure (excl. Electranet corridor)	84.14	14.4	42.5	12.9	41.64	16.4
Public open space (including 50% of stormwater management system)	49.43	8.5	21.53	6.5	27.9	11.0
Stormwater management (excluding land counted as public open space)	26	4.5	16.39	5.0	9.61	3.8
Neighbourhood / Town Centre	20.71	3.5	14.85	4.5	5.86	2.3
Industrial / commercial	37.8	6.5	37.8	11.5	0	0.0
Local centres	0.48	0.1	0.16	0.0	0.32	0.1
Schools	4.59	0.8	0	0.0	4.59	1.8
TOTAL	583.9		329.5		254.4	

3.3 Existing Zoning and Policy Framework

Development Plans provide the primary means to guide and assess development proposed across South Australia. These documents are geographically based and typically relate to a whole Council district or to parts of the State outside of a Council jurisdiction such as the State's more remote north and its coastal waters.

The growth areas affected by this DPA are wholly contained within the area covered by the Playford Council Development Plan and therefore it will be central to guiding future development in the proposed urban growth areas.

In addition, portions of the growth areas are near or adjoin land in another Council jurisdiction and therefore the zoning of land in the adjacent Councils has also been considered.

3.3.1 Playford Council Development Plan (Consolidated 20 December 2012)

Figures 3A to 3C illustrate the existing zoning relevant to the land identified for urban growth at Angle Vale, Playford North Extension and Virginia respectively, as well as the surrounding areas.

The following sections provide a description of the existing land use zone and policy framework as it relates to: existing built up areas; the new areas being set aside for urban development; and the land surrounding the proposed expanded urban area.

Angle Vale (Figure 3A)

Existing built-up areas

The existing urban zoned areas at Angle Vale comprise land in either the Township Zone or Neighbourhood Centre Zone.

Much of the town lies within the Township Zone, which accommodates primarily detached dwellings at low densities and a range of services and facilities to meet the needs of the local community. It also envisages accommodation for visitors.

The land within the Township Zone at Angle Vale more specifically falls within Precinct 33. The following requirements apply to this Precinct:

- community facilities and activities centred in and around the Angle Vale Primary School
- residential flat buildings, group dwellings and multiple dwellings should only be located within the area bounded by Angle Vale Road, Heaslip Road and Fradd Court.

Development within the established urban areas are reliance on on-site wastewater disposal systems. An advisory minimum allotment size of 1800 square metres has been established in the Township Zone presumably influenced by the wastewater disposal method.

The Neighbourhood Centre Zone is established as Angle Vale's premier shopping and commercial district, providing the focus for community and business activity. This stance is supported by restrictions on shops within the wider Township Zone.

The centre is referred to as Precinct 16 in the Development Plan for which additional criteria apply that:

- limit vehicular access from Heaslip Road (with no access from Strangways Road)
- restrict the gross retail leasable floor area to 4000 square metres.

An indicative layout of the centre is provided via *Concept Plan Map Play/11 – Angle Vale Neighbourhood Centre*.

Implications for DPA policy amendments:

The existing Township Zone is proposed to be replaced by a new Suburban Neighbourhood Zone that encourages a wide variety of allotment sizes and housing types. The ability to achieve the desired housing mix will be affected by various factors including the provision of utility services such as reticulated water and wastewater, willingness to establish and connect to an alternative wastewater system that might support a range of housing forms and individual landowner intentions amongst others.

The highly dispersed ownership pattern within the Township Zone and the existing reliance on on-

site wastewater disposal suggests that any redevelopment within the existing built up areas will be subdued pending an alternative method of disposal. On this basis, the current minimum allotment size applicable to the Township Zone will be carried across into the proposed Suburban Neighbourhood Zone to limit the division of land until an alternative wastewater disposal system is in place.

The Neighbourhood Centre Zone will be retained but expanded to include additional land to the south to accommodate additional centre and community activities to meet the needs of a larger population and visitors. The existing limit on retail floorspace and Concept Plan will need to be revised accordingly.

New urban land

All of the land adjacent to the existing township forms part of a much wider Primary Production Zone which promotes:

- open rural areas, horticulture, glasshouses, vineyards, orchards and pasture
- primary production activities supported by primary production related industrial and commercial activities such as packing sheds, cold storage facilities and small-scale processing facilities
- protection of primary production from encroachment by incompatible land uses
- protection of scenic qualities of rural landscapes.

Those parts of the Primary Production Zone that are affected by the proposed growth areas include:

- Urban Buffer Policy Area 6 – this surrounds the existing township area and supports low-intensity primary production that is compatible with urban activity
- Precinct 17 Horticulture – the only requirement concerns the location of intensive animal keeping, being 1000 metres from several zones including the Township Zone
- Precinct 18 Rural Fringe – contemplates primary production activities on allotments of 10 hectares or more.

The only other Zone within the growth areas and not already dedicated for urban use is the Metropolitan Open Space System (MOSS) Zone, which extends along the Gawler River. This zone generally encompasses land within 100 metres of the River's centreline along much of the Council boundary, but widens in a number of areas including between Brosters Road and Riverbanks Road which falls within the area affected by this DPA.

The Zone seeks to achieve a number of objectives including a desire to retain areas for open space and recreation, protect riparian zones and enhance the character and scenic beauty of rivers, creeks and the coastline.

Implications for DPA policy amendments:

The proposed change in the use of land from primary production and rural landscapes to a range of urban activities requires replacement of the entire Primary Production Zone for the affected area at Angle Vale. This will also necessitate adjustments to both the Policy Area and Precincts within the Primary Production Zone.

The draft Structure Plan also contemplates a reduced MOSS Zone north of the existing town between Brosters Road and Riverbanks Road.

EXISTING ZONING FOR ANGLE VALE

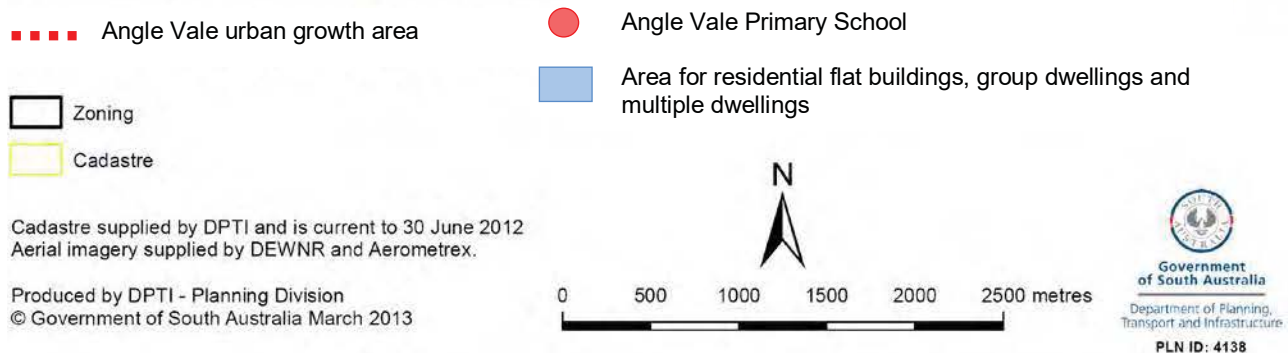
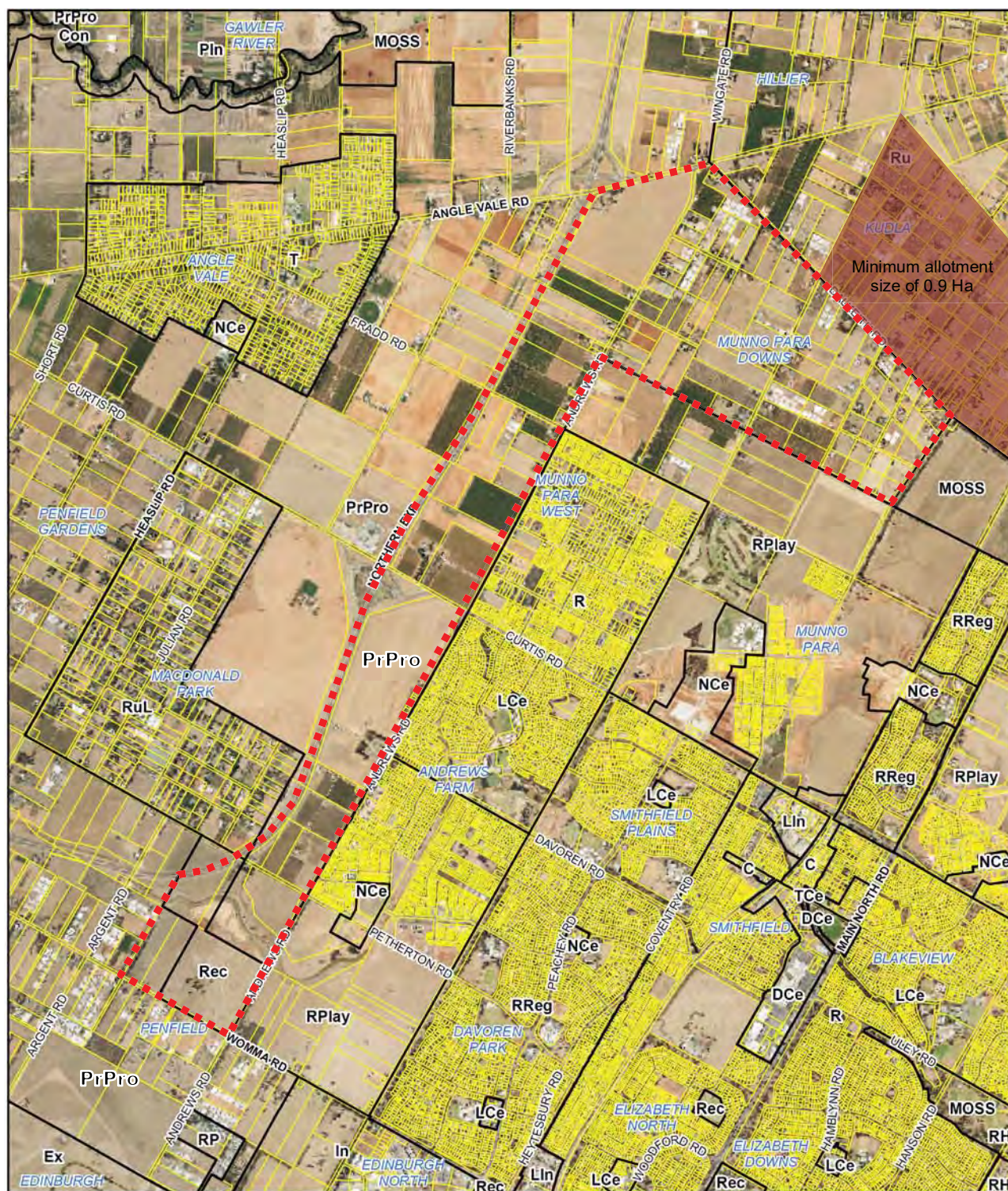


FIGURE 3B

EXISTING ZONING FOR PLAYFORD NORTH EXTENSION



■■■■ Playford North Extension urban growth area

Zoning
 Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
 Aerial imagery supplied by DEWNR and Aerometrex.

Produced by DPTI - Planning Division
 © Government of South Australia March 2013

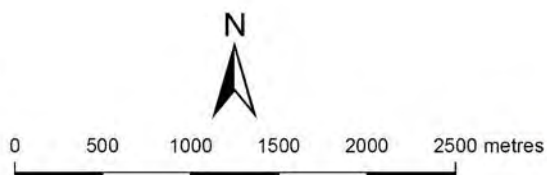


FIGURE 3C

EXISTING ZONING FOR VIRGINIA

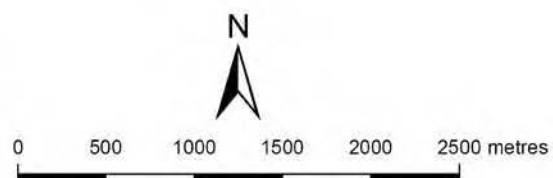


Virginia urban growth area

Zoning
Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

Produced by DPTI - Planning Division
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Land surrounding the proposed urban boundary

Land east of Riverbanks Road and north of Angle Vale Road is mostly within Precinct 17 of the Primary Production Zone as described above. The only land outside this Zone is land closest to the Gawler River which forms part of the linear MOSS Zone.

All the areas to the south of Angle Vale Road and west of the Angle Vale growth area is part of the proposed Playford North Extension growth area (refer to Figure 3A), which is discussed below.

Land to the west and south is almost entirely within Precinct 17 of the Primary Production Zone, with the following exceptions:

- land south of Curtis Road and adjacent to the Northern Expressway is within Urban Buffer Policy Area 6 and Precinct 18 of the Primary Production Zone
- the MOSS Zone continues in a westerly direction along the Gawler River
- a Rural Living Zone south of Curtis Road, which accommodates houses on larger parcels of at least 1 hectare with ancillary farming activities.

The land use zoning outside the growth areas it likely to be retained, however, the relationship between these existing zones and the new growth areas is relevant in terms of promoting land use compatibility.

The general land use expectations for the Moss and Rural Living zones do not appear to be problematic in this context. However, there are several aspects to the Primary Production Zone worth highlighting.

Firstly, there are requirements within the Zone for development to minimise the potential for nuisance to adjacent areas and residential uses. In particular, the existing criteria require:

- noise to be below a specified level at night
- activities that require aerial spraying to be separated from a residential zone, Township Zone, Rural Living Zone or Rural Policy Area 5 by 300 metres or 40 metres if an appropriate vegetation buffer is in place
- in other cases, that development include a landscape buffer on the boundary of at least 5 metres in width when adjacent to a residential zone, Township Zone, Rural Living Zone or Rural Policy Area 5
- dwellings to be located more than 500 metres from an existing intensive animal keeping operation (where not associated with that activity).

Secondly, industrial uses are generally discouraged but will be considered on their merits when located:

- outside of Urban Buffer Policy Area 6 and Rural Policy Area 5 and involves a winery or the packing, processing or storage of primary produce
- within Precinct 18 Rural Fringe and no closer than 300 metres to a Residential Zone.

Lastly, intensive animal keeping is also discouraged via a non-complying development designation other than when located:

- in Policy Area 6 or Precinct 17 and at least 1000 metres from specified zones
- in Policy Area 5 and involves the keeping of dogs or a piggery.

The selection of a zone type for the new growth areas will determine whether the above requirements will apply in a similar manner or whether amendments are required to the Primary Production Zone provisions to ensure interface issues are taken into account.

Implications for DPA policy amendments:

By and large the existing Primary Production Zone and General Section provisions of the Development Plan (existing and proposed) provide a suitable basis to consider the potential impacts of new rural developments on other land uses.

However, some requirements within the Primary Production Zone only apply where a proposed development will occur near a prescribed zone, including the existing Township Zone at Angle Vale. As such the proposed Suburban Neighbourhood Zone should also be referenced in the relevant Primary Production Zone policies (e.g. existing Principles of Development Control 17, 18 and 20).

Existing Urban Buffer Policy Area 6, which currently surrounds Angle Vale township, is proposed to be retained on the western side of the Angle Vale township. This provides additional assurance that new rural development responds effectively to the existing built-up areas along the eastern side of Short Road and Chivell Road.

The potential to extending Policy Area 6 requirements to areas adjacent to the new growth areas was not considered necessary on the basis that the proposed update of the General Section titled *Interface between Land Uses* in combination with adjustments to the Primary Production Zone are sufficient to address rural/urban interface issues.

Playford North Extension (see Figure 3B)

Existing built-up areas

None.

New urban land

Apart from an area in the southern most portions of the Playford North Extension growth area which is zoned Recreation, all of the land is within the Primary Production Zone as described above.

Those parts of the Primary Production Zone that are affected by the proposed growth area include:

- Rural Policy Area 5 – primarily for agricultural purposes, but also accommodating dwellings on smaller farms of 4 or more hectares and potentially some forms of intensive animal keeping
- Urban Buffer Policy Area 6 (as above)
- Precinct 18 Rural Fringe (as above).

Implications for DPA policy amendments:

The proposed change in the use of land from primary production and rural landscapes to a range of urban activities requires replacement of the entire Primary Production Zone for the affected area at Playford North Extension. This will also necessitate adjustments to the extent of both the Policy Areas and Precinct within the Primary Production Zone.

The Recreation Zone will also be replaced to allow urban uses to be contemplated on part of the land noting that some of this zone is proposed to be set aside for recreational purposes on the Concept Plan in any case.

Land surrounding the proposed urban boundary

Most areas to the west of the Playford North Extension growth area are separated by the Northern Expressway route. The land west of the Expressway consists of:

- the proposed Angle Vale growth area between Curtis and Angle Vale roads
- a Primary Production Zone south of Curtis Road, which falls within Policy Area 6 and Precinct 18 of this zone
- a Rural Living Zone north of Petherton Road
- a small portion of the Recreation Zone which has been separated from other land in this zone by the construction of the Northern Expressway.

The Primary Production Zone also extends around the southern end of the proposed growth area and across Womma Road, being land eastward of the Northern Expressway. This part of the Zone falls within Policy Area 5 which contemplates intensive animal keeping in the form of kennels and piggeries that could cause nuisance to urban residential areas if inappropriately located.

All the land directly to the east of Andrews Road from the new growth areas is part of the established and growing urban areas at Andrews Farm, Davoren Park and Munno Para West, apart from a MOSS Zone (see above) fronting Dalkeith Road.

Much of the land outside the northern boundary of the growth area is within the Town of Gawler, although land north of Angle Vale Road is part of Precinct 17 of the Primary Production Zone.

Implications for DPA policy amendments:

The proposed updates of the General Section titled *Interface between Land Uses* in combination with adjustments to the Primary Production Zone are generally considered sufficient to address rural/urban interface issues.

However, the opportunities within Policy Area 5 of the Primary Production Zone for intensive animal keeping requires further consideration. In most parts of the Primary Production Zone, intensive animal keeping is restricted within 1000 metres of a residential area or zone consistent with the general separation recommended in the EPA's *Guide to Separation Distances*.

Policy Area 5 'wraps' around the southern end of the Playford North Extension growth area and comprises:

- land between Womma Road and the Edinburgh RAAF base, measuring less than 1200 metres wide
- land from the westerly edge of the growth area to Heaslip Road measuring nearly 1500 metres wide.

If the 1000 metre separation were applied to the proposed Suburban Neighbourhood Zone, then opportunities for a piggery appear limited on this factor alone. In short the allowance for a piggery in Policy Area 5 appear ambitious in the context of an expanding urban area and therefore it seems prudent that the Primary Production Zone and Policy Area 5 be amended to better reflect the changing circumstances.

In addition, the proposed introduction of the Suburban Neighbourhood Zone will result in a couple of 'pockets' of the Recreation Zone and Primary Production Zone remaining west of the Northern Expressway. It is proposed to amalgamate these pockets into the adjacent Primary Production Zone and Rural Living Zone respectively.

Virginia (see Figure 3C)

Existing built-up areas

The existing urban areas at Virginia comprise land in the Town Centre Zone, Commercial Zone and Residential Zone.

The Town Centre Zone appears to perform a similar function to the Neighbourhood Centre Zone at Angle Vale described earlier, in that it accommodates 'a wide range of retail, office, administrative, community, cultural and entertainment facilities appropriate to the needs of the community'.

Precinct 32 Virginia Centre provides more specific guidance regarding the form of development expected in the Town Centre Zone in this case, particularly its relationship with Old Port Wakefield Road.

The Commercial Zone complements the role of the Town Centre Zone, with a focus on non-retail employment and business opportunities. The desired development attributes are conveyed through the additional policy for Commercial Virginia Policy Area 1, where Objective 1 states:

Promotion of Virginia township as a trade and service centre for the surrounding northern Adelaide Plains market gardening region by the provision of a range of services and facilities including commercial, small light industrial and service industrial activities

The Residential Zone supports 'a range of one and two storey dwelling types, small scale non-residential uses that serve the local community and primary and secondary schools'. The form of development anticipated in Virginia township's Residential Zone is detailed in Residential Virginia Policy Area 8, and encourages single storey detached dwellings with medium density housing in 'appropriate locations'. However, like Angle Vale land division is generally restricted to a minimum of 1200 square metres due to on-site effluent disposal requirements.

The general land use pattern for Virginia is illustrated in the *Concept Plan Map Play/23 – Virginia Town Structure*.

Implications for DPA policy amendments:

The Commercial Zone and portions of the Residential Zone are proposed to be included within an expanded Town Centre Zone.

The development of the larger Town Centre Zone will be guided largely by the existing policies for the Zone and those applicable to Precinct 32. However, some specific local requirements that currently apply in the Commercial Zone are proposed to be carried across to the expanded Town Centre Zone. The existing Concept Plan for Virginia will also be replaced.

In addition, the existing reliance on on-site wastewater disposal suggests that any redevelopment within the existing built up areas will be affected by an alternative method of disposal method becoming available. On this basis, the current minimum allotment size applicable to the Residential Virginia Policy Area 8 will be carried across into the proposed Suburban Neighbourhood Zone for the 'existing town area' shown of the town's Concept Plan.

New urban land

To the immediate north of the Town Centre Zone is the Flood Plain Virginia Zone, which provides for low density living on parcels greater than 1 hectare. The capacity to withstand the effects of flood waters from the Gawler River is a key consideration for the Zone.

Aside from an Industry Zone that is situated to the south of the existing township area, all the growth areas outside of the Virginia town zones is within Precinct 17 of the Primary Production Zone (both described earlier). All of the land north of the existing town area is also affected by the Gawler River's flood waters.

With the proposed expansion of the Virginia township, the existing Industry Zone will form part of the southern boundary to the growth areas. This portion of the Industry Zone is referred to as Industry Virginia Policy Area 3 in which the use of land is guided by the following 2 Objectives:

- 1 *A policy area primarily for industrial and commercial activities, which are related to and support primary industry and horticultural activities.*
- 2 *Development that is compatible with a rural or horticultural setting.*

Implications for DPA policy amendments:

The proposed change in the use of land from primary production and rural landscapes to a range of urban activities requires replacement of the entire Primary Production Zone for the affected area at Virginia. This will also necessitate adjustments to both the Precinct 17 for the Primary Production Zone.

Policy Area 3 fronts Moloney Road which is shared with the new urban areas to the north. The intent of Objective 2 should be widened to take this into account. In addition, Principle of Development Control 5 for the Policy Area requires landscaping to be established along the boundary with the Horticulture West Policy Area 4 of the Primary Production Zone. There is no common boundary between these two Policy Areas and therefore it is proposed to amend the PDC to support landscaping in Policy Area 3 along the Moloney Road frontage to assist in achieving a higher level of amenity for residential areas north of this road.

Land surrounding the proposed urban boundary

Land east of Port Wakefield Road and surrounding the Virginia growth area is zoned Primary Production, Horticulture Precinct 17.

Also featured east of Port Wakefield Highway are:

- a Rural Living Zone located over 500 metres from the area affected by this DPA
- a Residential Park Zone at the southern tip of the proposed growth area at the Port Wakefield Road/ Old Port Wakefield Road / King Road intersection, providing various forms of lower cost housing, camping sites and cabins.

In relation to land on the western side of Port Wakefield Road:

- most is within the Primary Production Zone, Horticulture West Policy Area 4 which encourages intensive market gardening opportunities (including greenhouses / hydroponic operations)
- opposite the Angle Vale Road / Port Wakefield Road intersection is a District Centre Zone that forms part of, and a 'gateway' to, the Buckland Park urban growth development area - the centre provides for a full range of goods and services when fully development.
- a Residential Park Zone has been established south of McEvoy Road and between Supple Road/Port Wakefield Road
- a Recreation Zone exists to the south of the above Residential Park Zone - this part of the Recreation Zone is known as Motor Sport Policy Area 7 which accommodates motor racing.

Objective 3 of Policy Area 7 states:

Implications for DPA policy amendments:

The proposed updates of the General Section titled *Interface between Land Uses* in combination with adjustments to the Primary Production Zone are generally considered sufficient to address rural/urban and industry/residential interface issues.

The potential for noise impacts on new residential areas in the proposed urban growth area from the activities within Motor Sport Policy Area 7 will be considered as part of the Suburban Neighbourhood Zone and through future development proposals.

3.3.2 Adjacent Councils' Development Plans

The northern areas of the proposed growth areas at Angle Vale and Playford North Extension share a boundary with the Light Regional Council and Town of Gawler respectively.

Light Regional Council

The land north of the Angle Vale growth area and across the Gawler River is within the Primary Industry Zone of the Light Regional Council Development Plan. The Zone objectives seek to retain the land for farming on large properties, predominantly for cereal cropping and grazing with designated areas for horticulture (Policy Area 3) and market gardening (Policy Area 2). The retention of the rural landscape character and native vegetation are also identified as key priorities.

All of the areas north of Gawler River form part of Policy Area 2 which has the following Objectives.

Objective 1: The development of market gardening as the principal activity in the area, together with low-intensity farming use. Parts of the area may be suitable for other horticultural activities if undertaken on a low-intensity scale, not inhibiting the area's development for market gardening.

Objective 2: The preservation and enhancement of the soil and water resources, air quality, topography and native flora of the Gawler River and its environs, with development having due regard to its flooding characteristics.

Parts of Market Gardening Policy Area 2 close to the Gawler River are also identified as the Gawler River Flood Plain Policy Area 1 which has the following Objective.

Objective 1: Protection of life and property from the effects of flooding by:
(a) the prevention of development which could cause a potential hazard in the event of a major flood;
(b) development on the Gawler River flood plain which minimises impedance to the flow of floodwaters; and
(c) development on the Gawler River flood plain in a manner which recognises that the level of flood hazard varies within the flood plain.

Town of Gawler

The northern boundary of the Playford North Extension growth area is formed by Dalkeith Road, being a boundary between the Playford and Gawler council districts.

According to the Gawler (CT) Development Plan the land north of Dalkeith Road is part of a Rural Zone that promotes agricultural activities on allotments generally greater than 4 hectares in area.

However, a smaller minimum allotments size of 0.9 hectares applies to land between Stebonheath Road and Main North Road along Delkieth Road (refer to Figure 3B), and is supportive of rural residential activities and small scale agricultural pursuits.

Implications for DPA policy amendments:

No amendments are considered necessary as part of this DPA to the land use policy and zoning requirements within the adjacent Development Plan areas for the Gawler and Light Regional councils.

The Playford Council Development Plan includes policy in the General Section of the Development Plan under the heading *Interface Between Land Uses - Rural Interface* that provide a basis to ensure development within any new urban area is cognisant of and reduces impacts from existing rural activities, typically through physical separation and use of vegetated buffers. This General Section is proposed to be updated as part of this DPA and will introduce a new Principle of Development Control that states:

New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

Furthermore, the potential impact from farming and horticultural activities in the adjacent Councils on the proposed urban growth areas will be influenced by:

- the MOSS Zone within the Playford Council that will separate the new urban growth area at Angle Vale from primary production undertaken in the Light Regional Council area
- rural residential development in the Gawler Council, particularly in the area north of Dalkeith Road that supports smaller lots and small scale farming activity.

3.4. Existing uses and landscapes

Outside of the established built-up areas at Angle Vale and Virginia, the growth areas and surrounding landscape comprises mainly horticultural and rural residential activities. Livestock and agricultural pursuits are also present based on the available land use data.

Greenhouses are prevalent in the rural areas surrounding Virginia, in particular, as well as large areas of vines and fruit trees.

The land is described as very flat with a gradient of less than 1 percent, allowing distant view across the landscape, including the Adelaide hills.

Land within the area affected and the wider locality appears to be largely cleared of native vegetation presumably as a consequence of the long history of farming activity. Much of the observable vegetation can be found in the existing town areas at Angle Vale and Virginia, along road and rail reserves and property boundaries, and around rural homes.

The northern extent of the Angle Vale growth area is formed by the Gawler River, a significant landscape feature.

In terms of non-rural related land uses, a motorway and residential park are located near Virginia, but are separated by the Port Wakefield Road corridor.

The Playford North Extension area is wedged between the Northern Expressway and the planned urban areas east of Andrews Road. Areas east of Andrews Road are at different stages of development and comprise some of Adelaide's current urban land supply.

The Northern Expressway forms a significant barrier between the Playford North Extension growth area and the rural and rural living areas west of that road. Outside the northern parts of the growth area and in the adjacent Town of Gawler the land displays generally made up of rural and rural residential holdings, with smaller holdings east of Stebonheath Road.

The observed land uses are broadly consistent with the current zoning framework described above.

3.5 Housing

3.5.1 Introduction

Information about population has been considered at length as part of the draft Structure Plan process and as such has not been reproduced in any detail as part of this DPA.

Commentary about population growth and household characteristics is nevertheless relevant to the land use policy considerations for this DPA because it can be used as an indicator to the sorts of housing forms that may be desired and the types of services that may be needed over time as the population increases and changes.

Such predictions and forecasts only provide a starting point and should be monitored to ensure service delivery is tuned in to the needs and expectations of new and existing residents. However, there are other factors that will influence what is provided. Community acceptance of higher density housing forms in fringe locations where detached housing on larger allotments have typically dominated and cater to younger families, affordability considerations and other matter further complicate the land use decision.

With the above context, the following sections outline what sort of housing is being planned for and the rates at which it might be provided subject to the vagaries of population growth and market preferences.

3.5.2 Supply and demand

The draft Structure Plan proposes that much of the developable land in the new growth areas will comprise residential development. The following table estimates the number of residential allotments / dwelling yield that may be supported within each of the growth areas based on an assumed average lot size and using the 'net residential land' calculated in Table 5 previously.

Table 8: Residential land use summary

	GROWTH AREA LOCATION			TOTAL	25% discount applied
	Angle Vale	Playford North Extension	Virginia (15-year supply)		
Gross land area (ha)	705.1	693.2	329.5	1728	1296
Net residential land (ha)	412.0	371.7	170.0	954	715
Average lot size (m ²)	700	470	600	-	-
Dwelling Yield (allotments)	5885	7908	2833	16627	12470
Gross residential density	8.3	11.4	8.6	-	-
Net residential density	14.3	21.3	16.7	-	-

The actual development outcomes may produce higher or lower dwelling numbers if the average lot size or available land components change, and the figures should therefore be used as a guide only.

The draft Structure Plan also adopts a 25% discount factor for the proposed growth areas to recognise the fragmented ownership pattern across each of the growth areas, thereby making allowances for individual landowner decisions and market fluctuations and preferences. In other words, the total land available for residential development in Table 8 is a theoretical position that assumes all of the land is used for the intended purpose based on a successful rezoning, but does not take into account that landowners can and do continue to use land for primary production and other purposes and therefore may not make the land available for development within a desired land supply period.

The 'discounted' values for the respective growth areas are provided in the table below.

Table 9: Discounted Residential Land Supply and Dwelling Count

	GROWTH AREA LOCATION			TOTAL
	Angle Vale	Playford North Extension	Virginia (15-year supply)	
Net residential land (ha)	309	279	127	715
Dwelling Yield	4414	5931	2125	12470

It is further anticipated that the development of the growth areas will commence slowly pending completion of the development and redevelopment in other areas including Blakeview, Penfield, Munno Para and others. An indicative schedule for the release of residential allotments in the affected areas is provided in the Structure Plan and reproduced below for convenience.

Table 10: Allotment Release schedule

Year	Angle Vale	Playford Extension North	Virginia (15 year supply)	Virginia (deferred)	TOTAL
1	0	0	0	0	0
2	50	50	35	0	135
3	80	100	90	0	270
4	120	125	100	0	345
5	150	150	100	0	400
6	200	200	100	0	500
7	200	250	100	0	550
8	200	300	100	0	600
9	200	300	120	0	620
10	200	300	120	0	620
11	230	300	120	0	650
12	230	300	120	0	650
13	230	350	120	0	700
14	230	350	120	0	700
15	230	350	120	0	700
16	230	350	120	0	700
17	230	350	100	0	680
18	230	350	100	0	680
19	230	300	100	0	630
20	200	300	100	0	600
21	200	300	80	0	580
22	200	250	60	0	510
23	150	150	0	0	300
24	120	100	0	40	260
25	74	56	0	60	190
TOTAL	4414	5931	2125	100	12570
Residual	0	0	0	1956	1956

3.5.3 Dwelling types and affordability

The mix of dwelling / allotment types for the Playford North Extension growth area are assumed to reflect the mix of housing types currently being developed within nearby project areas such as Munno Para, Munno Para West and Blakeview. In the case of Angle Vale and Virginia, the average allotment size is expected to be larger reflecting community desires and market expectations. These initial expectations are expressed in the following table.

Table 11: Allotment Mix

Allotment type	Allotment size (sqm)	Angle Vale (%)	Playford North Extension (%)	Virginia (%)
Homestead	800-1200	10	1.5	7.5
Traditional	550-800	40	14.9	40
Courtyard	400-550	27.5	38	30
Villa	250-400	15	36.9	15
Medium density	150-250	3	4.4	2.5
Retirement village	350	4.5	4.4	5
Average allotment size		700	470	600

The range of different allotment types anticipated should assist sufficient variation to meet the needs of different households, including support for State Government targets on affordable housing.

The criteria for affordable housing are published under the *South Australian Housing Trust Regulations 2010*. The latest criteria published in January 2013 establish a purchase price point of \$288 000 in Greater Adelaide. Information on 2013 land and house/land packages in Playford's current urban project areas indicate affordable housing products would be achievable for allotments types under 400 square metres.

The affordable housing potential at Angle Vale and Virginia townships are somewhat more difficult to gauge due to the premium house land sizes needed for wastewater servicing purposes. However, it is reasonable to assume that affordable products would also be achievable in these locations if the site area were able to be reduced pending an alternative wastewater management solution.

Implications for DPA policy amendments:

The proposed Suburban Neighbourhood Zone is proposed to apply to all of the residential areas targeted for urban growth. The zone provisions support a mix of allotment and site area sizes to encourage a variety of housing types, supportive of affordable housing outcomes. The Affordable Housing Overlay will also apply to each of the areas affected to require the provision of affordable housing through the development processes.

3.6 Utility Infrastructure Services

3.6.1 Introduction

The following sections provide a summary of the key points made in the regard to utility infrastructure investigations considered during the preparation of the draft Structure Plan.

Importantly, commitment to the provision of infrastructure will be required before the rezoning of any land is finalised to ensure urban development occurs in a co-ordinated and orderly manner. In this regard, the proposed amendments to the Development Plan are intended to assist relevant stakeholders regarding infrastructure negotiations, including the need for parties to collaborate based on preliminary 'infrastructure precincts' (parcel groupings) and identified precinct requirements consistent with the draft Structure Plan.

There are mechanisms available to manage the delivery of infrastructure, including statutory deeds of agreement, coupled with infrastructure 'triggers' in development plans.

Given the complexities of this process, particularly where multiple land owners are involved, these mechanisms to manage infrastructure delivery as part of the overall Structure Plan process will need to be finalised before any infrastructure precinct is rezoned.

3.6.2 Potable Water

Location	Existing service	Servicing options
Angle Vale	The existing town area has water supply available, however there is only limited capacity to accommodate additional growth before significant network upgrades are needed.	SA Water is currently investigating the water servicing options for the City of Playford as part of its planning for infrastructure to support the Plan. While these investigations continue,

Playford North Extension	<p>The area is currently supplied by the Barossa Trunk Main. Land south of Fradd Road is in the EL 103 Zone and north of Fradd Road is in the EL 118 Zone.</p> <p>A number of small water mains are installed in the existing road network and larger mains run along Petherton Road, Womma Road and Curtis Road, traversing private property between Andrews Road and the Northern Expressway north of Petherton Road.</p>	<p>SA Water will work with developers to provide advice regarding water and wastewater solutions to their developments.</p> <p>It is likely that Angle Vale and Playford North Extension can be more easily serviced by extensions to the existing network due to their close proximity to trunk main infrastructure.</p>
Virginia	The existing town area has water supply available, however there is only limited capacity to accommodate additional growth before significant network upgrades are needed.	

Implications for DPA policy amendments

Requirements for service provision in new development are contained in several General Sections of the Playford Council Development Plan.

The section dealing with *Land Division* includes the following:

Objective 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing underutilised infrastructure and facilities.

PDC 1 When land is divided:
(b) a sufficient water supply should be made available for each allotment

In addition, the section on *Infrastructure* requires:

Objective 1 Infrastructure provided in an economical and environmentally sensitive manner.

PDC 1 Development should not occur without the provision of adequate utilities and services, including:
(b) water supply

The provision of a suitable water supply is a fundamental tenement of the land use development framework and the existing requirements are considered sufficient for the purposes of this DPA.

The manner of delivery is subject to negotiation between the developer of the land and the service provider, noting that the Development Plan would support a range of techniques for water supply that can reduce reliance on reticulated potable water sources.

3.6.3 Reclaimed Water

A reclaimed water scheme is proposed by SA Water to supply new developments at Blakeview, Munno Para West and Penfield.

The Playford North Extension urban growth area between Petherton Road and Fradd Road will be able to access this scheme, although an augmentation charge will apply should access be sought.

Implications for DPA policy amendments

None – see comments in relation to potable water above.

3.6.4 Wastewater

Location	Existing service	Servicing options
Angle Vale	No wastewater network exists – the township is currently serviced by individual systems at a household level.	SA Water is currently investigating wastewater servicing options for the City of Playford as part of its planning for infrastructure to support the planned urban growth area development. While these investigations continue, SA Water will work with developers to provide advice regarding wastewater solutions to their developments. New development at Playford North Extension and further north within the Town of Gawler will require a new SA Water wastewater trunk main, which has been proposed in preliminary analysis to run along Andrews Road. It is the State Government's intention that new growth areas will be connected to appropriate sewer networks for wastewater disposal, which may require the extension of existing networks or the provision of new facilities and networks.
Playford North Extension	Existing and planned development (land already zoned for urban use) can be connected to the wastewater network treated by the Bolivar Wastewater Treatment Plant.	
Virginia	No wastewater network exists – the township is currently serviced by individual systems at a household level.	

Implications for DPA policy amendments

Requirements for service provision in new development are contained in several General Sections of the Playford Council Development Plan.

The section dealing with *Land Division* includes the following:

Objective 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing underutilised infrastructure and facilities.

*PDC 1 When land is divided:
(c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health*

In addition, the section on *Infrastructure* requires:

Objective 1 Infrastructure provided in an economical and environmentally sensitive manner.

PDC 1 Development should not occur without the provision of adequate utilities and services, including:

(e) *effluent disposal systems*

Current requirements dealing with wastewater disposal generally accept that a variety of solutions probably exist that could satisfy Health Commission and EPA standards, including on-site management.

The proposed Suburban Neighbourhood Zone anticipates development outcomes that are unlikely to be achieved via individual on-site disposal systems due to the larger site areas required and the affect this could have on the ability to achieve affordable housing criteria and targets, in particular.

While the Zone's development expectations may be sufficient to guide decisions about the appropriate method of wastewater disposal generally, the lower residential densities envisaged within the Angle Vale and Virginia growth areas has the potential to create some confusion about the priorities. To overcome this additional text is proposed to be included in the Desired Character statement for the Suburban Neighbourhood Zone that supports common effluent disposal systems (in preference to individual on-site systems) accepting that on-site systems may be appropriate within the existing town areas of Angle Vale and Virginia.

3.6.5 Stormwater

Location	Existing service	Servicing options
Angle Vale	<p>There is very little by way of a formal drainage system in any of the new growth areas. However, there are a number of Council drainage easements including:</p> <ul style="list-style-type: none"> the properties along the western side of Moss Road between Field Road and just north of the 275kv power line a small portion of the properties and Lots 295 and 296 Dalkeith Rd 	<p>Preliminary solutions to manage stormwater have been developed for each growth area using a series of drainage swales / open channels connected to detention / retention basins and wetlands.</p> <p>It has been suggested that conventional drainage systems using roads and underground pits and pipes, will be insufficient to convey flood waters given the very flat topography.</p> <p>The solutions are necessarily unique reflecting the individual size and characteristics of the catchments and sub-catchments.</p>
Playford North Extension		
Virginia		

Implications for DPA policy amendments

Requirements for service provision in new development are contained in several General Sections of the Playford Council Development Plan.

The section dealing with *Land Division* includes the following:

Objective 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing underutilised infrastructure and facilities.

PDC 1 When land is divided:
(a) stormwater should be capable of being drained safely and efficiently from each

proposed allotment and disposed of from the land in an environmentally sensitive manner

In addition, the section on *Infrastructure* requires:

Objective 1 Infrastructure provided in an economical and environmentally sensitive manner.

*PDC 1 Development should not occur without the provision of adequate utilities and services, including:
(c) drainage and stormwater systems*

The design of stormwater management systems is guided by the requirements in the General Section entitled *Natural Resources*, which is proposed to be updated as part of this DPA to reflect the latest version of the SAPPL. The section includes policy under the subheading *Water Sensitive Development* that provides the basis to assess the performance of proposed development in terms of achieving water quality improvements, the discharge rate from a development and mitigation of peak flows, stormwater reuse, protection from flooding and other related matters.

While the requirements in the SAPPL and existing Development Plan are considered to be comprehensive, co-ordination of stormwater systems across each of the urban growth areas at Angle Vale, Playford North Extension and Virginia is likely to be difficult due to the diverse land ownership pattern and the potential for development to progress on a piecemeal basis where stormwater solutions may tend to be formed on a 'ready to go' basis.

To contend with this issue, additional requirements are proposed as part of this DPA to encourage collaboration between land owners on key infrastructure items or features when located within the same designated area or 'infrastructure precinct'. Several 'precincts' have been identified in each of the three growth areas to allow development to proceed on a precinct by precinct basis once the listed infrastructure items have been resolved.

3.6.6 Telecommunications

There are numerous existing telecommunication cable networks along various road reserve corridors in the affected area. These will need to remain in the current alignment and will form the basis for expansion of the network throughout the urban growth areas.

Future servicing of the site will be the responsibility of the National Broadband Network (NBN). NBN is responsible for providing broadband cabling to the area. During the development it is the responsibility of the developer to provide pits and pipe work.

The site will be able to be serviced with telecommunications infrastructure, the specific requirements and augmentation will be managed through any future land division.

Implications for DPA policy amendments

None.

There are existing requirements in the Playford Council Development Plan under the General Section on *Infrastructure* to guide new telecommunication services.

3.6.7 Local gas network

Location	Existing service	Servicing options
Angle Vale	Existing gas infrastructure is located within a number of road reserve corridors which will need to be retained.	APA Group has advised that the current gas supply infrastructure has sufficient capacity to service the proposed urban development.
Playford North Extension	Playford North Extension has numerous gas mains along the various road corridors which will need to be retained.	There is unlikely to be any need for off-site infrastructure upgrades to service the urban growth area.
Virginia	<p>The existing township is supplied by a reticulation network which extends throughout the town centre and recent residential development that surrounds this area.</p> <p>The supply for Virginia is via the Gate Station located at the end of Park Road (near Port Wakefield Road) and is supplied from the Moomba to Adelaide high pressure pipeline. Gas is delivered via a 100 millimetre pipe along Park Road into the Virginia Town Centre.</p>	There is unlikely to be any need for off-site infrastructure upgrades to service the proposed urban growth area.

Implications for DPA policy amendments

None.

There are existing requirements in the Playford Council Development Plan under the General Section on *Infrastructure* to guide new gas services.

3.6.8 High pressure gas pipelines

The Playford Council district is traversed by two high pressure gas pipelines:

- the South East Australian Gas Pty Ltd (SEA Gas) high pressure gas transmission line which runs between Port Campbell and Adelaide
- the Epic Energy high pressure gas transmission line which brings gas from Moomba to the Torrens Island power station.

SEA Gas and Epic Energy have both been engaged as part of the high level structure planning process undertaken for the Playford region, consistent with the directions in the 30-Year Plan to preserve these pipelines and critical infrastructure corridors, to determine the potential safety impacts and ensure that risks to the pipeline are fully considered as part of the planning process.

The pipelines are licensed and regulated by the Minerals and Energy Resources Division of the Department for Manufacturing, Innovation, Trade, Resources and Energy (DMITRE) under the *Petroleum and Geothermal Energy Act 2000*, and must be designed, constructed, operated and maintained in accordance with Australian Standard AS2885 '*Pipelines – Gas and Liquid Petroleum*'.

The Australian Standard defines a 'measurement length' representing an area in which there will be a 'significant safety impact in the event of a worst case pipeline failure'. (Source: *Guideline for the Planning and Development of Land in the Vicinity of High Pressure Natural Gas and Liquid Petroleum Pipelines* - October 2010, SEA Gas & Epic Energy).

The 'measurement length' relates to various design and capacity characteristics of a pipeline and therefore is unique to a pipeline. The 'measurement length' for the SEA Gas and Epic Energy pipelines is 640 metres and 400 metres respectively.

Within the pipeline 'measurement length', AS2885 requires the pipeline operator to define land through which the pipeline passes as:

- a Primary Location Classification – areas are assigned as rural, rural residential, residential or high density (i.e. areas where large number of people congregate, including of public infrastructure)
- a Secondary Location Classification (where necessary) – areas where additional consideration and requirements might apply such as 'sensitive use' locations where the consequences of a failure may be increased because it is developed for use by sectors of the community who may be unable to protect themselves from the consequences of a pipeline failure.

Sensitive uses include schools, hospitals, aged care facilities and prisons.

As a classification moves from rural to residential, the level of pipeline protection required generally increases to ensure protection of the pipeline and to manage the risk to persons, property and the environment.

In some areas 'sensitive uses' may not be appropriate. For instance, Epic Energy has previously undertaken a risk assessment and determined 'sensitive uses' should be at least 267 m from the centreline of the pipe to ensure public safety, based on the current environment.

Where a change in the use of land and/or building and construction activity has occurred or is proposed, a detailed Safety Management Study is required (including a risk assessment) to determine the physical and procedural controls required to be implemented to ensure that requirements of AS 2885 are met.

Importantly, techniques have been applied in other places that both protect the infrastructure and facilitate development within the area defined by the 'measurement length'. The purpose of physical protective measures is to prevent loss of pipeline integrity (pipeline rupture) resulting from an identified third party interference event by either physically preventing contact with the pipe, or by providing adequate resistance to penetration of the pipe itself.

Protective measures include (but are not limited to) increased wall thickness (normally not practicable for an operating pipeline as it requires pipe replacement), increased depth of cover (noting that there are practical depth of cover limitations in order to ensure maintainability), buried concrete or other hard cover above or adjacent to a pipeline (this has been shown by studies to significantly reduces the potential for failure) and restriction of access via bollards, fencing etc.

Sections of the area affected by this DPA are within the 'measurement length' of the two pipelines mentioned above. As such, it is appropriate that the policy framework take into account the implications of the pipeline 'measurement length' to ensure future development accords with AS 2885.

Implications for DPA policy amendments

The DPA proposes to recognise the existence of the pipelines in the Desired Character statement for the Suburban Neighbourhood Zone to ensure that new development proposed within the Area Affected complies with Australian Standard AS2885 *Pipelines – Gas and Liquid Petroleum* and that minimum pipeline safety requirements are met.

The location of the pipelines is also proposed to be included on *Development Constraints* mapping

in the Playford Council Development Plan.

3.6.9 Local electricity network

Location	Existing service	Servicing options
Angle Vale	Most electricity lines servicing Angle Vale are currently contained within road reserve corridors.	<p>The proposed development will require one new distribution substation within the urban growth area, the Hillier substation, and associated 66kV line connections to the existing Angle Vale-Evanston 66kV line.</p> <p>The Hillier substation will require an area of 1.0 ha for its operation. In addition, SA Power Networks (SAPN) will be upgrading the existing Angle Vale substation.</p>
Playford North Extension	The study area is traversed by a number of electrical services.	Development of Playford North Extension will require one new connection point substation (275kV/66kV/11kV), one new distribution substation (66kV/11kV) and two new overhead 66kV lines to connect the new Penfield North Substation to the Penfield Substation and the Smithfield West Substation (66/11kV).
Virginia	<p>Virginia is supplied by a 66 kV sub-transmission feeder line which is fed via Bolivar from the Parafield Gardens West 275kV substation.</p> <p>A local distribution network consisting of a medium voltage (11KV) feeder system supplying the low voltage distribution network supplies power to individual properties within Virginia.</p>	<p>The growth area is considered to be practically serviced by the 11kV transmission network within Virginia, which will be extended as required to service new development.</p> <p>The Virginia substation currently has sufficient capacity for the very early stages of development, but will require additional augmentation in the short term (subject to the rate of growth of the township).</p>

Implications for DPA policy amendments

There are existing requirements in the Playford Council Development Plan under the General Section on *Infrastructure* to guide new electricity supply services.

The *Infrastructure* section is proposed to be updated as part of this DPA and will introduce new policy regarding the undergrounding of local electricity lines (excluding lines having a capacity greater than or equal to 33kV).

3.6.10 High voltage network

High voltage transmission lines impact portions of the area affected as follows:

- at Playford North Extension, the lines run roughly parallel to and 400m south of Dalkeith Road between Coventry Road and Angle Vale Road
- at Angle Vale, the lines traverse private property in the north-eastern extremity of the proposed growth area.

Currently easements to ETSA or Electranet are in place over the vast majority of the properties that fall within 25m either side of the transmission line, providing for a 50m clearance. This enables 24 hour access for maintenance and management of the line.

Due to the age of the transmission lines it is anticipated that the lines will be replaced and upgraded within the foreseeable future. The current line must remain operational whilst the upgrade and replacement works are undertaken and therefore the new line will be positioned close to the existing line prior to that line being decommissioned.

This means that the existing transmission line corridor will need to be duplicated at some point. Allowance for this has been made in the draft Structure Plan and will also need to be taken into account as the growth areas develop.

The transmission line currently runs through the MOSS Zone in the northern portion of the Angle Vale urban growth area. Although a portion of the MOSS Zone is proposed to be included into the new Suburban Neighbourhood Zone, the wider transmission line corridor will still be wholly contained in the MOSS Zone.

Implications for DPA policy amendments

The land underneath and adjacent to the 275kV transmission line will need to be kept free of structures and provides an opportunity for an open space corridor or to retain the land in large allotments.

This will be particularly pertinent to the northern parts of the Playford North Extension growth area. In this regard, policy is proposed to be included in the new Suburban Neighbourhood Zone as follows:

Land within 100 metres of the Rural Living Zone adjoining the northern boundary of the Playford North Extension Urban Growth Area shown on [Concept Plan Map Play/37– Playford North Urban Growth Area](#) should be retained for the existing and duplication of high voltage transmission infrastructure.

3.7 Movement Networks

3.7.1 Roads

Predicted traffic volumes have been used to identify potential improvements to local and arterial road networks for each of the three proposed urban growth areas.

The predicted traffic volumes were cast around initial expectations about the land use mix (ie, number of dwellings, commercial and retail floor space, and industrial development), and the vehicle movements distributed around the local road network assuming likely or preferential travel directions.

These predictions and assumptions helped gauge the performance of local roads and intersections under future traffic conditions, and considered whether changes are likely to be required to ensure the safe and efficient operation of the transport road network.

In each of the three cases, various road and intersection upgrades were identified, which were considered in preparing the draft Structure Plan.

Implications for DPA policy amendments

The DPA proposes the Transportation and Access section of the Playford Council Development Plan be updated for consistency with the SAPPL and that a new Strategic Transport Routes Overlay be applied to the Northern Expressway and Port Wakefield Road to avoid parking on the carriageway and ensure development does not impede traffic flows on these roads.

At the zone level, requirements are proposed for the Suburban Neighbourhood Zone and the relevant parts of the Commercial and Light Industry zones to support the provision of key link roads and intersection upgrades consistent with the draft Structure Plan.

3.7.2 Public Transport

Public transport to Northern Metropolitan Adelaide will focus on the Adelaide-Gawler Train Line. This will be supported by a network of feeder buses.

The first stage of the Adelaide Gawler train line upgrade was completed in November 2010, however electrification of the train line scheduled for 2013 has been deferred by the Government.

Six train stations are within the wider area, namely Munno Para, Smithfield, Broadmeadows, Womma, Elizabeth and Elizabeth South.

Bus services will typically run only along major roads and will connect to major nodes such as centres and transport interchanges.

The draft Structure Plan provides an indicative route for local public transport services that connect proposed growth areas at Angle Vale and Playford North Extension. A separate local public transport service would link Virginia (along Old Port Wakefield Road) with residential areas at Burton and Paralowie to the south via Port Wakefield Road and Waterloo Corner Road.

The routes represent an end state network and do not indicate that any or all services will be provided in the short term. All new services will be subject to budget bids at the appropriate time.

Implications for DPA policy amendments

The provision of public transport services is not within the purview of a land use policy document used to assess proposed development. However, intentions regarding the provision of public transport / bus routes are useful because they can inform proposals for land division, particularly the formation of roads and intersection treatments that may be need to support local bus services.

In this regard, the formation of a public transport route has been considered during the preparation of the DPA based on the preliminary service routes identified in the draft Structure Plan. The requirements proposed for the Suburban Neighbourhood Zone, in particular, seek to capture the intention for a continuous route that could underpin a local bus service route.

3.7.3 Pedestrians and cycling

There are few, if any, formal pedestrian and bicycle pathways in the proposed growth areas at present. Opportunities for more formalised non-vehicular travel networks will be provided in each of the proposed growth areas through integrated open spaces and drainage swales.

Other opportunities exist to link with existing networks and open space corridors including:

- the Stuart O'Grady bikeway adjacent to the Northern Expressway, which provides a basis to develop local cycle networks for Angle vale and Playford North Extension
- the substantial trail along Smith Creek, which runs in an east-west direction for about 8 km and traverses the Playford North Extension area
- the Gawler River, which provides an opening for a linear park with shared use paths for recreation linking with local open space networks at Angle Vale, Virginia and Buckland Park.

Implications for DPA policy amendments

The provision of non-vehicular movement network is supported by the DPA and established Development Plan requirements.

Concept Plans proposed to be introduced into the Development Plan for Angle Vale, Playford North Extension and Virginia establish a basis for local drainage swale systems to perform a dual function – one as stormwater management feature and another as an open space link.

3.8 Community infrastructure and facilities

3.8.1 Activity Centres

Activity centres typically contain a range of retail, commercial and community uses, and increasingly planning policies may also allow residential development as well.

To ensure the provision of new and the expansion of existing centres fits into the existing and planned activity centres network at the fringes of the Northern Adelaide Region, a Regional Retail Analysis was commissioned to assess retail supply and demand characteristics across the region and provide guidance for retail planning within the proposed new growth areas. The analysis included a review of various retail studies prepared by different consultant groups for each of the proposed growth areas.

The provision and scale of new and expanded activity centres, and how this might be distributed, is discussed at length in the draft Structure Plan and readers are encouraged to refer to that document for details.

In summary, two new neighbourhood scale activity centres are proposed within the Playford North Extension growth area to accommodate retail, commercial and community development. The existing centres at Angle Vale and Virginia will be retained but with a larger footprint.

Local activity centres are also provided for, however, two local centres at Virginia are within the northern parts of the growth area which is not being considered for urban development as part of this DPA.

Aside from retail floor space, activity centres can accommodate a range of commercial, health and community uses, such as banks / credit unions, real estate agents, a library, doctor / dentist

surgery, child care centres, offices and other related and complementary uses. Typically, these uses take up around 20% of floor space within neighborhood and local activity centres.

Implications for DPA policy amendments

In all the growth areas, the provision of local scale activity centres is guided by the requirements of the proposed Suburban Neighbourhood Zone and the related Concept Plans. These requirements, in conjunction with the Noise and Air Emissions Overlay that applies to this Zone, are considered to provide a reasonable basis for assessment purposes and ensure potential impacts on any adjacent house is appropriately considered.

For neighbourhood level activity centres, the approach taken in the Playford North Extension area differs to the approach taken at Angle Vale and Virginia.

For Angle Vale and Virginia the position of the neighbourhood scale centres has a head start simply because of the existing zoning and land use pattern. In this regard:

- the Neighbourhood Centre Zone at Angle Vale has been retained but increased in size by including undeveloped land to the south of the existing zone (land to the north, west and east is already developed with housing)
- the Town Centre Zone at Virginia has been expanded to include the adjacent Commercial Zone and portion of the Residential Zone.

For the Playford North Extension growth area, a more flexible approach has been adopted where the provisions of the Suburban Neighbourhood Zone in combination with Concept Plans for both neighbourhood centres at Munno Para Downs and Munno Para West. This provides some capacity to refine the centres as part of the more detailed land division phase when the position of roads is known.

The approach taken at Playford North Extension was also considered for Angle Vale and Virginia on the basis that the Concept Plans developed for each of the neighbourhood scale centres provides a reasonable level of surety. However, it was unclear during the preparation of the DPA whether such an approach would have unintended consequences for the existing centre landowners in those locations, particularly if it were seen to be a 'down grading' from a centre status to a mixed use environment under the Suburban Neighbourhood Zone. The consultation process for the DPA provides an opportunity to further consider the approach taken in these cases.

3.8.2 General community services provision

There are a range of community services and facilities accessible from the growth areas that can potentially be used by, or accommodate the needs of, early settlers. For example:

- existing health services are available at the Lyell McEwin Hospital (scheduled for expansion between 2014 and 2016), Calvary Central Districts Private Hospital, Gawler Hospital
- there is capacity within some of the existing schools and the Elizabeth TAFE, with other post secondary education facilities available at UniSA's Mawson Lakes Campus and University of Adelaide's Roseworthy Campus
- library services are available at the Civic Centre in Elizabeth and Elizabeth TAFE
- a number of community centres owned by the City of Playford
- a multi-purpose community centre facility to be developed as part of the town centre on Curtis Road, near the Mark Oliphant School in Munno Para West.

The range of community services required as a result of population growth is subject to monitoring and assessment by the respective service providers, and may involve upgrading / expansion of facilities at existing locations or the identification of new sites possibly within the proposed growth areas.

Implications for DPA policy amendments

Aside from the expectation that new or expanded centres will accommodate a range of services, the Suburban Neighbourhood Zone caters to a range of uses outside of these nominated centres. The Zone generally makes provision for community centres, consulting rooms, schools, and recreation centres to name a few.

This flexibility allows the various private and public service providers to respond to gaps in service provision in the context of population growth rates and household characteristics.

3.8.3 Open space and recreation

The City of Playford is well serviced with open space, having the highest proportion of open space to population of any metropolitan Council. Open space areas comprise passive recreation spaces, active recreation spaces (ovals and courts and specialist facilities) and operational spaces ie land used for the primary purpose of operations such as drainage, and buffers (acoustic and visual).

There are a number of district and regional sporting facilities within proximity to the growth areas as shown in Table 12.

Table 12: Key sports facilities

Reserve	Playing fields / facilities	Use
Argana Park	4 (plus 22 netball courts)	High
Broadmeadows	1	Medium
Kooranowa	1	Low
Kalara	2	Low
Ramsay Park	4	High
Dauntsey Reserve	2	Medium
Smithfield Reserve	1	High
Stebonheath Park	Skate Park	

In addition, a new district level facility incorporating two playing ovals, courts and a clubroom facility with room for expansion is currently under construction at Curtis Road, Angle Vale.

The provision of additional formal outdoor recreation facilities would need to take into account the variable intensity of use at existing facilities and the construction of the new district facility along Curtis Road. It has been suggested that the demand generated by the additional population may be able to be met by the existing and planned facilities.

Indoor recreation facilities are noted as being limited within the vicinity of the Playford North Extension growth area. Based on the projected population of Playford North Extension and the population of the surrounding suburbs, investigations indicate there may support for a facility

comprising two to three courts. The favoured location is noted as being the Andrews Road centre since the Stebonheath Road centre is likely to have indoor recreation facilities available within one of the adjacent schools.

Neighbourhood and local parks will be required to service the new population. A hierarchy of open space is established through the Playford Council Development Plan, in particular:

- neighbourhood parks of a minimum 0.5 ha to be located within 500m of the dwellings they serve
- local parks of a minimum 0.2 ha to be developed within 300m of the dwellings that they serve.

Implications for DPA policy amendments

The Concept Plan for the Suburban Neighbourhood Zone provides for the development of open spaces, neighbourhood and local reserves and green corridors with linkages to key trail and cycle networks. The zone provisions also support the provision of indoor recreation centres.

3.9 Nuisances, risks and hazards

3.9.1 Traffic and transport noise

Roads

The Northern Expressway and Port Wakefield Highway are major sources of road noise adjacent to the proposed growth areas. Based on the investigations, some noise attenuation will be required to buffer residential development from both the Northern Expressway and Port Wakefield Road, and potentially Curtis, Heaslip and Womma roads (subject to the location of commercial uses).

Acoustic advice provided in relation to the Northern Expressway and Port Wakefield Road illustrates the potential construction requirements that may be required in locations adjacent to these roads with and without a fixed noise barrier in place. The following table illustrates what effect noise may have on construction treatments for dwellings near the Northern Expressway under different conditions.

Table 13: Northern Expressway

	No noise barrier	3 metre high noise barrier (eg, earth mound)	5 metre high noise barrier (eg, 3m earth mound and 2m fence)
No Development	50m		
Level 3 Treatment for dwellings required	50m – 80m	19m – 40m	None
Level 2 Treatment for dwellings required	80m – 130m	40m – 100m	None
Level 1 treatment for dwellings required	130m – 190m	100m – 130m	19m – 70m
No Treatment for dwellings required	Beyond 190m	Beyond 130m	Beyond 70m

The noise mitigation provided by the 3 metre noise barrier relates to single storey dwellings and therefore buildings more than one storey in height will require treatments to reduce internal noise levels. A 5 metre high barrier provides additional noise protection for the second storey.

Without noise barriers the setback required and additional architectural treatments at ground level are more substantive. In order to maximise the development potential of the land and achieve dwelling targets, the draft Structure Plan proposes acoustic barriers (to a maximum height of 5 metres) along the Northern Expressway and at the interchanges with Angle Vale and Curtis Roads.

The interface with Womma Road is expected to be addressed with a combination of open space and commercial uses to provide an adequate buffer to residential uses.

Rail

Acoustic modelling has also been undertaken for the Adelaide-Darwin railway line at Virginia. The modelling indicates that houses within 110 metres of the centreline of the railway line will require some form of acoustic treatment to reduce internal noise levels without any form of acoustic barrier.

Additional investigations were undertaken to explore the options for acoustic barrier design treatments having regard to aesthetics, cost and maintenance qualities. A range of noise wall treatments is anticipated and has been factored into the associated infrastructure planning.

In relation to the railway line, a 4 metre high barrier is proposed adjacent to the residential areas.

Implications for DPA policy amendments

The DPA proposes to update the *Interface Between Land Uses* policies in the General Section of the Development Plan to ensure noise generating activities reduce potential noise emissions to acceptable levels when located near noise sensitive uses (ie housing).

In addition, a new *Overlay – Noise and Air Emissions* is proposed to reinforce the need for new development to provide an acceptable level of acoustic amenity for occupants in noise sensitive developments and also to reinforce the need for new development to be designed and sited to improve air flow and turbulence to assist in the dispersion of air pollutants when near designated road and rail networks.

The application of the Overlay is determined by maps introduced into the Development Plan. These maps spatially designate roads, rail and mixed land use zones as a basis for applying the requirements of Ministers Specification SA 78B. For the purposes of the Overlay, the following are designated for the purposes of Ministers Specification SA 78B:

- Northern Expressway
- Angle Vale Road at Angle Vale and Playford North Extension
- Heaslip Road and Angle Vale
- Curtis Road at Angle Vale
- Port Wakefield Road and Virginia
- the train line at Virginia.

In addition, the requirements for noise barriers along the Northern Expressway, Port Wakefield Road and the Adelaide-Darwin railway line are included on Concept Plans within the DPA. The requirements for noise barriers are reinforced through policy statements.

Aircraft

The Development Plan contains existing provisions for building near airports and to ensure development takes into account the aircraft noise from the Edinburgh Airfield Defence Airfield. The area affected is outside the Australian Noise Exposure Forecast (ANEF) 25ANEF or greater contour and therefore noise from the airfield and aircraft will not require any measures to be taken to reduce noise exposure for activities within the proposed growth areas.

Implications for DPA policy amendments

None.

3.9.2 Site contamination

Preliminary site investigations (site history) have been undertaken for all of the proposed growth areas to determine whether further investigations are warranted to assess site contamination.

The findings suggest that a standard development application and approval procedure should be applied to land used previously used for agricultural purposes as such areas can be made suitable for residential use with readily available techniques and methods.

However, further investigations were recommended in relation to the following:

- a former asbestos repository on the corner of Andrews and Womma roads
- a munitions storage facility (Smithfield Magazine Area).

Implications for DPA policy amendments

The following policy applies across the Playford Council area:

Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

The above requirement applies generally across the Council area. However, given that several areas are known to be contaminated or potentially contaminated, additional measures are considered appropriate to ensure that further assessment occurs before the subject areas can be developed.

In this regard, the contaminated / potentially contaminated sites will be shown on *Overlay Maps – Development Constraints* and referred to in the Suburban Neighbourhood Zone for Playford North Extension.

3.9.3 Flooding

Investigations undertaken for the draft Structure Plan considered flood affected areas in the proposed growth areas and possible solutions to protect areas from inundation.

The extent of flooding along the Gawler River is well documented and is identified as a feature on existing Development Constraints maps in the Playford Council Development Plan.

The most significant area of flooding from the Gawler River occurs in the northern half of the Virginia urban growth area. All the land in the Flood Plain Virginia Zone and the areas north of this zone to the Gawler River is subject to inundation. A potential solution to the flooding issue involves significant levee and diversion structures over tens of kilometres which have not been considered viable at this time.

Flows from the Gawler River also inundate parts of the proposed Angle Vale growth area, however, investigation suggest that a levee 0.5 m high (plus freeboard) and approximately 700 m long would provide protection for the existing residential area and the north-west corner of the urban growth area from a 1:100 ARI flood event.

Other lower lying areas are noted as being flood prone, however, it is likely that these will be incorporated into the stormwater management system to manage additional urban runoff and for water quality improvement.

Implications for DPA policy amendments

The existing General Section of the Development Plan titled *Hazards* includes policy on flooding that require flood potential to be taken into consideration when developing land.

The existing requirements are sufficient, however, the specific solution for flood affected areas north of Angle Vale has been incorporated in to the proposed Suburban Neighbourhood Zone to ensure development does not occur until the levee is in place.

The land north of Virginia is part of the longer term residential land supply program and is being reserved for that purpose, notwithstanding the need to address flooding issues.

3.9.4 Bushfire Risk

The existing townships at Angle Vale and Virginia are 'excluded' from the bushfire protection planning provisions of the Development Plan. All of the remaining areas affected are within the *General Bushfire Risk* category based on the existing Bushfire Protection Area maps in the Playford Council Development Plan.

Urban areas are typically 'excluded' from bushfire planning controls, although a Bushfire Risk category may be applied along the urban edge to take into account the bushfire characteristics of the land outside the urban area.

For areas affected by this DPA development in the growth areas is expected to occur over an extended period of time, which means the rural landscape and hence current bushfire risk characteristics are likely to prevail until the land is required for urban use. In order to take this into account the growth areas are proposed to be identified as 'excluded' unless the development being proposed it is of a non-urban type in which case the current *General Bushfire Risk* category will apply. For example, a house located in a rural setting that is not contiguous with the urban area would be assessed against the bushfire protection planning provisions of the Development Plan.

The only exception to the above relates to land north of the Angle Vale township and adjacent to the MOSS Zone along the Gawler River. In this area, the *General Bushfire Risk* classification is proposed to be retained in the new Suburban Neighbourhood Zone when located within 100 metres of the Moss Zone.

The above is consistent with the approach taken in other locations in the Greater Adelaide region, including Buckland Park.

Implications for DPA policy amendments

Policy is proposed to be included in the new Suburban Neighbourhood Zone as follows:

The General Bushfire Risk classification will apply to development in those parts of the zone shown as Excluded in Bushfire Protection Area BPA Maps – Bushfire Risk, if any of the following apply:

- (a) the development does not form part of the contiguous urban area*
- (b) the development is on an allotment that is not connected to a mains water supply.*

Bushfire Protection Area maps will be amended by replacing the General Bushfire Risk classification with Excluded over most of the proposed growth areas.

3.9.5 Noise from existing (non-rural) land uses

Adelaide International Raceway

Houses constructed within 1200 metres of the Adelaide International Raceway (measured from the centre of the sprint car track) will be required to adopt 'Low' construction requirements set out in the Australian/New Zealand Standard (AS/NZS) 2107. This affects a very small area of the southern portion of the Virginia Urban Growth Area.

Additional acoustic mitigation in the form of property treatments will be required in areas affected by sprint car racing. Barriers are not effective in mitigating noise from sprint car racing events due to the low frequency character of noise at the receiver location.

Implications for DPA policy amendments

The location of the motorway should be taken into account when determining appropriate acoustic treatments in areas adversely affected by events held at the raceway. There are existing policies in the Development Plan that can be applied to development proposals in area affected by noise.

High pressure gas pipeline – venting stations

There are two venting stations within or in proximity to the area affected.

The SEA Gas pipeline has a venting station located at Fradd Road adjacent the Munno Para Par 3 golf course. The facility is over 550 metres from the boundary of the Playford North Extension urban growth area within the existing Residential Playford Zone. There are already dwellings located closer to the noise source than land proposed for urban development in this DPA. SEA Gas is already considering options for attenuation to the vent.

A second venting station serving the Epic Energy pipeline is located on the northern side of Park Road, near the Port Wakefield Road / Park Road junction. It has been predicted that night time noise levels for residential development would be likely to exceed the criterion of the Environment

Protection (Noise) Policy 2007 within 220 metres of the venting station. Residential development within 220 metres may require individual acoustic treatment of other measures adopted to mitigate noise impact from the station itself.

Land surrounding the Epic Energy pipeline venting station is within the proposed Deferred Urban Zone and in excess of 600 metres from the proposed Suburban Neighbourhood Zone and therefore well outside of the noise impact area associated with the station.

Implications for DPA policy amendments

None as part of this DPA.

The Epic Energy venting station will need to be considered as part of any subsequent DPA to consider the future use of land in the area proposed as a Deferred Urban Zone.

3.9.6 Aircraft safety – building heights

Height limits apply to areas surrounding the Edinburgh Defence Airfield. Any building or structure exceeding a prescribed height limit requires approval.

These height limits are described in the Playford Council Development Plan via *Concept Plan Map Play/25 – Edinburgh Defence Airfield Defence (Air Control) Regulations*.

For the proposed urban growth areas a height limit of 45 metres or more applies throughout most of the area affected. An exception is the Playford North Extension growth area south of Curtis Road where a height limit of 15 metres applies.

Areas currently under development in the Playford Council favour low rise development of one and two storeys. If this trend continues the restrictions on buildings heights cause by the airport will not be a factor in the assessment process for most applications.

The Development Plan currently contains provisions to prevent inappropriate development occurring where taller buildings and structure may threaten air safety.

Implications for DPA policy amendments

None.

This proposed Suburban Neighbourhood Zone generally anticipates development will be no greater than 3 storeys (or about 9 metres) and therefore most forms of development would be unlikely to trigger additional approval requirements on aircraft operational safety grounds.

In addition, there are existing requirements in the Development Plan under the *General Section – Building near Airfields* that restrict development exceeding the specified building heights.

3.9.7 Rural / urban interface

Impacts at the interface between rural and urban land uses can arise from a range of activities including extended and late night harvesting, dust, and spray drift.

Reducing the potential for these types of impacts has two benefits. Firstly it ensures occupiers of sensitive land uses can enjoy a rural setting and secondly that a farm can continue to operate without necessarily having to significantly alter farm management practices and processes. The

proposed urban growth areas will essentially allow the urban boundary to shift potentially exposing primary producers at this new to complaint from future residents.

Advice from Department of Primary Industries and Regions advocates that a 40 metre buffer strip between a dwelling and the edge of the proposed crop area is appropriate to manage the rural / urban interface and this requirement is supported by the SAPPL.

Implications for DPA policy amendments

The DPA proposes to replace the General Section – *Interface Between Land Uses* of the Development Plan with an updated version from the SAPPL. One of the changes to this section is the introduction of a new policy as follows:

New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

The above policy provides a greater assurances that primary producers at the edges of the new urban areas will not be adversely affected and that incoming residents are protected from current farm operations. This new reinforces existing Principle of Development Control 10 in the same General Section which states:

Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

3.10 Heritage

3.10.1 Indigenous

The Aboriginal Affairs and Reconciliation Division of the Department of Premier and Cabinet has advised that the Central Archive, which includes the Register of Aboriginal Sites and Objects, has no entries for Aboriginal sites within the urban growth areas.

However, the surrounding areas are known to have been the subject of cultural activities before European settlement. This is most evident along the Gawler River where the *Gawler River Open Space Strategy* indicates that there are 13 recorded sites of indigenous significance and a recent survey by Australian Cultural Heritage Management Pty Ltd (ACHM) found an additional two sites along the river.

There are procedures under the *Aboriginal Heritage Act 1988* for the discovery of, and search for, Aboriginal sites, objects and remains, still have over-riding effect. Pursuant to section 20 of the Act, if an Aboriginal site, object or remain is uncovered on private land, the relevant Minister must be contacted. Section 23 states that a person must not damage, disturb or interfere with any Aboriginal site, object or remains until the site has been assessed and directions are given by the Minister. In order to minimise any potential effects during the development of the land:

- construction workers will need to be briefed regarding compliance with, and legal ramifications to, the issues outlined in the Act
- all work will need to be immediately ceased if an Aboriginal site, objects or remains are uncovered until the directions of the Minister are known.

As the *Aboriginal Heritage Act 1988* has an over-riding effect in relation to cultural heritage matters, developers should observe due diligence protocols with regard to Aboriginal cultural heritage and be aware of the risks of developing such areas. It is recommended that any future developer should undertake a full cultural heritage survey (anthropological and archaeological) prior to the commencement of ground disturbance activities in the area.

Implications for DPA policy amendments

None.

The procedures under the *Aboriginal Heritage Act 1988* apply and provide protection should sites, objects or remains be found during development of the land.

3.10.2 Non Indigenous

There are a number of heritage places within the proposed growth areas as follows.

Table 14: Listed heritage places

Location	Local Heritage	State Heritage
Angle Vale	<ul style="list-style-type: none">• Sylvan Glade, lot 400 Angle Vale Road• Former Church Manse, lot 254 Angle Vale Road• Former Ebenezer Chapel Cemetery and Hall, lots 2 and 3 Angle Vale Road• House, lot 191 Angle Vale Road• House, lot 307 Frisby Road• House, Lot 313 Frisby Road	<ul style="list-style-type: none">• Angle Vale Bridge (Laminated Timber Arch), Heaslip Road,
Playford North Extension	<ul style="list-style-type: none">• Barn, Lot 101 Dalkeith Road• House and outbuilding complex('Stebonheath'), Lot 97 Stebonheath Road• House ('Tudor Vale'), Lot 325 Curtis Road	<ul style="list-style-type: none">• Dwelling, Lot 107 Petherton Road• Two former munitions factory buildings, Lot 2 Curtis Road
Virginia	<ul style="list-style-type: none">• Virginia Oval', lot 255 Old Port Wakefield Road• House', lot 6 Gawler Road, Virginia• Virginia Uniting Church, lot 203 Phineas Street• Virginia Institute, lot 130 Old Port Wakefield Road• Our Lady of the Assumption Catholic Church, lot 107 Penfield Road	None

Implications for DPA policy amendments

The Playford Council Development Plan contains requirements that support the retention of heritage places and values.

Some alterations to the General Section – *Heritage Places* are proposed as part of this DPA that will put in place additional matters to be considered when considering proposals for heritage places including the retention of unpainted stonework or brickwork, and retaining the street presence of heritage places.

Additional procedural requirements apply to development affecting a State Heritage Place including a referral to the Minister administering the *Heritage Places Act 1993*.

3.11 Flora and Fauna

Flora and fauna assessment of the urban growth areas generally confirm the highly modified nature of the landscape as a result of past and current farming practices. The following provides a summary of the findings of relevance to this DPA.

Angle Vale

- Remnant vegetation is largely located on road corridors and private property with none protected with reserve or national parks status
- The vegetation survey for the Northern Expressway found that limited over-storey exists and is typically limited to individual trees
- The Northern Expressway survey also found that a total of 23 mammal species occurred in the wider region, 14 were native and of these six would not likely occur in the Angle Vale urban growth area due to the lack of adequate vegetation
- Over 140 avifauna species were recorded in the wider region, many of which occur at the Gawler River and would not likely occur in the urban growth area
- 16 reptile species are thought to occur in the wider region, although only two of these are likely to be found outside of the Gawler River and the remaining 14 are common reptiles often found in backyards throughout Adelaide
- Six amphibians have been recorded in the wider region, three of which are likely to occur within the urban growth area.

The field survey identified three 'no-go' zones as follows:

- a site near Broster Road and close to the existing built up area – land alongside the existing residential parcels in this locality is owned by the City of Playford
- two separate sites east of Chivell Road and along the Jenkins Road alignment

In addition to the protection provided in the *Development Act 1993* for regulated and significant trees, the *Native Vegetation Act 1991* applies to the MOSS Zone along the Gawler River. However, the *Native Vegetation Act 1991* will not apply to land removed from the MOSS Zone to accommodate urban growth.

Playford North Extension

- Remnant vegetation is largely confined to small occurrences along road corridors and on private properties
- Weed species are prevalent in the area including weeds of national significance and declared plants
- Native and introduced grasslands and herbland occur along the majority of the roadside easements
- Small populations of Wire grass were recorded on Andrews Road, one in a new location not previously recorded, and some on Angle Vale Road between Andrews Road and the Northern Expressway
- Red-leg grass was identified on the corner of Stebonheath Road and Dalkeith Road
- Previous studies have identified 18 mammal species within the wider area, however, the western grey kangaroo, the short beaked echidna and the water rat would not occur within the area due to inadequate habitat.

The advice provided in relation to the Playford North Extension growth areas recommended:

- The native grassland on Andrews Road and Angle Vale Road be flagged off to avoid damage to the grassland component species such as Wire grass
- The Red-leg grass on the corner of Stebonheath Road and Dalkeith Road should also be protected to avoid disturbance and the potential for the species to become locally extinct.

- Wire grass is listed as rare in South Australia under the National Parks and Wildlife Act 1972 and should not be disturbed in a way that threatens its survival or longevity - if disturbance or removal is required, consultation should be undertaken with DEWNR and a permit is likely to be required.

Virginia

- The majority of the area is cleared of native vegetation, with the land now consisting of crops and exotic grassland / herb land of no conservation value.
- Native vegetation is confined to small degraded patches and isolated trees on roadsides and private properties.
- No flora or fauna of state or national conservation significance were recorded during the survey
- Threatened species historically recorded in the Urban Growth Area are unlikely to occur given the lack of suitable habitat and poor condition of remaining vegetation.

In addition to the protection provided in the *Development Act 1993* for regulated and significant trees, the *Native Vegetation Act 1991* applies to the land west of Old Port Wakefield Road. This Act is traditionally used to protect vegetation outside of urban areas. Its application does not however impede urban development occurring as the significant trees and patches of vegetation are proposed to be retained within open space reserves and/or road reserves.

Implications for DPA policy amendments

Should it be considered necessary to seek the removal of any regulated or significant tree trees, approval will be required to be sought from the planning authority using processes under the *Development Act 1993*. As the State Government recently introduced amended policies applying to 'regulated/significant' trees, no new policies are proposed as part of this DPA in relation to this matter.

Requirements under the *Native Vegetation Act 1991* also apply to some parts of urban growth areas at Virginia and, to a lesser degree, Angle Vale.

In relation to native vegetation that is not subject to regulated or significant tree controls under the *Development n Act 1993* and is outside of those areas subject to the *Native Vegetation Act 1991*, the Development Plan requires development to minimise disturbance and encourage retention, possibly incorporated within public open spaces and reserves.

4. CONCLUSIONS AND RECOMMENDED POLICY CHANGES

4.1 Introduction

The current zoning and land use policy applicable to the proposed growth areas is not conducive for urban development and needs to be replaced if the draft Structure Plan vision is to be realised.

The Amendment section of this DPA sets out all of the changes proposed that, if approved, will provide the basis to guide and assess future development proposals. The following sections provide an overview of the changes proposed to both the General Section (Council-wide) policies and to the specific zoning requirements.

4.2 Recommended Planning Policy

4.2.1 General Section amendments

Section 2.4 above provides a summary of the key elements of the Library that influenced the preparation and changes proposed to the General Section of the Playford Council Development Plan as part of this DPA.

Some of the proposed amendments are standalone and easily identifiable. No further explanation is considered necessary in relation to these amendments.

However, there are a number of General Sections where the nature of the amendments are not immediately obvious, and relate to the replacement General Sections mentioned earlier in section 2.4.1.

The proposed amended replacement General Sections are important in ensuring the Development Plan remains up to date with the Library, and are worth highlighting because the amended policy could be called upon by the relevant planning authority when assessing development proposals outside the proposed growth areas.

The differences between the replacement General Sections and those currently in the Playford Council Development Plan vary in terms of significance. In some cases the nature of the changes are regarded as fairly benign and largely relate to form rather than altering the intent and purpose of existing policy. All of the replacement General Sections include changes of this type.

Other changes are a result of recasting the General Section to clarify intent, remove repetition, improve legibility and extend the application of existing policy to other forms of development to ensure application within mixed use environments.

The more substantive amendments to each replacement General Section are summed up in the following table.

Table 15: Key Changes – Replacement General Sections

General Section title	Key Changes
<i>Centres and Retail Development</i>	<ul style="list-style-type: none">• removal of the 'centres hierarchy' consistent with the SAPPL to allow retail activity in mixed use areas (the existing activity centres at Angle Vale and Virginia townships will be expanded to accommodate the needs of a growing population)• relocation of policy concerning parking facilities to the General Section for <i>Transportation and Access</i>, thus reinforcing the expectation that requirements for undercroft and semi-basement parking be applied to all forms of development (not only within centres)• removal of policy limiting the size of a shop outside of a centre consistent with strategic direction for mixed use developments.
<i>Design and Appearance</i>	<ul style="list-style-type: none">• introduction of new policy on 'Development Adjacent to Heritage Places'• inclusion of existing policy on 'Overshadowing' from the General Section titled <i>Residential Development</i> to ensure the requirements can be applied to non-residential buildings near existing dwellings• inclusion of existing policy on 'Visual Privacy' from the General Section titled <i>Residential Development</i> to ensure the requirements can be applied to non-residential buildings near existing dwellings• introduction of new policy under a new heading 'Relationship to the Street'

General Section title	Key Changes
	and Public Realm' supporting non-residential activities on the ground floor of mixed-use buildings to promote active street frontages in mixed use areas
Hazards	<ul style="list-style-type: none"> changes to update policies in relation to bushfires and site contamination for consistency with the SAPPL
Infrastructure	<ul style="list-style-type: none"> changes to update policies in relation to electricity transmission infrastructure
Interface Between Land Uses	<ul style="list-style-type: none"> strengthening requirements relating to the design and siting of noise generating uses, including entertainment venues inclusion of new policy for assessment of development with potential to emit odours inclusion of new policy to require a landscape buffer in new urban development areas to separate urban and rural activities
Natural Resources	<ul style="list-style-type: none"> changes to update policies on stormwater and water sensitive urban design and general alteration to be consistent with the SAPPL
Residential Development	<ul style="list-style-type: none"> relocation of policy on overshadowing to the General Section on <i>Design and Appearance</i> relocation of policy on 'Visual Privacy' to the General Section on <i>Design and Appearance</i>, including policy dealing with building heights on battleaxe allotments introduction of policy on communal open space relocation of policy on noise to the General Section on <i>Interface Between Land Uses</i> relocation of requirements on parking (including undercroft garaging) and access to the General Section on <i>Transportation and Access</i> replacement of policies on carports/outbuildings and private open space to provide greater consistency and simplify existing requirements inclusion of affordable housing policy
Transportation and Access	<ul style="list-style-type: none"> introduction of additional policy on bicycle parking facilities inclusion of parking requirements for residential development from the General Section on <i>Residential Development</i> provision of reduced car parking in mixed use areas where car parking might be shared insertion of policy relating to parking in mixed use and corridor zones

Local addition policy (green text in the Development Plan) has generally been retained to minimise the potential for unintended and unforeseen consequences for areas outside the new growth areas. This includes the retention of specific requirements applicable to residential development, carports/ garages, private open space, dwelling setbacks, access ways for hammerhead allotments and criteria for home business.

4.2.2 New General Section and Overlays

Comments about the new General Section on *Medium and High Rise Development (3 or More Storeys)* and the three new Overlays are provided in sections 2.4.3 and 2.4.4. The key features of these proposed additions to the Development Plan are summed in the table below.

Table 16: New General Section and Overlay Policy

Module / Overlay	Key Features
Medium and High Rise Development (3 or More Storeys)	<ul style="list-style-type: none"> seeks to provide additional certainty in respect to design matters relating to multi-storey buildings including clear entrance ways, visual privacy, separation between buildings and outlook, and site storage requirements
Affordable Housing Overlay	<ul style="list-style-type: none"> applicable to the whole of the area affected shown on Figure 2 requires a minimum 15% affordable housing to be provided in developments proposing 20 or more dwellings
Noise and Air Emissions Overlay	<ul style="list-style-type: none"> only applicable to the area affected shown on Figure 2 policy that requires siting and design to mitigate noise and air quality to sensitive developments may be linked to requirements under the Building Code to mitigate noise impacts on selected sensitive uses from roads/rail
Strategic Transport Routes Overlay	<ul style="list-style-type: none"> only applicable to the area affected shown on Figure 2 policy that seeks to maintain the role and function of key roads identified via maps when undertaking development in designated areas

4.2.3 Zone Changes

A summary of the proposed zone changes is illustrated in Figures 4A to 4C. The current zoning is also shown on these figures for comparison purposes.

Most of the land within the urban growth areas is proposed to be included in a new Suburban Neighbourhood Zone. Much of this land is currently zoned for primary production, however, the existing residential areas at Angle Vale (Township Zone) and Virginia (Residential Zone) are also proposed to be included in this new zone.

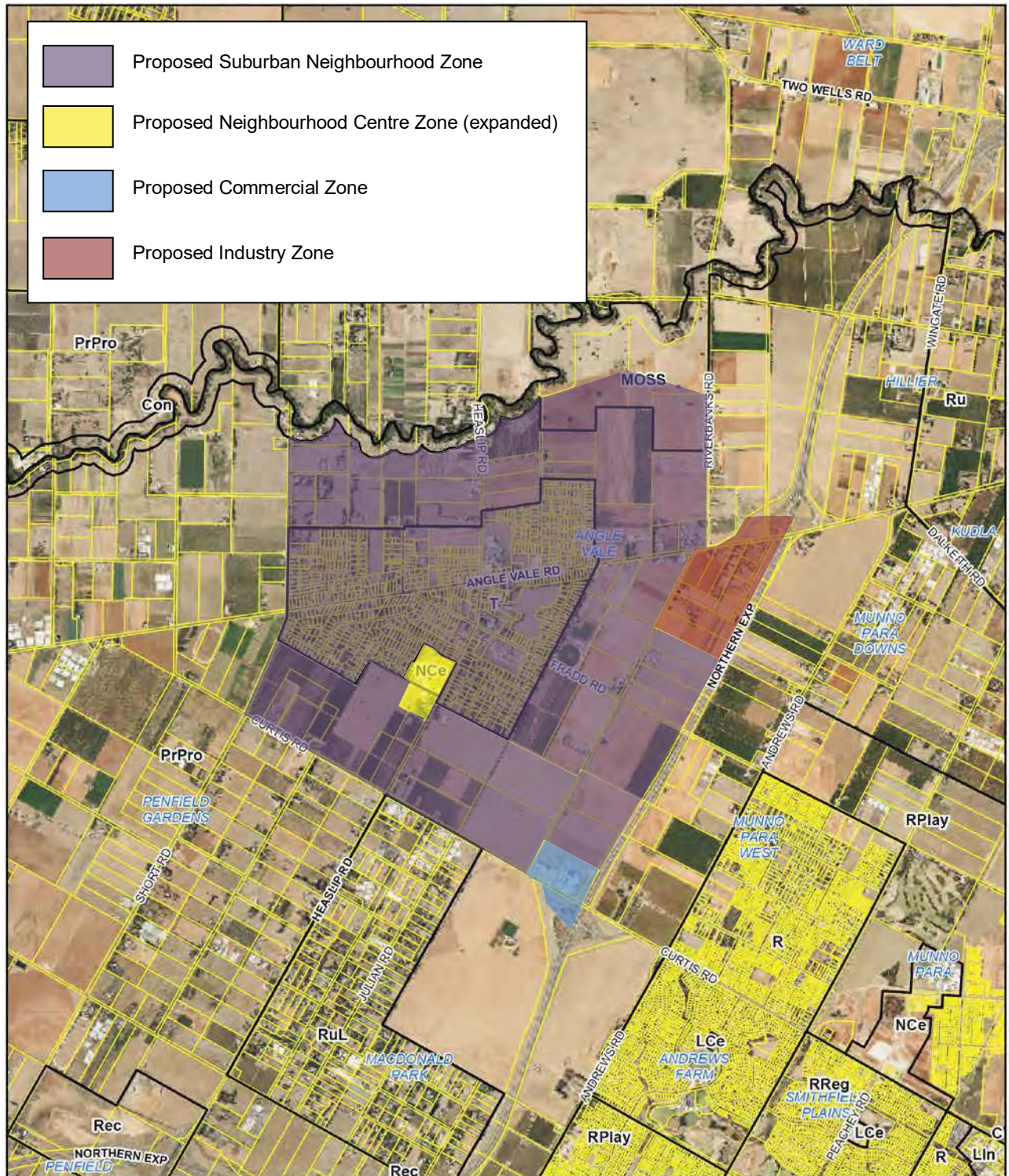
The key features of the new zones to be introduced are summed below.

Table 17: Zone Characteristics

Suburban Neighbourhood Zone	Deferred Urban Zone
<ul style="list-style-type: none"> supports a variety housing types to meet the needs of different households provision for local and neighbourhood activity centres to promote equitable access to shopping and other community services development that is sympathetic to the layout and character of the Angle Vale and Virginia townships, including larger allotments in these areas a high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity 	<ul style="list-style-type: none"> a zone that seeks to limit development so that the land is not development in a manner that would preclude future urban development provision to expand existing uses that would not prejudice the potential for future urban development

FIGURE 4A:

PROPOSED ZONING FOR ANGLE VALE



Existing Zone boundaries
Cadastre

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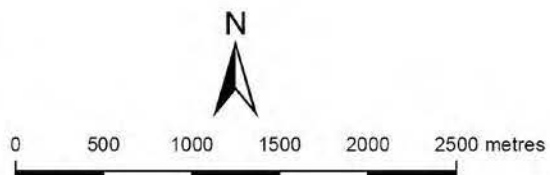
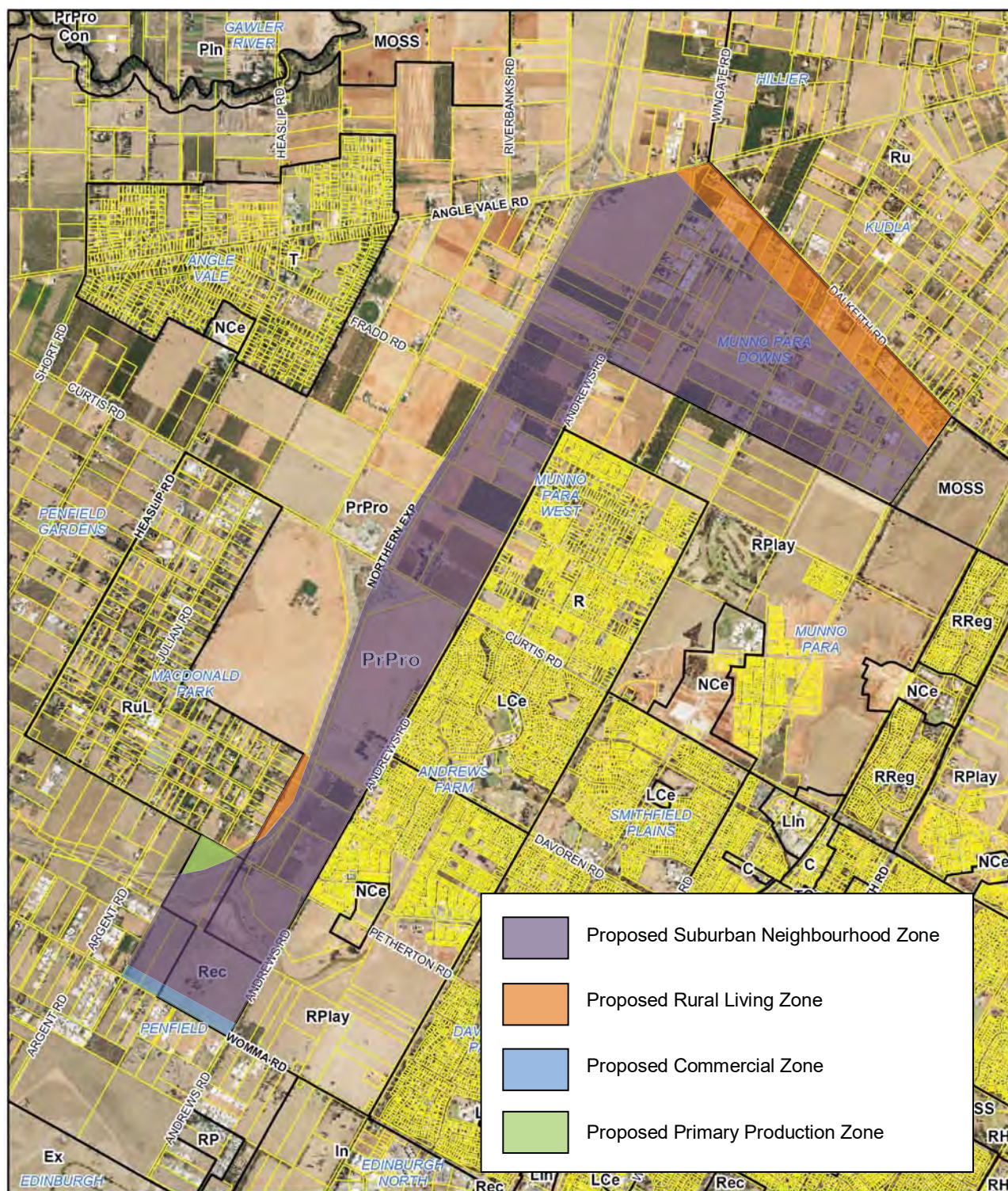




FIGURE 4B

PROPOSED ZONING FOR PLAYFORD NORTH EXTENSION



-  Existing Zone boundaries
-  Cadastre

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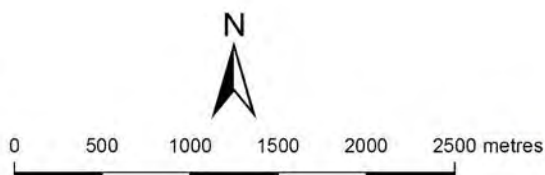
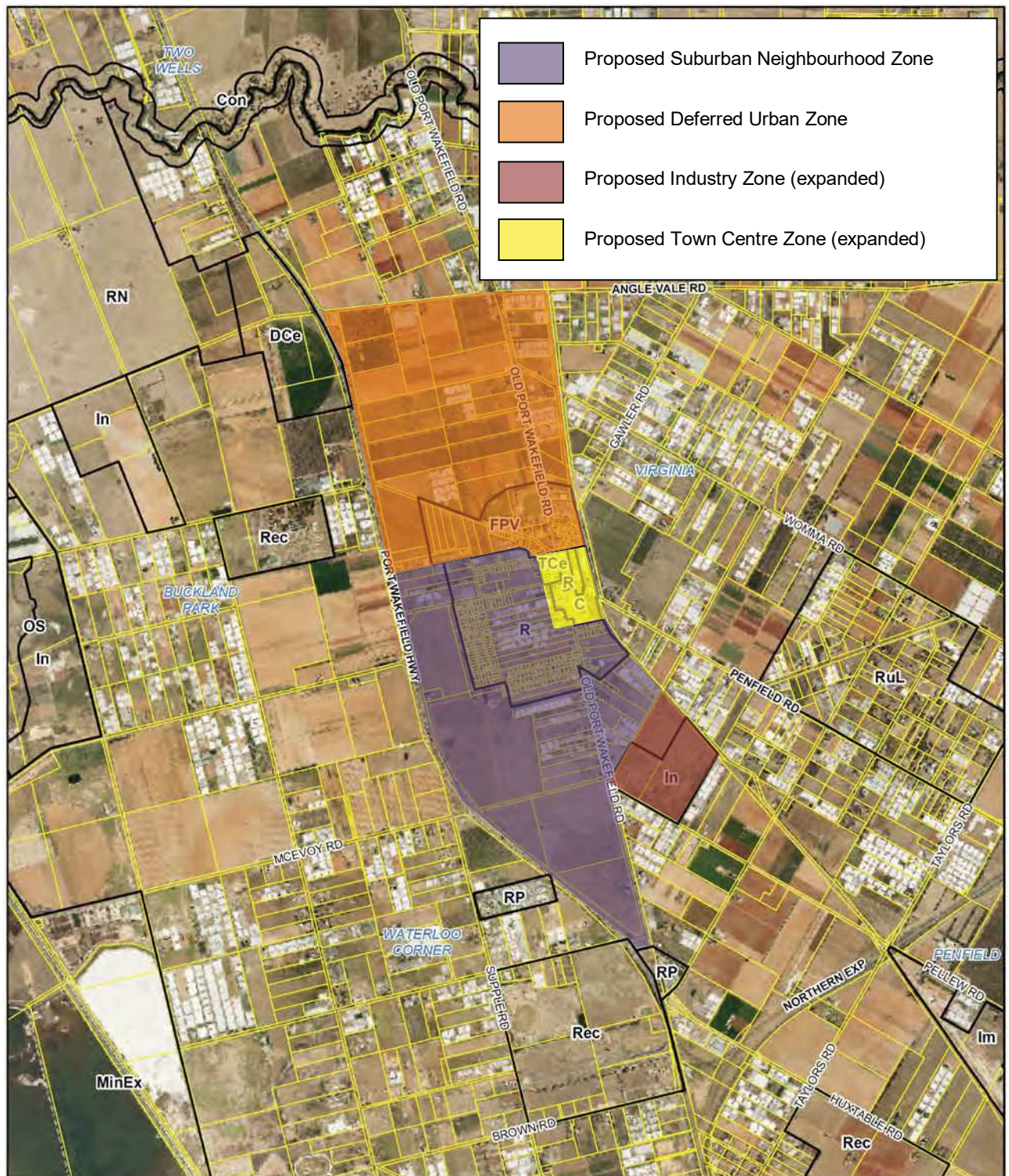


FIGURE 4C

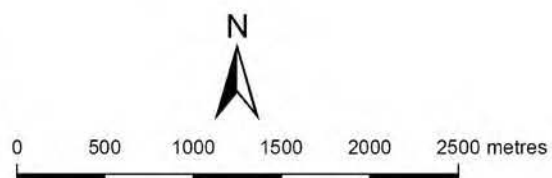
PROPOSED ZONING FOR VIRGINIA



- Existing Zone boundaries
- Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
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The proposed Suburban Neighbourhood Zone recognises differences between the individual growth areas through the use of Desired Character statements that promote of development outcomes suitable to the location and in the case of Virginia and Angle Vale the existing urban character.

The new zones contain a list of 'envisaged uses' that differs slightly from the model zone presented in the SAPPL. The difference between the SAPPL zones and the ones proposed is the DPA is displayed as 'green text' in The Amendment section.

The Suburban Neighbourhood Zone will also replace the Residential Neighbourhood Zone at Buckland Park given the similarities between the two zones. Importantly, the replacement of the Residential Neighbourhood Zone is intended to be a policy neutral exercise and the key land use policy requirements remain unaffected.

4.2.4 Policy intervention for local infrastructure services

Development Plans contain various requirements to meet contemporary expectations about services that should be available within an urban metropolitan setting. The Playford Council Development Plan is no different and provides a means to consider whether new developments broadly meet these expectations.

These services might be explained as two main types. Those services that are of a regional nature and are typically required in response to metropolitan growth pressures or trigger an extension or upgrade to an existing system enjoyed and used by others. Reticulated effluent and water supply systems, major electricity and gas connections and strategic transport corridors and key intersection upgrades might arguably be thought of in such terms.

The second category might best be described as locally based services and essentially includes those attributable to a new development area or an individual project. An obvious example is the provision of local roads essential for accessing individual allotments as part of a new subdivision and which usually act as a conduit for other household level service connections such as water and wastewater systems. These services are generally provided by and at the expense of the developer of the land.

From a land use policy perspective, the locally based infrastructure services provide a basis to consider the way in which individual parcels relate to each other to achieve a cohesive and orderly urban environment. The ability to achieve such results is likely to be more challenging if multiple landowner interests are involved as is the case for the proposed growth areas affected at Angle Vale, Playford North Extension and Virginia.

The existing policy environment within many Development Plans provides general guidance about the end vision usually through a Concept Plan or similar policy tool, but are rarely explicit about when or if individual sections of a wider development area should proceed in the absence of a desired infrastructure service. For instance, a Concept Plan illustrating a preferred new connector road between two existing roads that cuts across several different landowner properties may be frustrated if anyone of those landowners has little interest in developing their land. If the road was considered important for bushfire safety reasons (ie improve escape routes during a bushfire) or desired for access to key community services to reduce travel distances then the local authority may be faced with the prospect of formulating an alternative or considering acquisition (and compensation).

An alternative policy approach might be to restrict any development occurring until the connector road in the example above was actually agreed between all the affected landowners. While this approach provides a basis to coordinate provision of the connector road it also runs the risk that no development occurs if any one or more of the landowners is disinclined to pursue development of

their land. Depending on the local circumstances, the capacity to form the connector road would need to be weighed against other imperatives.

In crafting the policy for this DPA the preferred approach is one that looks to encourage coordination and collaboration within identified parcel groupings. The groupings at this stage have been based around the delivery of:

- a stormwater drainage and detention system
- key link roads (that may eventually accommodate a public transport service)
- provision of noise barriers along the Northern Expressway, Port Wakefield Road and the railway line
- establishment of a levee to protect flood affected areas north of Angle Vale.

Based on these initial considerations, the DPA proposes general groupings of allotments in each growth areas as illustrated on Figures 5A to 5C.

The proposed groupings are by no means definitive, but represent preliminary groupings based on the limited criteria mentioned above and do not take into account a full range of solutions that may deliver the vision contained in the draft Structure Plan.

For example, the extent of an 'infrastructure precinct' founded initially for stormwater management reasons cannot reasonably anticipate a full range of alternative schemes that may well have advantages over and above what has been considered to date, is able to satisfy the Water Sensitive Design requirements of the Development Plan, and provides a quality urban outcome that can be appropriately and reasonably maintained.

The infrastructure precincts proposed in the DPA should be viewed as a concept to be informed by the consultation process for the DPA, as well as infrastructure negotiations that are expected to occur outside the land use policy environment.

4.2.5 Angle Vale MOSS Zone

A portion of the MOSS Zone north of Angle Vale is proposed to be included in the new Suburban Neighbourhood Zone. One of the consequences is that the *Native Vegetation Act 1991* will no longer apply and the removal of any remnant vegetation will be determined based on the requirements of the *Development Act 1993*.

In this regard, flora and fauna investigations discussed earlier for the Angle Vale growth area identified three 'no-go' areas, none of which appear in the areas south of the Gawler River and in the MOSS Zone.

In addition, aerial photos show that there the subject has largely been cleared for farming purposes. Of the limited existing vegetation present on the land, none has been identified as significant for the purposes of the *Development Act 1993*.

In the absence of any formal process to retain isolated plants / trees on this portion of land, it will be a matter of negotiation or agreement between a developer of the land and relevant authority to retain existing trees within a future urban area, say as part of the open space contribution.

ANGLE VALE TOWNSHIP – INDICATIVE INFRASTRUCTURE PRECINCTS

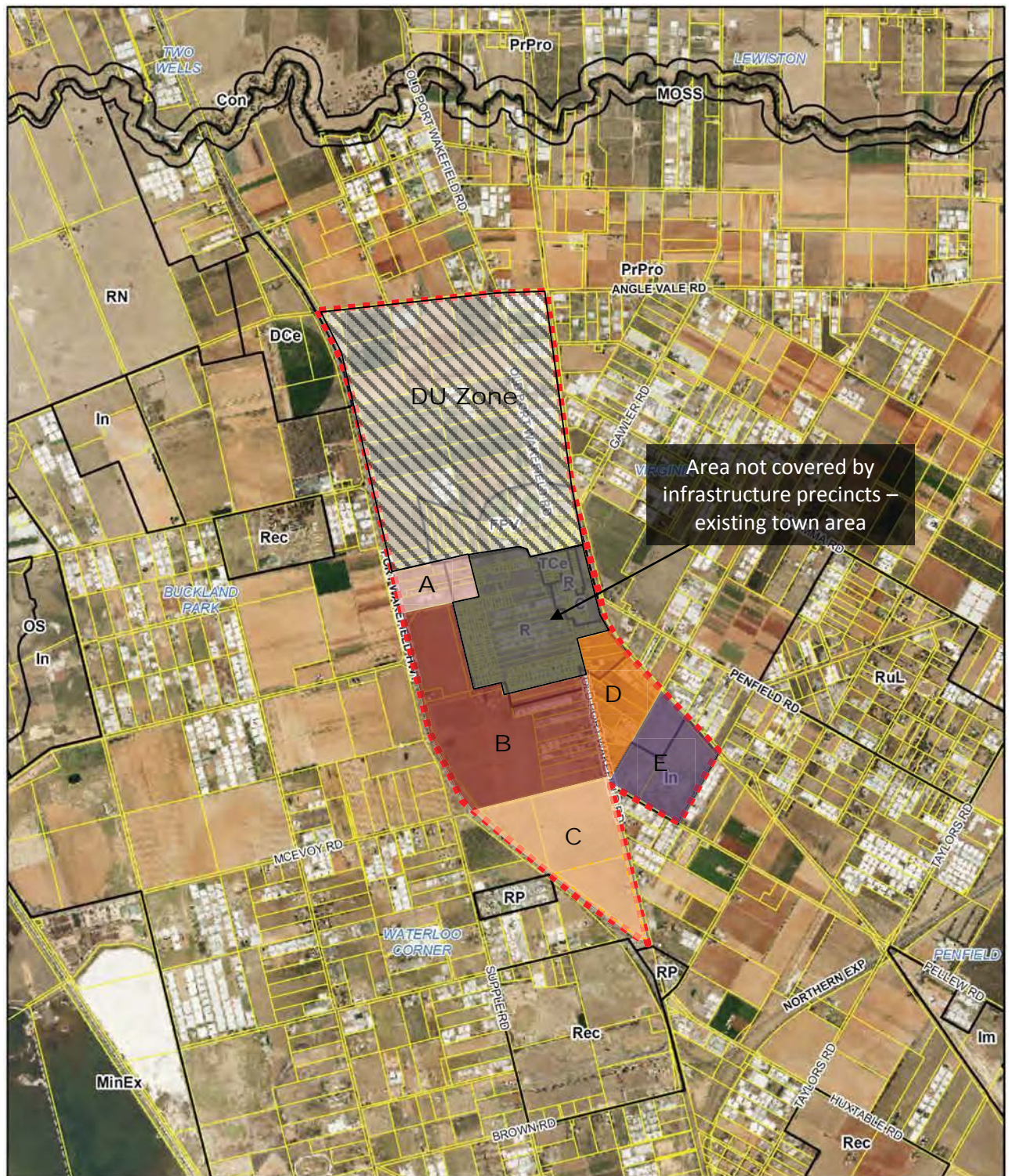


PLAYFORD NORTH EXTENSION – INDICATIVE INFRASTRUCTURE PRECINCTS



FIGURE 5C

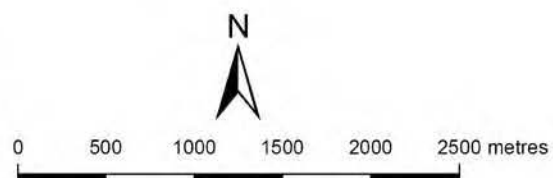
VIRGINIA - INDICATIVE INFRASTRUCTURE PRECINCTS



- Zoning
- Cadastre

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4.3 Assessment Matters

4.3.1 Complying, Non-complying and Merit Development

Different types of development are subject to three main types of assessment processes – complying, ‘on-merit’ or non-complying.

Provided development can satisfy any quantitative criteria established for complying development in the Development Plan or the *Development Regulations 2008*, development designated as complying must be granted Development Plan Consent.

The model Suburban Neighbourhood Zone and Deferred Urban Zone within the Library provide opportunity to identify activities as complying development (subject to conditions) over and above those listed in Schedule 4 of the *Development Regulations 2008 – Complying development*. No additional activities are proposed to be identified as complying in either of the new zones in light of the various matters that will need to be taken into account when assessing development applications including bushfire risk, flooding, transport noise, site contamination and infrastructure amongst others.

All forms of development not listed as either complying or non-complying is required to be assessed on-merit against all the relevant provisions in the Development Plan (i.e. General Section, Overlay modules and specific zone provisions) by the relevant planning authority. All the desired land uses fit into this category.

Some minor adjustments have been made to the complying and non-complying development lists for some existing zones to take into account the zone changes for the proposed urban growth areas, including the deletion of redundant and superfluous references to Policy Areas or Precincts that will no longer exist.

4.3.2 Categories of Notification

The *Development Regulations 2008* or the Development Plan can assign public notification to development as either Category 1 or 2. The *Regulations* may also assign development to Category 2A.

Development assigned Category 1 cannot be notified, whereas Category 2 development allows notification to adjacent landowners or occupiers. In either case, no third party appeal rights to the Environment, Resources and Development Court exists.

Any uses not assigned to either category 1 or 2 defaults to Category 3 for public notification purposes. Such developments invoke wide notification and allow third party appeals against the decision of the planning authority.

The categories of public notification proposed for development in the Suburban Neighbourhood Zone provide that, except where non-complying, those kinds of development desired in the zone will be Category 1. All forms of development not listed as Category 1 will be Category 2 development for notification purposes. Category 3 applies to non-complying developments.

This approach is considered appropriate given the impacts associated with development can be effectively assessed through the application of the proposed and existing land use policy applicable to this Zone and the Council generally.

The categories of public notification proposed for development in the Deferred Urban Zone do not list any uses as Category 1 or 2 other than in matters affecting a heritage place (ie demolition).

This particular listing is taken from the existing Flood Plain Virginia and Primary Production zones that currently apply over the land affected by the Deferred Urban Zone.

The existing notification requirements that apply in the Industry, Light Industry, Neighbourhood Centre, Town Centre and Commercial zones have not been affected by this DPA other than where references to Policy Areas or Precincts are no longer required (ie. deletion of a Policy Area)

5. STATEMENT OF STATUTORY COMPLIANCE

Section 26 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in the Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

5.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Section 2.2 of this document and in Appendix A. It is the intent of the DPA to support the achievement of the Planning Strategy policies.

5.2 Accords with Other Parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the other parts of the Playford Council Development Plan as discussed in Section 3.3.1 of this document.

5.3 Complements the policies in the Development Plans for adjoining areas

The policies proposed in this DPA will not affect the Development Plans for adjoining areas as discussed in Section 3.3.2 of this document.

5.4 Satisfies the Requirements Prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

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THE 30-YEAR PLAN FOR GREATER ADELAIDE: POLICIES AND TARGETS

POLICIES and TARGETS	RESPONSE
The Vision for Greater Adelaide - Principles	
<p>Principle 1: A compact and carbon efficient city.</p> <p>Create a compact and efficient city capable of supporting population and economic growth without creating an unsustainable demand on infrastructure and natural resources.</p>	<p>The Planning Strategy encourages a form of development that reduces reliance on private vehicle use through more liveable, accessible and connected communities. Creating communities that are more self-reliant in term of</p> <p>The DPA aims to support larger communities at Angle Vale, Playford North Extension, and Virginia which attract additional local services and facilities to service the growing population over time. Having additional services closer to where people live reduces travel demands and enhances community self-reliance and sustainability.</p> <p>The ability to reduce vehicle dependency is also addressed within the requirements relevant to the future design and layout of new suburbs which encourage convenient access to local provided services and promote walking and cycling as alternatives to vehicular use.</p>
<p>Principle 2: Housing diversity and choice.</p> <p>Ensure there is a mixture and diversity of housing types and promote a high level of choice to cater for the changing needs of new and existing residents including the ageing population, families and professionals.</p>	<p>The DPA proposes to introduce new zoning and land use requirements over much of the affected areas to support a diverse mix of housing to meet the needs of the population as it grows and changes.</p> <p>In particular, the new Suburban Neighbourhood Zone encourages low to medium density residential development generally up to three storeys height, with potential for taller buildings that can accommodate a greater number of people close to activity centres.</p> <p>The suite of policies enables development to meet current expectations in housing while allowing for innovation in design in response to household characteristics and community choices which can change over the life of the development of the new urban areas.</p>
<p>Principle 5: World class design and vibrancy:</p> <p>New developments should reflect world class building and suburb designs to create the sustainable urban character for the future and encourage a vibrant and creative culture.</p>	<p>In addition to residential activity, the land use policy proposed in the DPA provides for a variety of uses such as shops, cafes, consulting rooms, child care centres, schools and the like to be conveniently located to the community and encourage place making where people can gather and interact.</p> <p>In addition, there are requirements proposed as part of the DPA and existing requirements in the Development Plan that promote an urban form that supports passive energy design, improved water</p>

POLICIES and TARGETS	RESPONSE
	management and more active communities through walking and cycling.
<p>Principle 6: Social inclusion and fairness</p> <p>To promote an inclusive, fair and equitable city where people have access to the services and jobs that they need, wherever they live.</p>	<p>In addition to supporting various housing types, the proposed Suburban Neighbourhood Zone also identifies a range of non-residential uses as being appropriate in the Zone. This permits the types of services and facilities to be considered and provided based on the community profile and rate of population growth.</p> <p>Each of the proposed urban growth areas provides for new or expanded neighbourhood level activity centres as the foci for local services within easy reach of the residents they are intended to serve.</p> <p>These centres along with other smaller local activity centres, commercial areas, industrial parks, and schools facilitate the creation of locally based employment within the growth areas. However, the provision of major employment lands within the Northern Adelaide Region has been earmarked by the Planning Strategy for Greater Edinburgh Parks and is a short distance away from the proposed new residential areas.</p>
<p>Principle 9: Affordable living</p> <p>Promote a liveable and affordable lifestyle for new and existing residents by maintaining competitive house process, reducing the over reliance on motor vehicles and designing housing and suburbs to reduce water and energy costs.</p>	<p>As mentioned above in relation to Principle 1, the proposed land use framework will promote the attainment of an affordable lifestyle.</p> <p>In addition, the Building Code requires new homes to satisfy energy efficiency rating and the provision of an alternative water supply to supplement mains water (usually through connection to a rainwater tanks). While meeting these requirements may result in additional upfront costs, the long term efficiencies in relation to heating and cooling, and water consumption should assist in attaining a more sustainable and affordable urban environment.</p>
Urban Design - Policies	
<p>2. Maximise and increase the quality of public spaces, and require excellent design in the public realm.</p>	<p>The Playford Council Development Plan contains a General policy section on 'Open Space and Recreation' providing the basis for the provision and design of public spaces across the Council area. This general section is relatively consistent with the best practice policy contained in the latest version of the Planning Policy Library.</p> <p>The 'Open Space and Recreation' policies will be supplemented by the requirements of the Suburban Neighbourhood Zone, which includes new Concept Plans that identify the open space network.</p> <p>The proposed Suburban Neighbourhood Zone has been selected from the suite of zones available from</p>

POLICIES and TARGETS	RESPONSE
<p>12. Develop and promote a distinctive range of building typologies for residential housing density, which responds to metropolitan Adelaide's existing character and climate.</p>	<p>the Planning Policy Library on the basis that its primary focus on lower density housing best reflects the housing preferences and character within established built up areas.</p> <p>Although some diversity in housing is encouraged in the Suburban Neighbourhood Zone, this is expected to be limited and focussed around areas close to activity centres, public transport stops and open spaces.</p>
Affordable Housing - Policies	
<p>1. Reinforce the state government policy that at least 15 per cent of new dwellings should meet the criteria for affordable housing (of which five per cent is specifically for high needs housing) in significant new developments and growth areas, including:</p> <ul style="list-style-type: none"> • Areas subject to Structure Plans and precinct planning in particular new transit-oriented developments and transit corridors • Rezoning that substantially increases dwelling potential (including new Greenfield growth areas • Residential developments on surplus government land. <p>4. Provide for the integration of new affordable housing with other new dwellings in development to avoid inappropriate concentrations of social housing.</p> <p>5. Ensure that the standard of affordable housing is at least consistent with other dwellings in a development, for example, in appearance, construction, materials, energy efficiency and water conservation measures.</p>	<p>The DPA proposes to introduce the Affordable Housing Overlay that will apply to the Suburban Neighbourhood Zone.</p> <p>The requirements that apply to new development do not distinguish between the 'affordable housing' component and housing generally. This will ensure an assessment by the relevant planning authority against the Development Plan is based on a similar set of requirements to ensure 'affordable' and other housing types are similar in terms of appearance and character.</p> <p>The requirements for water and energy efficiencies under the Building Code are applicable to all new housing.</p>
Health and Wellbeing - Policies	
<p>1. Design pedestrian and cycle friendly areas in growth areas and existing neighbourhoods to promote active communities.</p> <p>4. Increase housing density and encourage a variety of high-quality shops to locate near railway stations and major bus stops so people can buy groceries and fresh food on their way home, rather than making a separate car journey.</p>	<p>The proposed Suburban Neighbourhood Zone and associated Concept Plans support the provision of local activity centres and parks that are connected via movement networks. These aspects of the land use framework will encourage walking and cycling and to create places for people to meet and interact.</p> <p>The proposed Zone also encourages higher density housing to be located near open spaces, activity centres and public transport to help activate spaces and create a greater sense of safety.</p>
Greater Adelaide Open Space System - Policies	
<p>2. Ensure open space is accessible by all</p>	<p>The framework for the provision of open space has</p>

POLICIES and TARGETS	RESPONSE
<p>communities and will:</p> <ul style="list-style-type: none"> link, integrate and protect biodiversity assets and natural habitats provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time encourage passive recreation opportunities such as provision of a variety of paths and children's play equipment. <p>3. Provide neighbourhood open spaces within safe, comfortable walking distances of residents in new growth areas.</p>	<p>been considered during the preparation of the Structure Plan and is reflected in the proposed Concept Plans contained in the DPA.</p> <p>The Concept Plans and relevant Objectives and principles of development control will be used to assess detailed proposals to ensure the location and type of open space being provided is suitable, accessible and adaptable.</p>
Water - Policies	
<p>8. Ensure appropriate policy links and consistency between Stormwater Management Plans, Structure Plans and Development Plans to address stormwater and flood management matters.</p>	<p>The Structure Plan investigations identified a stormwater management regime to be applied to the new growth areas. The network of stormwater channels, detention basins and wetlands are shown on the proposed Concept Plans and supported by the requirements of the Suburban Neighbourhood Zone and existing General section policy in the Development Plan that promote water sensitive urban design outcomes.</p>
Communities and social inclusion - Policies	
<p>7. Create safe and inviting public spaces that will encourage community participation by a wide range of people</p> <p>10. Ensure urban renewal activity focuses on place making and building stronger communities</p>	<p>The existing Playford Council Development Plan includes requirements on 'Crime Prevention' to assist in delivering safe and secure urban spaces. These requirements are supported by the changes proposed in the DPA, which encourages</p>
Mixed Use activity centres - Policies	
<p>29. Ensure activity centres promote mixed-use development rather than separate residential, commercial and retail developments.</p> <p>31. Minimise the impact of commercial activities on residential communities by ensuring mixed-use centres comply with Structure Plan guidelines.</p>	<p>The existing townships of Angle Vale and Virginia include activity centres.</p> <p>The Town Centre Zone at Virginia and the Neighbourhood Centre Zone at Angle Vale are proposed to be extended as part of this DPA to allow the provision of additional services and facilities to cope with a larger population.</p> <p>Both expanded centres will be informed by new Concept Plans.</p>
New metropolitan and township growth areas - Policies	

POLICIES and TARGETS	RESPONSE
<p>32. Ensure new urban growth occurs in designated urban and township expansion areas shown on Map D7. This map shows the indicative areas of land that will be considered for urban growth. The actual boundaries of land will be identified for public consultation when the process of updating the relevant Development Plan is undertaken.</p> <p>33. Provide sufficient other new growth areas for a 25-year rolling supply of land, of which 15 years is zoned for urban development.</p>	<p>The intention of the DPA is to support the achievement of targets within the 30-Year Plan for Greater Adelaide by securing a supply of land to meet urban growth needs over the next 15 years.</p> <p>The areas proposed for rezoning generally align with those areas identified in the Planning Strategy, although the investigations undertaken as part of the Structure Plan and informing the DPA propose the following differences:</p> <p><i>Angle Vale</i></p> <ul style="list-style-type: none"> • inclusion of a portion of the current MOSS land in the Suburban Neighbourhood Zone north of Angle Vale – this land is no longer required for open space purposes, however, the area is affected by flood waters from the Gawler River which will need to be taken into account to ensure future urban development is suitably protected • primary production land between Frisby Road and the Northern Expressway has been included into the Suburban Neighbourhood Zone – the value of retaining this land for primary production is compromised as a result of urban encroachment and restricted access (being land that would otherwise be ‘sandwiched’ between the new urban areas and the Expressway). <p><i>Playford North Extension</i></p> <ul style="list-style-type: none"> • land between the existing ElectraNet electricity transmission line and Dalkeith Road at Munno Para Downs was not originally included within the Playford North Extension in the Plan, but was the subject of detailed investigation as part of the Structure Plan process. <p><i>Virginia</i></p> <ul style="list-style-type: none"> • land located adjacent the intersection of Old Port Wakefield and Port Wakefield roads • the existing Industry (Virginia) Zone land on Nash Road, including land located between this zone and Old Port Wakefield Road • land between Old Port Wakefield Road and the Adelaide to Darwin railway line. <p>The areas identified provide a compact expansion to existing urban areas and are located to take advantage of superior rail and road infrastructure and transport systems, including the new Northern Expressway.</p>

