



Government of South Australia

Department of Planning
and Local Government

Playford Council Development Plan

Buckland Park Urban Growth

Approval Development Plan Amendment

THE AMENDMENT

By the Minister

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

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Signature

Date of Gazette **23 DEC 2010**

Approval DPA

Background

The Buckland Park Urban Growth Development Plan Amendment (DPA) by the Minister amends the Playford Council Development Plan.

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

- an Initiation Document agreed on 12 February 2010;
- a DPA released for concurrent agency, council and public consultation from 3 June 2010 to 28 July 2010; and
- a Public Meeting held on 19 August 2010, conducted by a Subcommittee of the Development Policy Advisory Committee (DPAC).

Consultation

A total of seven (7) public submissions were received in relation to the DPA during the consultation period. Five (5) verbal submissions were made at the Public Meeting.

Approval Stage

Based on a review of all submissions and the recommendations of DPAC, a number of changes have been made to the Amendment.

The main changes are outlined below. The changes include consequential amendments made to the Buckland Park Urban Growth DPA as a result of the approval of Playford Council's Better Development Plan (BDP) and General Development Plan Amendment on 9 December 2010, which replaced the whole Playford (City) Development Plan.

Alterations made to the DPA:

District Centre Zone – now a new Policy Area

- The District Centre (Buckland Park) Zone has been incorporated into the recently formed District Centre Zone as the District Centre Zone Buckland Park Policy Area 9, with its own statement of Desired Character, Objective and policy requirements.
- Policy alterations relating to District Centre Zone Buckland Park Policy Area 9 include:
 - additional clarity regarding access between the Policy Area and Port Wakefield Road
 - deletion of policy to remove repetition with the District Centre Zone in relation to advertising, and dwelling forms (i.e. medium and high density housing)
 - deletion of policy to remove repetition with new Council-wide policy in relation to walking and cycling facilities, energy efficiency, and water sensitive urban design

- introduction of noise policy addressing the interface between entertainment venues and sensitive uses (e.g. houses)
- addition of policy to ensure bushfire risk is a consideration for development that is not part of a contiguous urban area (e.g. a dwelling in the rural area)
- Adjustments to the non-complying development list for the recently introduced District Centre Zone to accommodate those uses desired in Buckland Park Policy Area 9 including motor showroom, office, petrol filling station and store.

Industry Zone – now a new Policy Area

- The Industry Zone has been incorporated into the recently established Industry Zone as Business Policy Area 10 with its own statement of Desired Character, Objectives and policy requirements
- Changes to the requirements for Industry Zone Business Policy Area Policy 10 include:
 - strengthening policy to ensure the use of land for non-industrial purposes does not impinge on the use of land within the Policy Area for business/industry activities
 - additional requirements included to guide the location of potentially sensitive uses with respect to agricultural land and impacts from organics waste treatment and composting operations located to the south of the Buckland Park urban growth area
 - deletion of policy to remove repetition with Council-wide policy in relation to hazards (e.g. noise, acid sulphate soils etc), energy efficiency and water sensitive urban design
- Adjustments to the non-complying developments list for the recently introduced Industry Zone to accommodate those uses desired in Business Policy Area 10 including small shops, and dwelling /caretakers residence when associated with an industrial use.

Residential Neighbourhood Zone (revised)

- Introduction of a new Objective to prevent urban development occurring in those areas potentially affected by organics waste treatment and composting operations south of the Buckland Park urban growth area.
- Reinforcement of walking and cycling opportunities through the statement of Desired Character.
- Inclusion of additional uses in the list of envisaged forms of development to ensure it caters appropriately for a new urban settlement.
- Alteration of car parking provisions to ensure they apply to various forms of development contemplated in the zone, and are not limited to housing
- Inclusion of policy relating to access to major local roads that avoids the need for vehicles to reverse on to or from such roads
- Addition of policy to ensure bushfire risk is a consideration for development that is not part of a contiguous urban area (e.g. a dwelling in the rural area)
- Deletion of policy to remove repetition with Council-wide policy in relation to hazards (e.g. noise, acid sulphate soils etc), energy efficiency and water sensitive urban design

- Additional requirements imposed of the location of potentially sensitive uses with respect to agricultural land and impacts from composting operations located to the south of Buckland Park urban growth area
- Removal of uses from the list of uses identified as non-complying given the range of business and other uses desired in the zone including advertising, hospital, service trade premises, hotel, motor repair station and warehouse.

Mapping

- Amendments to Concept Plans to add clarify about the local and arterial road hierarchy.

Amendment Instructions Table – Development Plan Amendment

Name of Local Government Area: City of Playford

Name of Development Plan: Playford Council Development Plan

Name of DPA: Buckland Park Urban Growth Development Plan Amendment

*The following amendment instructions (at the time of drafting) relate to the **Playford Council Development Plan** consolidated on **9 December 2010**. Where amendments to this Development Plans 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.*

Amendment instructions

Amendment Instruction Number	Method of Change	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> • Replace • Delete • Insert 	<ul style="list-style-type: none"> • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify) 			

COUNCIL WIDE / GENERAL PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): Yes

Centres and Retail Development

1	Insert	At the end of PDC 11 under the heading 'Retail Development':	‘, or within an area generally identified for centre activities as indicated on Concept Plan Map Play/29 – Buckland Park	N	N
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Orderly and Sustainable Development

2	Insert	Within PDC 9 - insert references to Concept Plan Map Play/28-Buckland Park District Centre and Concept Plan Map Play/29-Buckland Park.		N	N
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ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
District Centre Zone					
3	Insert	New District Centre Zone Buckland Park Policy Area 9 immediately before the heading 'Procedural Matters'.	As contained in Attachment A.	N	N
4	Insert	In the exceptions column in the table of Non-complying Development for each of the following Forms of Development <i>Motor showroom</i> <i>Office</i> <i>Petrol filling station</i> <i>Store</i> insert the following:	'Except within the Buckland Park Policy Area 9 '	N	N
5	Replace	The exception for Industry in the table of Non-complying Development with:	'Except for: (a) light industry (b) service industry within the Buckland Park Policy Area 9 '	N	N
Industry Zone					
6	Insert	Before the heading 'Procedural Matters, insert Business Policy Area 10.	As contained in Attachment B.	N	N
7	Insert	In the table for Complying Development and in the first row under the column headed 'Form of Development', insert in alphabetical order:	'Store (within the Business Policy Area 10)'	N	N
8	Insert	In the table for Complying Development and in the first row under the column headed 'Conditions to Complying Development', replace part '(a)' with:	'(a) is located within the Industry Virginia Policy Area 3 or within the Business Policy Area 10 '	N	N
9	Insert	In the exceptions column in the table for Non-complying Development where it relates to 'Dwelling':	'Except within the Business Policy Area 10 where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.'	N	N
10	Replace	In the table for Non-complying Development, in the column headed 'Form of Development' replace 'Intensive animal keeping in the Industry Virginia Policy Area 3' with:	'Intensive animal keeping within the Industry Virginia Policy Area 3 or within the Business Policy Area 10 '	N	N
11	Replace	In the 'Exceptions' column in the table for Non-complying Development, the exception relating to 'Shop or group of	'Except where: (a) located within Precinct 3 Industry A	N	N

		shops' with:	(b) located within the Business Policy Area 10 (c) the gross leasable area is 250 square metres or less.'		
12	Insert	In the column headed 'Category 1' in the Public Notification table in alphabetical order:	'All forms of development within the Business Policy Area 10 (except where located adjacent to a residential zone or area).'	N	N
13	Insert	In the column headed 'Category 2' in the Public Notification table in alphabetical order:	'All forms of development within the Business Policy Area 10 where located adjacent to a residential zone or area.'	N	N
Open Space Zone (new zone)					
14	Insert	Open Space Zone immediately after the Neighbourhood Centre Zone and associated precincts	As contained in Attachment C.	N	N
Residential Neighbourhood Zone (new zone)					
15	Insert	Residential Neighbourhood Zone immediately after the Residential Hills Zone	As contained in Attachment D.	N	N
TABLE SECTION					
Amendments required (Yes/No): Yes					
Table Play/1 – Conditions for Complying Development					
16	Insert	Before 'Hotel' and associated conditions	The contents of Attachment E.		
MAPPING SECTION (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)					
Amendments required (Yes/No): Yes					
Mapping Reference Tables					
17	Replace	Zone Maps table with:	The contents of Attachment F.	N	N
18	Replace	Policy Area Maps table with:	The contents of Attachment G.	N	N
19	Insert	In the Bushfire Protection Overlay Maps table, in the column headed 'BPA Map Numbers':	'Play/11, Play/12, Play/13, Play/14, Play/15, Play/16'.	N	N
20	Insert	In the Concept Plan Maps table:	In the same row, 'Buckland Park District Centre' in the column headed 'Concept Plan Title' and 'Play/28' in the column headed 'Concept Plan Map Numbers' AND In the same row, 'Buckland Park' in the column headed 'Concept Plan Title' and 'Play/29' in the column headed 'Concept Plan Map Numbers'.	N	N
Spatial Extent Maps					
21	Replace	Council Index Map with:	The contents of Attachment H.	N	N
22	Replace	Zone Map Play/2 and Policy	The contents of Attachment I.	N	N

		Area Map Play/2 AND Zone Map Play/3, Policy Area Map Play/3, and Precinct Map Play/3 with:			
23	Insert	Enlargement maps:	As contained in Attachment J.	N	N
Bushfire Risk Maps					
24	Replace	Bushfire Protection Area BPA Map Play/1 with:	The contents of Attachment K.	N	N
25	Insert	New Bushfire Protection Area BPA Maps:	As contained in Attachment L.	N	N
Concept Plan Maps					
26	Insert	New Concept Plan Maps Play/28 and 29.	As contained in Attachment M.	N	N

ATTACHMENT A

District Centre Zone - Buckland Park Policy Area 9

Buckland Park Policy Area 9

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

OBJECTIVES

- 1 A centre that integrates affordable housing into residential development undertaken in conjunction with non-residential uses.

DESIRED CHARACTER

The policy area will accommodate a range of retail, commercial, education, formal recreation facilities required to support and service the district. Residential development is also anticipated in the policy area where it adds to the vibrancy of the policy area and increases access to community services and facilities.

The policy area is located at the intersection of Port Wakefield Road and Buckland Park's main entry road as shown on [Concept Plan Map Play/28 – Buckland Park District Centre](#). To improve traffic movement, development will accommodate a second access road into the policy area from Port Wakefield Road to be located based on appropriate investigations.

Development incorporating signage or advertising visible from Port Wakefield Road should be limited. Any signs and advertising should be located and designed in a manner that does not impair traffic safety or distract vehicle drivers on Port Wakefield Road.

Public transport and transport interchange facilities will be provided in this policy area to cater for regional and local bus services. Access to these services will be maximised by co-locating a bus interchange adjacent to or within the core retail precinct where the layout and composition of after hours activities promote a safe and convenient environment for commuters and shoppers.

A core retail precinct will be located on the southern side of the intersection. It will accommodate around 35 000 square metres of core retail floor space which includes department and discount department stores, supermarkets, food shops and specialty shops selling goods such as clothing and other specialty items. Complementing these retail uses, there will be additional floor space for bulky goods outlets, commercial and community services, for example medical centres, a cinema and restaurants.

The mixed use / commercial / employment area will support a range of activities such as commercial buildings, bulky goods outlets, education and formal recreation facilities to serve the district. District services such as police, fire, and ambulance facilities may also be located in the policy area.

Larger scale commercial and bulky goods development will be located on the edge of the centre in locations highly visible from Port Wakefield Road.

Mixed use residential will be located to the western side of the policy area, creating a transition to between adjoining residential areas, and more active retail and commercial activities. The policy area's western side will also offer better residential amenity, as it will be separated from main traffic routes, particularly Port Wakefield Road.

The residential component will contribute to the policy area's vitality and architectural interest. Residents will benefit from access to public transport, services and employment opportunities within the policy area, and will support these other uses.

A vertical and horizontal mix of uses will be an important characteristic of the policy area. Their integration will foster a more concentrated and less dispersed urban form with greater emphasis on the pedestrian environment. An efficient, intensive and responsive centre will support regional shopping, business and community facilities as well as a range of living alternatives conducive to a range of formal and informal activities occurring on footpaths and in the public places.

A logical and hierarchical pattern of streets will assist wayfinding into and across the centre to ensure ready access to the location of key facilities. More generally, ease of mobility, efficient use of lands and mixed use nature of the centre will be assisted through carefully considered land division and building use selection and location to optimise access and walkability to the services and facilities offered.

The street network will balance vehicular movements with the pedestrian prominence desired and support the distinction of nodes from those of less intensity. More formal areas will be distinguished by the design of buildings and landscaping, lighting and public realm responses of a high order. Other areas will foster the activation of streets with buildings established at the street frontage to define footpaths.

The designs for shopfronts, verandahs or balconies and public realm will be conducive to a community focus and positive street life after business hours and at weekends. Buildings with long unrelieved facades will be carefully sited away from areas with high pedestrian movements, or designed to appear as aggregated smaller shopfronts to address the footpaths and reinforce the pedestrian-friendly environment.

A variety of activities and experiences will be provided that contribute to a vibrant and safe street environment with after-hours activities. Comfortable places, which are shaded, attractive and well lit, will be developed that enable people to stop, socialise and rest.

Car parking, loading and service areas will be grouped behind frontages or underground to service multiple users and concentrated to further reinforce the quality of street environments sought. Employment opportunities in the centre will be assisted by the considered location of car parking and public transport routes to service key facilities.

Where development is located in proximity to a Gas Pipeline, it is required that development include appropriate setbacks and design principles that comply with *AS2885 (Pipeline Gas and Liquid Petroleum)* to ensure minimum pipeline safety requirements have been met.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 In addition to those forms of development envisaged in the District Centre Zone, the following forms of development are also envisaged in the policy area:
 - ambulance station
 - affordable housing
 - bulky goods outlets
 - dwelling
 - police station
 - primary school
 - public transport interchange
- 2 Developments containing residential activity should include at least 15 per cent of dwellings as affordable housing.

Form and Character

- 3 Development should occur in accordance with [Concept Plan Map Play/29 – Buckland Park](#) and [Concept Plan Map Play/28 – Buckland Park District Centre](#).
- 4 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining local streets. Facilities should not encourage parking or pedestrian activity along Port Wakefield Road.
- 5 No direct vehicular access should be provided to Port Wakefield Road.
- 6 Development should not prejudice the potential installation of a grade separated access to Port Wakefield Road.

- 7 Advertising signs for individual tenancies should be limited to one of the following:
 - (a) advertising on building fascias
 - (b) one single freestanding sign which is common to a group of tenancies.
- 8 In the mixed use areas identified on *Concept Plan Map Play/28 – Buckland Park District Centre*, development should mix land uses vertically as well as horizontally (such as shop-top housing with views to public areas) and provide street related after hours activities.
- 9 Development should provide seats on the perimeter of public spaces to encourage viewing into the space for surveillance.

Water Sensitive Urban Design

- 10 Design and construction of building(s) should incorporate water harvesting techniques.
- 11 Design and construction of landscaping and car parking areas should incorporate water harvesting techniques, so that landscape areas function as drainage swales to collect runoff with the excess stormwater flowing to drainage points connected to a stormwater outlet.

Entertainment Venues (Noise)

- 12 Development with potential to emit significant noise (including entertainment premises and licensed venues) should incorporate noise attenuation measures into their design to prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
- 13 Outdoor areas (such as beer gardens or dining areas) associated with entertainment premises and licensed venues should be sited away from the boundaries of adjacent noise sensitive development.
- 14 Development proposing music should include noise attenuation measures that achieve the following to address the music noise ($L_{-10,15min}$):

Noise level assessment location	Desired noise level
Adjacent existing noise sensitive development property boundary	Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum. 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.
Adjacent land property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or 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.

Hazards

- 15 The policy area is Excluded from bushfire risk as described in *Bushfire Protection Area BPA Maps – Bushfire Risk*, unless 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
 in which case, the General Bushfire Risk classification applies.

ATTACHMENT B

Industry Zone – Business Policy Area 10

Business Policy Area 10

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

OBJECTIVES

- 1 A policy area accommodating a range of business, commercial, industrial and industrial related activities.
- 2 The effective location and management of activities at the interface between industrial and commercial activity with uses that are sensitive to these operations.
- 3 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity to enhance the character and image of the locality, particularly along the major collector roads and the boundaries of adjoining zones.
- 4 Development that supports water recycling and reuse, minimises waste and promotes business clustering opportunities.
- 5 The orderly expansion of the urban area, to support the economic and effective provision of public infrastructure and community services and that is consistent with the development outcomes contained in [Concept Plan Map Play/29 – Buckland Park](#).
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will provide a sustainable employment base for the future population of Buckland Park, potentially reducing the distance between place of residence and employment.

A primary focus of the policy area will be to accommodate value adding business activities related to and servicing the adjacent horticultural areas, including warehousing, storage, packaging and processing. In addition, the policy area will play an important role in accommodating non retail business opportunities to support the future population including but not limited to service trade premises, service industry, small offices and motor repair stations. Service trade premises are anticipated where careful siting and design would provide a pleasant and safe environment for visitors and workers. Office and other business uses may be developed in the policy area on major road frontages, in association with industry and/or abutting open space areas to enhance the amenity of the locality and take advantage of views to these areas.

Minimal restrictions on hours of operation are anticipated, except when located at the boundary of the policy area where interface issues may arise. Small local shops, such as take away sandwich shops and cafes, will also be encouraged to serve the needs of the local workforce, however, other types of services that are likely to be sensitive to industry and commercial operations, such as child care centres, should only be provided in association with business uses and should not impinge on the ability of industry and other appropriate uses to operate unrestricted.

Suitable design solutions will also be applied to minimise the impact on both the public realm and sensitive interface areas such as major collector roads, adjoining open space networks and locations which may be visible from adjacent residential areas.

It is intended that the design, scale and siting of buildings, and the creative use of landscape treatments, ensure a high quality urban design outcome that ensures a sustainable business and employment hub that attracts new business to the region. In particular, buildings will be designed to address the street and provide attractive streetscapes represented by high quality building materials and finishes. Buildings will be adaptable for future functions and uses within the policy area. The orientation of allotments will ensure that future development can maximise solar orientation and energy efficiency as appropriate for the use of the building.

The site layouts and designs, including landscaping and fencing, will provide a distinction between public and private space.

Common access points, manoeuvring and loading areas will be used to ensure the efficient use of land and spaces where appropriate. Car parking will be shared where possible to ensure that an oversupply does not dominate the landscape. Ideally car parking and loading areas will be located to the side and rear of buildings.

Road networks will have suitable carriageway widths to ensure that heavy vehicle movements to Port Wakefield Road are directed out through Park Road and Thompson Road to minimise potential impact on the adjacent residential areas.

Industrial activities will be located and designed to ensure there is no impact on the amenity of nearby residential areas. Consequently, potentially higher impact industries, such as those requiring extended operating hours, should be developed on land to the south west of the Policy Area where the separation distance from residential areas is greater and will be enhanced by public open space linkages.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 In addition to those forms of development envisaged in the Industry Zone, the following forms of development are also envisaged in the policy area:
 - motor repair station
 - office
 - shops
 - petrol filling station
 - service trade premises

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should occur in accordance with [Concept Plan Map Play/29 – Buckland Park](#).
- 4 Offices should be located adjacent public open space and along main access routes.
- 5 Shops should be ancillary forms of development, or of a type and scale to serve the local workforce.
- 6 Development should:
 - (a) establish a high standard of design and external appearance
 - (b) exhibit a horizontal emphasis in terms of the overall massing of building forms.

Interface between Land Uses

- 7 Development involving sensitive land uses should:
 - (a) if adjacent to land used for agriculture (within either the policy area or adjacent zones), include appropriate setbacks and vegetative plantings designed to minimise the potential adverse impacts of chemical spray drift and other impacts associated with primary production
 - (b) 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.

- 8 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.

Hazards

- 9 Development involving sensitive land uses, 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.
- 10 Development 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.

Energy Efficiency and Water Sensitive Urban Design

- 11 Design and construction of building(s) should incorporate water harvesting techniques.
- 12 Design and construction of landscaping and car parking areas should incorporate water harvesting techniques, so that landscape areas function as drainage swales to collect runoff with the excess stormwater flowing to drainage points connected to a stormwater outlet.

Land Division

- 13 Land division should create allotments that are of a size and shape suitable for the intended use.

ATTACHMENT C

Open Space Zone

Open Space Zone

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

OBJECTIVES

- 1 A zone:
 - (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
 - (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
 - (i) passive and active recreation land uses
 - (ii) habitat conservation and restoration.
- 2 A zone which includes stormwater and flood management facilities within a landscaped setting, designed to enhance the environmental and scenic qualities of the area.
- 3 A zone which provides a buffer between urban areas and surrounding land uses, including industry, horticulture and areas with biodiversity value.
- 4 The orderly provision of public infrastructure and community services consistent with the development outcomes contained in [Concept Plan Map Play/29 – Buckland Park](#).
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will be developed for a range of passive and active recreational purposes as well as providing for biodiversity enhancement and conservation and stormwater /flood management. The zone will provide a physical and visual buffer between residential neighbourhoods and adjacent industrial and horticultural activities located to the south.

The zone will include open, landscaped storm and flood water management channels winding through the open space. Channels will be located to avoid areas of conservation significance, in particular the eastern reach of Thompson Creek. Detention basins, with a capacity to detain and store stormwater prior to discharge for treatment and reuse, will also be provided. Water Sensitive Urban Design principles will be adopted in the establishment of stormwater facilities and where possible enable the use of stormwater as an alternative source of water to the adjoining urban areas.

Areas of samphire located to the south west of the zone will be retained and rehabilitated where affected by the construction of storm and flood water facilities, and Thompson Creek's eastern reach will be rehabilitated. Additional areas of samphire may also be established to achieve environmental benefits within the locality.

Open space will be in an attractive landscape setting that enhances the biodiversity values within the zone. Recreation activities will be encouraged through the establishment of functional and accessible open space, together with small scale ancillary facilities and structures.

Facilities should include but not be limited to walking and cycling trails, interpretative and recreational activities, formalised open space and car parking.

Development within the zone will need to have the regard to the possible presence of acid sulphate soils and ensure acid is not released into the marine environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation work
 - landscaping
 - lighting
 - playground
 - recreation area
 - sporting club facility
 - storm and flood water facilities
 - structure associated with a public facility such as car parking, picnic/barbeque area, shelter and toilet
 - toilet blocks, seating and barbeque facilities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should allow for unstructured passive and active recreation.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should occur in accordance with [Concept Plan Map Play/29 – Buckland Park](#).
- 6 Buildings should be:
 - (a) restricted in size and number
 - (b) sited so as not to detract from the open natural character of the zone
 - (c) constructed of materials which blend with the natural landscape.
- 7 Development should ensure coordinated design with an emphasis on the creation of pedestrian areas.
- 8 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 9 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation where rehabilitation or revegetation activities are being undertaken.
- 10 Buildings, site landscaping, paving, car parking and signage should have a coordinated appearance and integrated layout.

Land Division

- 11 Land division should not be undertaken except where:
 - (a) it will facilitate the development of an envisaged uses in the zone or policy area
 - (b) no additional allotments are created.

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	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
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	Except where in association with recreation facilities
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	

Form of development	Exceptions
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
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*.

ATTACHMENT D

Residential Neighbourhood Zone

Residential Neighbourhood Zone

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

OBJECTIVES

- 1 A predominantly residential area that comprises a range of dwelling types together with local and neighbourhood centres that provide a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood in the locations indicated on [Concept Plan Map Play/29 – Buckland Park](#).
- 2 Provision of increased residential densities within and adjacent to centres, public transport stops and public open spaces.
- 3 A zone that provides a range of affordable and adaptable housing choices that cater for a variety of household structures, including a minimum of 15 per cent affordable housing.
- 4 The orderly expansion of the urban area, to support the economic and effective provision of public infrastructure and community services and that is consistent with the development outcomes contained in [Concept Plan Map Play/29 – Buckland Park](#).
- 5 Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and active and passive recreation.
- 6 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 7 Land not used for sensitive urban purposes until potential adverse impacts from organics waste treatment and composting operations south of the zone are removed.
- 8 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will be developed as a series of interconnected neighbourhoods that are designed to promote social interaction, participation and a sense of community for all residents. Equitable access to public open space, local or neighbourhood centres, education facilities, and a range of community services will be integral to the design of the area.

It is anticipated that the zone will accommodate around 12 000 dwellings of varying forms that respond to different household sizes, life cycle stages and housing preferences. While the dominant character is expected to be low to medium density housing forms of up to three storeys, higher density housing (including taller buildings) are envisaged within 400 metres to centres, public transport routes and areas of high public amenity including public open space.

To deliver housing diversity, including affordable and social housing products, innovative solutions in land division, housing design, access and parking will be encouraged.

The creation of unique and interesting residential themes will be achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases, development setbacks to local streets will be used to provide opportunities for landscaping to soften the built form and establish a streetscape pattern within the locality. However, 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. An indoor recreation centre is anticipated within or adjacent to the neighbourhood centre located centrally within the zone.

Movement networks will be integral to subdivision and neighbourhood design and will minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. To encourage walking and cycling to local services and facilities, a comprehensive network of off-road, shared paths for pedestrians and cyclists will be established linking residential precincts to schools, shops, recreation areas and other places of interest.

The major collector roads identified on *Concept Plan Map Play/29 – Buckland Park* will be established as the pre-eminent movement corridor through the zone and will be identifiable as a landscaped boulevard feature. The collector and major local road network is expected to connect the major features of the zone including centres, schools, open space areas and residential 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.

Three neighbourhood centres are desired within the zone, each containing in the order of 5,500m² of retail floor space in addition to other business and community facilities. Each centre will be located and include facilities to support the theme of walkable communities and not compromise the establishment of other envisaged centres. 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.

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.

Non-residential uses will create an appropriate transition between higher impact activities and low density residential development.

To promote a compact pedestrian oriented development building entrances will be oriented to the street and the continuity of large parking areas will be minimized through the provision of landscaping and pathways.

Water Sensitive Urban Design principles will be incorporated into the layout and design of the zone. 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.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

Playford Council
Zone Section
Residential Neighbourhood Zone

- affordable housing
 - community centres
 - domestic outbuilding in association with a dwelling
 - dwelling
 - dwelling addition
 - educational establishment
 - indoor recreation centre
 - open space
 - recreation area
 - residential flat buildings
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - shop, office or consulting room (generally less than 250 square metres of floor space)
 - supported accommodation.
- 2 The following additional forms of development are envisaged within the neighbourhood centres identified on [Concept Plan Map Play/29 – Buckland Park](#):
- bank
 - consulting room
 - hotel
 - library
 - motel
 - office
 - office and dwelling
 - pre-school
 - petrol filling station
 - place of worship
 - restaurant
 - shop and dwelling
 - shops
- 3 Development listed as non-complying is generally inappropriate.
- 4 Non-residential development should be either located:
- (a) within designated centres, as shown on [Concept Plan Map Play/29 – Buckland Park](#), where comprising uses generally anticipated within centres (such as banks, consulting rooms, restaurants and shops greater than 250 square metres of floor space)
 - (b) outside of designated centres where comprising small scale uses that:
 - (i) are of a nature and scale that is consistent with the character of the locality
 - (ii) do not compromise the capacity to achieve coordinated centre development
 - (iii) do not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of a shed, garage and/ or outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Buildings in residential areas should primarily be three storeys or less. Taller buildings should be located within designated neighbourhood centres or adjacent to public open space areas including landscaped open space connections and public transport routes.

Dwellings and Residential Flat Buildings

Dwellings on the boundary

- 8 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) where a building envelope plan exists for the adjoining land that proposes a wall on the side boundary, be constructed to the same or lesser length and height as provided for by that plan
 - (c) be located to maintain pedestrian access to the rear of the site along one side of the dwelling, unless:
 - (i) access is provided directly via a carport or garage
 - (ii) an acceptable alternative method of gaining access to the rear of a dwelling is provided, including via a rear access or service lane.

Front Setbacks

- 9 Dwellings and including residential flat buildings should have a minimum setback from the road frontage in accordance one of the following:
- (a) 8 metres from the primary road frontage of a major collector road (except where a landscaped road reserve buffer is in place)
 - (b) 3 metres from the primary road frontage for all other roads
 - (c) consistent with the average setback 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)
 - (d) 1.5 metres from a public road adjacent to a public reserve greater than 2500 square metres where vehicle access can be gained via the rear of the allotment
 - (e) 0 metres from a public road where the allotment is within 400 metres of a designated centre and vehicle access can be gained via the rear of the allotment.
- 10 Dwellings, including residential flat buildings, (other than on an arterial road) should have a minimum setback from the secondary road frontage of 0.9 metres.

Side Boundary Setbacks

- 11 Where the wall of a dwelling is setback from the side boundary, that wall should be designed in accordance with the following parameters:

Wall height (measured from natural ground level)	Minimum setback from side boundaries except for south facing walls (metres)	Minimum setback from side boundaries for a south facing wall (metres)
For any portion of the wall less than or equal to 3 metres	0.9	0.9
For any portion of the wall greater than 3 metres	0.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres	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 Rear Boundaries

12 The walls of detached, semi detached and row dwellings (up to 3 storeys) should be setback from rear boundaries, except where the rear boundary adjoins a service lane, 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

13 Four or more storey components of buildings should be setback a suitable distance from properties boundaries to minimise undesirable impacts on nearby development, including overshadowing and overlooking.

Private Open Space

14 Dwellings should provide private open space in accordance with the following table:

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

15 Upper level dwellings should have a minimum of 8 square metres of private open space with a minimum dimension of 2 metres and directly accessible from a habitable room.

Site Area

16 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	270 (minimum)	7
Semi-detached	220 (minimum)	6
Group dwelling	200 (minimum)	5
Residential flat building (1 and 2 storey)	200 (average)	5
Row dwelling and detached dwellings constructed boundary to boundary	150 (minimum)	5

- 17 Minimum site area requirements specified can be reduced where a proposed plan of division is accompanied by a building envelope plan detailing building footprint and wall heights and it can be demonstrated that the development contributes to the Desired Character for the Zone.

Garages Carports and Domestic Outbuildings

- 18 Garages and carports fronting primary or secondary streets should be designed to minimize visual impact and dominance.
- 19 Garages and carports fronting rear or side lanes may be established with no setback.
- 20 Sheds, garages, carports should be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height (from natural surface of ground)	3 metres
Maximum building height (from natural surface of ground)	5 metres
Minimum setback from a primary road frontage	Not protrude forward of any part of its associated dwelling and for garages and carports 5.5 metres
Minimum setback from a secondary road frontage	0.9 metres or in-line with the existing dwelling
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary
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	7 metres

- 21 Outbuildings, if clad in sheet metal, should be pre-colour treated or painted in non-reflective colour.

Affordable Housing

- 22 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 23 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Land Division

- 24 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone.
- 25 Residential allotments should be designed to:
 - (a) avoid direct access to a major collector road
 - (b) ensure any allotment with direct access to a road with existing or projected traffic volumes exceeding 6000 vehicles per day is sited and designed to avoid the need for vehicles to reverse onto or from the road
 - (c) avoid unreasonable interference with the flow of traffic on adjoining roads.
- 26 Land division should identify allotments capable of accommodating neighbourhood centres in the locations identified on [Concept Plan Map Play/29 – Buckland Park](#).
- 27 Significant trees and trees of habitat value, particularly the River Red Gums located to the north of the zone, 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.

Local and Neighbourhood Centres

- 28 Local and neighbourhood centres should be of a scale that do not impede the development of other neighbourhood centres within the zone in accordance with the following:
 - (a) located in accordance with [Concept Plan Map Play/29 – Buckland Park](#) to maximise access by walking, cycling or public transport
 - (b) be evenly distributed through the zone to maximise households within walking distance
 - (c) maximise their role as a neighbourhood focus by:
 - (i) including a range of community facilities
 - (ii) incorporating or being located adjacent to open space and recreational facilities
 - (iii) including potential for shared use of facilities such as schools, recreation areas, libraries and community buildings.
- 29 Local and neighbourhood centres should be designed to:
 - (a) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of car parking that physically separates the centre from surrounding residential areas
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to centre facilities
 - (b) orient development towards public spaces and street frontages
 - (c) ensure ground floor components of buildings are of a pedestrian scale
 - (d) incorporate, where possible, mixed use development along the edges to provide a transition from 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, with centres visually appearing as an aggregation of small buildings
- (g) ensure roof forms are varied with large expanses of roofline not visible from the public domain
- (h) ensure buildings address the street frontage with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.

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 involving sensitive land uses, 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.
- 32 Development 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.
- 33 Development, including artificial wetland systems and other water features, should be sited and designed to:
- (a) protect public health, safety and amenity
 - (b) minimise potential public health risks and amenity impacts arising from the breeding of mosquitoes.
- 34 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.
- 35 The zone is Excluded from bushfire risk as described in *Bushfire Protection Area BPA Maps – Bushfire Risk*, unless 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

in which case, the General Bushfire Risk classification applies.

Water Sensitive Urban Design

- 36 Design and construction of building(s) should incorporate water harvesting techniques.
- 37 Design and construction of landscaping and car parking areas should incorporate water harvesting techniques, so that landscape areas function as drainage swales to collect runoff with the excess stormwater flowing to drainage points connected to a stormwater outlet.

Interface between Land Uses

- 38 Development involving sensitive land uses should:
 - (a) if adjacent to land used for agriculture (within either the zone or adjacent zones), include appropriate setbacks and vegetative plantings designed to minimise the potential adverse impacts of chemical spray drift and other impacts associated with primary production
 - (b) 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.
- 39 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.

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	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Public service depot	
Road transport terminal	
Stock sales yard	

Form of Development	Exceptions
Stock slaughter works	
Store	
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
Bank (except where adjacent to an existing dwelling)	All forms of development not listed as Category 1
Community centre (except where adjacent to an existing dwelling)	
Consulting room (except where adjacent to an existing dwelling)	
Dwellings and residential flat buildings that are two storeys or less in height	
Educational establishment (except where adjacent to an existing dwelling)	
Hall (except where adjacent to an existing dwelling)	
Office	
Personal service establishment (except where adjacent to an existing dwelling)	
Pre-school (except where adjacent to an existing dwelling)	
Primary school (except where adjacent to an existing dwelling)	
Recreation area	
Restaurant (except where adjacent to an existing dwelling)	
Retirement village	
Shop or group of shops (except where adjacent to an existing dwelling)	
Supported accommodation	

ATTACHMENT E

Modification to **Table Play/1 – Conditions for Complying Development**

Table Play/1 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
<p>Within Business Policy Area 10: Light industry Service industry Service trade premises Store Warehouse</p>	<ol style="list-style-type: none"> 1 The site of the development is at least 50 metres from the nearest residential zone boundary. 2 All vehicles able to access/ egress the site in a forward direction. 3 Building height no greater than 12 metres. 4 Buildings setback a minimum of 6 metres from any street frontage. 5 Front façade clad in masonry, brick, stone, concrete block, concrete tilt-up, timber, rendered masonry, cement fibre sheeting or glass. 6 At least 10 per cent of the site landscaped. 7 A site coverage of less than 50 per cent. 8 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site. 9 Parking provided at the rate of not less than: <ol style="list-style-type: none"> (a) 2 per 100 square metres (industrial component under 200 square metres) (b) 1.33 per 100 square metres (industrial component 200-2000 square metre) (c) 0.67 per 100 square metres (industrial component greater than 2000 square metres) (d) 3.3 spaces per 100 square metres (office component) (e) 2 per 100 square metres (service trade premises component). 10 Buildings, including fill, sited designed and constructed to prevent the entry of floodwaters in a 1 in 100 year average return interval flood event 11 Areas used for the loading or unloading of materials or for the storage of chemicals and materials used in industrial operations and processes should incorporate bunding or containment facilities that: <ol style="list-style-type: none"> (a) prevent the entry of external stormwater (b) contain any spilt materials from entering the stormwater system. 12 No loading and/or unloading facilities located off-site.

ATTACHMENT F

Zone Maps table (Replacement)

Map Reference Tables

Zone Maps

Zone Name	Zone Map Numbers
Commercial Zone	Play/17, Play/18, Play/21, Play/22, Play/35, Play/39, Play/40
Community Zone	Play/26, Play/33
District Centre Zone	Play/21
Flood Plain Virginia Zone	Play/35
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/50
Intermodal Zone	Play/8, Play/9
Light Industry Zone	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/30, Play/31, Play/33, Play/44
Mineral Extraction Zone	Play/2, Play/3, Play/7, Play/8, Play/50
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/45, Play/46, Play/47, Play/48, Play/49
Neighbourhood Centre Zone	Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/22, Play/25, Play/26, Play/27, Play/29, Play/30, Play/31, Play/33, Play/36, Play/38, Play/41, Play/42, Play/43
Open Space Zone	Play/2, Play/3, Play/50
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/45, Play/49, Play/50
Recreation Zone	Play/3, Play/4, Play/8, Play/15, 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 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 Neighbourhood Zone	Play/2, Play/3, Play/45, Play/46, Play/47, Play/48, Play/49,

Zone Name	Zone Map Numbers
	Play/50
Residential Park Zone	Play/3, Play/8, Play/19, Play/24
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, Play/44
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/40, Play/41
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/35, Play/38, Play/39, Play/40, Play/42
Rural living Zone	Play/3, Play/4, Play/15, Play/22, Play/23, Play/27, Play/28, Play/36
Town Centre Zone	Play/21, Play/35, Play/37
Township Zone	Play/36, Play/37
Watershed Protection (Mount Lofty Ranges) Zone	Play/11

ATTACHMENT G

Policy Area Maps table (Replacement)

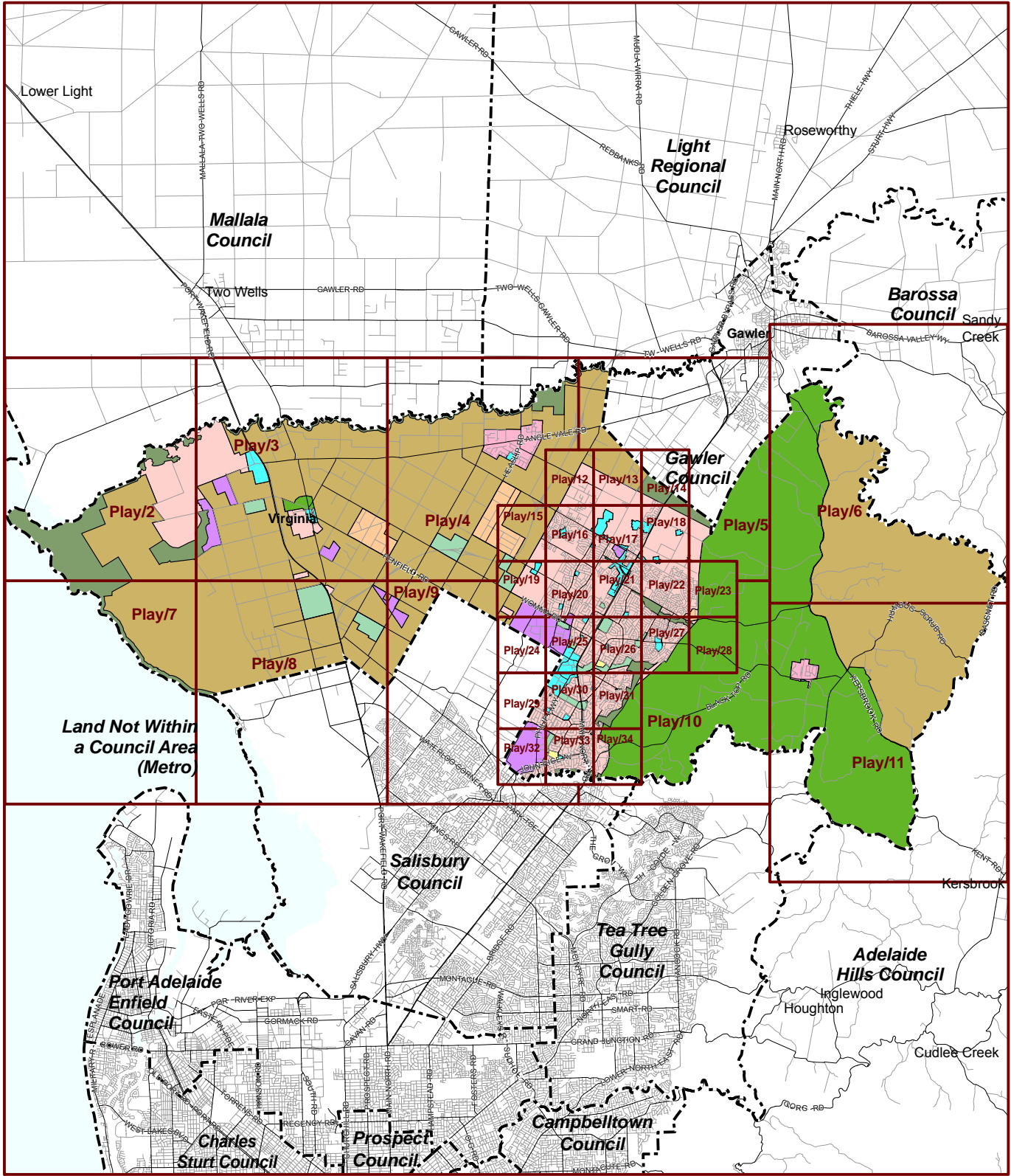
Map Reference Tables

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Commercial Virginia Policy Area 1	Play/35
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 45, Play/49, Play50
Rural Policy Area 5	Play/4, Play/9, Play/15, Play/19, Play/24
Urban Buffer Policy Area 6	Play/4, Play/5, Play/12, Play/13, Play/14, Play/15, Play/16, Play/19, Play/36
Motor Sport Policy Area 7	Play/8
Residential Virginia Policy Area 8	Play/35
Buckland Park Policy Area 9	Play/3
Business Policy Area 10	Play/3, Play/50

ATTACHMENT H

Replacement Council Index Map



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/50 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

ATTACHMENT I

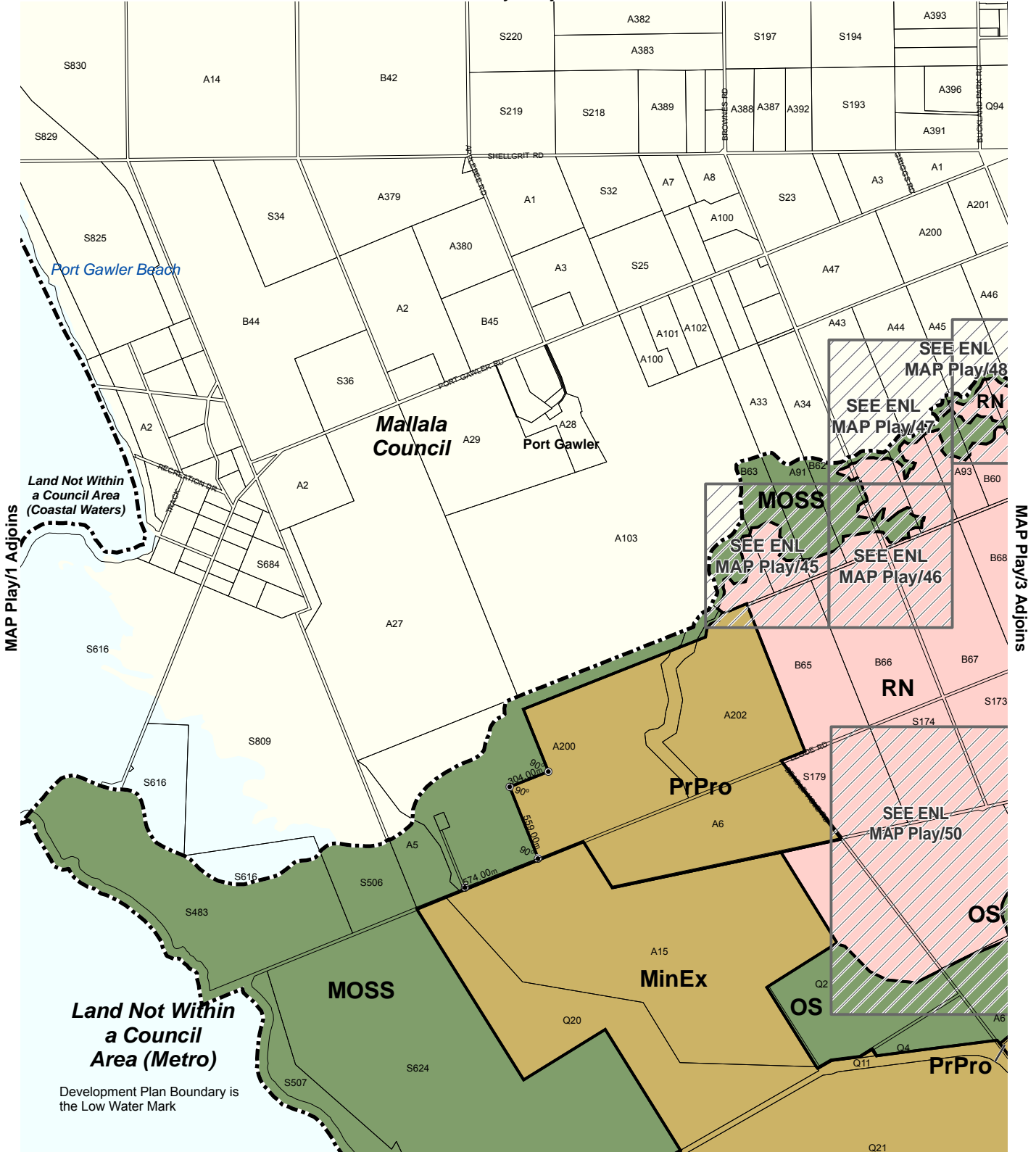
Replacement Maps:

Zone Map Play/2 and Policy Area Map Play/2

AND

Zone Map Play/3, Policy Area Map Play/3, and Precinct Map Play/3

MAP Play/1 Adjoins



MAP Play/7 Adjoins

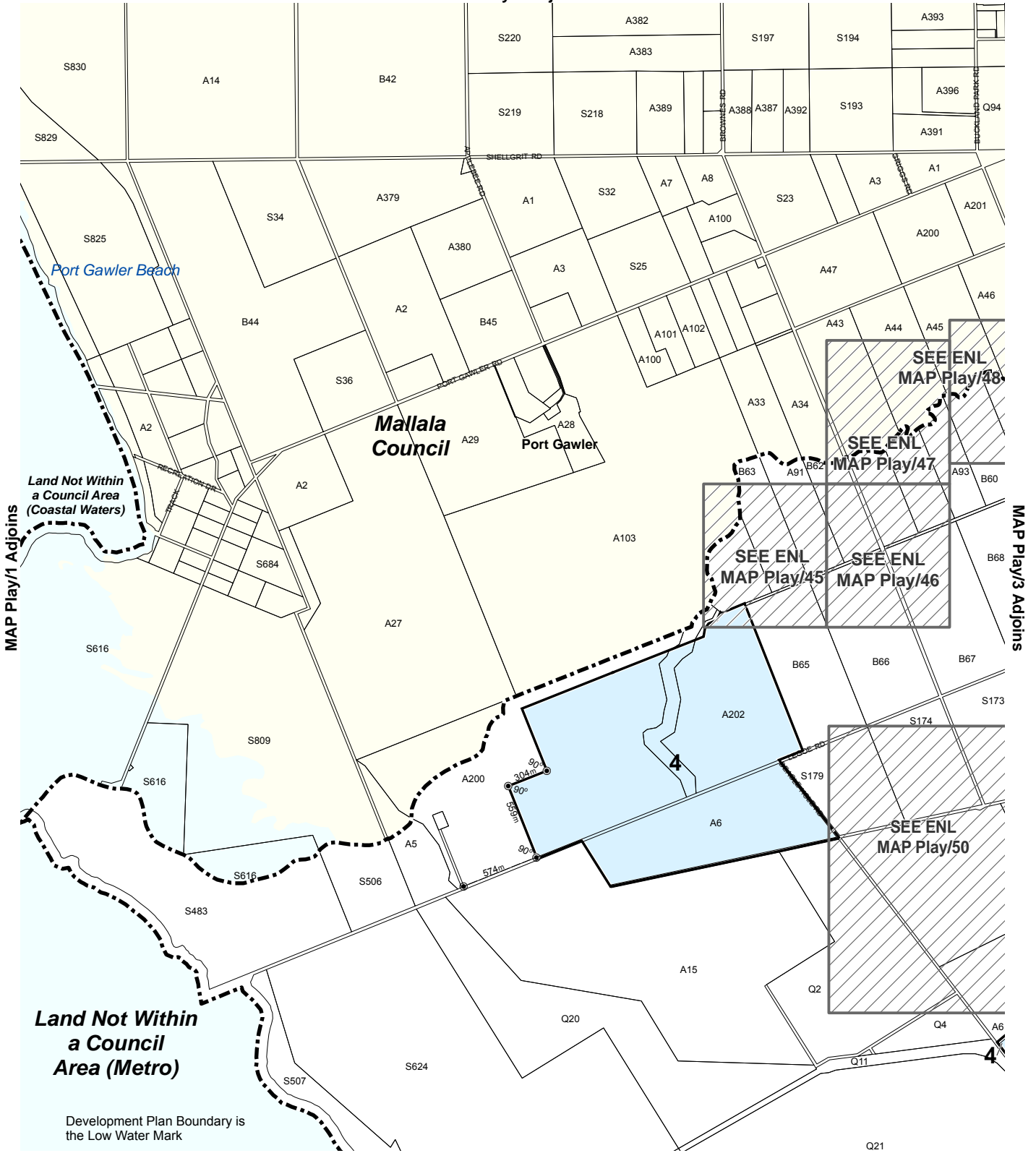
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones**
- MOSS** Metropolitan Open Space System
 - MinEx** Mineral Extraction
 - OS** Open Space
 - PrPro** Primary Production
 - RN** Residential Neighbourhood
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Play/2

MAP Play/1 Adjoins

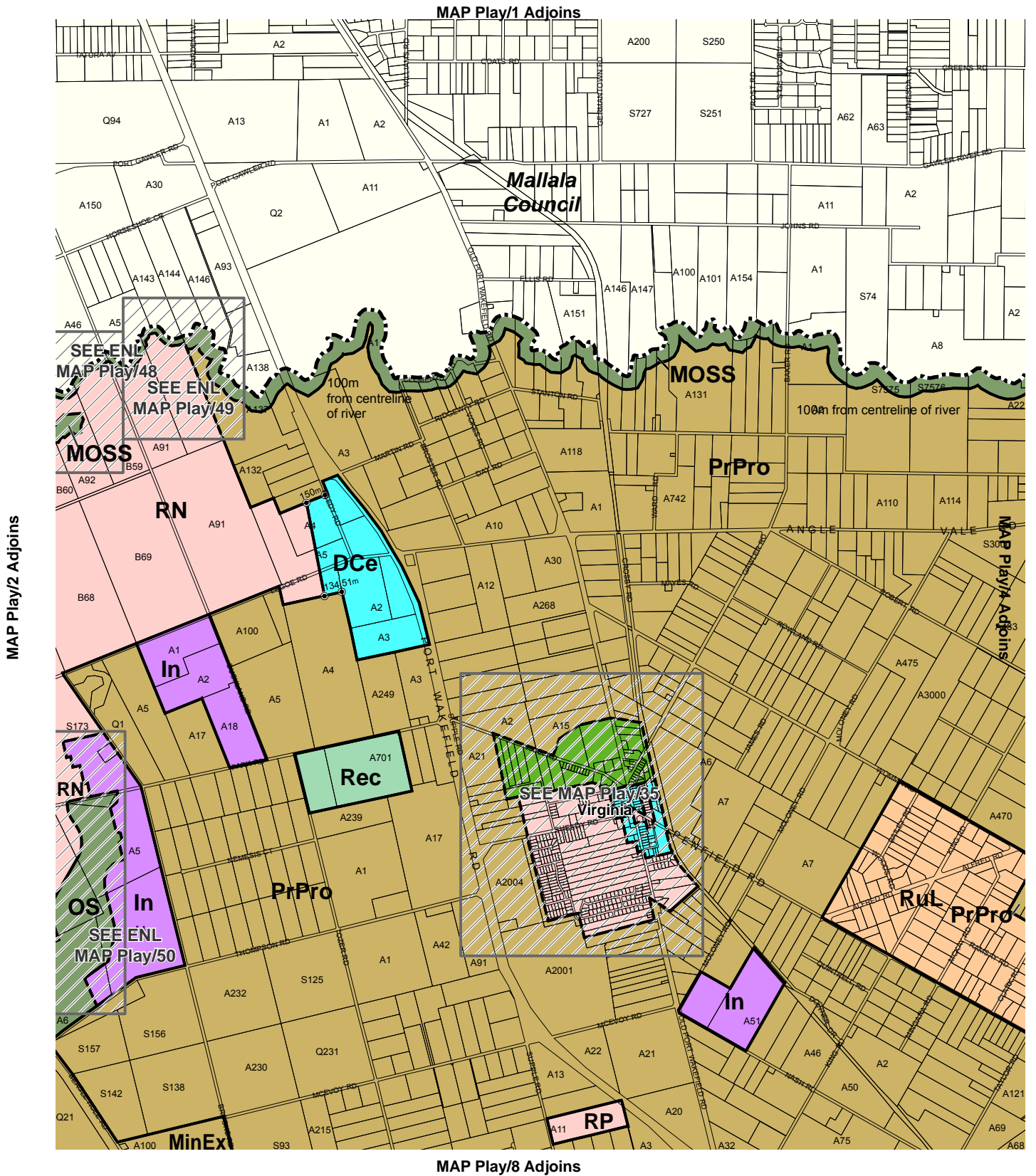


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area
4 Horticulture West

Policy Area Boundary
 Development Plan Boundary

Policy Area Map Play/2



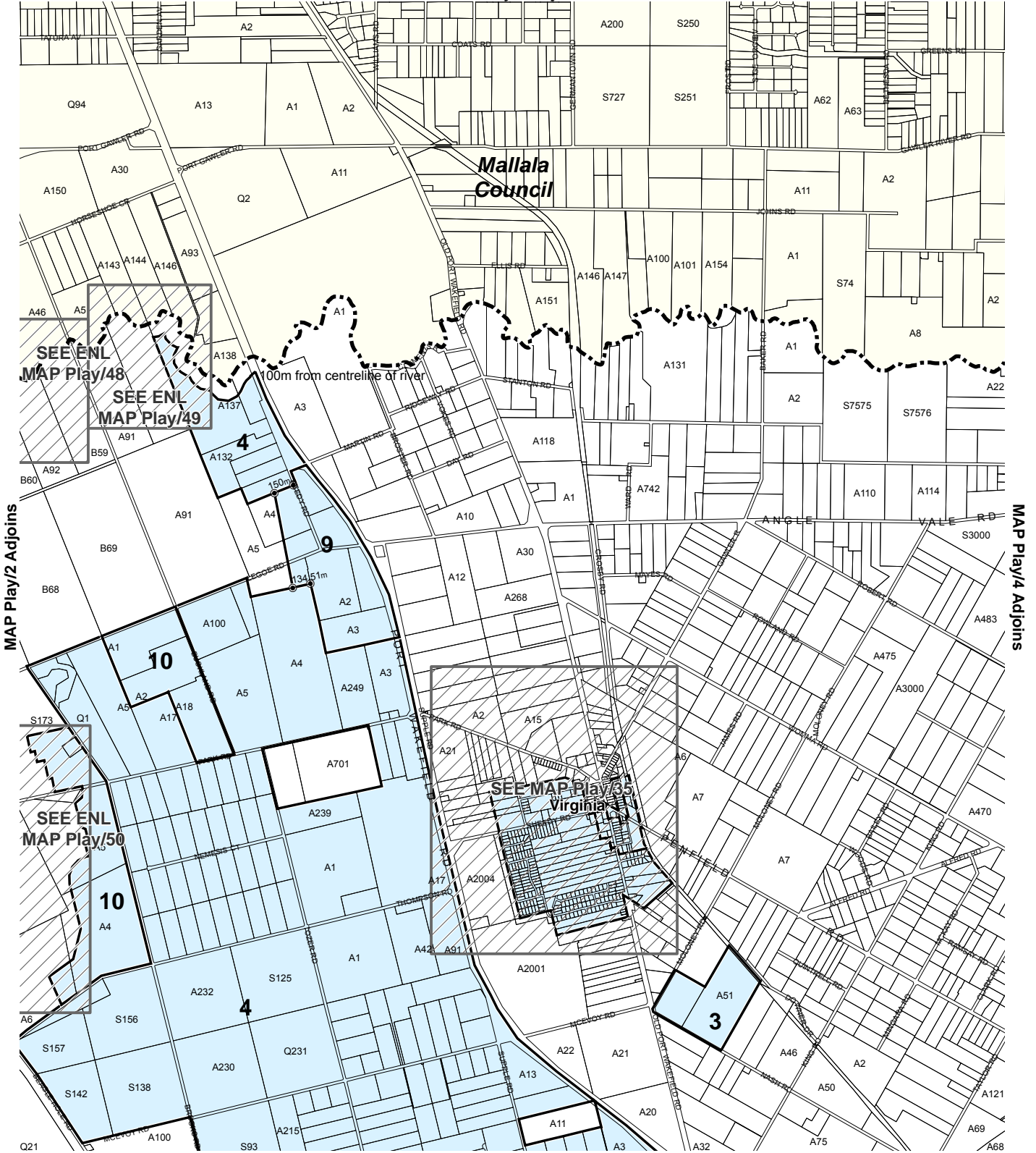
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



- | | | |
|--------------|-------|---------------------------|
| Zones | PrPro | Primary Production |
| DCe | Rec | Recreation |
| In | RN | Residential Neighbourhood |
| MOSS | RP | Residential Park |
| MinEx | RuL | Rural Living |
| OS | | Zone Boundary |
| | | Development Plan Boundary |

Zone Map Play/3

MAP Play/1 Adjoins



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

- Policy Area**
- 10 Business
 - 3 Industry Virginia
 - 4 Horticulture West
 - 9 Buckland Park



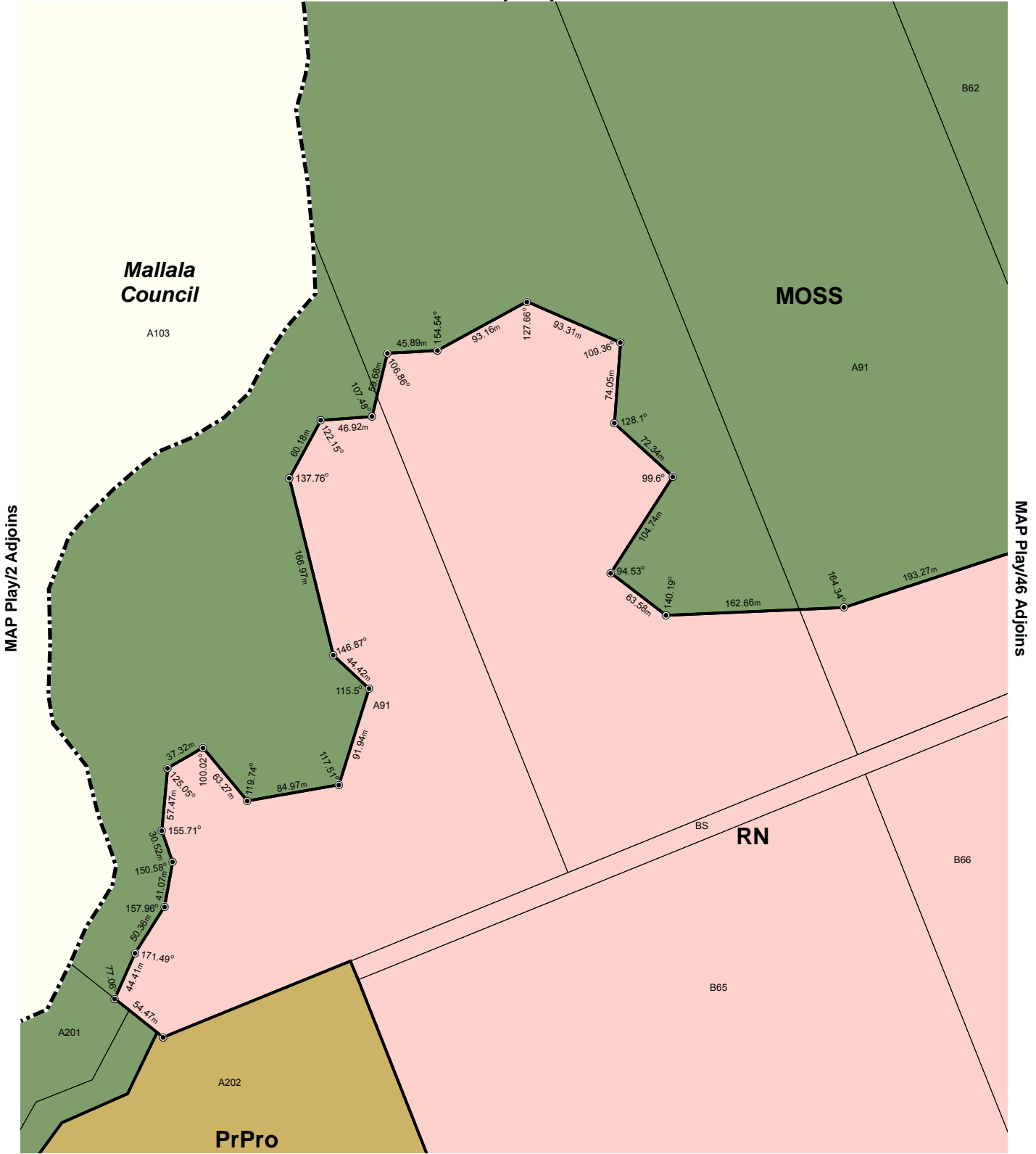
Policy Area Map Play/3

- Policy Area Boundary
- Development Plan Boundary

ATTACHMENT J

Enlargement maps

MAP Play/2 Adjoins



Lamberts Conformal Conic Projection, GDA94

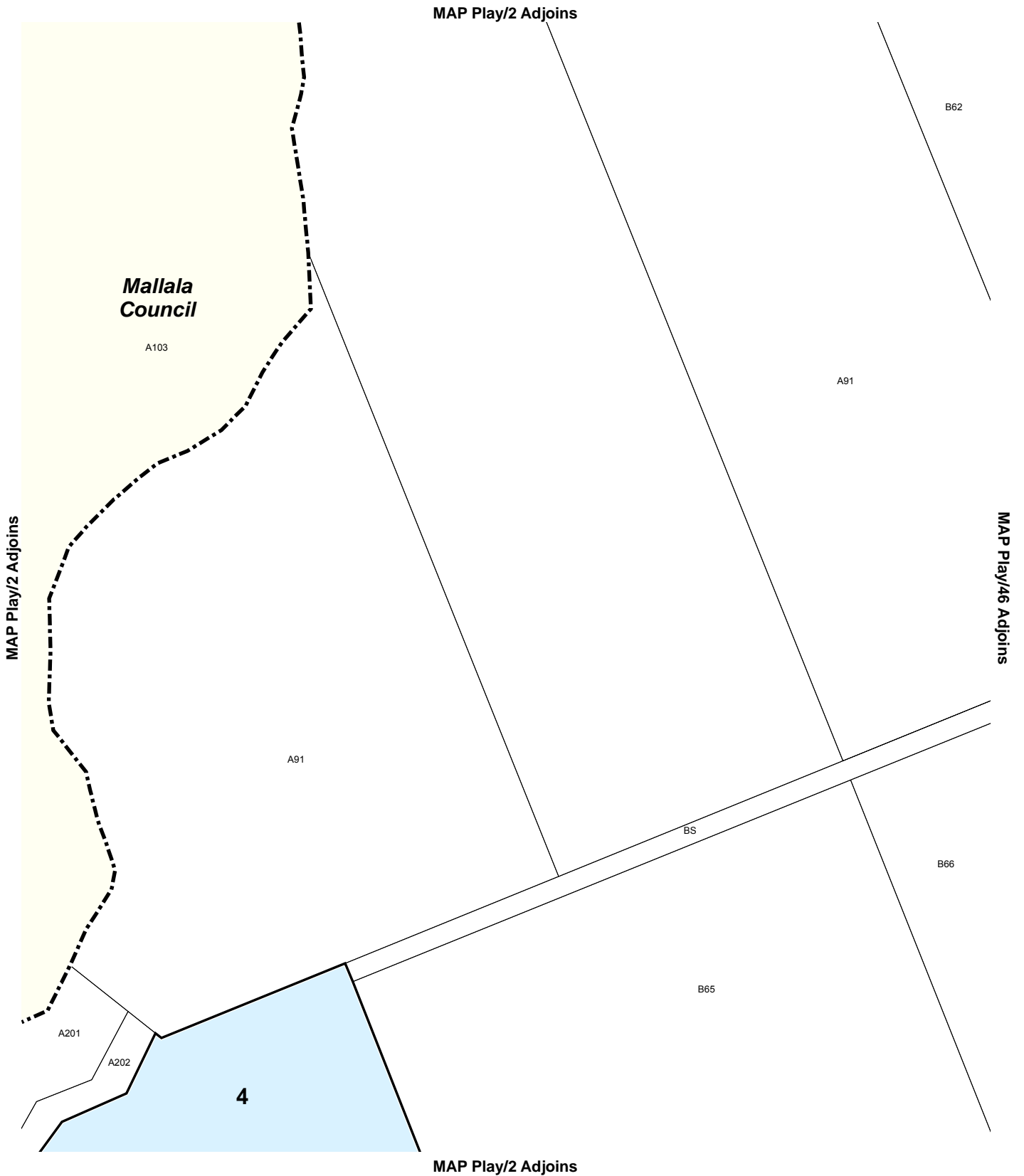
MAP Play/2 Adjoins



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

Zone Map Play/45 ENLARGEMENT

PLAYFORD COUNCIL



Lamberts Conformal Conic Projection, GDA94

Policy Area
4 Horticulture West

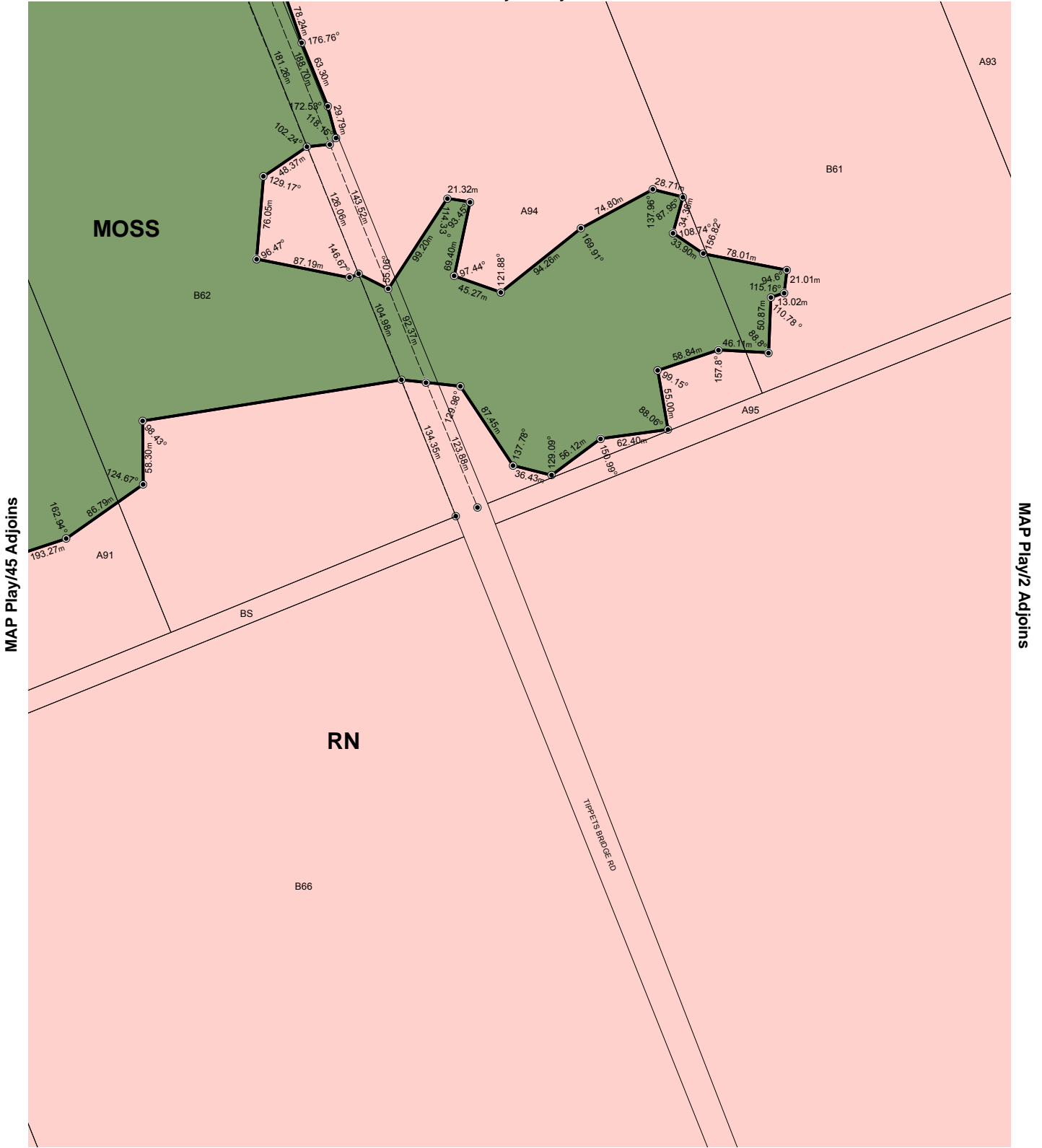


Policy Area Map Play/45 ENLARGEMENT

- Policy Area Boundary
- Development Plan Boundary

PLAYFORD COUNCIL

MAP Play/47 Adjoins



MAP Play/2 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- MOSS Metropolitan Open Space System
 - RN Residential Neighbourhood
 - Zone Boundary

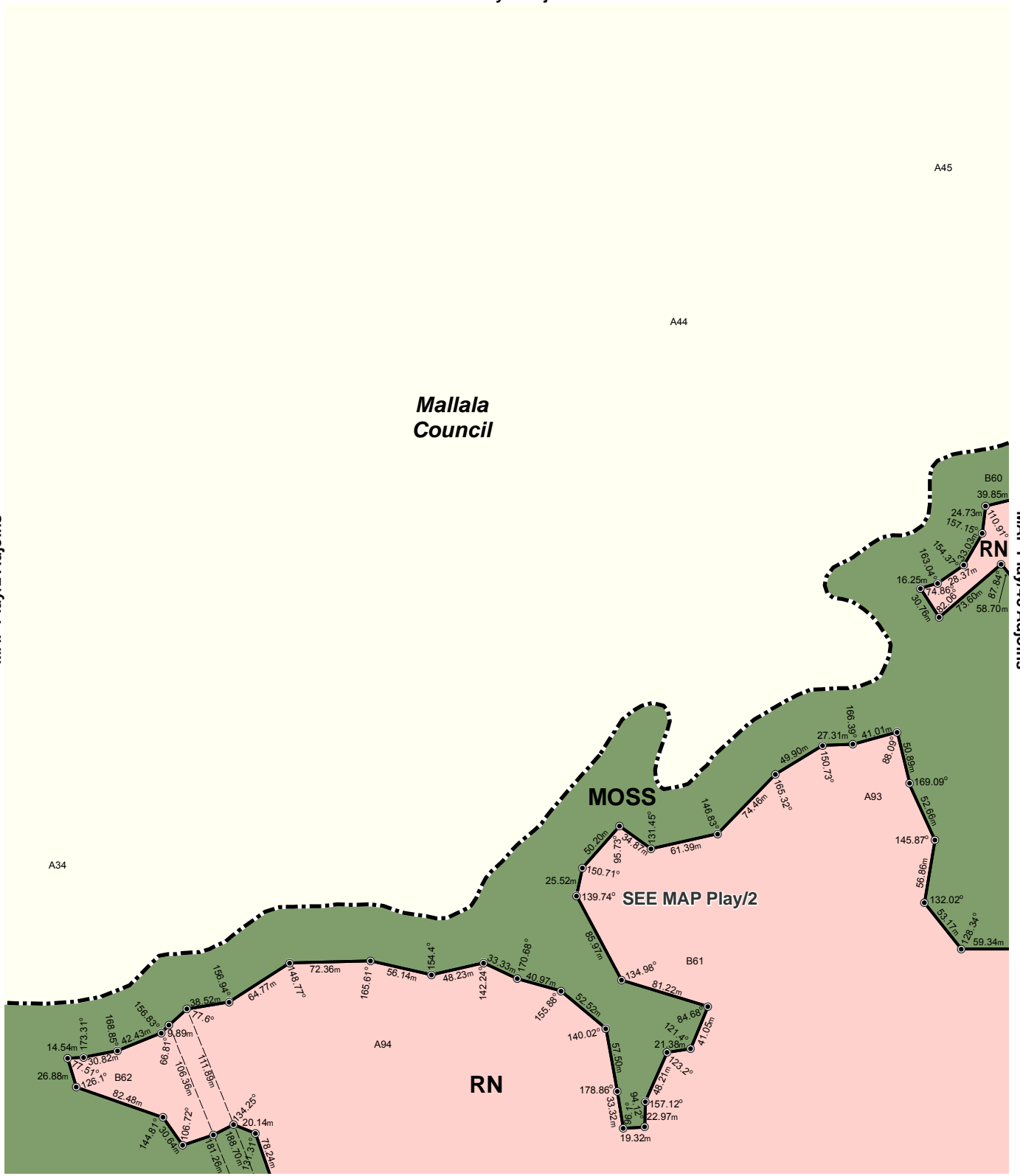
Zone Map Play/46 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/2 Adjoins

MAP Play/2 Adjoins

MAP Play/48 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/46 Adjoins

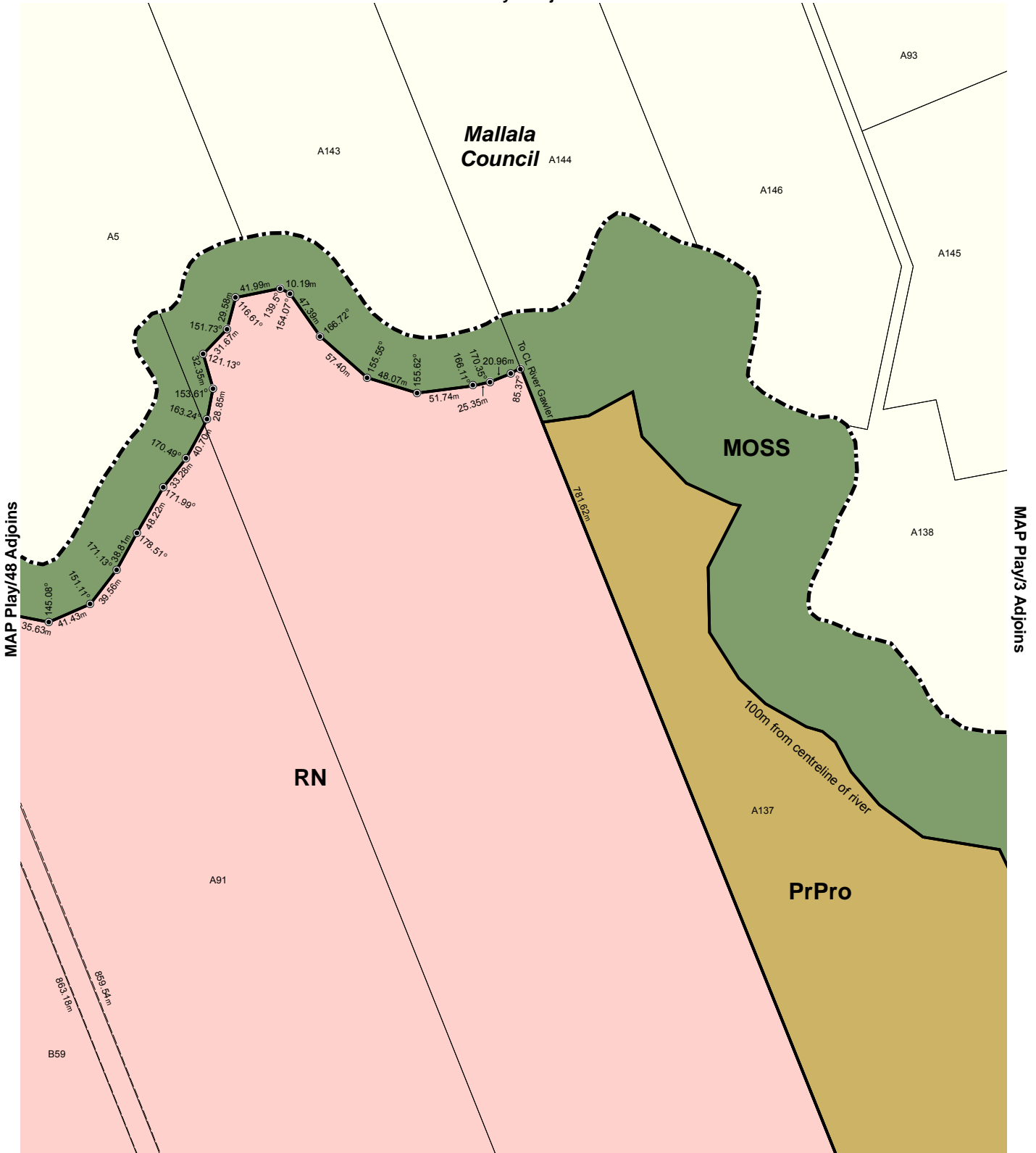
- Zones**
- MOSS Metropolitan Open Space System
 - RN Residential Neighbourhood
 - Zone Boundary
 - Development Plan Boundary



Zone Map Play/47 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/3 Adjoins



MAP Play/3 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

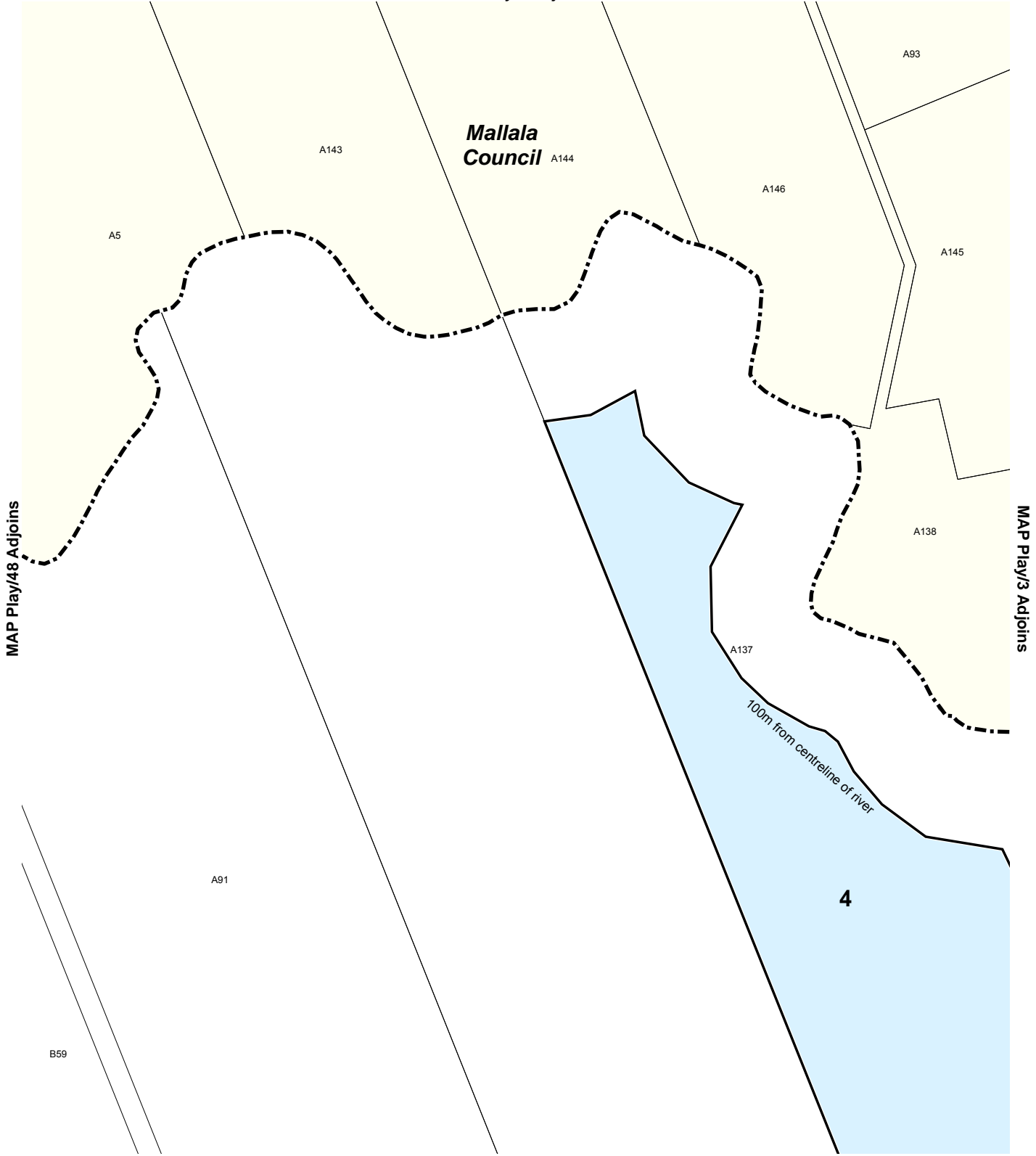
- MOSS** Metropolitan Open Space System
- PrPro** Primary Production
- RN** Residential Neighbourhood
- Zone Boundary
- Development Plan Boundary

Zone Map Play/49 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/3 Adjoins

Mallala Council



Lamberts Conformal Conic Projection, GDA94

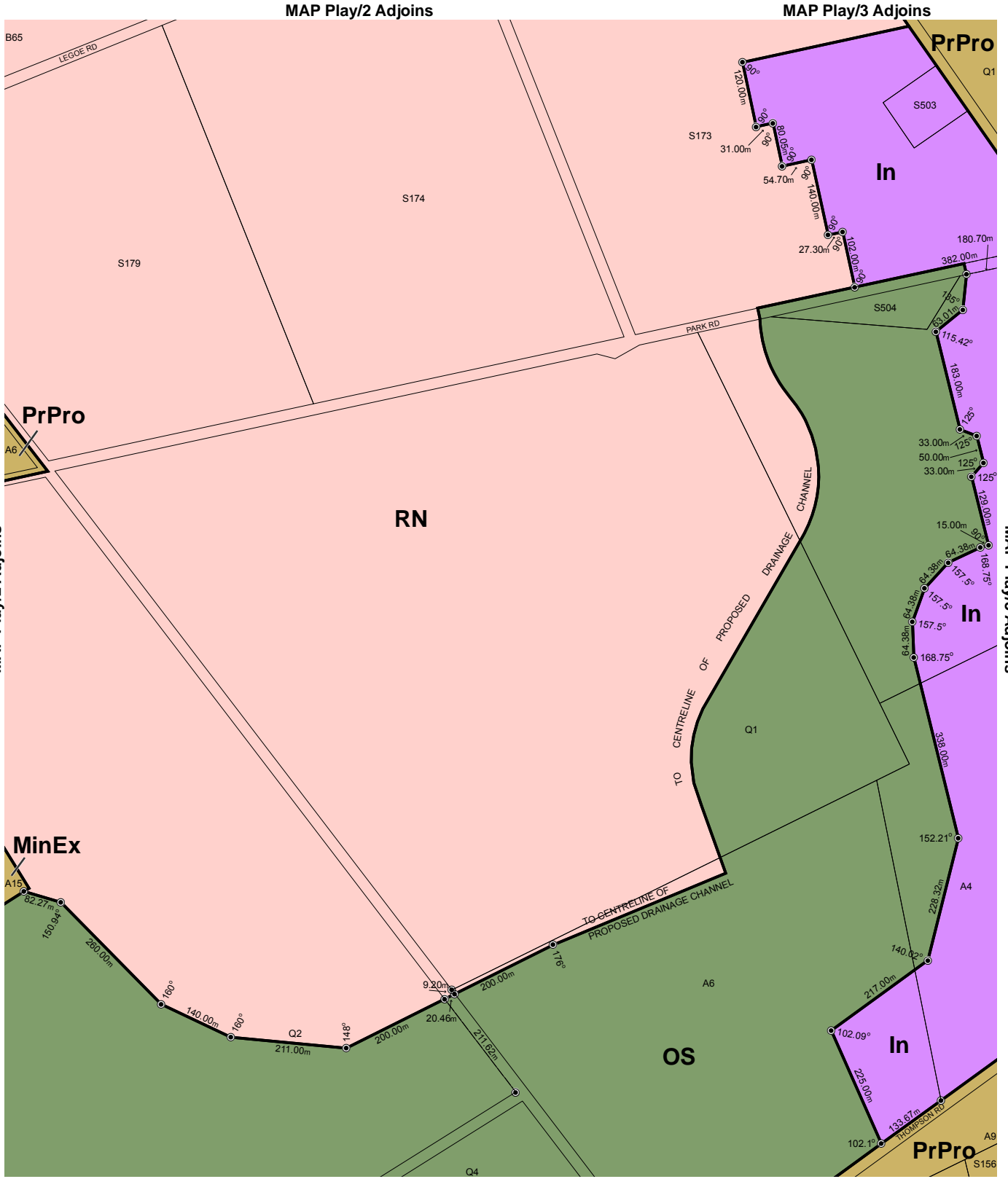
Policy Area
4 Horticulture West



Policy Area Map Play/49 ENLARGEMENT

- Policy Area Boundary
- Development Plan Boundary

PLAYFORD COUNCIL



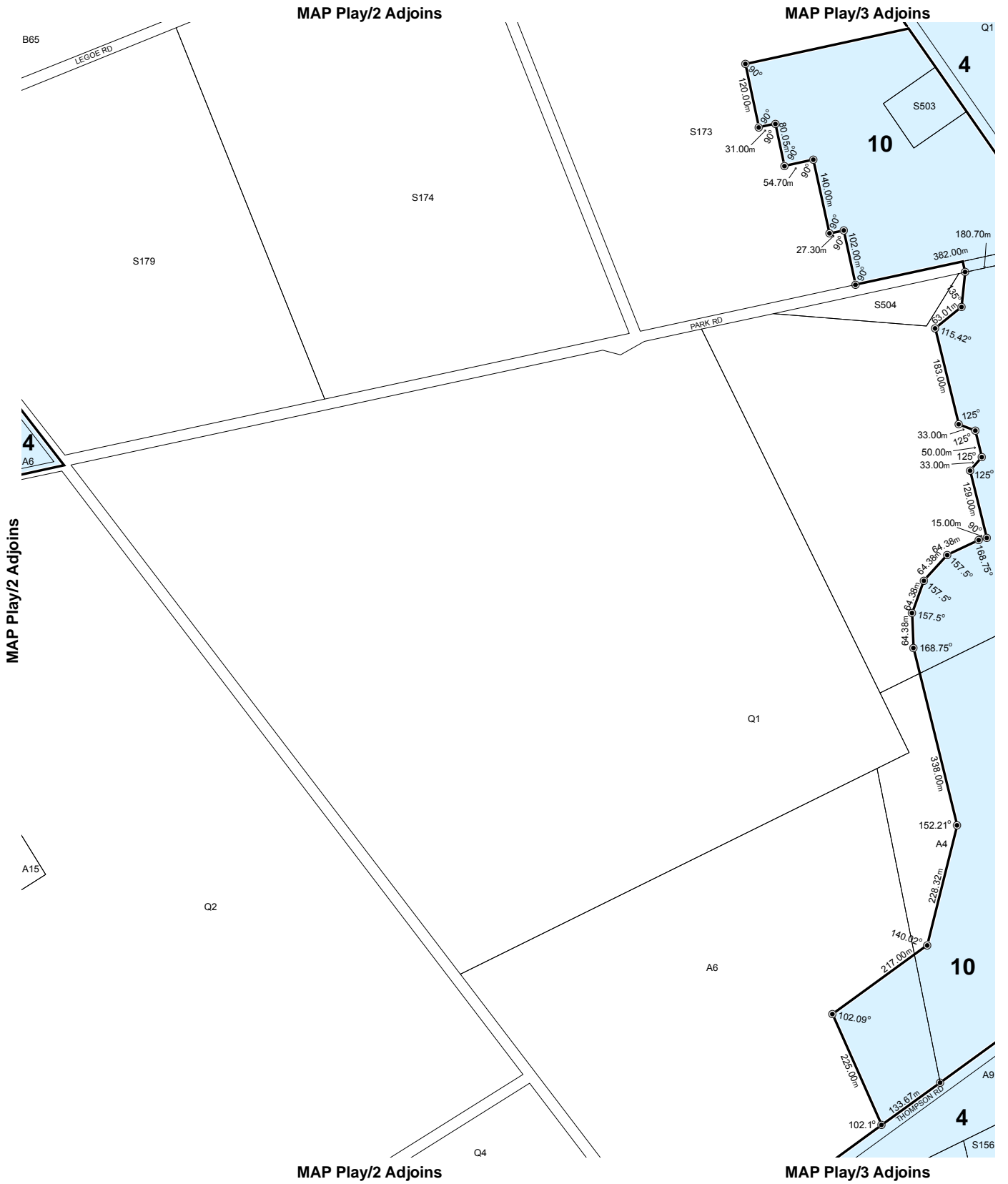
Lamberts Conformal Conic Projection, GDA94



- Zones**
- In Industry
 - MinEx Mineral Extraction
 - OS Open Space
 - PrPro Primary Production
 - RN Residential Neighbourhood
 - Zone Boundary

Zone Map Play/50 ENLARGEMENT

PLAYFORD COUNCIL



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 10 Business
 4 Horticulture West



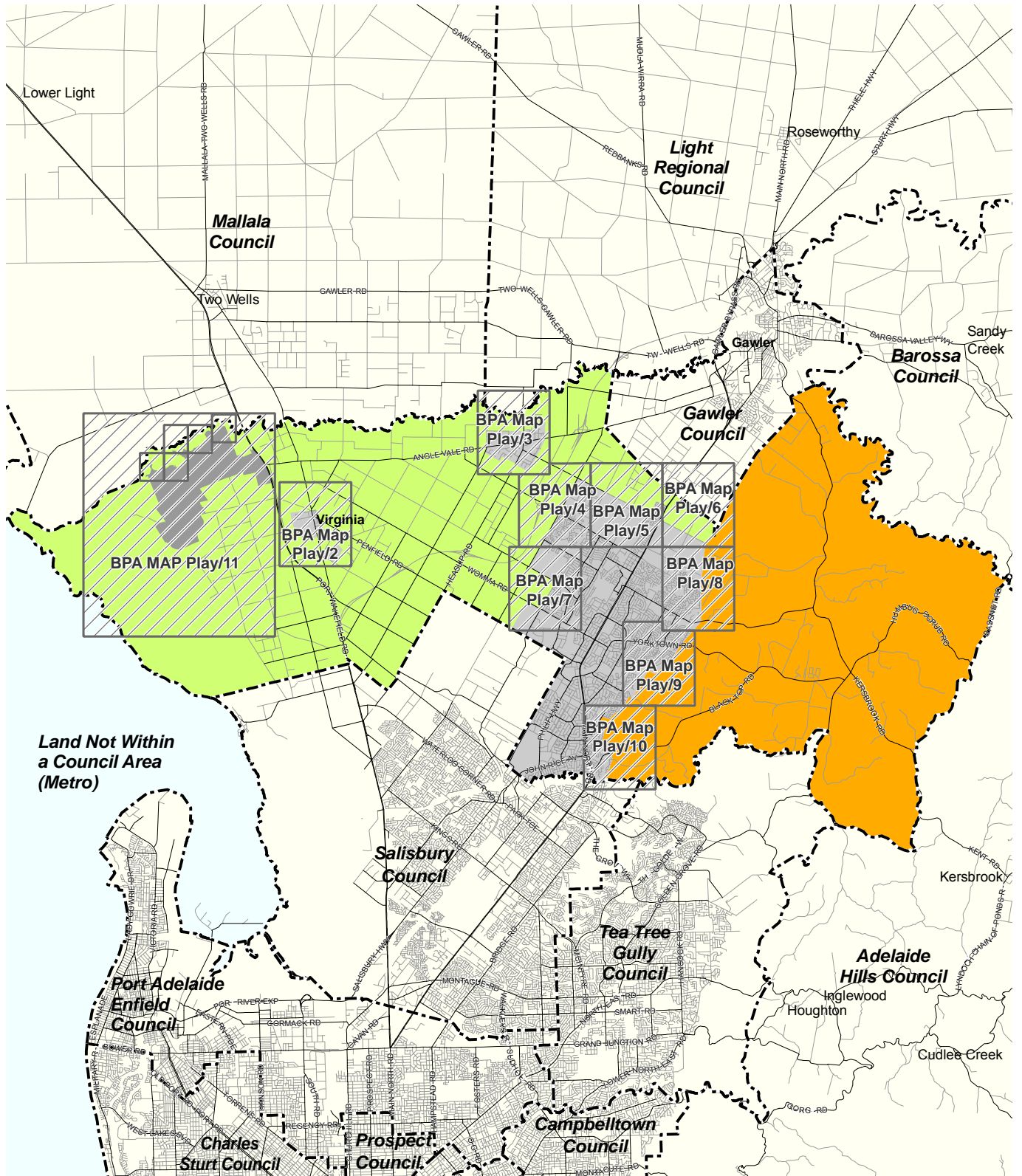
Policy Area Map Play/50 ENLARGEMENT

 Policy Area Boundary

PLAYFORD COUNCIL

ATTACHMENT K

Replacement Bushfire Protection Area BPA Map Play/1



See enlargement map for accurate representation.



- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Within the extent of BPA Map Play/1
- Excluded area or General Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone or Buckland Park Policy Area 9 in the District Centre Zone.
- Development Plan Boundary

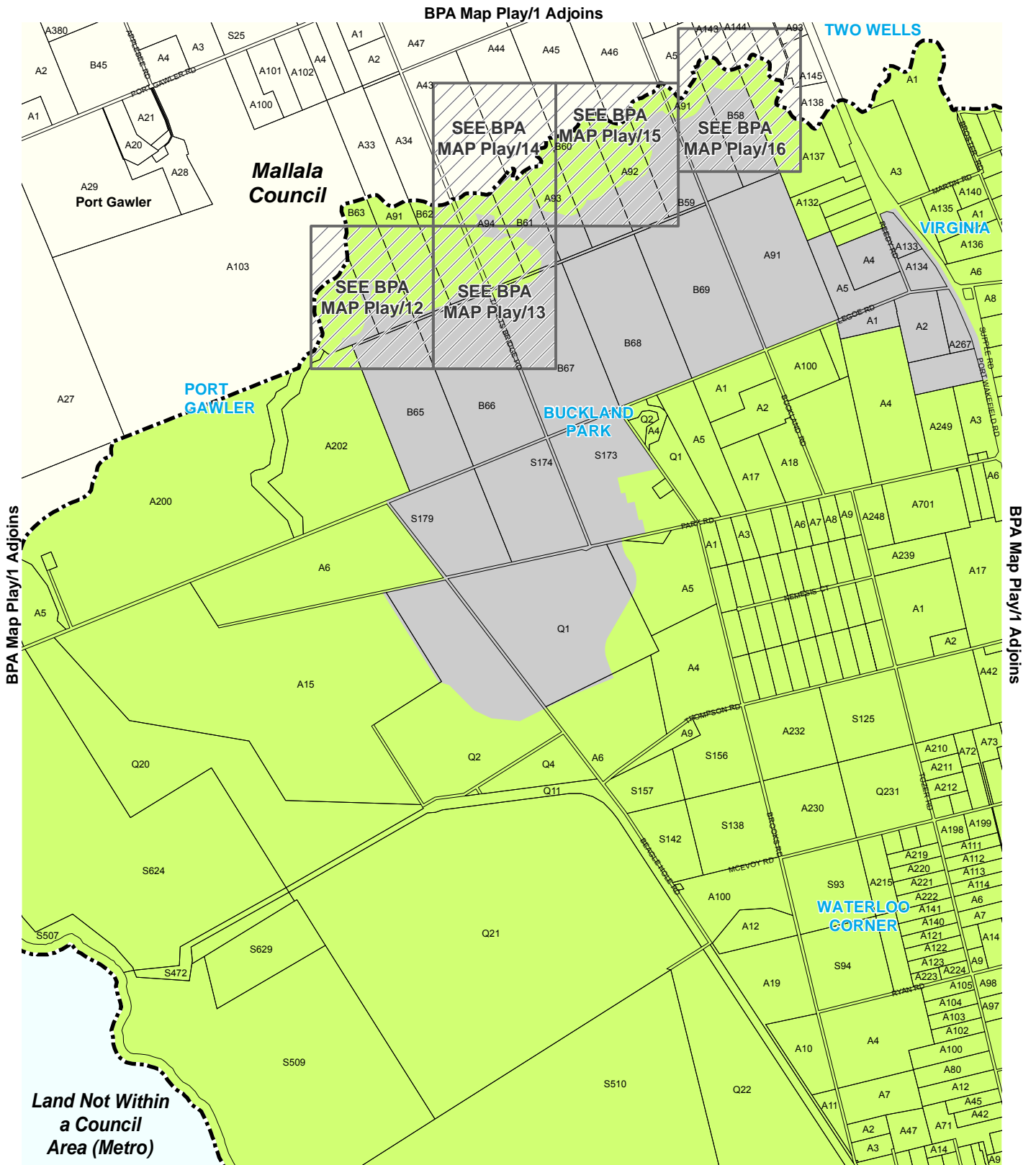
Bushfire Protection Area

BPA Map Play/1

BUSHFIRE RISK

ATTACHMENT L

New Bushfire Protection Area BPA Maps:



BPA Map Play/1 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area BPA Map Play/11 BUSHFIRE RISK

- General Bushfire Risk
- Excluded area or General Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone or Buckland Park Policy Area 9 in the District Centre Zone
- Development Plan Boundary

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

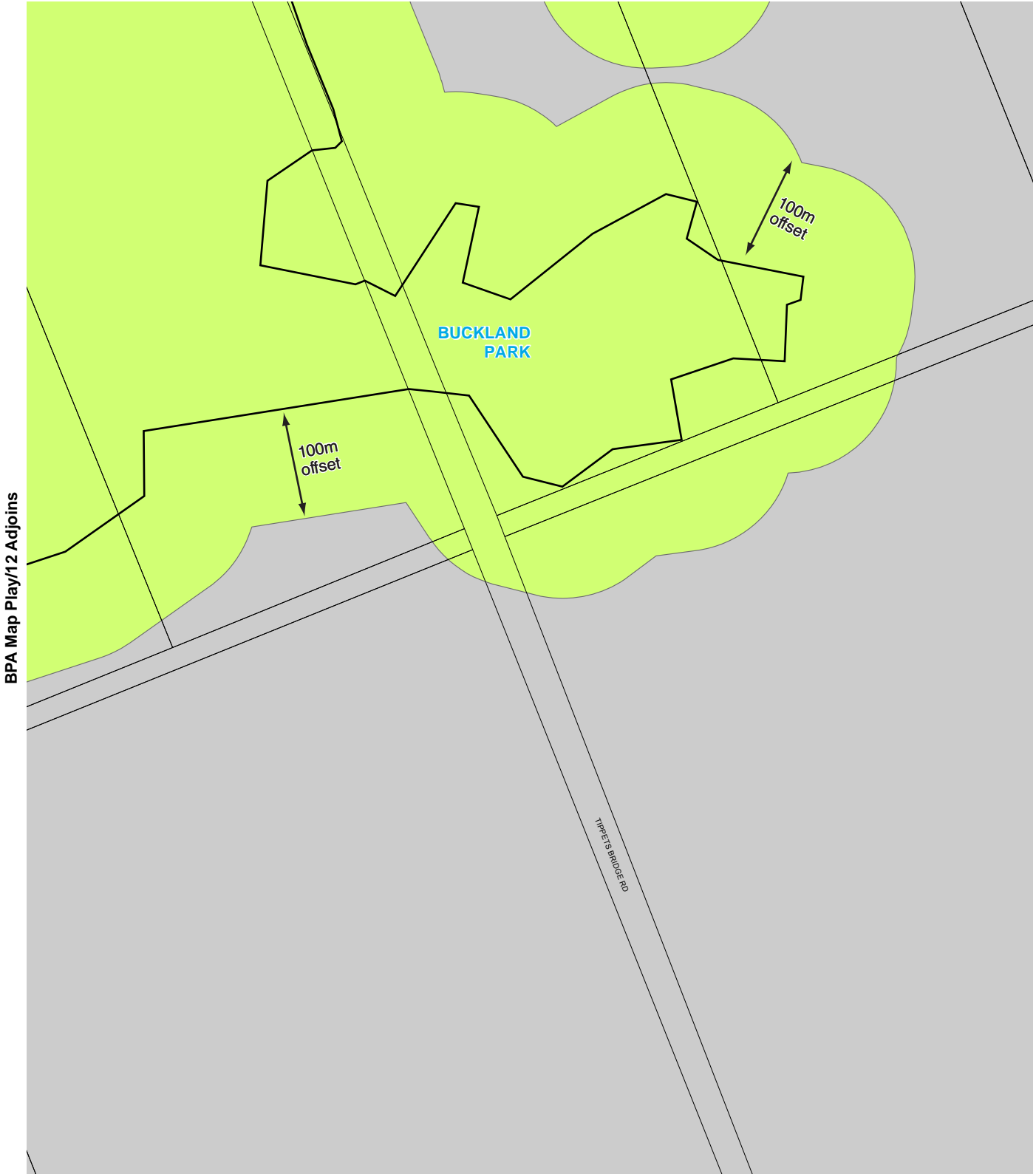


0 250 m

Bushfire Protection Area BPA Map Play/12 BUSHFIRE RISK

PLAYFORD COUNCIL




-  Zone Boundary
(Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area or General Bushfire Risk
subject to the requirements of the
Residential Neighbourhood Zone or Buckland Park
Policy Area 9 in the District Centre Zone
-  Development Plan Boundary

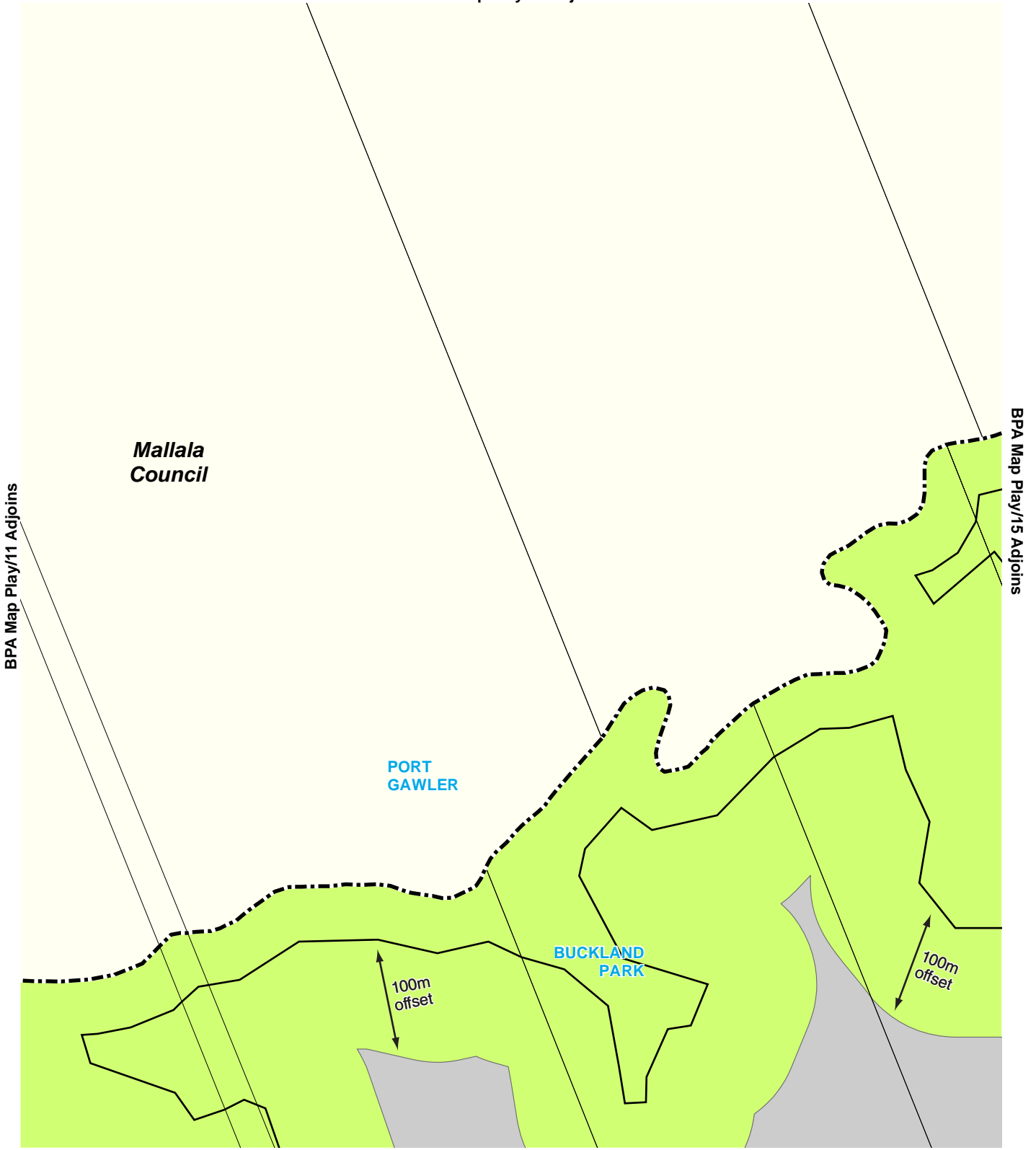


Bushfire Protection Area

BPA Map Play/13

BUSHFIRE RISK





-  Zone Boundary (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area or General Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone or Buckland Park Policy Area 9 in the District Centre Zone



Bushfire Protection Area

BPA Map Play/14

BUSHFIRE RISK

-  Zone Boundary (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area or General Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone or Buckland Park Policy Area 9 in the District Centre Zone
-  Development Plan Boundary

BPA Map Play/11 Adjoins

Mallala Council

TWO WELLS

PORT GAWLER

100m offset

BPA Map Play/16 Adjoins

BPA Map Play/14 Adjoins

100m offset

BPA Map Play/11 Adjoins

BUCKLAND PARK





BPA Map Play/11 Adjoins



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 or General Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone or Buckland Park Policy Area 9 in the District Centre Zone
-  Development Plan Boundary

BPA Map Play/11 Adjoins

Mallala Council

TWO WELLS

100m offset

BUCKLAND PARK

BPA Map Play/15 Adjoins

BPA Map Play/11 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 or General Bushfire Risk
subject to the requirements of the
Residential Neighbourhood Zone or Buckland Park
Policy Area 9 in the District Centre Zone
-  Development Plan Boundary

ATTACHMENT M

New Concept Plan Maps Play/28 and 29.



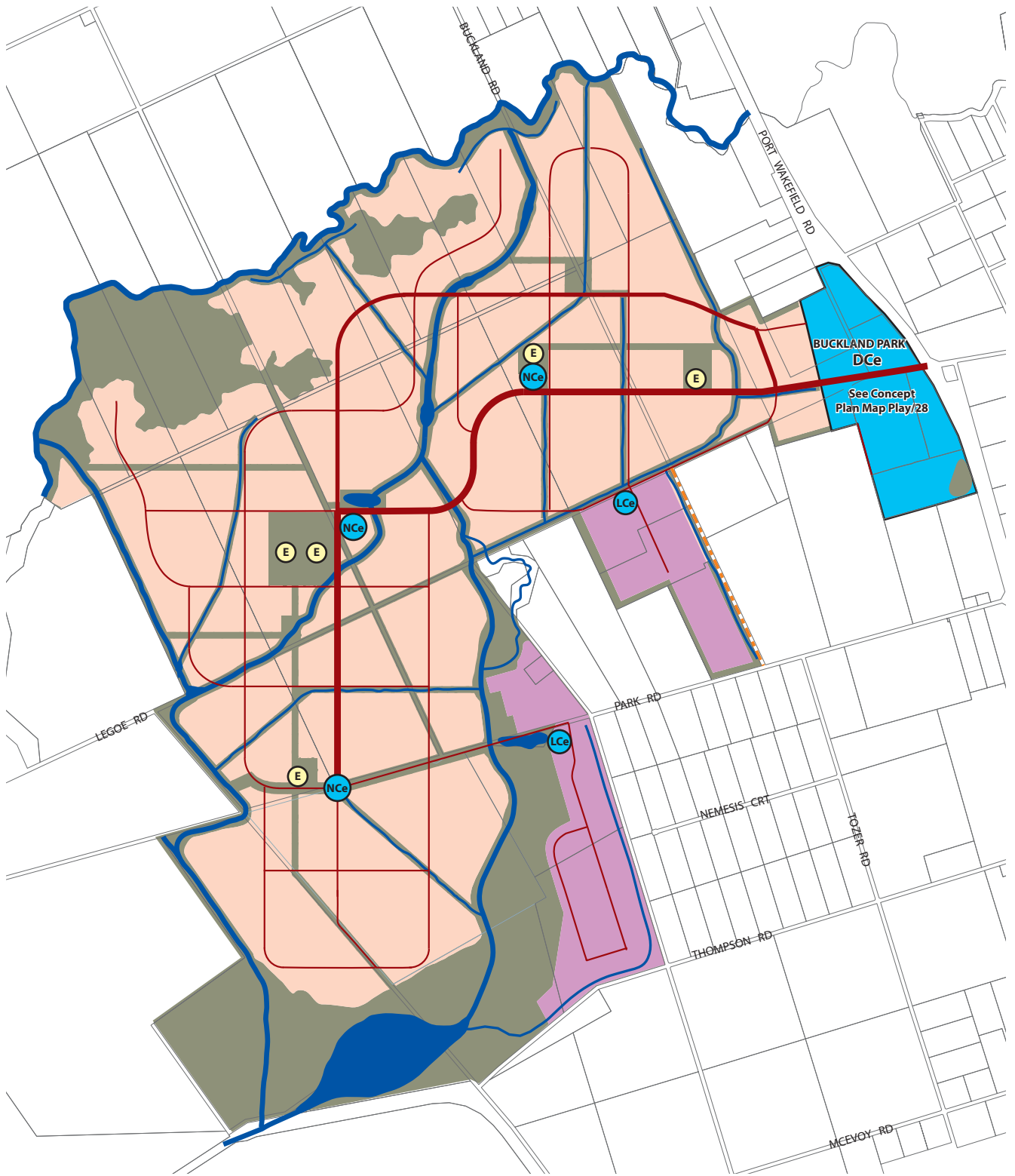
-  Arterial Road
-  Major Collector Road
-  Vehicle Access Points
-  Open Space
-  Core Retail Centre
-  Mixed Use / Commercial / Employment
-  Mixed Use Residential
-  Commercial
-  Primary Production / Mining
-  Residential



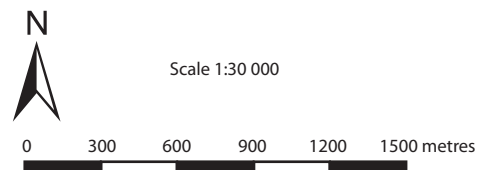
BUCKLAND PARK

Concept Plan Map Play/28

BUCKLAND PARK DISTRICT CENTRE



- Major Collector Road
- Collector Road
- Major Local Road
- - - Emergency Vehicle Access Route
- DCe District Centre
- NCe Neighbourhood Centre
- LCe Local Centre
- E School
- Residential
- Employment
- Open Space
- Floodways



Concept Plan Map Play/29

BUCKLAND PARK



Government of South Australia
Department of Planning
and Local Government

Playford Council Development Plan

Buckland Park Urban Growth

Approval Development Plan Amendment

By the Minister

**EXECUTIVE SUMMARY AND ANALYSIS
RELEASED FOR CONSULTATION FROM 3
JUNE 2010 TO 28 JULY 2010**

Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public during normal office hours at the following locations from Thursday 3 June 2010 until Wednesday 28 July 2010:

- The Department of Planning and Local Government, Level 5, 136 North Terrace, Adelaide
- The City of Playford Council, 10 Playford Boulevard, Elizabeth

The DPA can also be viewed on the Internet at:

www.dplg.sa.gov.au/g/buckland-park-urban-growth-dpa

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to the Presiding Member, Development Policy Advisory Committee, c/- Planning SA, Roma Mitchell House, Level 3, 136 North Tce, Adelaide SA 5000, or emailed to dpac@sa.gov.au.

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on Thursday 19 August 2010 at 7:00pm at the Playford Civic Centre, 10 Playford Boulevard, Elizabeth.

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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 Urban Development and Planning to amend a Development Plan.

In this case, the Minister is undertaking the amendment because he is of the opinion that an amendment is appropriate having regard to the issues surrounding the approval of the Buckland Park Major Development (in accordance with section 24(1)(i) of the Act).

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

A DPA consists of:

- Executive Summary (this section)
- Analysis
- Conclusions and Recommended Policy Changes
- Statement of Statutory Compliance
- The Amendment.

Need for the amendment

The Greater Adelaide region of South Australia is forecast to increase its population to 1.85 million people by 2036. The population is growing faster than anticipated by *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 State. Current projections suggest that this target will be reached by 2027, 23 years ahead of time. Accordingly, there is a need to plan for this growth and ensure that a suitable supply of appropriately zoned land is available to minimise upward pressures on housing prices and build on South Australia's competitive advantage as an affordable place to live.

The 30-Year Plan for Greater Adelaide 2010 (the Plan), which forms part of the *Planning Strategy for South Australia*, describes the State Government's response to this population growth scenario. Specifically, the Plan identifies Buckland Park as a new growth area that will form part of Adelaide's 15-year zoned supply of urban land.

The intended use of the land for urban purposes has been further reinforced through the Governor's provisional development authorisation of the Buckland Park Residential Development Major Development application, under section 48 of the *Development Act 1993*.

The authorisation is for a broad Master Plan for the site, the creation of 5 superlots and land division for Stage 1 of the development. Stage 1 comprises 614 housing allotments, one school site, a display village centre and shopping / community facilities.

Detailed plans of division for the remainder of the site (as identified in the Master Plan) will still need to be submitted and approved by the relevant planning authority at a later date. In addition, development applications for the built form (other than for the neighbourhood centre and display centre in stage 1) are still required.

More information on the Major Development assessment process can be obtained on the Planning in South Australia web site www.planning.sa.gov.au.

Given that the current development controls for this area primarily support a range of horticultural uses and do not envisage urban development, a DPA is required to introduce a planning policy framework into the Playford (City) Development Plan that supports both the outcomes of the Major Development process and the objectives of the Plan to deliver on a 15-year land supply.

This rezoning process will facilitate the orderly and economic establishment of a new growth area that will support approximately 12,000 new dwellings and a population of around 33,000 people. A range of dwelling types will be promoted along with supporting community services and facilities. The zoning will also provide a supply of employment land for a range of retail, commercial and industrial uses.

Area affected

The land affected by this DPA is shown on the Area Affected Plan (**Map 1**) and is located to the north west of Virginia, west of Port Wakefield Road and south of the Gawler River.

The land affected comprises 1,340 hectares located on the northern Adelaide Plains at Buckland Park, approximately 32 kilometres by road from the centre of Adelaide. It is located on the western side of Port Wakefield Road (Highway 1) and 2.4 kilometres west of Virginia.

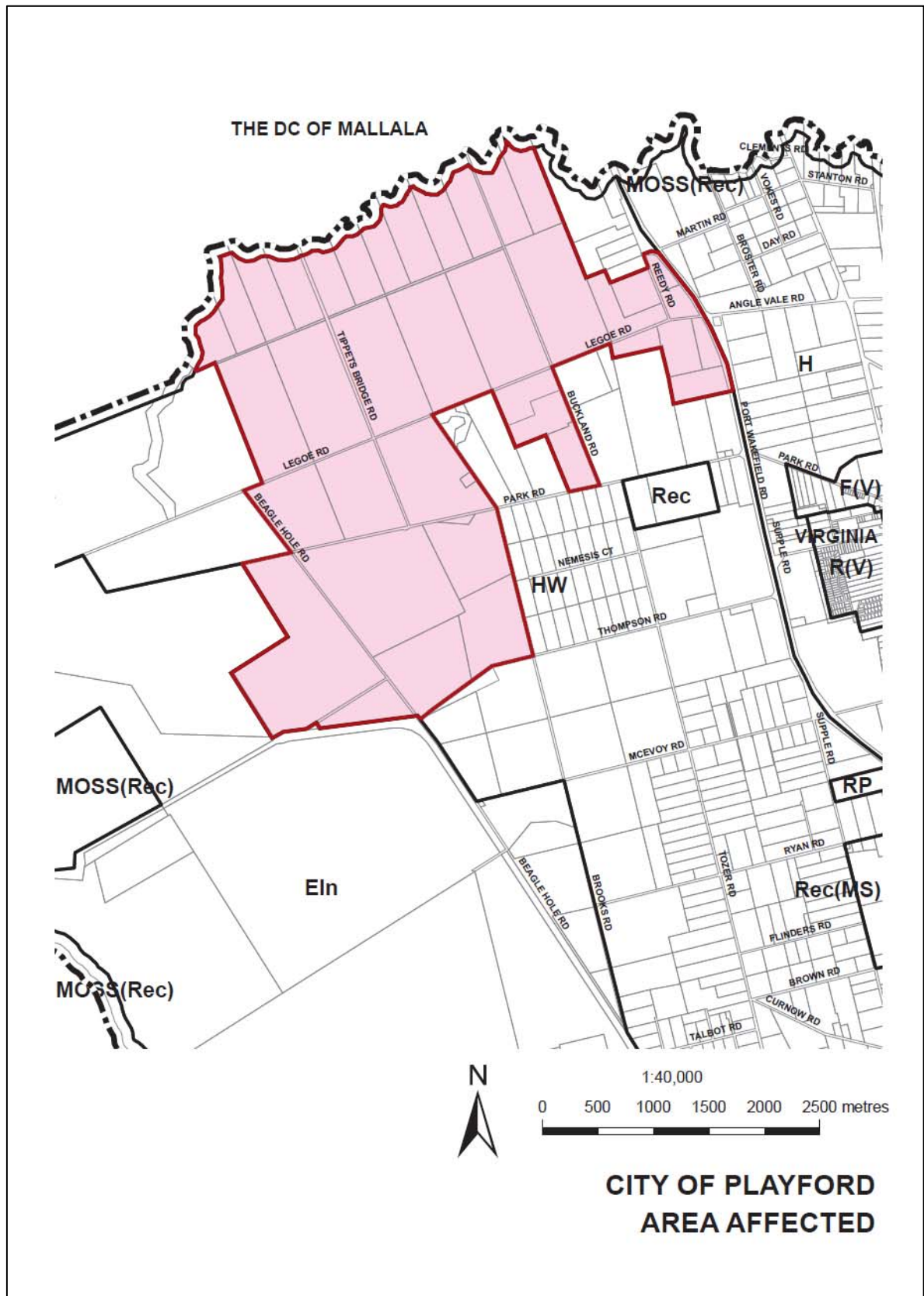
The area affected is within Metropolitan Adelaide, and in proximity to key transport routes. It is also located within reasonable commuting distance to employment areas, services and facilities located in the northern region of Adelaide.

Proposed policy changes

The DPA proposes the following changes to the Playford (City) Development Plan:

- insert a new Residential Neighbourhood Zone that supports a range of residential and community uses, including the establishment of three neighbourhood centres and a number of local centres
- insert a new structure plan for Buckland Park that identifies the arrangement of land uses, major roads, centres and open space areas
- revise the MOSS (Recreation) Zone, located along the Gawler River, to include important areas of native vegetation
- introduce a new Industry Zone and associated Business Policy Area based on the State's Planning Policy Library to facilitate economic opportunities within the site
- introduce a new District Centre (Buckland Park) Zone based on the State's Planning Policy Library and the *City of Playford Better Development Plan (BDP) General DPA* for public consultation
- introduce a new Open Space Zone based on the State's Planning Policy Library which incorporates the proposed storm and flood water management system as described in the Master Plan
- remove the Area Affected from the Gawler River Flood Plain Policy Area 1
- update the bushfire mapping to identify the Residential Neighbourhood Zone as 'Excluded' from bushfire risk with the exception of a 100 metre buffer area around the MOSS (Recreation) Zone which will remain 'General'.

Map 1: Area Affected by the Buckland Park urban Growth DPA



Legal requirements

Prior to the preparation of this DPA, the Minister received advice from a person or persons holding prescribed qualifications pursuant to section 101 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 the Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations under the *Development Act 1993*.

Consultation

This document is now released for concurrent agency and public consultation for a period of eight weeks. The organisations and agencies considered to have a direct interest are:

• Department of Premier and Cabinet
• Department for Transport, Energy and Infrastructure
• Department of Justice
• Department of Treasury and Finance
• Department of Trade and Economic Development
• Department for Environment and Heritage
• Environment Protection Authority
• Department for Water, Land and Biodiversity Conservation
• Department of Primary Industries and Resources
• Department of Education and Children's Services
• Department of Further Education, Employment, Science and Technology
• Department for Families and Communities
• Department of Health
• The City of Playford
• SA Water
• ETSA Utilities
• ElectraNet
• Origin Energy
• Member for Taylor
• SEAGas
• Conservation Council
• Adelaide and Mount Lofty Natural Resource Management Board
• EPIC Energy

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. (See also 'Have your say' information box at the front of this DPA.)

The final stage

When DPAC has considered the comments received and heard all the public submissions, it will provide the Minister for Urban Development and Planning with a report on its findings. The Minister will then either approve (with or without changes) or refuse 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

1.1 State Significant Areas and Structure Planning

The 30-Year Plan for Greater Adelaide (the Plan) identifies the Buckland Park Major Development Declaration Area (the Declaration Area) and parts of Virginia as urban growth areas. These areas have been identified as a State Significant Area (SSA).

Identifying this area as a SSA means that the Government Planning and Coordination Committee (GPCC) will coordinate high-level structure planning, in partnership with the local Council, ensuring a high level of collaboration and streamlining the decision-making process. The GPCC is made up of state government agency chief executives that are working with the chief executives of affected councils to ensure close collaboration on state significant developments.

The GPCC process will ensure that future infrastructure and services will be provided to Buckland Park and Virginia in a coordinated and logical sequence and as required by the community. A structure plan will be prepared for this area to determine the range of land-use activities to be promoted, and the economic and social infrastructure required supporting those activities. Much of this work has already been completed for the Declaration Area as part of the Major Development application process. The land use planning aspects have been dealt with through the Master Plan and the infrastructure is being addressed through the land division approval process and infrastructure commitment schedules as required in the decision notice of 4 February 2010 in the Government Gazette.

It is envisaged that at the conclusion of the structure planning process for the broader area, a separate structure plan DPA may be undertaken to consider the appropriate zoning of land, which is outside the scope of this DPA, but that has been identified in the Plan as a possible urban expansion area.

1.2 Buckland Park Residential Development Major Development and Master Plan

Under section 46 of the *Development Act 1993*, the Minister for Urban Development and Planning (the Minister) can declare a proposed development a 'Major Development' if he/ she believes such a declaration is appropriate or necessary for the proper assessment of a proposed development, and where the proposal is considered to be of major economic, social or environmental importance.

On 4 January 2007, the Minister declared the Buckland Park Residential Development proposal a 'Major Development' and on 25 May 2007 Walker Corporation Pty Ltd (the proponent) submitted its development application.

Under the Major Development process, the Development Assessment Commission (DAC) has responsibility for determining the level of assessment that should apply to a proposed development and to set Guidelines for an Environmental Impact Statement (EIS), a Public Environment Report (PER) or a Development Report (DR). On 10 August 2007, DAC determined that the proposal would be subject to the processes and procedures of an EIS, as prescribed in section 46B of the *Development Act 1993* and finalised the Guidelines.

The EIS document was released for public consultation on 1 May 2009 for a period of 6 weeks. At the conclusion of the consultation period the proponent prepared a Response

Document which outlined its proposed response to the issues raised during consultation. The Response Document was received in October 2009.

The Minister's *Assessment Report for the Environmental Impact Statement for the Buckland Park Residential Development Proposal* was finalised in January 2010 and the development was given provisional development authorisation by the Governor on 4 February 2010. This report is available on the Department of Planning and Local Government (DPLG) web site www.planning.sa.gov.au.

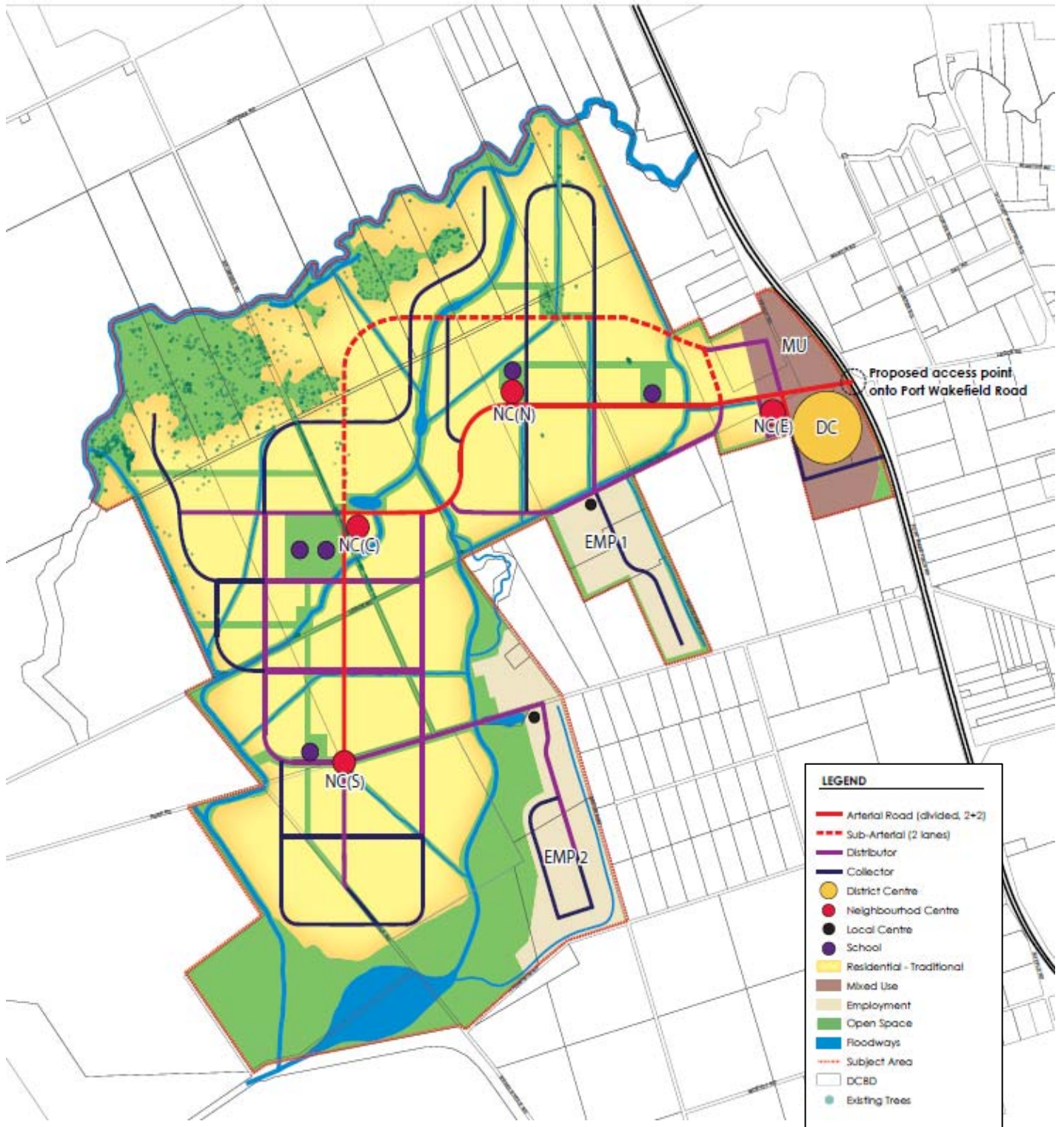
The provisional development authorisation is for the following:

- land division, creating 8 super lots which include the 5 residential land division stages, employment lands, recreation/water management and transport infrastructure areas
- Stage 1 land division (which is 'Super Lot 1' under the land division application) which will comprise 63.23 ha and 614 residential allotments - including a school site, display centre and shopping/community facilities
- works and activities associated with Super Lot 1 and Stage 1 of the development – including infrastructure such as roads, traffic management, footpaths, bicycle paths, stormwater/flood management systems, effluent treatment, water supply and gas/power/communication networks
- construction of the Stage 1 shopping/community centre as Reserved Matters.

A Master Plan (**Map 2**) was prepared as part of the EIS process and released for public comment. This Master Plan has informed the structure plan and zoning proposed as part of this DPA. The Master Plan accommodates:

- residential areas capable of accommodating approximately 12,000 new dwellings, in a range of forms and densities, and in distinct neighbourhoods
- a road hierarchy comprising a main entry boulevard, arterial, sub-arterial, distributor and collector roads, designed to connect centres and housing, and accommodate regional and local bus routes
- a district centre, four neighbourhood centres (one of which will be temporary and will eventually be consumed by the district centre) and local centres located on proposed bus routes, and in close proximity to the residential or employment areas they will serve
- employment, commercial and mixed use precincts located on principle roads to promote access to the local community and employment market
- open space capable of providing passive and active recreation facilities, and incorporating stormwater and flood management systems and significant indigenous vegetation
- four primary schools and two secondary schools
- separation of sensitive uses from existing non-residential activities in the locality.

Map 2: Buckland Park Master Plan



2. THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 Consistency with South Australia's Strategic Plan

It is desirable that any amendment to a Development Plan be consistent with the directions outlined in South Australia's Strategic Plan (2007). The Strategic Plan outlines a number of initiatives and targets to meet key objectives set by the State Government to achieve a better future for South Australia.

South Australia's Strategic Plan contains the following objectives and targets that are relevant to this DPA:

Objective 1: Growing Prosperity

T1.10 Jobs: Better the Australian average employment growth rate by 2014.

T1.11 Unemployment: Maintain equal or lower than the Australian average through to 2014.

T1.22 Total population: increase South Australia's population to 2 million by 2050, with an interim target of 1.64 million by 2014.

The DPA seeks to provide a planning framework that will progress this objective by supporting a range of economic uses, including a district level centre, neighbourhood and local activity centres and employment land for industry and commercial development.

The provision of additional land for housing and economic uses, will contribute to Adelaide's competitive business climate by assisting in keeping land and housing costs down.

Objective 3: Attaining Sustainability

T3.1 Lose no species: lose no known native species as a result of human impacts.

T3.12 Renewable energy: support the development of renewable energy so that it comprises 20% of the state's electricity production and consumption by 2014

T3.14 Energy efficiency – dwellings: increase the energy efficiency of dwellings by 10% by 2014.

This DPA advances this objective and target by:

- including a structure plan and supporting policy that promotes the development of an urban form that encourages walking and cycling
- promoting energy efficiency, stormwater management and water conservation techniques
- supporting the protection of areas of environmental significance
- including policy that promotes a diversity in housing types including a commitment to 15% affordable housing.

Objective 6: Expanding Opportunity,

T6.7 Affordable housing: increase affordable home purchase and rental opportunities by 5 percentage points by 2014.

T6.8 Housing stress: halve the number of South Australians experiencing housing stress by 2014.

This will be complemented by the inclusion of Affordable Housing policy and increased competition with other projects in metropolitan Adelaide's northern region.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia and is based on key economic, social and environmental imperatives. 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 30-Year Plan for Greater Adelaide (the Plan) is a volume of the Planning Strategy for South Australia and applies to the area affected by this DPA. The Plan has been prepared by the Government to guide the community, local government, business and industry.

The main aim of the Plan is to outline how the South Australian Government proposes to balance population and economic growth with the need to preserve the environment and protect the heritage and character of Greater Adelaide. The Plan seeks to create inclusive, vibrant and liveable communities, while protecting the regional hinterlands and primary production lands and sustaining natural resources. Finally, the Plan is one of the key tools to assist the State Government, local government and the entire community in building resilience to the risks and impacts of climate change.

Growth areas and population/dwelling targets

The Plan identifies population and dwelling growth targets for each of the seven State Government Regions which comprise Greater Adelaide. These targets are shown in **Table 1** below.

Table 1: Population Growth Targets by Region 2009-2038

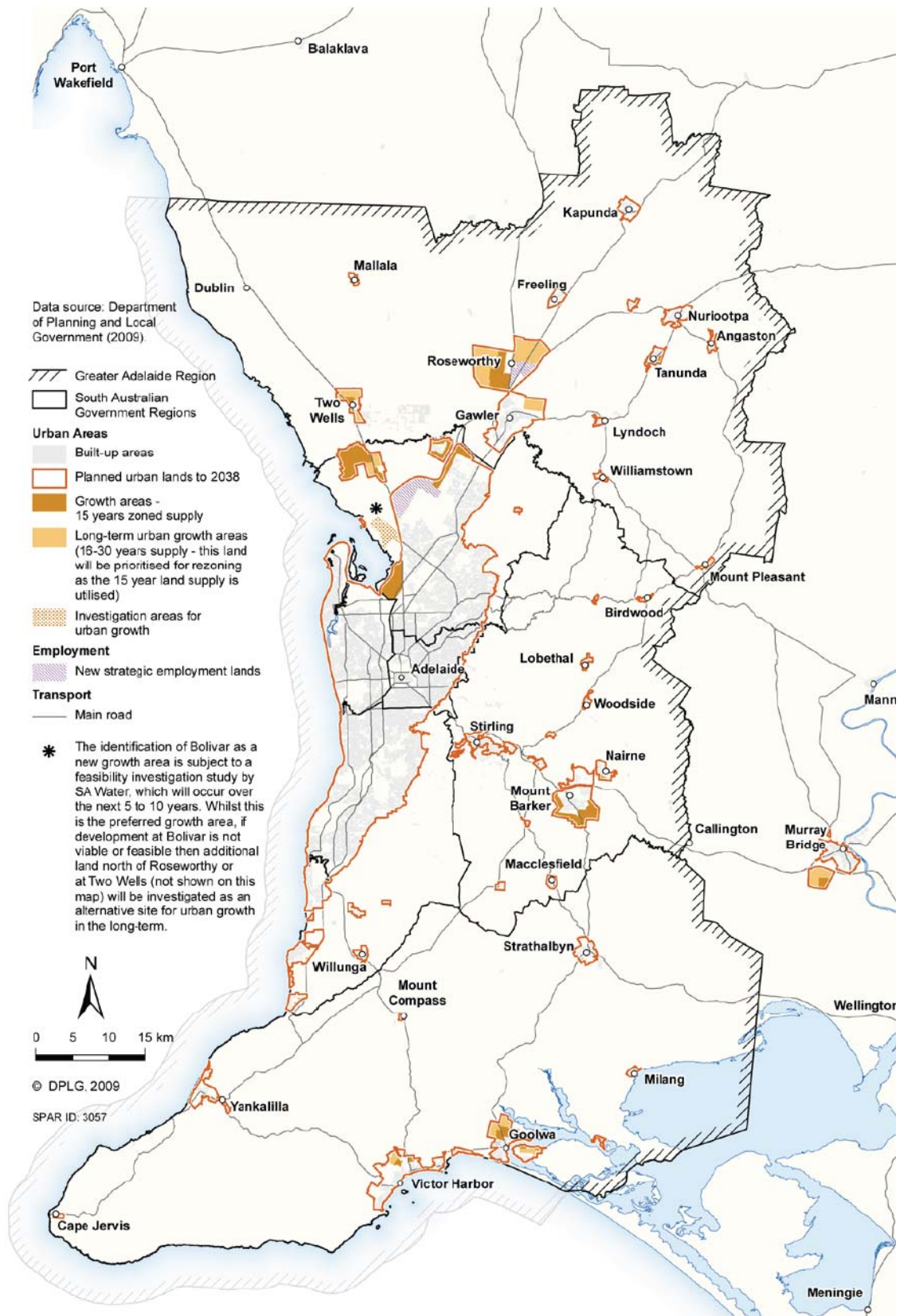
Region	Population Growth Target	Dwelling Growth Target
Eastern Adelaide	65,000	33,440
Western Adelaide	83,000	42,560
Southern Adelaide	82,000	40,500
Northern Adelaide	169,000	67,600
Barossa	110,000	46,400
Hills (including Murray Bridge)	29,000	13,000
Fleurieu	22,000	14,500

Source: Map D9: The 30-Year Plan for Greater Adelaide, Department of Planning and Local Government, 2010

These targets indicate that the Northern Adelaide and Barossa Regions will be major growth regions over the next 30 years. More discussion on population projections and housing demand is provided in the Analysis section of this DPA.

Map D7 of the Plan (**Map 3**) identifies new areas for growth which are supported by the following policies:

Map 3: Growth Areas



Source: The 30-Year Plan for Greater Adelaide (2010)

New metropolitan and township growth areas

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.

33 Provide sufficient other new growth areas for a 25-year rolling supply of land, of which 15 years is zoned for urban development.

The Buckland Park Declaration Area and a small portion of land located to the north is identified as part of the '15 years zoned supply' of land for urban development (refer to **Map 3**). Additional land to the south of Buckland Park has also been identified as a 'long-term growth area' (16-30 year supply).

Parts of Virginia have also been identified as urban expansion areas and will therefore be considered in the delivery of infrastructure and community services in the regional context.

Although the Plan identifies land outside of the Declaration Area for urban development, this DPA proposes zoning specifically for the Declaration Area. Land outside of this area will be considered in the broader Structure Planning process for the region (refer to section 1.1 of the Analysis).

Map E4 of the Plan (**Map 4**) identifies the strategic directions for Northern Adelaide. This map identifies a new District Centre at Buckland Park and broadly identifies the areas proposed as employment land. Importantly, it also identifies a mass-transit link between Elizabeth, via Virginia to Buckland Park, which will significantly improve access to the development area.

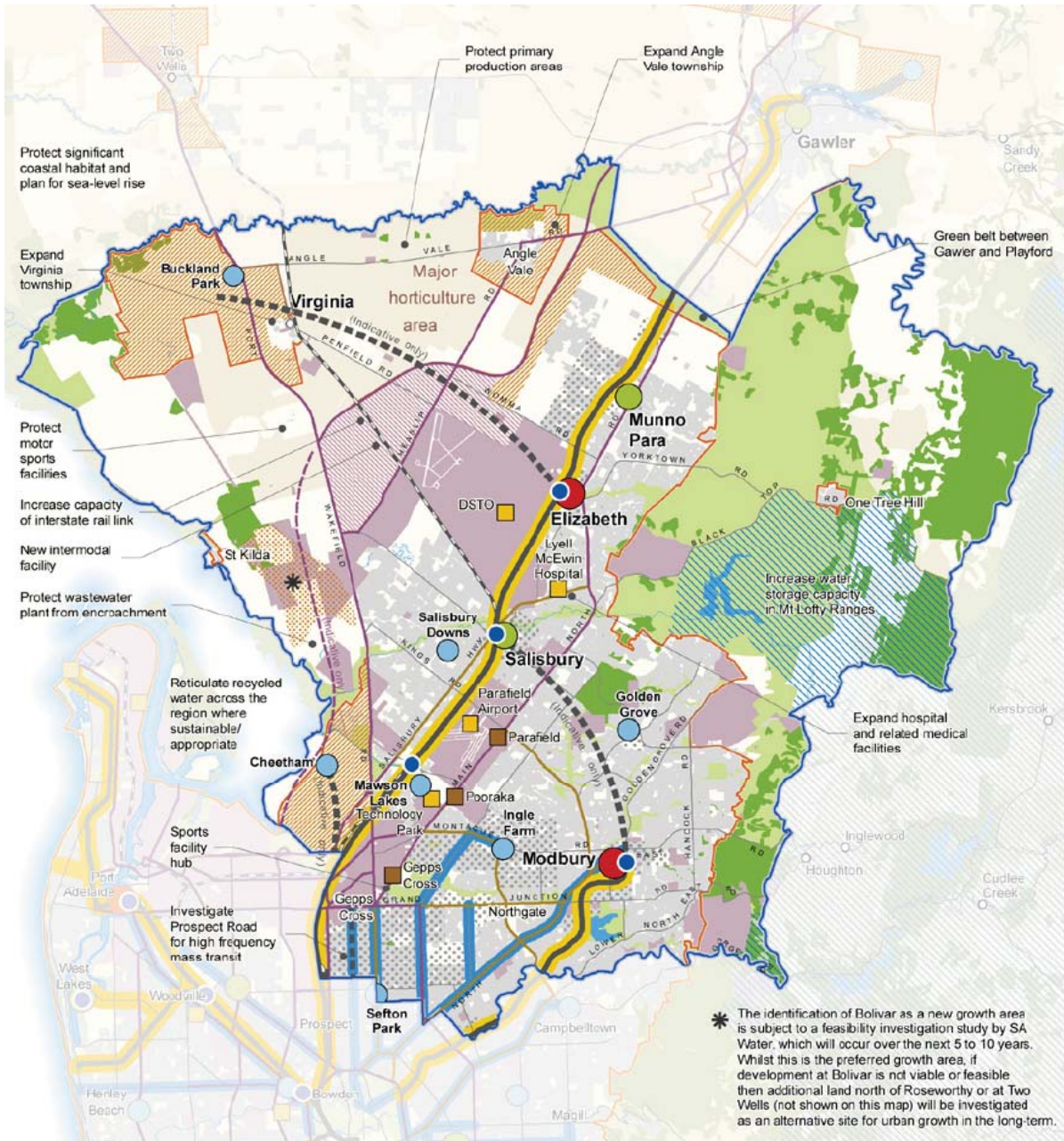
Chapter E of the Plan identifies targets for the Northern Adelaide region as set out in **Table 2**. Buckland Park's contribution to these targets is also summarised in this table.

Table 2: Targets for Northern Adelaide and Buckland Park

	Target for Northern Adelaide	Buckland Park's contribution (projected to 2036)
Net additional population (fringe growth) outside corridors	81,300	33,000
Net additional dwellings (fringe growth) outside corridors	30,800	12,000
Net additional dwellings (Affordable housing):	10,150	1,800
Net additional jobs	79,000	10,687 ¹
Gross land supply (new regional employment lands)	1550 hectares	115 hectares

¹ Hudson Howells (2009) *Buckland Park Proposal Economic Assessment Final report*

Map 4: Northern Adelaide Directions



* The identification of Bolivar as a new growth area is subject to a feasibility investigation study by SA Water, which will occur over the next 5 to 10 years. Whilst this is the preferred growth area, if development at Bolivar is not viable or feasible then additional land north of Roseworthy or at Two Wells (not shown on this map) will be investigated as an alternative site for urban growth in the long-term.

<p>Urban Areas</p> <ul style="list-style-type: none"> Built-up areas Future urban growth areas Investigation areas for urban growth Planned urban lands to 2038 Potential regeneration areas (non-corridor) <p>Employment</p> <ul style="list-style-type: none"> Existing key industry areas New strategic employment lands <p>Mass Transit Routes</p> <ul style="list-style-type: none"> Existing/committed Potential mass transit (indicative only) 	<p>Transport</p> <ul style="list-style-type: none"> Main road Railway Primary freight road Potential primary freight road (indicative only) Strategic road <p>Activity Centres</p> <ul style="list-style-type: none"> Regional Major district District Bulky goods Specialist 	<p>Transit Corridors</p> <ul style="list-style-type: none"> Major corridor (fixed-line current and planned) Other corridors Transit-oriented developments <p>Environment</p> <ul style="list-style-type: none"> Reservoir/waterbody Mount Lofty Ranges Watershed High environmental significance Metropolitan Open Space System Potential areas of primary production significance South Australian Government Region boundary 	<p>N</p> <p>0 1 2 3 4 5 km</p> <p>© DPLG, 2009 SPAR ID: 3247</p> <p>Location Map</p>
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Source: The 30-Year Plan for Greater Adelaide (2010)

Other key policy directions

The most pertinent sections of the Plan that are relevant to this DPA are described in Attachment A.

2.3 Strategic Infrastructure Plan for South Australia 2005/6 – 2014/15

The *Strategic Infrastructure Plan for South Australia* is a coordinated long-term approach to infrastructure provision. It provides a framework for the planning and delivery of infrastructure by government and private sector infrastructure providers. The Plan identifies strategic priorities for 14 infrastructure sectors such as transport, energy, health, and recreation and sport.

While the Infrastructure Plan does not contain any specific reference to the area affected by this DPA, it does express policies and actions which are relevant to the planning and development of broad acre land, including:

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.

The DPA supports these policies by:

- including a Structure Plan that will guide and coordinate land use, transport and open space outcomes
- rezoning additional land for the purposes of residential development which will meet current and future market demands.
- supporting a full range of dwelling forms and densities to provide housing choice for the projected population
- reinforcing existing policies in relation to energy efficiency and environmental sustainability.

2.4 Housing Plan for South Australia 2005

The *Housing Plan for South Australia* has five main objectives and identifies key actions in relation to affordable housing, high needs housing, neighbourhood renewal and other associated areas of importance to South Australians.

Specific actions within the *Housing Plan* of relevance to this DPA include:

- expand the supply of affordable housing by implementing a target of 10% affordable and 5% high need housing in all significant new housing developments. Work with industry, local government and the community to achieve this target.
- work with DPLG to develop planning mechanisms to support affordable housing provision, including:
 - amending development plans to accommodate affordable housing
 - developing guidelines for design and planning modules for affordable housing
- halve the number of South Australians experiencing housing stress within 10 years
- increase South Australia's population to two million by 2050.

The DPA aims to introduce flexible development policies that encourage and facilitate medium density housing, including some affordable and adaptable housing opportunities, thereby advancing the above objectives and actions. The DPA will also require future development to provide 15% Affordable Housing.

2.5 Adelaide and Mount Lofty Ranges Natural Resource Management Plan (2008)

The Targets and Outcomes expressed in the *Creating a Sustainable Future – An Integrated Resource Management Plan for the Adelaide and Mount Lofty Ranges Region* are relevant to this DPA.

Below are the Adelaide and Mount Lofty Ranges Natural Resource Management (NRM) Targets and Outcomes relevant to this DPA.

Table 3: NRM Twenty Year Targets for the Adelaide and Mount Lofty Region

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)	Recover from current levels
T9	Conservation status of native species (terrestrial, marine, aquatic)	No decline in conservation status from current levels

The DPA will support these targets through the inclusion of policy that encourages the following outcomes:

- stormwater discharge from the site will be minimised through on-site retention/detention
- speed and volume of flows will be minimised by design features such as grassed swales
- stormwater and flood flows are proposed to be channelled into wide and shallow grassed channels which feed into detention basins in the southwest corner of the site for managed discharge to the Gulf Vincent via Thompson Outfall Channel.

The proposed Structure Plan will seek to support NRM Targets T7 and T9 by:

- including areas of highest conservation value, including remnant river red gum forest and black box woodland along the Gawler River, Thompson Creek located to the south-west within open space zones
- including areas of lesser value within lower density residential areas and policies will be applied to ensure this vegetation is preserved as part of subsequent development
- where the clearance of native vegetation is proposed, requirements for a “significant environmental benefit” will be met under the *Native Vegetation Act 1991*.

2.6 Better Development Plans and the State’s Planning Policy Library (Version 5)

The Better Development Plans (BDP) project is a development plan improvement initiative being undertaken by DPLG and councils throughout the state to establish a more standardised format and set of planning policies that deal with issues that are common to most council areas.

The State’s Planning Policy Library, arising from this project, offers general, zone and policy area modules that can be inserted into a development plan. These three types of modules all comprise planning policies in the form of objectives and principles of development control.

The Playford (City) Development Plan has not yet been converted into the new BDP format and structure, however, the council is currently progressing its *Better Development Plan (BDP) and General DPA*, which will insert a comprehensive set of policy into the Playford (City) Development Plan. Accordingly, this DPA has been drafted to complement council’s DPA.

This DPA proposes the inclusion of policies into specific zones for the area affected that may in future be covered by the general section of the development plan should council’s DPA be finalised. Where duplicate policy arises from this process, policy will be retained in the general section of the development plan and removed from the zone when the amendment is consolidated.

2.7 Residential Development Code

The Residential Development Code (the Code) was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation. The Code is called up under the *Development Regulations 2008* and expands the matters that can be assessed for planning consent as 'complying development'.

Complying development essentially provides a 'tick-box' assessment for a proposal against a series of criteria (for example, location, height, setback, site coverage, private open space and overshadowing).

If the proposal meets the measurable requirements ('Performance Controls') of the Regulations, it is a complying development and planning consent must be issued within 10 working days of the application lodgment. A Code approval can be obtained for the following matters:

- carport, verandah, pergola, garage, and other minor structures
- single storey dwelling addition
- new dwellings (under certain conditions).

The Code does not apply to all areas of the State. However, it is intended that the areas affected by this DPA be identified as a Code Area by notice in the Government Gazette.

Accordingly, this DPA seeks to ensure that the policy introduced into the Playford (City) Development Plan to guide residential development complements the conditions contained in the Code.

3. INVESTIGATIONS INFORMING THIS DPA

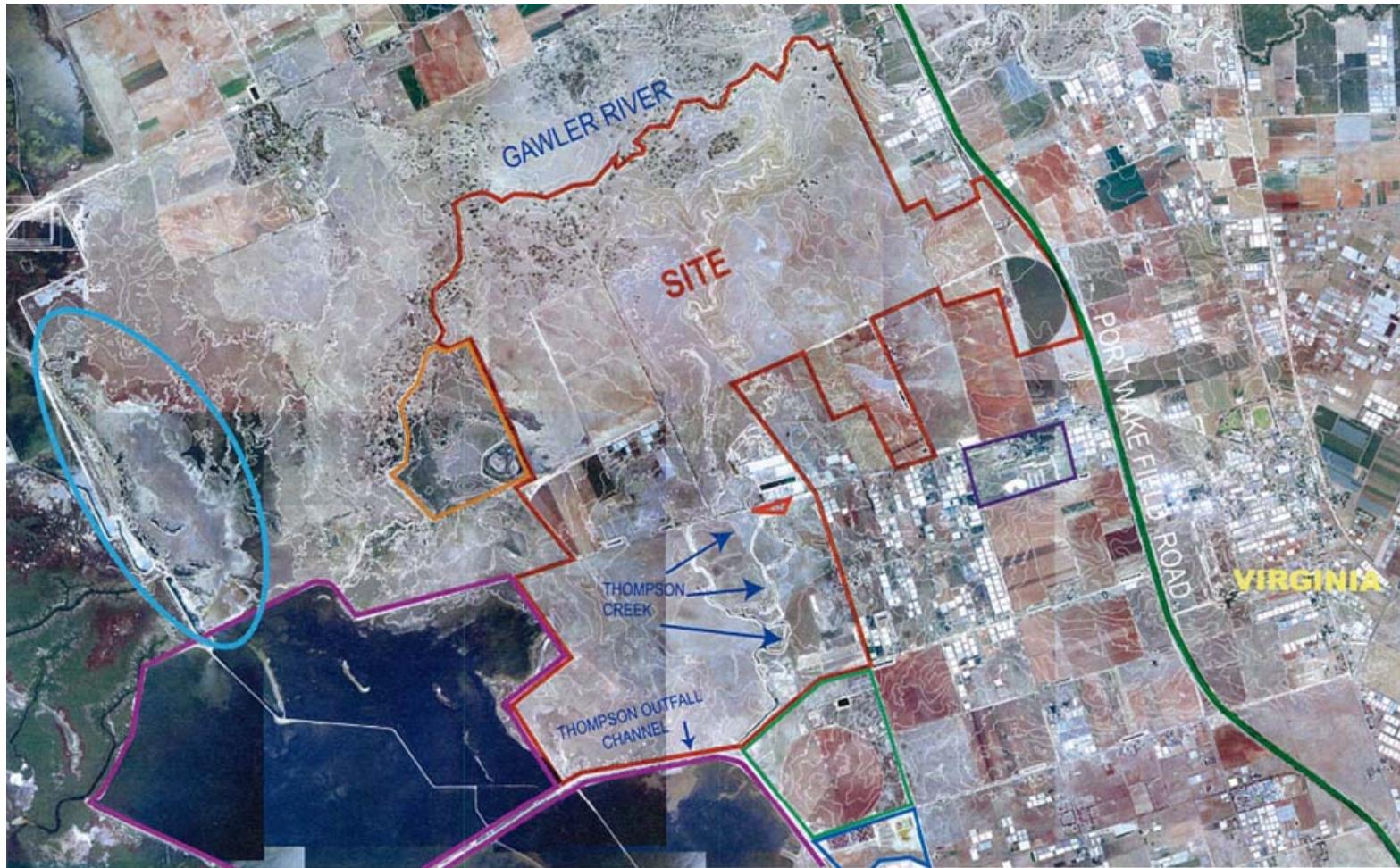
3.1 General site description

The land affected by this DPA and the surrounding land uses are shown on the Key Land Use Plan (**Map 5**). The site is around 1 340 hectares and is located to the north west of Virginia, west of Port Wakefield Road and south of the Gawler River.

The adjoining land uses are mostly horticulture and productive/non-productive agriculture, but the site is also surrounded by a number of other uses, including:

- horticulture – pasture and grazing, olive orchards, irrigated and within greenhouses
- viticulture – east of Port Wakefield Road adjoining Virginia township
- extractive industry – Cheetham salt crystallisation pans to the west
- organics waste treatment and demonstration farm – operated by Jeffries Garden Soils located to the south
- State Shooting Park – located to the south east
- a plant nursery – adjoining the site to the south east
- dwellings in association with a horticulture land use
- the Gawler River to the north and Buckland Park Lake to the west.

Map 5: Key Land Use Plan



BUCKLAND PARK EIS
FIGURE 3.3



The area affected by this DPA is flat and low-lying, generally being between 2 and 12 metres above sea level. The area has historically been subject to flood inundation from the Gawler River at varying intensities.

The *Buckland Park Proposal Fauna Technical Report* (2009) prepared for the EIS states that the area affected provides habitat for several bird, bat and reptile species and includes tracts of remnant native vegetation along the Gawler River (River Red Gums and Black Box), along Thompson Creek (saltbush) and in the south western corner of the site (sapphire).

There are few structures within the area, and only a portion of the land has been used intensively for agricultural purposes. Greenhouses are located in the south-west corner of Legoe and Tippetts Bridge Road and grazing occurs over much of the area.

A substantial perpetual cropping enterprise, operated by Perpetual Holdings, is located at the corner of Brooks and Parks Road.

There is limited connection to mains water, and no connection to sewer. However, the Western Reticulation Systems Virginia (WRSV), which provides treated water from Bolivar to agricultural producers on the northern Adelaide Plains, passes through the area.

The site abuts an 11Kv overhead power line on Legoe Road and overhead power lines from the south extend into the site along Park Road.

Access is provided from Port Wakefield Road via Reedy Road, Legoe Road (portion sealed), Park Road (portion sealed) and Thompson Road (constructed but unsealed).

3.2 Current zoning

The area affected is located within the Playford (City) Development Plan within the Horticulture West Zone and the MOSS (Recreation) Zone. The current zoning is shown on **Map 6**.

3.2.1 Horticulture West Zone

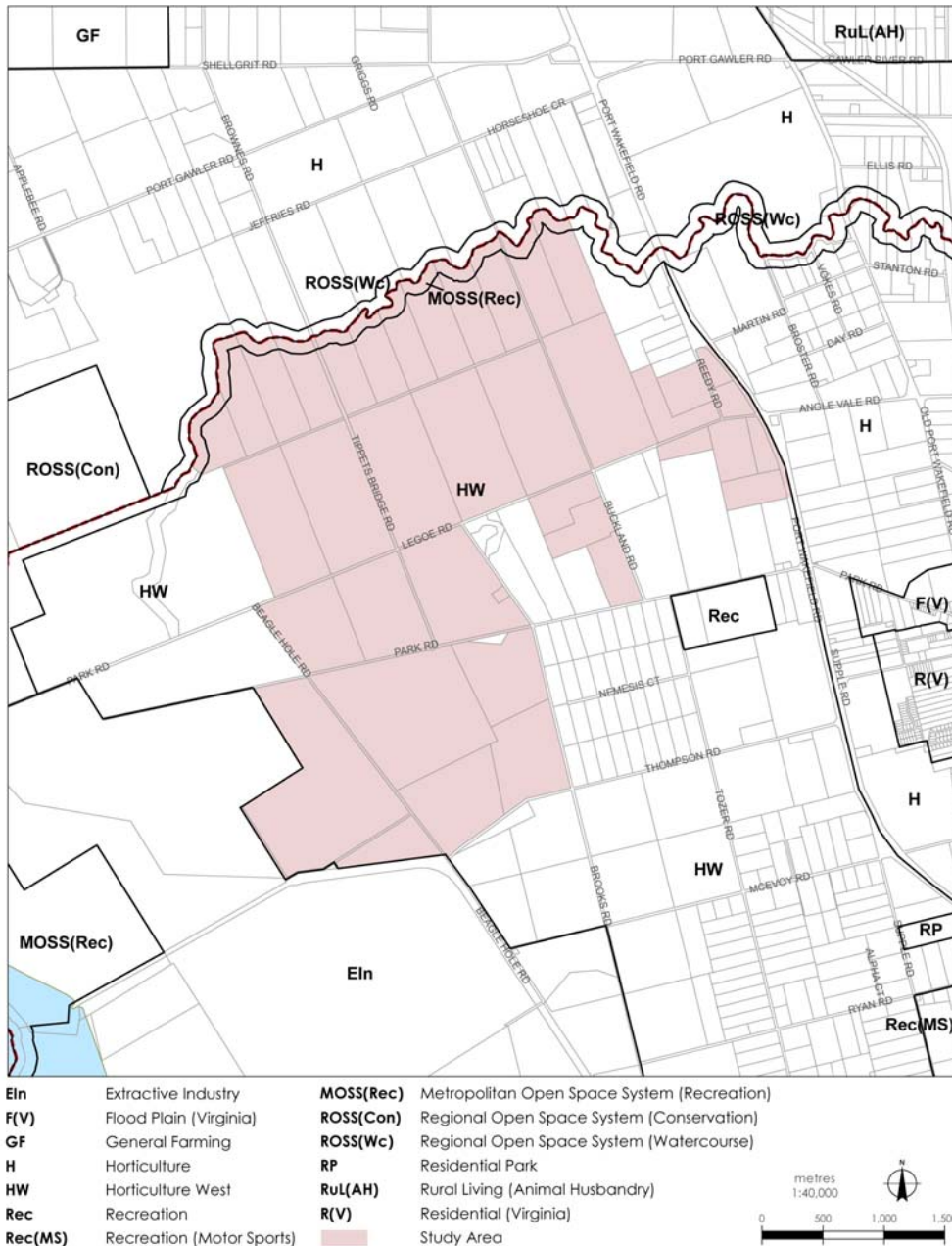
The primary intent of the Horticulture West Zone is to retain land for horticultural purposes including market gardens, greenhouses, hydroponics, vine yards, orchards and pasture. The zone takes advantage of proximity to produce markets, major transport routes and labour supply.

Opportunities for value adding businesses, such as packing sheds, cold storage facilities and small scale processing facilities are also supported in the zone. The policies seek to preserve and enhance the rural character and existing areas of biodiversity and do not support the conversion of the land to residential/rural living activities. Industrial, commercial or retail development not associated with horticulture or related industries are not supported.

The principles of development control encourage the provision of appropriate physical infrastructure, vehicle access, stormwater management and waste disposal, preservation of native and remnant vegetation, water courses and flood mitigation measures.

Importantly, the Horticulture West Zone includes a range of provisions about flooding. This DPA will respond to the issue of flood hazard as intended and outlined by the Master Plan and EIS investigations. Of note, intensive animal keeping, often considered a high impact activity, is non-complying within the zone.

Map 6: Zoning Within and Adjacent the Study Area



3.2.2 MOSS (Recreation) Zone

The northern portion of the area affected by this DPA that adjoins the Gawler River is zoned MOSS (Recreation). This zone extends for 100m from the centreline of the Gawler River.

The primary intent of the MOSS (Recreation) Zone is to provide for the establishment of a regional open space network, which provides a linear open space for a range of public and private recreational activities, including integrated cycle and walking paths. The zone specifically seeks to protect the character and scenic amenity of the Gawler River and to protect and enhance the riparian zone. Significantly, land along the Gawler River is to be kept

free of buildings and structures, except for uses of a special institutional nature. Notably structures of this nature are not to be located within 100m of the river. Further, the Gawler River 100 year Average Interval Flood Plain is to be kept free of development which could impede the flow of floodwaters.

Principles of development control seek to ensure that development does not result in:

- pollution of the Gawler River
- unnecessary loss or damage of native vegetation
- erosion
- creation of dust
- noise disturbance
- the introduction or increase in the number of pest plants or vermin
- reduction in the hydraulic capacity of the Gawler River
- landslip or landslide
- damage to Aboriginal sites, objects or remains.

3.2.3 Gawler River Flood Plain Policy Area 1

The Gawler River Flood Plain Policy Area identifies three levels of 'Hazard Zones' which relate to different degrees of flood hazard and covers the majority of the proposed development site. This DPA proposes the removal of this Policy Area over the Declaration Area and the inclusion of appropriate policy that ensures flood risk is mitigated through future development.

3.3 Environment and land use capability

An EIS was prepared as part of the Buckland Park Major Development application (refer to section 1.2 of the Analysis). The EIS contains detailed investigations to support the development proposal.

The following provides a summary of some of the key issues investigated that are relevant to this DPA. Further detail has also been added as necessary based on investigations specifically undertaken for this DPA.

3.3.1 Habitat, vegetation and biodiversity conservation

The *Buckland Park Proposal Flora Technical Report (2009)* summarised the results of a field survey of the flora on the site, its environs and the region (Refer **Map 7**). This report notes the following:

- the region has been extensively cleared and is dominated by anthropogenic communities, with woody weeds dominating understory and in-stream areas
- the area contains remnant riparian and flood plain woodlands, plus individual and small areas of settled paddock trees (in its northern areas) and areas of lignum and spiny saltbush (generally along Thompson Creek) and samphire areas (in its south western corner)

- while all remnant communities have a high conservation priority, none are formally listed under Commonwealth or State Legislation or the draft recovery plan for the Adelaide and Mount Lofty Ranges Region
- the river red gum remnants along the Gawler River and its floodplain provide an important local and regional habitat for birds, bats and reptiles
- a number of Significant Trees have been identified on the site².

The *Buckland Park Proposal Fauna Technical Report* (2009) summarises the results of a field survey for the fauna on the site, its environs and the region. This report notes the following:

- the river red gum remnants along the Gawler River and its floodplain provide an important local and regional habitat for birds, bats and reptiles
- the Cheetham salt pans (outside of the area affected) and Thompson Creek provide habitat for common aquatic birds as well as significant species such as the buff-banded rail and crakes. Small terrestrial bird species also make extensive use of this wetland
- there are a number of species of birds that have been identified within the site that are affected by the *Environment Protection and Biodiversity Conservation Act 1999* and/ or are affected by international conventions or treaties to which Australia is a co-signatory.

An analysis of the Playford (City) Development Plan has identified a number of objectives and principles of development control that already exist under the heading 'Conservation' that adequately address the protection of native vegetation through land division design and siting (see below).

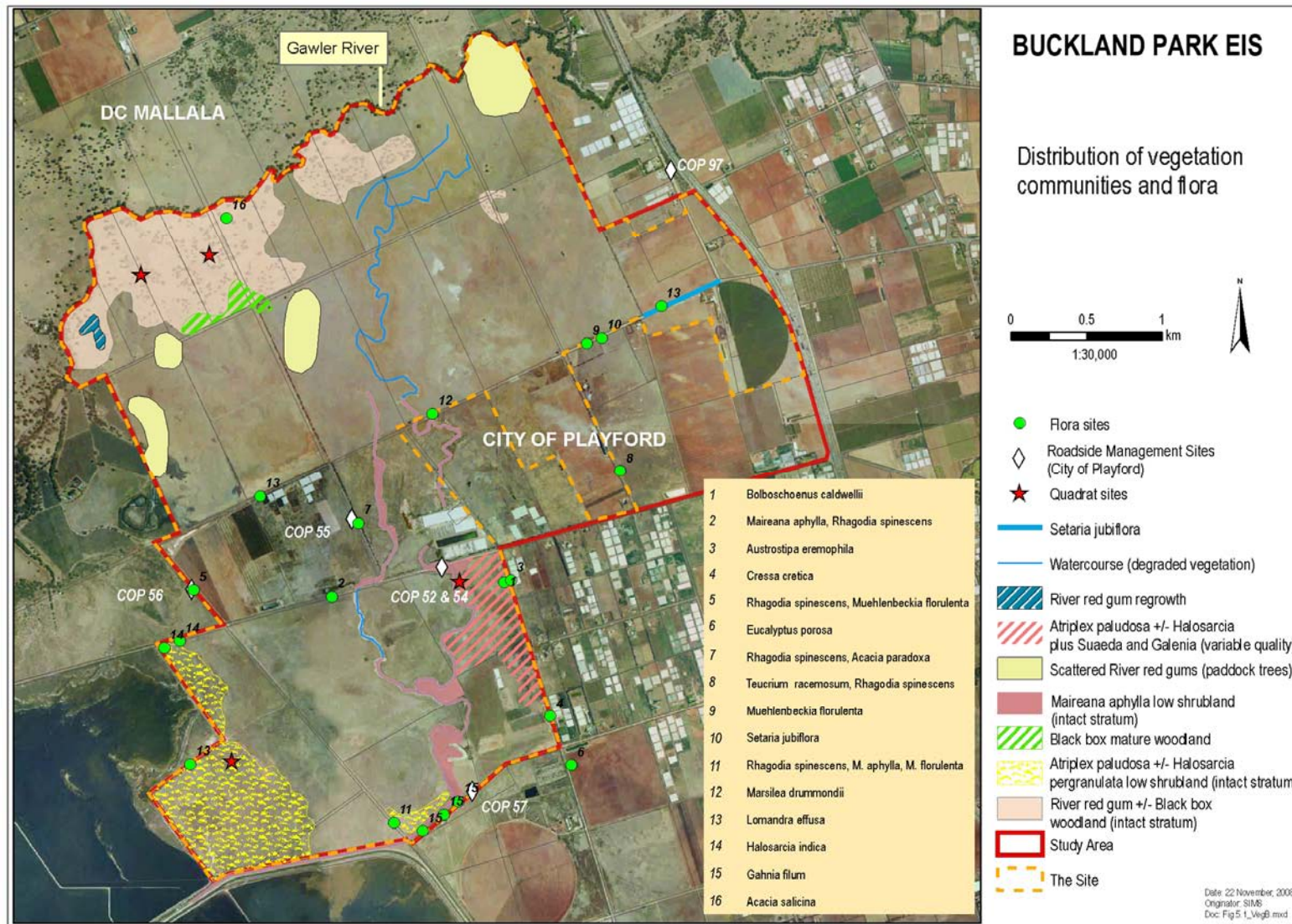
Playford (City) Development Plan Consolidated 24 December 2009 Policy

Objectives

- 67:** The retention of environmentally-significant areas of native vegetation.
 - 70:** Retention of native vegetation.
 - 71:** Buildings and other structures sited on allotments in a manner which minimises the requirement to clear or remove native vegetation.
 - 72:** Land division, including boundary re-arrangement, which retains areas of native vegetation on single or the least number of allotments.
-

² A 'significant tree' is any tree with a trunk circumference of 2.0m or more measured at a point 1.0m above natural ground level (in the case of trees with multiple trunks, it is those with trunks with a total circumference of 2.0m or more and an average circumference of 625mm or more measured at a point 1.0m above natural ground level).

Map 7 Areas of Remnant Vegetation



Principles of Development Control

269 Existing native vegetation should be preserved wherever possible, new planting should take place wherever practicable, and where appropriate incorporated into open space areas.

271 Native vegetation should not be cleared if it:

- a) provides important habitat for wildlife;
 - b) has a high plant species diversity or has rare or endangered plant species and plant associations;
 - c) has high amenity value;
 - d) contributes to the landscape quality of an area;
 - e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;
 - f) is associated with sites of scientific, archaeological, historic, or cultural significance; or
 - g) is growing in, or is characteristically associated with, a wetland environment.
-

Further, the *City of Playford Better Development Plan (BDP) and General DPA* proposes the inclusion of substantial policy under the general heading 'Natural Resources' that will address the protection of native vegetation. Therefore, the policy amendments proposed by this DPA are relatively minor.

Implications for Policy Amendment

This DPA will minimise potential impacts upon remnant vegetation and fauna by:

- *including high value areas within the existing MOSS (Recreation) Zone and proposed new Open Space Zone*
- *including policy within the new Residential Neighbourhood Zone that ensures areas of scattered remnant trees, particularly the River Red Gums located to the north of the area affected, are incorporated into low density residential areas where trees can be retained within new allotments*
- *encouraging the design and layout of roads and allotments to ensure remnant trees area preserved (e.g. within road verges, local parks or on the periphery of allotments).*

3.3.2 Land contamination

The *Preliminary Site Contamination Investigation* (2008) report prepared for the EIS establishes the potential site contamination risks, and the suitability of the land for development.

The report details the results of the preliminary site investigations carried out in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM, 1999), the "Australian Standards 4482. 1-2005 - Guide to Sampling and Investigation of Potentially Contaminated Soil, Part 1: Non-volatile and semi-volatile compounds", as well as South Australian regulatory requirements outlined in the South Australia *Environment Protection Act 1993*.

The preliminary site contamination investigations undertaken found the majority of soil and groundwater samples collected showed levels below adopted guidelines. However, some soil and groundwater levels exceeded adopted guidelines and those areas will require further investigation as part of the detailed design work of future development.

Further, the results indicate no major signs of contamination across the site. Any land proposed to be developed for a sensitive use, such as residential development, will be assessed at the detailed design stage against current legislative requirements. These assessments may require comprehensive soil and groundwater investigations and the appointment of an accredited auditor.

Implications for Policy Amendment

The Playford (City) Development Plan does not currently contain policies in the council wide section that address land contamination. The State's Planning Policy Library includes the following policy within the 'Hazards' module:

42 Development involving sensitive land uses, 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.

It is proposed that this policy be inserted within the relevant zones. Should council's DPA be finalised, this policy may be consolidated into the general section of the development plan at this time.

3.3.3 Acid sulphate soils

The *Preliminary Acid Sulphate Soil Investigation, Buckland Park, South Australia* (2009) report recommends that detailed Acid Sulphate Soils (ASS) investigations and management planning be undertaken prior to the commencement of works in locations where:

- excavation below groundwater is proposed
- activities which would potentially lower groundwater within watercourses is proposed
- areas have been identified as having a high to medium risk of ASS.

To minimise the potential of encountering ASS, the Master Plan includes Thompson Creek and land to the site's south western corner in open space. This land is proposed to be incorporated into the new Open Space Zone.

Implications for Policy Amendment

The Playford (City) Development Plan does not currently contain policies that provide any guidance regarding acid sulphate soils. The State's Planning Policy Library module 'Hazards' includes specific policy regarding this issue. This policy is proposed to be inserted within the relevant zones. Should council's DPA be finalised, this policy may be consolidated into the general section of the development plan at this time.

PDC 27 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils 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.

3.3.4 Bushfire risk

Bushfire Protection Areas are identified within Development Plans and have been categorised into one of three bushfire risk levels – high bushfire risk, medium bushfire risk or general bushfire risk. There are also areas which are 'Excluded'.

Different planning and building requirements apply depending on the designated level of bushfire risk.

The area affected by this DPA is located within the General Bushfire Risk Area as identified on Playford (City) Development Plan Figure Play (BPA)/1A. Of note, this class

of Bushfire Risk applies to much of the land located within the Playford Council area that is located to the west of Main North Road with the exception of existing towns and defined urban areas.

'Excluded' areas generally include existing townships and other settlements that have an adequate water supply for fighting fires and suitable emergency vehicle access and egress. Of note, the townships of Virginia and Angle Vale are identified as 'Excluded' within the bushfire mapping.

Given that the land affected by this DPA will become a substantial urban area, and therefore meet the 'Excluded' Bushfire Risk category criterion, it is proposed to identify the proposed Residential Neighbourhood Zone as 'Excluded' within the Playford (City) Development Plan with the exception of a 100 metre buffer along the edge of the MOSS (Recreation) Zone. This is to provide some additional protection for areas that interface with the native vegetation along the Gawler River, which may have a higher bushfire risk than the remainder of the site.

The policies contained within the development plan for 'Excluded' areas will ensure that the layout and design of future land division proposals take into account the Bushfire Risk assigned to adjoining land. This is particularly important for land near the Gawler River.

Implications for Policy Amendment

It is proposed that Figure Play(BPA)/1A within the Playford (City) Development Plan be amended to identify the land affected by this DPA as 'Excluded' with the exception of a 100 metre buffer around the MOSS(Recreation) Zone..

3.3.4 Air quality assessment and interface with nearby land uses

Odour assessment

The *Air Quality Assessment Buckland Park Proposal* (2008) investigated the level of air quality that will be experienced by the future residents of the Buckland Park proposal. In particular, it considered the impact of the discharge and dispersion of odorous compounds, fugitive dust emissions and bio-aerosols from the organic waste recycling facility situated one kilometre south of the site and 1.7 km from the nearest proposed residential area.

Based on the analysis undertaken, it has been determined that the current 1.7km buffer from the organic waste recycling facility to the nearest residential neighbourhood is sufficient. Should the facility seek to expand its operations, development will need to meet the requirements of the *Environment Protection Act 1993*. Further, a Major Development Declaration continues to apply over the site and therefore any development applications for the land will be assessed as a Major Development application.

Implications for Policy Amendment

The City of Playford Better Development Plan (BDP) and General DPA proposes to introduce the 'Interface between Land Uses' General module, which includes policy to address the interface between different land uses. Further, the Environment Protection (Air Quality) Policy 1994 and Environment Protection (Noise) Policy 2007, established under the Environmental Protection Act 1993, address a range of interface issues. Further, the proposed zoning establishes a 1.7 km buffer.

Aerial spraying

The *Air Quality Assessment Buckland Park Proposal* (2008) report considered the impact of spray drift from the application of pesticides on agricultural land onto the development

site. The spray drift analysis demonstrated that aerial pesticide spray from low flying aircraft onto agricultural land near the site is expected to lead to negligible levels of deposition of pathogenic pesticidal compounds on the proposed development.

The South Australian Potato Company (SA Potato Company) grows potatoes on 80.95 hectares of land, which is located adjacent to Stage 1 of the approved Master Plan and undertakes chemical spraying. Conditions have been placed on the approval for this stage to ensure issues associated with aerial spraying will be specifically addressed.

Should any future proposals for horticultural activities that require aerial spraying be proposed, they will need to meet the Horticulture West Zone policies that require buffers to be provided.

Implications for Policy Amendment

Principle of Development Control number 12 within the existing Horticulture West Zone in the Playford (City) Development Plan states that development requiring aerial spraying should not occur within 300 metres of a township or residential development unless a suitable vegetation buffer is in place, in which case 40 metres may be acceptable. Refuse or organic waste should not be stored within 150 metres of these areas. Design techniques for the design of the vegetation buffer are also described.

Further, a principle of development control is proposed to be included in the Residential Neighbourhood Zone and Industry Zone that ensures appropriate buffers are established.

Mosquito and insect management control

Mosquitoes at Buckland Park, South Australia (2008) report summarises the technical investigations into the issue of mosquito management for the development.

The nearest proposed residential area identified in the Buckland Park Master Plan is located approximately 3.1 km from coastal samphire and mangrove areas, which are mosquito habitats.

However, appropriate siting of development, the maintenance of buffers and the considered design and construction of development elements by the proponent can mitigate the health and wellbeing impacts of the existing mosquito population (by reducing their potential to range into the residential areas) and limit the establishment of new mosquito populations.

In terms of longer term control, agreements between all stakeholders will be negotiated to ensure the ongoing management of this issue in line with the principles contained in the *South Australian Integrated Mosquito Management Strategy 2007* and the associated Integrated Mosquito Management Resource Pack.

Implications for Policy Amendment

A buffer between mosquito breeding areas in ecologically significant habitats and residential areas will be protected through the Horticulture West Zone boundary. Insert the following policy into the relevant zones:

37 Development, including artificial wetland systems and other water features, should be sited and designed to:

- (a) protect public health and safety*
- (b) minimise potential public health risks arising from the breeding of mosquitoes.*

3.3.5 Stormwater / flooding

The Gawler River and stormwater flooding

The EIS includes a flood management strategy (described in the *Stormwater Management, Water, Waste Water and Recycled Water Technical Paper* (2008) that is based on modelling using recent flood mapping prepared for the Gawler River Flood Protection Management Authority.

The Flood management strategy proposes a flood channel system throughout the site designed to collect and direct stormwater and flood flows to detention basins in the south-western corner of the site. The strategy proposes that up to 80% of the annual runoff will be captured for reuse within or external to the area affected.

Key aspects of the flood management strategy have been incorporated into the Master Plan. A revised flood hazard assessment (based on the implementation of the Flood Management Strategy) has been prepared and is shown on **Map 8**.

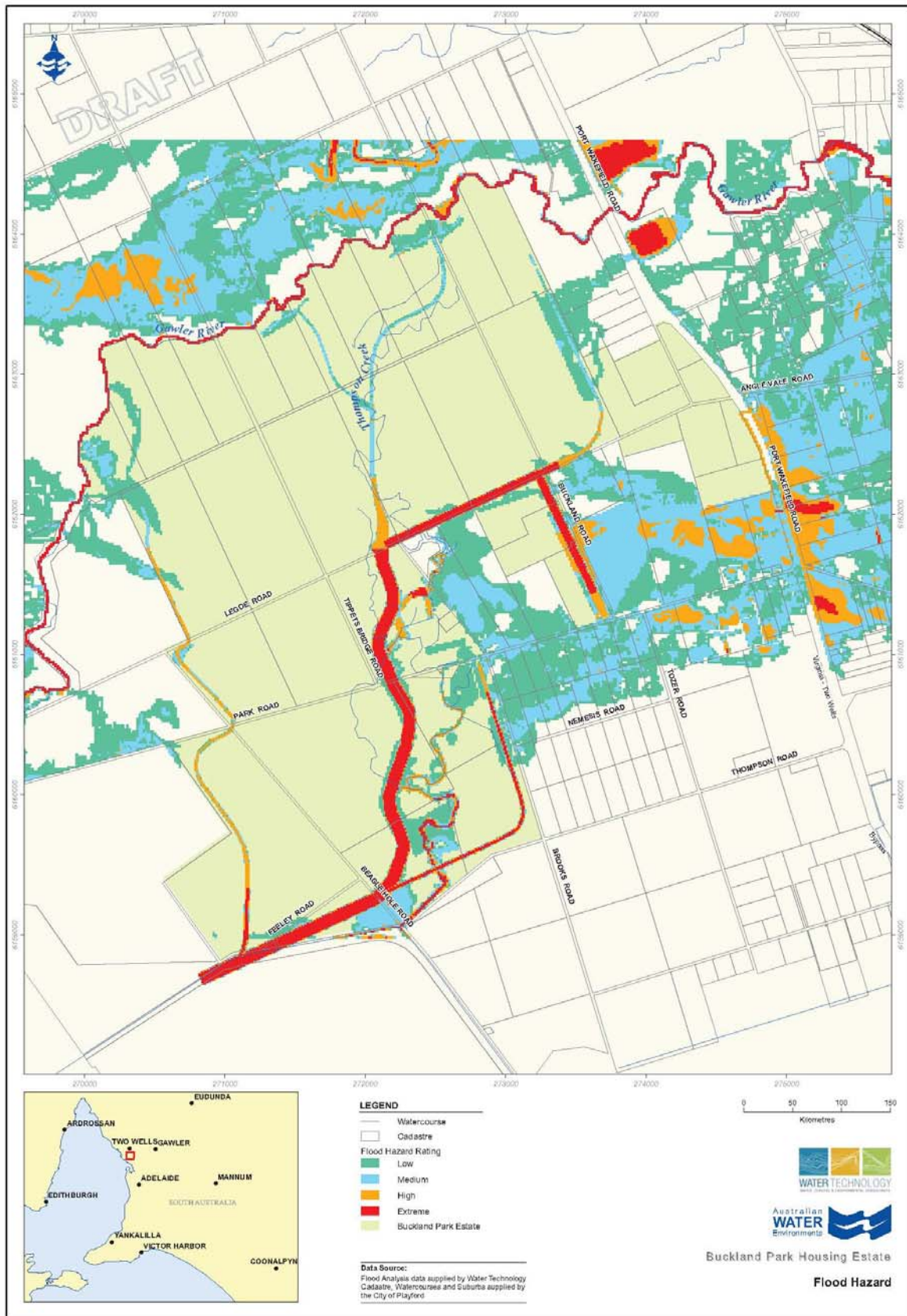
Landscaped open stormwater and flood management channels and detention basins are proposed to be incorporated into open space areas. These may provide opportunities for planting with indigenous plants, improving biodiversity values and amenity.

Part of the flood management strategy includes the establishment of wetlands, which will have amenity and landscape value. Their main function will be to ensure the safe management of storm and flood waters, and improvement of stormwater quality through the application of Water Sensitive Urban Design (WSUD) principles. It is considered desirable to recognise the multi-functional capability of open space, for recreation, amenity and stormwater management.

Possible water management measures identified by the EIS that are supported by this DPA include:

- minimise stormwater discharge from the site through the use of on-site retention/detention
- minimise the speed and volume of flows through design features such as landscaped swales
- channel stormwater and flood flows into wide and shallow landscaped 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.

Map 8: Revised Flood Hazard Assessment (based on Implementation of Flood Management Strategy)



Implications for Policy Amendment

The Playford (City) Development Plan seeks to protect watercourses and land uses from the impact of stormwater. Policies are included that encourage development to:

- prevent the discharge or deposit of stormwater directly into any waters
- incorporate stormwater management techniques to contain the quality, velocity, variability and quality of run-off, as well as encouraging reuse.
- incorporate water sensitive urban design to assist in the sustainable use of water
- prevent erosion and stormwater pollution during and after construction.

Implementation of the flood management strategy will alter flood hazard areas across the site, requiring amendments to the Gawler River Flood Plain Policy Area 1.

Given that the strategy will not be implemented until after the development has progressed, it is proposed to remove the Buckland Park site from Policy Area 1, but to continue to include some policy that ensures flood management issues are addressed based on the principles of 'Water Sensitive Urban Design' (see discussion below).

Water Sensitive Urban Design

The South Australian Government is seeking to integrate Water Sensitive Urban Design (WSUD) into all urban development and buildings to achieve a more secure and sustainable future for Greater Adelaide.

WSUD provides for the sustainable use and re-use within developments of water from various sources, including rain water, stormwater, groundwater, mains water and wastewater (including 'greywater' and 'blackwater').

WSUD is an approach that when applied to design and development can help to make our communities more ecologically sustainable and more pleasant to live and work in.

The proposed establishment of a substantial mixed use, residential development on a greenfield site provides the opportunity to incorporate WSUD principles. DPLG has released a *Water Sensitive Urban Design Technical Manual for Greater Adelaide Region (2009)* that should be used to integrate the management of all water resources and the total water cycle into all components of the development.

Implications for Policy Amendment

Policy will be included in the Playford (City) Development Plan to ensure WSUD principles form the basis of the stormwater strategy for the site.

The BDP 'Natural Resources' module includes a suite of policies to address WSUD. The key policies contained in this module are proposed to be included in the relevant zones (District Centre, Residential Neighbourhood and Industry zones). These may be relocated to the General section of the Development Plan through Council's BDP Conversion DPA at a later date.

Coastal flooding

The recent Commonwealth Report *Climate Change Risk to Australia's Coasts* (14 November 2009) urges planning authorities to consider climate change related flooding risks for new development.

While the northern portion of the study area is well above the levels required to protect against predicted sea level rise, the southern portion of the site is lower and requires treatment.

The Buckland Park site is connected to the Gulf via the Thompson Outfall Channel an overflow channel of the Gawler River. Therefore, the combined storm surge and sea level rise could result in sea water encroachment some kilometres inland, via the Thompson Creek. However the site is landward of the existing Cheetham salt pans, 3 kilometres from the sea, and is not subject to significant wave action due to the shape of the creek channel.

The Major Development provisional development authorisation has set a level of 4 metres Australian Height Datum (AHD), or 4 metres above mean sea level, for the development. This figure was calculated to include a provision for land subsidence, a 1 metre allowance for sea level rise to 2100, and a 2.4 metre allowance for storm surge and wave action. In addition, building floor levels were set a further 0.25 metres above site levels.

These levels were established mindful that:

- there is sufficient land to build low level levees (below 1 m in height) along the western boundary of the lower level land at the southern side of the site, if sea level rise is greater than anticipated beyond 2100
- the allowance for wave run up is very conservative given the site is a considerable distance from the existing coastline.

It is proposed that these levels be reflected in the Development Plan.

Implications for Policy Amendment

The Playford (City) Development Plan requires designs that allow for sea level rise of 0.3m by 2050, and a further 0.7m by 2100. This DPA proposes the introduction of minimum site levels of 4m AHD and building levels of 4.25m AHD in the Residential Neighbourhood Zone and Industry Zone, Business Policy Area.

3.3.6 Development of horticultural lands

While this DPA proposes the development of 1,340 hectares of agricultural land, the South Australian Government's *Development of Horticulture Industries on the Adelaide Plains - A Blueprint for 2030* (July 2007) identifies that the value of the site for horticultural production is considered to be of 'lower value' in the context of the region. As such the loss of the land for residential purposes is not considered as significant as the loss of key horticultural land to the north of the site between Two Wells and Mallala.

3.4 Service infrastructure

The existing infrastructure within Buckland Park is very limited, reflecting its current use for agriculture/ horticulture. As part of the Buckland Park Major Development application, infrastructure and service commitments are being prepared that ensure the appropriate provision of social and physical infrastructure. A schedule of agreed infrastructure has been prepared that ensures the timely delivery of infrastructure as required.

This information does not have direct implications for policy, other than to demonstrate suitable service infrastructure can be provided to the land as required. **Table 4** summarises the infrastructure requirements for Buckland Park.

Table 4: Infrastructure Works

Infrastructure	Availability	Augmentation
Gas	Epic Energy has a gas gate station located on the north eastern corner of Port Wakefield Road and Park Road, connected to a 20 inch existing pipeline which travels to the north and south.	Requires a new steel main extended from the Epic Energy gas gate station and amplification of the Epic gas gate station. Gas providers are investigating options for augmentation.
Electricity	There are existing substations at Virginia, Angle Vale and Bolivar. They are currently connected via 66 kV overhead lines.	The Development will require: <ul style="list-style-type: none"> • upgrading transformers in Virginia • new lines between Angle Vale and Virginia • replacement of existing overhead lines between Virginia and Bolivar • a new Buckland Park substation on the site (requires a 100 m by 100m site) • relevant easements for electricity infrastructure.
Telecommunications	Telstra has an existing fibre cable that passes the site along Port Wakefield Road.	Telstra has a statutory obligation to provide telecommunications to all new homes and has confirmed telecommunications infrastructure can be provided to the proposal.
Water <i>(Stormwater Management, Water, Waste Water and Recycled Water Technical paper (2008))</i>	There is limited SA Water infrastructure installed in the Study Area. Therefore major new infrastructure works or upgrades are required.	SA Water have provided three options to service the development of the land. The preferred option requires the installation of approx 19.5km of water mains from the Little Para Water Treatment Plant and the construction of water storage facilities. There is expected to be sufficient recycled water available from the Bolivar Waste Water Treatment Plant to supply the proposal. The recycled water supply can be supplemented by stormwater captured and treated on site in wetlands proposed to be located in the northern section of the site and stored in the aquifer for reuse.
Sewer	The Study Area is not connected to a reticulated sewerage system. New sewerage infrastructure will be required.	SA Water has advised a new rising main will be required to deliver effluent directly to the Bolivar Waste Water Treatment Plant (WWTP), located approximately 14km south of the Affected Area.

There are several easements traversing the area affected by this DPA. The easements and associated infrastructure do not present any significant issues and will be accommodated, replaced or extinguished as required.

3.5 Transport and access

The area affected by this DPA is serviced by several rural standard roads, ranging from sealed, all weather gravel to graded dirt. Access is predominantly from Port Wakefield Road via Park Road, Reedy Road then Legoe Road or from the south via Brooks Road and Tozer Road.

Future development within the area will require a new hierarchy of roads to meet the projected demands of residential, commercial and industrial land uses.

The Master Plan includes a road network (**Map 9**) based on the *Traffic Impact Assessment (2009)*, which identifies the main access to the site as a new arterial road with direct access to Port Wakefield Road (the realignment /partial closure of Legoe Road). This road will become the main 'boulevard' that links the proposed neighbourhood centres and feeds the collector roads and local roads that provide access to the proposed schools, local centres, residential areas and employment lands. A second access road will be provided in negotiation with the Department for Transport, Energy and Infrastructure (DTEI), the City of Playford and the State Emergency Service (SES) as the traffic demand grows in the area.

The proposed road hierarchy has been designed to minimise as far as practicable the incidence of conflict of commercial traffic within the residential areas. However, it should be acknowledged that development adjoining this road will need to consider the proposed traffic volumes for an estimated population of 33,000 people, plus commercial / industrial traffic.

The road hierarchy definition is as follows in terms of traffic volumes:

Table 5: Traffic Volumes

	Arterial	Sub arterial	Distributor	Collector	Local
Vehicles per day	> 15,000	>10,000	5000-10000	<5000	<1000

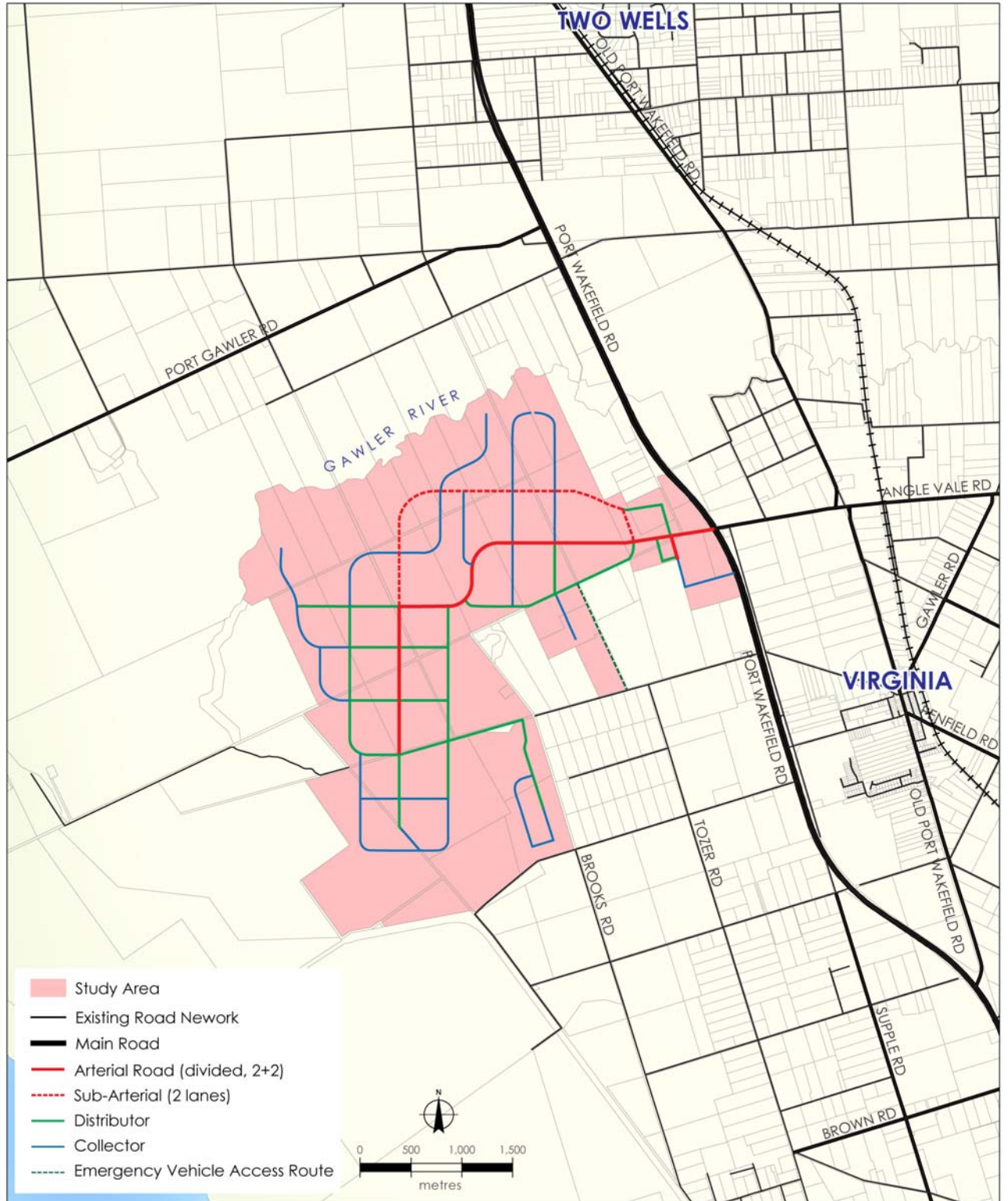
Source: *Traffic Impact Assessment (2009)*

Public transport will be provided by a community bus (in the initial stages) with bus routes connecting the area to Virginia and then to Munno Para, Elizabeth and Salisbury. Publicly funded bus services will be progressively phased in as the population of the area builds up to key threshold levels (**Map 10**).

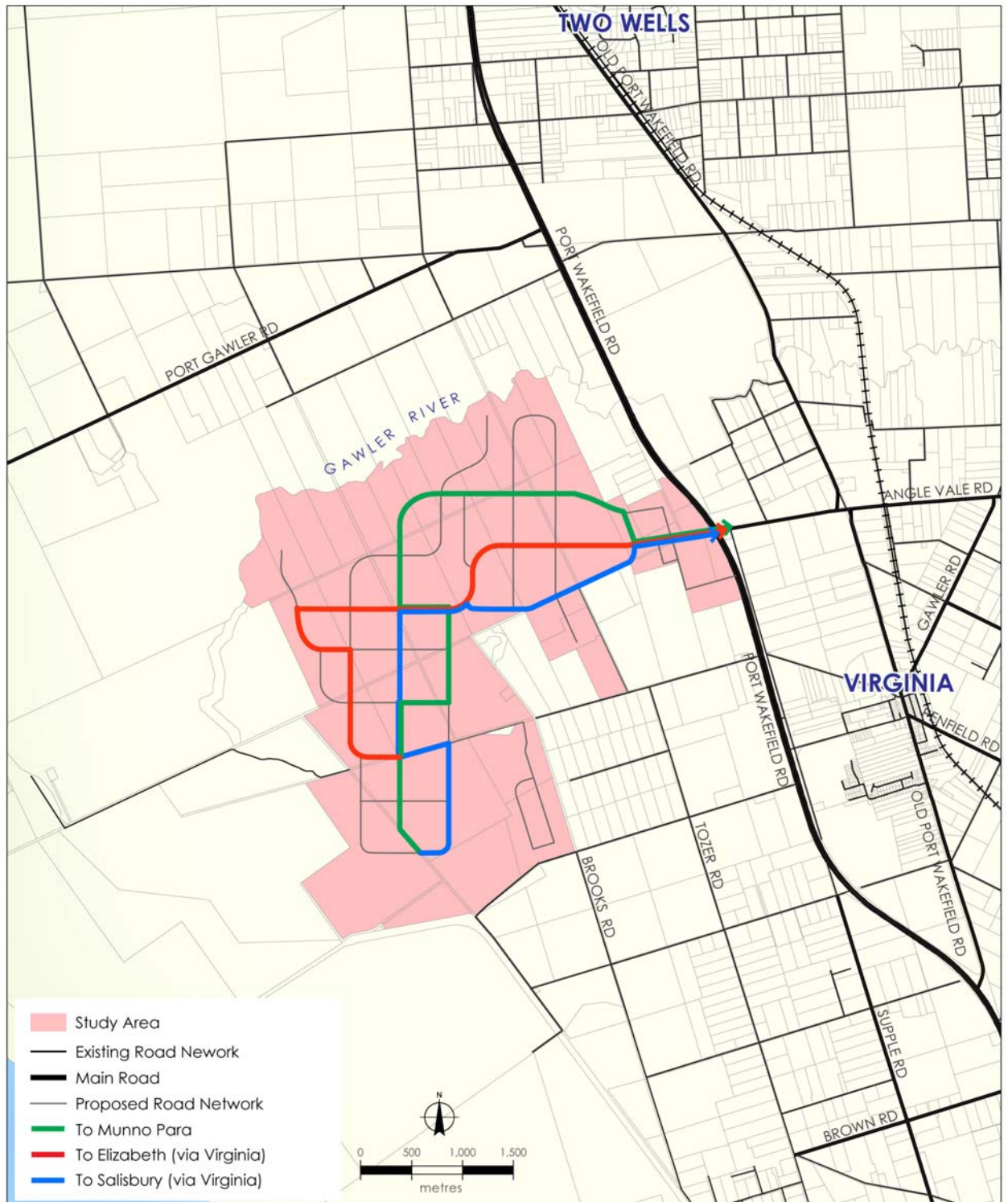
Implications for Policy Amendment

Incorporate the key roads and access points on the proposed structure plan.

Map 9: Proposed Transport Network



Map 10: Proposed Bus Routes



3.6 Community services

An estimated 33,000 people could be accommodated at Buckland Park and therefore there will be a demand for a range of health, education, recreation and community services. The *Social Analysis Report* (2008) describes the types of facilities that may be required.

Importantly, service planning must be placed in the context of planning for the entire region to avoid duplication and ensure efficient use and maintenance. The proposal's EIS considered service planning and the anticipated requirements for human services generated by the proposal, and estimated the timing for the provision of those services.

The ongoing need for services will be periodically reviewed as the community becomes established.

3.6.1 Recreation facilities

The EIS included an analysis of the types of sporting infrastructure that may be required given the projected population. It noted that, as with any new suburb, residents moving into the area are likely to join existing local clubs in the interim and use facilities in the surrounding districts.

However, the area proposed to be rezoned in this DPA is anticipated to require a number of Australian Rules Football / cricket ovals, netball courts, soccer pitches and tennis courts.

In addition to outdoor sporting and recreation facilities, the provision of an indoor recreation centre can also be supported within the area. An appropriate location for this facility is within or adjacent to the central neighbourhood centre and the adjoining schools.

Implications for Policy Amendment

The Residential Neighbourhood Zone should support the establishment of an indoor recreation centre within or adjacent to the central neighbourhood centre and the adjoining schools. The Open Space Zone will also provide for a range of facilities for recreation and sport.

3.6.2 Education and children's services

The *Social Analysis Report* (2008) identifies the type and capacity of schools in the region and the possible future demand for additional facilities.

The report concludes that there is capacity at Virginia Public School for some growth, which will be important in the early days of development. High school spaces may be available at Gawler High School, for which there is a bus connection from Virginia. There may be child care places available at Two Wells, and it is likely there may be private sector interest in establishing a child care centre early in occupation. Land is available for a child care centre in the Neighbourhood Centre approved as part of Stage 1 of the development. The region's private schools could also accommodate new students.

The Master Plan identifies four primary school sites and two high school sites, with the flexibility to provide these in different configurations of private/public and primary/high schools/super school depending on private and public approaches and interest. Child care facilities may also be developed in conjunction with these schools.

Implications for Policy Amendment

The Residential Neighbourhood Zone should support the establishment of primary and secondary schools. Child care centres will also be supported in this zone, particularly in an identified neighbourhood or local centre or in conjunction with education facilities.

3.6.3 Health services

The *Social Analysis Report* (2008) states that the eventual population size at Buckland Park will not be sufficient to support a public hospital. The EIS states that the nearest hospital is 22 km away at the Lyell McEwen Hospital in Elizabeth (EIS p.14-3). A 'GP Plus' facility is being developed in Elizabeth which is due to open in late 2010 (Health SA Fact Sheet). There are indications that there is some capacity for new patients for the existing GPs in Virginia.

The Master Plan provides for health facilities to be accommodated in the neighbourhood centres and the district centre.

Implications for Policy Amendment

Ensure the District Centre Zone and Residential Neighbourhood Zone (in designated centres) supports the establishment of health facilities, including consulting rooms.

3.6.4 Emergency services

Buckland Park is located within South Australia Police's (SAPOL) Elizabeth Local Service Area (LSA). The Elizabeth LSA covers approximately 1,767 square kilometres and serves a population of around 223,606. SAPOL have advised the provision of a Police Station will be dependant on population growth, both within the site and the region.

The closest Ambulance Station and Fire Station is at Elizabeth. Whether additional stations are required will need further investigation and consideration in the context of regional growth.

Implications for Policy Amendment

The proposed District Centre Zone will support fire, police and ambulance facilities.

3.7 Landscape, heritage and culture

3.7.1 Aboriginal heritage

The Kaurna people are the site's traditional owners. Prior to European occupation, the Kaurna people inhabited the fertile estuarine and river flood plains of the coast.

Australian Cultural Heritage Management, in conjunction with the Kaurna Heritage Board undertook archaeological and anthropological field survey of the Declaration Area in 2008. Survey results are described in the *Aboriginal Cultural Heritage Survey of the Buckland Park Proposal* (2008). This report contains confidential information and accordingly is not a public document. It has, however, been provided to the Department of Aboriginal Affairs and Reconciliation.

Implications for Policy Amendment

The ongoing development of the land will need to meet the requirements of the Aboriginal Heritage Act 1998. Accordingly, no amendments are proposed to the Playford (City) Development Plan.

3.7.2 Non-Aboriginal heritage

The *European Heritage Assessment Report* (February 2008) concluded that there are no identified items of European heritage that would impact on the development of the land.

Since European occupation large areas of natural vegetation have been cleared for roads and farms, and the natural drainage altered. The Buckland Park Homestead, located to the site's north on the opposite side of the Gawler River is the nearest building of interest. The report notes that the development will have no impact on the Homestead, which is an important part of the locality's history although not listed as a State or Local Heritage item.

Implications for Policy Amendment

Given that there are no items of significant interest, no amendments are proposed to the Playford (City) Development Plan.

3.8 Land Use Analysis

3.8.1 Introduction

The following discussion provides an overview of some of the key land use issues considered in this DPA. It is structured around the key land use precincts identified in the Buckland Park Master Plan, and includes consideration of the broad planning issue followed by a summary of the proposed policy response.

The key land use precincts identified in the Master Plan are as follows:

- residential land
- employment land
- district centre (including mixed use areas)
- neighbourhood and local centres
- open space areas.

These precincts will be reflected in zoning and a new Structure Plan proposed to be included in the Playford (City) Development Plan.

3.8.2 Residential land

Demand for housing

Population projections prepared by DPLG suggest that the Greater Adelaide Region could increase its population by 560,000 people over the next 30 years. To accommodate this growth a total of 258,000 net additional dwellings will be needed over this timeframe. This equates to the provision of an additional 8,600 dwellings each year within the Greater Adelaide Region.

Population forecasts for the northern region (including the Barossa LGA) for 2007-2021 (see **Table 6** below) show increasing growth in the absolute size of the population over the projection period, reflecting their important role in providing land for housing.

Table 6: Forecast Population of Metropolitan Adelaide’s Northern Region and Barossa LGA, 2007-2021

Year	Northern Adelaide	Barossa LGA
2007	350,857	63,167
2011	371,807	71,625
2016	400,490	83,793
2021	429,967	96,771

Source: DPLG Population forecasts

Dwelling approval rates can provide an indication of current market demand for residential allotments³. Dwelling approvals in the northern region (including the Barossa LGA) over the last 7 years show a significant increase in total activity levels, rising by around 50% over the four years from 2003-2004 to 2007-2008 (see **Table 7** below).

Table 7: Dwelling Approvals by LGA

	Playford	Gawler	Salisbury	Barossa	Light	Mallala	Total
2001-2002	502	140	1,143	204	247	68	2,304
2002-2003	537	201	979	194	178	72	2,161
2003-2004	442	211	831	260	190	78	2,012
2004-2005	485	236	1,084	404	208	87	2,504
2005-2006	552	348	1,190	207	119	54	2,470
2006-2007	811	177	1,037	205	123	47	2,400
2007-2008	1,111	218	1,443	204	134	35	3,145

Source: ABS Catalogue No. 8731.0

Between 2001 and 2002 there was a 150% increase in the annual number of dwelling approvals in the Playford LGA. This reflects a possible increase in the creation of new residential areas in the LGA and also the general upsurge in Adelaide’s residential market.

Of note, new residential growth is planned for the north at Blakeview, Playford North and Penfield, including the provision of services and infrastructure. The *Land Supply and Demand Analysis* (2009) report anticipates that given the high demand for housing anticipated in metropolitan Adelaide’s northern region, Buckland Park can be absorbed into the residential land market without significant impacts on the demand for land in these areas. The advantage of releasing land at Buckland Park is its potential to reduce pressures on housing prices in the region, thus contributing to housing affordability.

³ It should be noted that this data does not accurately capture net additional dwelling stock as it does not allow for demolitions or for the fact that a proportion of dwellings that are approved are never constructed (around 5%).

Housing preferences and housing choice

Housing preferences can be influenced by the availability of housing stock as well as the range of household types and incomes. Detached dwellings continue to be the most common dwelling type in Metropolitan Adelaide (77%) and in the Playford LGA (81%) (ABS Catalogue No. 2001.0/Connor Holmes). It is expected that the Buckland Park development may attract a range of household types, including:

- young singles and couples leaving their family home
- young families purchasing their first home
- middle families upgrading to a larger home
- older parents following their children
- families seeking larger allotments or access to open space
- families on low or fixed incomes seeking affordable housing
- workers seeking housing close to work
- families seeking to upgrade their housing.

The age profile of an area has significant implications for dwelling types as well as the demand for human services such as schools, aged care facilities, open space and sporting facilities and medical services. The *Social Analysis* (2009) report anticipates that the age profile of the Buckland Park Declaration Area is likely to be similar to Andrews Farm and Hewett, reflecting a similar buyer profile. **Table 8** provides a projected age profile for Buckland Park at 2016.

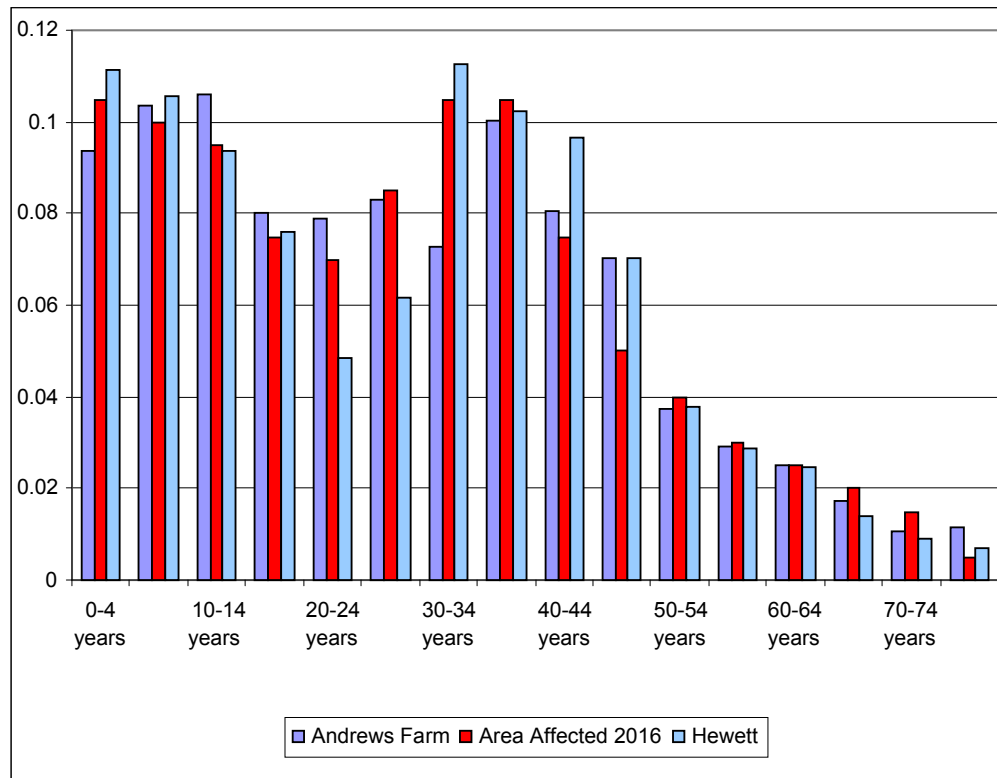
Figure 1 compares this with the age profiles of Hewett and Andrews Farm, which are located approximately 30kms and 18kms respectively to the east of Buckland Park.

Table 8: Age Profile Study Area 2016

Age Group (Years)	% of Population	Number of Persons
0 – 4	10.0%	215
5 – 9	9.5%	204
10 - 14	9.0%	193
15 – 19	7.0%	150
20 – 24	6.5%	139
25 – 29	8.0%	172
30 – 34	10.0%	215
35 – 39	10.0%	215
40 – 44	8.0%	172
45 – 49	5.5%	118
50 – 54	4.5%	97
55 – 59	3.5%	75
60 – 64	3.0%	64
65 – 69	2.5%	54
70 – 74	2.0%	43
75+	1.0%	21
Total	100.0%	2,145

Source: Demographic Analysis (2009)

Figure 1: Age Profile Study Area (2016), Andrews Farm and Hewett (2006)



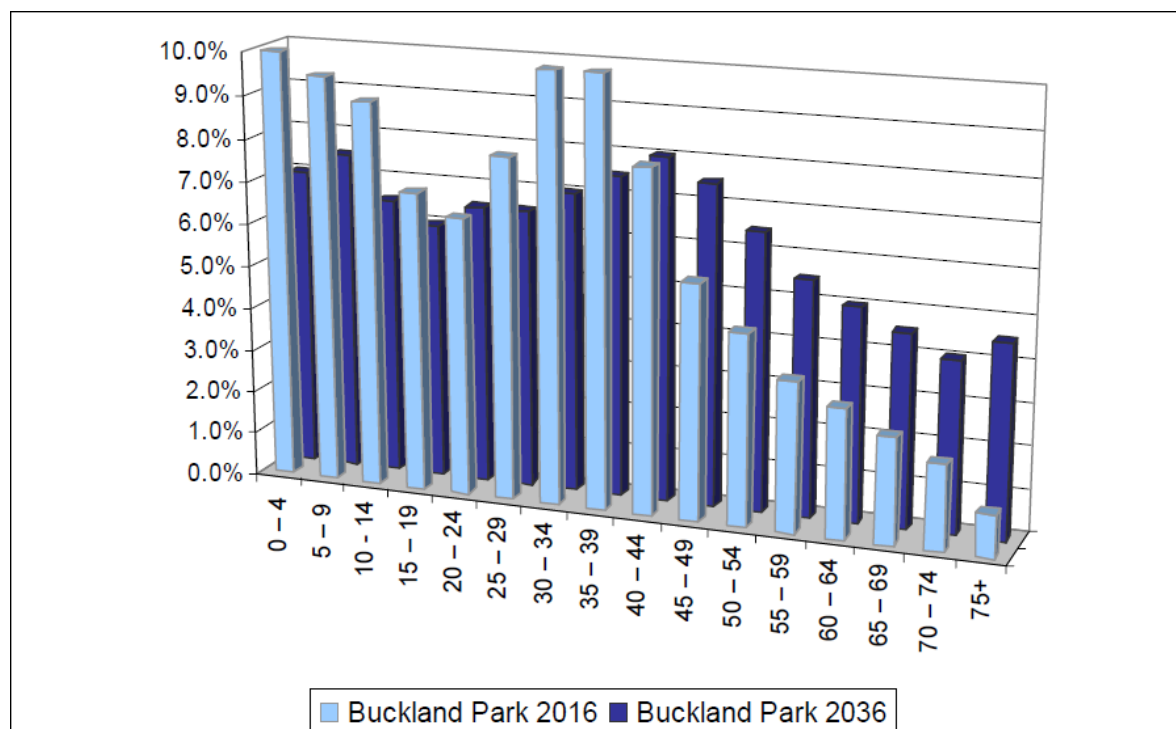
Source: ABS Catalogue No. 2001.0; Connor Holmes

Figure 2 compares the projected age profiles of the Area Affected in 2016 and 2036. Note that the population is expected to steadily age during this period.

The *Buckland Park Housing Supply and Demand Report* (2009) projects that the development will provide a diverse range of housing options including:

- large allotments that may be located where there is significant natural vegetation, stormwater channels or buffers to adjoining land (around 77 hectares)
- low to medium density housing throughout the site (around 449 hectares)
- medium to high density housing on main road frontages and on reserve frontages where no road access is provided to the lots fronting the main road or reserve. They may also be on mixed use precincts, centres, near centres and where definition of the street environment is required (around 61 hectares). Corner sites permit vehicular access to the rear of the site.
- high density housing in and around centres and mixed use precincts (around 13 hectares).

Figure 2: Area Affected Projected Age Profile 2016-2036



Source: Demographic Analysis (2009)

The Playford (City) Development Plan contains a range of policies which promote housing diversity, and more particularly a range of dwelling densities, including medium densities.

Implications for Policy Amendment

The DPA will incorporate a new Residential Neighbourhood Zone into the Playford (City) Development Plan that:

- has been drafted to support the application of the Residential Development Code (see section 2.7 of the Analysis)
- includes a desired character statement and associated policy that outlines the future design and character intent, with specific reference to urban design, land division and road layout, housing form and density
- contains provisions which support higher density housing in appropriate locations, and encourage new housing forms such as terrace housing and mews dwellings
- guides the location and form of non-residential uses.

Affordable housing

Affordable housing includes rental and home purchase opportunities. It should be well built, located close to transport, shops, hospitals and community services, as well as suited to its residents. For housing to be affordable, it should cost a proportion of the household income that leaves enough money for basic costs such as food, clothing, healthcare and education.

Affordable housing is targeted towards people wanting to buy or rent a home whose household incomes are described as low to moderate. In South Australia, a low income household has an income below 80% of the gross annual median household income, and a moderate income household has an income between 80% and 120% of the gross annual median income.

The most widely used measure of housing affordability is households paying less than 30% of their income in mortgage repayments, or 30% (plus Commonwealth Rent Assistance) in rent.

Affordability indicators are updated annually and provide indicative purchase and rental prices for low and moderate income households.

Based on a median annual income of \$44,231 the indicative affordable house purchase price for metropolitan and outer metropolitan Adelaide is:

- \$170,000 for low income earners (80% of median annual income)
- \$255,000 for moderate income earners (120% of median annual income).

The median household income in 2006 for the Playford LGA was \$37,388. However, the new suburbs of Blakeview, Andrews Farm and Craigmore have medium household incomes which are 9-15% higher than the metropolitan median (\$48,048 in 2006)⁴.

The Buckland Park proposal commits to the provision of 15% of the housing stock being affordable housing. This housing is planned to be located predominantly near the planned centres and public transport routes. Affordable housing allotments will have a Land Management Agreement placed on the certificate of title.

The provisional development authorisation for Stage 1 requires an *Affordable Housing Plan* to be prepared in consultation with Housing SA. This is likely to be required for all subsequent stages of the development.

Implications for Policy Amendment

Adopt the State's Policy Library affordable housing policies in the Residential Neighbourhood Zone. This policy requires 15% of housing to be affordable.

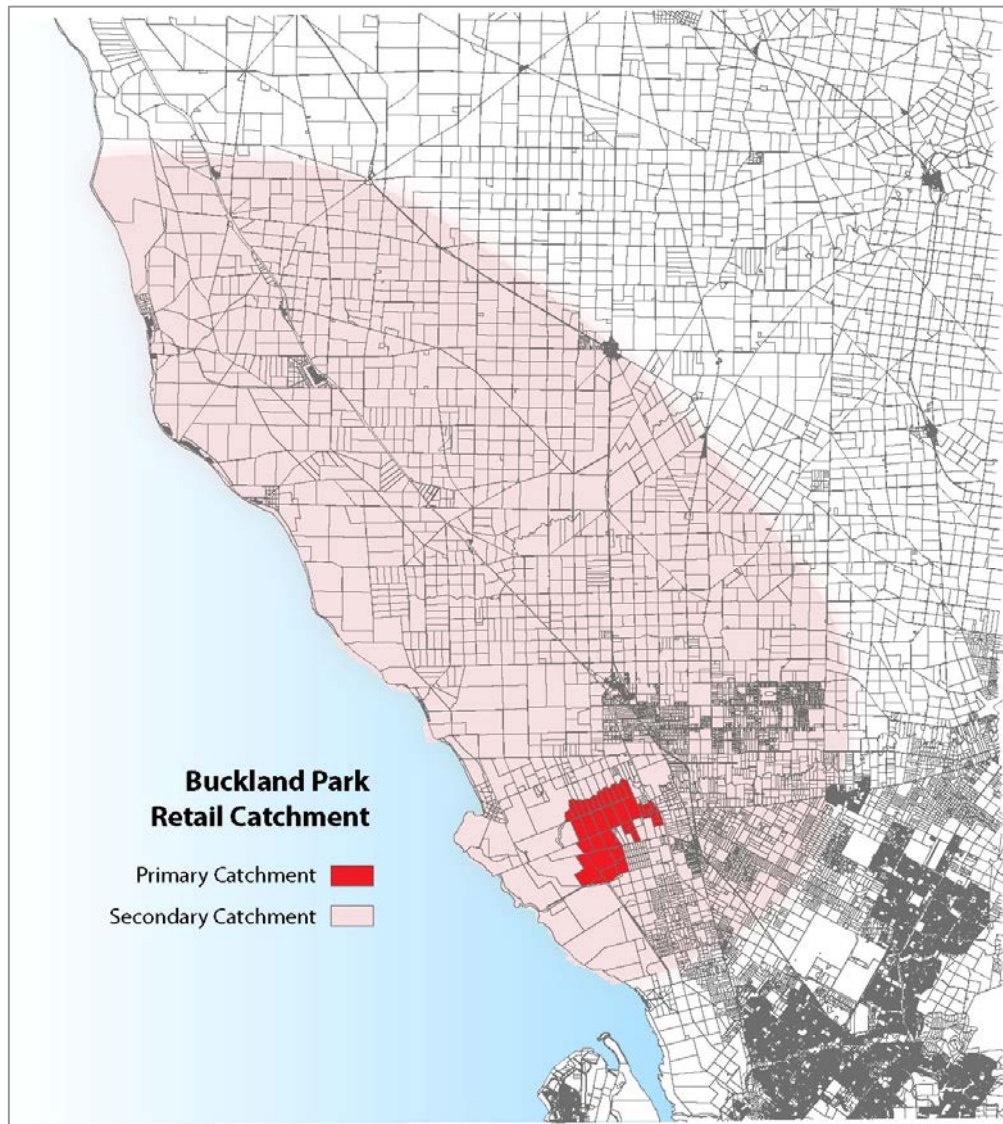
3.8.3 Activity centres

The *Buckland Park – Centre Planning Report* (2009) considers the retail catchment for the activity centres proposed by the Buckland Park Master Plan. This report anticipates that the primary catchment for the proposed centres and retail facilities will be the area affected by this DPA, but may also include immediately surrounding areas.

Population densities in the region are generally very low and existing centres are widely spaced so the secondary catchment is physically large in size (see **Map 11**). The total population of the secondary catchment was 11,747 persons at the 2006 Census.

⁴ *Demographic Analysis (2009) report*

Map 11: Retail Catchment Area Plan



The 30-Year Plan for Greater Adelaide describes an activity centre typology that includes district, neighbourhood and local activity centres:

District Centres are large centres that provide a range of retail, office, community and entertainment facilities. Shopping usually provides the most significant role, with associated civic, community, commercial and recreational services. Outside metropolitan Adelaide, district centres provide local offices, and health, welfare, entertainment and community facilities.

Neighbourhood centres serve local residential communities and incorporate a mixture of services for their daily to weekly needs.

Local centres provide for the daily needs of local neighbourhoods, encouraging communities to walk, and also cater for passing traffic.

The Master Plan reflects this typology and identifies:

- one district centre, which is expected to support a catchment of 10,000 to 60,000 people
- three neighbourhood centres, which are expected to support a catchment per centre of around 5,000 to 10,000 people.

Table 9 shows the cumulative total of retail floor area that is anticipated to be provided within each type of centre within the Buckland Park proposal.

Table 9: Summary of Retail Floor Space

Centre	Retail Floor Space
Neighbourhood Centres x 3	16,650 m ²
Local Centres x 6	900 m ²
District Centre – Bulky Goods	30,000m ²
District Centre – Core Retail	35,000 m ²
TOTAL	82,550m²

It is expected that the combined provision of district, neighbourhood and local centres will support an extensive range of retail, commercial and human service uses ensuring retention of a high amount of resident spending within the development area and therefore self containment.

From a social, environmental and economic sustainability perspective, there are potential benefits associated with a centres strategy which maximises self containment. These benefits include reduced car dependency, increased local economic and employment opportunities and increased opportunities for social interaction among residents.

District centre analysis

There are two existing district centres in the region:

- Munno Para, located on Main North Road, which provides a retail floor space of around 65,000m² (Retail Database, 2007)
- Gawler Town Centre, which comprises some 50,121m² of retail floor space (Retail Database, 2007).

The proposed Buckland Park District Centre is expected to attract a combination of core retail (in the order of 35,000m²), bulky goods retail, commercial uses and mixed use forms of development. A range of community facilities and public spaces are also anticipated. The centre is planned to be strategically located adjacent to Port Wakefield Road, on the proposed main entry boulevard of the site to:

- maximise visibility
- facilitate car and truck access
- maximise public transport access by allowing co-location of the centre with a bus interchange at the main entry for regional bus services and the termination point for local bus services.

The provision of this centre is likely to provide expanded services to the region.

Neighbourhood centre analysis

There are two neighbourhood centres nearby:

- the Virginia Neighbourhood Centre is the closest neighbourhood centre. It comprises a retail floor space of 5,582m² (Retail Database, 2007).
- the Angle Vale Neighbourhood Centre is approximately 9km from the proposed development area and includes a recently constructed shopping centre of approximately 4,000m² of retail floor space including a 2,500m² supermarket (Retail Database, 2007).

The Buckland Park Master Plan identifies three neighbourhood centres with around 5,500m² of retail floor space. It is intended that these centres contain retail and commercial facilities, plus community uses. The neighbourhood centres have been located to:

- maximise the number of households within walking distance
- facilitate access by foot, bike and bus
- maximise their role as a neighbourhood focus by:
 - including schools in the centre, or nearby
 - locating centres adjacent to open space and sporting fields
 - including potential for shared use of facilities such as schools, playing fields, libraries and community buildings.

Local centres analysis

The local centres shown on the Master Plan are expected to have only a small amount of retail space, of around 150m², but will contribute to the community by being within walking or cycling distance from homes, and being located on bus stops, or by serving local employment precincts. Local centres will also be provided in the employment precincts to provide workers with their day to day needs.

Impact on other centres

The projected population for Buckland Park will add significantly to the population in the region. It is projected that around 15% of the retail expenditure generated by these new residents will escape to other centres in the region and to the Central Business District of Adelaide.

The Angle Vale centre is located around 7 km away from major retail facilities at Munno Para and will be influenced by the proposed urban expansion of Munno Para West and Penfield developments⁵. It is therefore likely that the Buckland Park centres will not make a perceptible impact on trading at Angle Vale.

At the 2006 Census, Virginia had a population of 1,433 persons, but a retail floor space of 5,582m². To support this amount of floor space, the Virginia Neighbourhood Centre is reliant on a catchment that extends well beyond Virginia's town boundaries. This catchment would overlap with Buckland Park's secondary catchment. However, *The 30-Year Plan for Greater Adelaide* provides for the planned expansion of the Virginia Township, which will increase the catchment for the neighbourhood centre in the longer term.

Importantly, district and neighbourhood centres play distinctive roles within the activity centre typology. It is widely experienced, and specifically encouraged in *The 30-Year Plan for Greater Adelaide* and Playford (City) Development Plan that a number of neighbourhood centres would be located within the catchment of a more widely spaced district centre network.

⁵ Playford Alive Master Plan (2007) Connor Holmes

The Virginia Neighbourhood Centre is expected to play a similar role to the Buckland Park's neighbourhood centres, providing primarily for the weekly, daily and convenience purchases to their surrounding communities.

It is not anticipated that the Buckland Park District Centre will draw expenditure away from the Virginia Neighbourhood Centre given its different, but compatible role in providing higher order specialty shopping.

Implications for Policy Amendment

The following policy framework is proposed for activity centres:

- *a new District Centre Zone will be introduced over land identified as district centre and mixed use in the Buckland Park Master Plan. This zone will contain the major retailing, civic and community functions to service the new community. Commentary will be included in the desired character statement to indicate that the district centre will include around 35,000m² of core retail floor space with additional floor space bulky goods outlets and commercial development anticipated in the policy.*
- *neighbourhood and local centres nominated in the Master Plan will be included on a Structure Plan. Rather than specifying specific boundaries for these centres a Residential Neighbourhood Zone is proposed which allows for the locations to be finalised during detailed design, within the parameters set by the Structure Plan. As a guide, commentary has been included in the desired character statement that indicates that three neighbourhood centres will be established with approximately 5,500m² of retail floor space in each centre.*
- *the Industry Zone, accommodating the Master Plan's employment areas, and Residential Neighbourhood Zone will allow for local centre development (shops of approximately 150m²).*

3.8.4 Employment land analysis

Projected employment profile

The *Social Analysis Report* (2008) prepared for the Buckland Park EIS projected that 16,500 employed persons may live within the boundaries of the area affected. This is 63% of the estimated population aged over 15 years and 50% of the estimated total population. While this estimate is above the current Adelaide Statistical Division and Playford Local Government Area employment ratios, it is significantly below those of comparison suburbs such as Hewett and Mawson Lakes.

The report also projects the employment profile of the population, by sector, based on an analysis of the composition of employment within metropolitan Adelaide, adjusted to reflect industry trends within new suburbs in Adelaide's northern region and broader industry trends, such as the relative decline of manufacturing employment in South Australia.

Based on this analysis, the population for Buckland Park may be employed as follows:

- manufacturing (18%)
- retail trade (14.5%)
- health care and social assistance (11%)
- public administration and safety (8%)
- transport, postal and warehousing (6.1 % workers) (EIS, pp12-14).

The Buckland Park EIS predicts that a large proportion of the proposal's residents will hold jobs within the site via the opportunities to be created by the implementation of the Master Plan.

Employment opportunities supported by the Master Plan

The Buckland Park Master Plan identifies employment, commercial, retail and mixed use precincts to provide employment opportunities close to residential areas. The projected number of jobs that could be created within the site is 10,687 by 2036.

Based on this analysis, it is estimated that by 2036 the following employment opportunities could be provided within the development:

- retail (1838 jobs)
- bulky goods (600 jobs)
- education (603 jobs)
- commercial, office, community (2438 jobs)
- light industry, industry, services, trades (5208 jobs).

The assumptions behind these estimates are described in the *Buckland Park Proposal Economic Assessment Final Report (2009)*.

It is anticipated that retail and bulky goods will be supported within the district centre. Retail opportunities will also be provided for in three neighbourhood centres and in local centres, which will be developed as required. Offices and commercial development will also be promoted in these locations. Education facilities may be provided within the residential neighbourhoods.

Demand for industrial land at Buckland Park

The Buckland Park Master Plan identifies two main areas of employment land suitable for industrial activity, which provides a approximately 115ha of land for this purpose. Light industry, industry, services and trades is intended to be supported in these locations. The employment precincts have been identified in locations that:

- are separated from residential neighbourhoods
- form a buffer to adjoining horticultural uses
- are accessible to the Master Plan's major road hierarchy, negating the need for heavy vehicles to travel through local streets
- are accessible to all parts of the Master Plan via the road, pedestrian and bicycle networks to facilitate bus, pedestrian and bike access.

Of note, the Perpetual Holdings' glass house operation, located at the corner of Brooks Road and Park Road, is substantial with considerable investment in plant and buildings. This land has been included within the employment precincts.

A supply of well-located, affordable and serviced industrial land is needed within Adelaide to continue Adelaide's competitive advantage as an investment destination⁶.

⁶ *Metropolitan Adelaide Industrial Land Strategy (2007)*

The north of Adelaide has been attractive to industrial development in locations that offer efficient gateway access between interstate and overseas air, sea, freight rail and road transport networks, and metropolitan rail and road networks, needed to access metropolitan markets.

Large sites are available in the region, which are suitable for modern industry which focuses more on distribution, logistics, warehousing, and packaging, and less on small scale manufacturing. These businesses need inter-modal facilities, and room to accommodate large vehicles, large buildings and corporate headquarters.

The Buckland Park development will provide a workforce and market in the north, which will progressively expand over the next 25-years, matching growth in business investments employment opportunities.

It is anticipated that the employment land provided in Buckland Park's Master Plan could be suitable for businesses relocating from more traditional Adelaide locations needing dedicated industrial precincts designed specifically to cater for their needs.

However, it is likely that Buckland Park's employment land will primarily be required for smaller service type industries, needed to support the new community.

Buckland Park is within one of South Australia's major horticulture production regions. It is expected that over time, there will be a shift towards value adding of horticulture produce. This will range from food packaging to food processing and these activities will require labour, land and supporting infrastructure, for example power, water and telecommunications. Employment land at Buckland Park will supply all of these components, potentially accommodating horticultural based industry.

Implications for Policy Amendment

This DPA proposes the introduction of an Industry Zone and Business Policy Area that allows for:

- *smaller service industries to support the local projected population*
- *value adding activities associated with horticulture production such as food packaging and food processing*
- *a local centre (or local shops) to be established to service the industrial area.*

3.8.5 Open space analysis

This DPA recognises that public open space can be used for a range of purposes, including biodiversity conservation, storm and flood water management, and active and passive recreation.

Biodiversity areas are located in the Master Plan to link with open space and conservation areas in the locality. For example, the Gawler River corridor will be progressively revegetated and rehabilitated, and vested with the public. Vegetation within the Gawler River flood plain, currently zoned Horticulture West will also be revegetated and rehabilitated to form part of the Gawler River corridor.

In the south west section of the area affected, samphire vegetation will be revegetated and rehabilitated to create a biodiversity area, contiguous with samphire on properties adjoining the site, and the Cheetham salt pans, which are bird habitat.

The Thompson Creek's eastern reach will be progressively rehabilitated to create a Watercourse Protection Precinct, which will be incorporated into open space areas.

Parts of the biodiversity areas can be designed to provide the existing and new community with passive recreation opportunities. Where values are high, it may be necessary to exclude people from some areas. This will be determined during detailed investigations and design.

Linear open space will allow the progressive creation of walking and bicycle trails for recreation and transport purposes.

Implications for Policy Amendment

An Open Space Zone is proposed that reflects the key stormwater channel referred to above. The policies contained in the Open Space Zone specifically refer to the intended stormwater management function of the zone.

The Open Space Zone does not represent all of the open space that will need to be provided within the development. Section 50 of the Development Act 1993, enables the assessment authority to require up to 12.5% of the development area to be vested in the council or crown for open space purposes.

4. CONCLUSIONS AND RECOMMENDED POLICY CHANGES

4.1 Council wide / general section

The council wide section of the Playford (City) Development Plan contains a number of policies which are relevant to the assessment of future development proposals. Importantly, the *City of Playford Better Development Plan (BDP) General DPA* proposes the introduction of the State's Planning Policy Library, which if approved will include a comprehensive suite of policies into the council wide section of the development plan. The amendments to the council wide section are therefore limited to updating the bushfire hazard mapping.

4.2 Residential Neighbourhood Zone

This DPA proposes the introduction of a new Residential Neighbourhood Zone, which has been drafted to take into account the State's Planning Policy Library, the Residential Development Code and Buckland Park Master Plan. This zone provides a flexible approach to policy, which is warranted given that:

- The development will be coordinated through the Major Development assessment process and guided by the Buckland Park Master Plan.
- Residential Design Guidelines will be an encumbrance on the title of every allotment sold. These guidelines will evolve over time and will direct design outcomes.
- During the 25 year implementation period, there is likely to be innovations in housing design and construction, transport and lifestyles. A flexible planning approach which includes a structure plan and desired character statements will give certainty in terms of achieving the principles of the Master Plan, while allowing flexibility in terms of specific design outcomes.

It is intended that this zone be incorporated into the State's Planning Policy Library at the conclusion of this DPA process.

Some of the key policy issues considered in the zone are identified in **Table 10**:

Table 10: Key Policy Issues

Policy issue	Proposed response
Site area	<p>The DPA proposes the introduction of site areas based on dwelling type, which will provide sufficient flexibility to accommodate most housing styles.</p> <p>This policy has been drafted to ensure a range of housing styles can be developed that include affordable and innovative housing products that meet the needs of a diverse community.</p>
Private open space	<p>Policies have been drafted to complement the Residential Development Code.</p>
Setbacks	<p>Minimum front setbacks have been introduced primarily to support the Residential Development Code complying standards (which refers to the Development Plan for set-backs).</p> <p>It is noted that residential areas provide an opportunity to apply different setback requirements as constraints do not exist with regards to complementing the character of established areas.</p> <p>For major collector and collector roads a setback of 8 metres is proposed that meet the requirements of the Department for Transport, Energy and Infrastructure. This setback will also enable a boulevard effect to be established along the arterial road. For all other roads a setback of 3 metres is proposed (unless abutting a reserve or activity centre).</p> <p>Side and rear boundary setbacks have been drafted to be compatible with the Residential Development Code.</p>
Building height	<p>A diversity of housing types is desired. To facilitate this outcome, it is desirable to allow two storey dwellings, and three storey residential buildings, particularly in locations where:</p> <ul style="list-style-type: none"> • higher densities are sought, for example around centres and transport links • where there are urban design reasons, for example on corner sites • where there are amenity opportunities, for example near open space. <p>These outcomes are promoted by the desired character statement within the zone.</p>
Site Coverage	<p>The Playford (City) Development Plan includes council wide maximum residential site coverage provisions.</p> <p>However, it is proposed that the Residential Neighbourhood Zone relies on the application of amenity and sustainability provisions, such as provision of solar access and privacy, of front and side setbacks, to establish site coverage, rather than numerical site coverage provisions.</p>
Activity centres	<p>Policies have been proposed to guide the location and design of local and neighbourhood activity centres. The location of activity centres will be guided by the proposed Structure Plan.</p>

4.2.1 Complying development

The Residential Development Code will apply within this area, and therefore the following activities will be complying development under the Code:

- carport, verandah, pergola, garage, and other minor structures
- single storey dwelling addition
- new dwellings (under certain conditions).

4.2.2 Non-complying development

The non-complying list contained in the State's Planning Policy Library Residential Zone has been adopted with amendments including the removal of the following land uses from the non-complying list to enable the establishment of the three neighbourhood centres proposed by the Master Plan:

- amusement machine centre
- consulting room
- office
- restaurant
- shop or group of shops
- petrol filling station

4.2.3 Categories of public notification

Schedule 9 of the *Development Regulations 2008* describes public notification categories. However, public notification categories can also be listed in the development plan. The public notification categories proposed in this DPA have been drafted to reflect the envisaged land uses for each zone.

The Residential Neighbourhood Zone differs from standard residential zones in that it envisages neighbourhood centre development. Under the Development Regulations a number of centre uses would automatically default to category 3 (which requires the notification of the owner or occupier of adjacent land and the public generally). Accordingly, where appropriate these land uses have been listed as category 1 or 2 to reflect desire for centre activity within the zone.

4.3 District Centre (Buckland Park) Zone

The Playford (City) Development Plan currently contains a District Centre Zone which applies to the Munno Para District Centre.

A new District Centre (Buckland Park) Zone, including a new concept plan, is proposed based on the State's Planning Policy Library. The desired character of the zone promotes a retail core with around 35,000m² of retail floor space which includes department stores, supermarkets and shops. Additional floor space is anticipated for bulky goods outlets, commercial development and community services. A mixed use commercial / retail area is promoted to the north and south of the retail core, and a mixed use residential area is promoted to the west of the zone.

4.3.1 Complying development

No development has specifically been listed as complying given the mixed use nature of the zone and the need to ensure the interface issues can be adequately addressed in the assessment process.

4.3.2 Non-complying development

The non-complying list contained in the State's Planning Policy Library District Centre Zone has been adopted with amendments including the removal of the following land uses from the non-complying list:

- Dwellings have been removed to allow for mixed-use development
- Residential flat buildings

4.3.3 Categories of public notification

All forms of development, except where located adjacent to a residential areas have been listed as Category 1 development (no notification is required). Development located adjacent to a residential area has been listed as Category 2 (requiring the notification of the owners of occupiers of adjacent land).

4.4 MOSS (Recreation) Zone

No amendment is proposed, other than the realignment of zone boundaries to better represent the sensitive native vegetation located near the Gawler River.

4.5 Open Space Zone

A new Open Space Zone is proposed based on the State's Planning Policy Library. The zone envisages a range of recreational uses within a landscaped setting. Environmental protection, stormwater management and its role in providing a buffering function are also key components of the zone.

4.6 Industry Zone, Employment Policy Area

An Industry Zone and associated policy area is proposed, based on the State's Planning Policy Library, to facilitate economic opportunities within the site. This zone will support a range of business uses.

The policy area has been drafted to encourage the establishment of a sustainable employment base for the future of Buckland Park, potentially reducing the distance between place of residence and employment. The policy area promotes business clustering opportunities and anticipates a high standard of development which promotes distinctive building, landscape and streetscape design.

4.6.1 Complying development

The following uses have been identified as complying development within the Industry Zone:

- Service Industry
- Light Industry
- Service Trade Premises
- Store
- Warehouse

4.6.2 Non-complying development

The non-complying list contained in the State's Planning Policy Library Industry zone has been adopted with the exception of offices which are proposed to be merit.

4.6.3 Categories of public notification

All forms of development, except where located adjacent to a residential area has been listed as Category 1 development. Development located adjacent to a residential area has been listed as Category 2.

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:

- a) accords with the Planning Strategy
- b) accords with other parts of the Development Plan
- c) complements the policies in the Development Plans for adjoining areas
- d) 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. 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 Playford (City) Development Plan.

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.

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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APPENDICES

Appendix 1

The 30-Year Plan for Greater Adelaide

Policies and Targets

The 30-Year Plan	DPA Response
Overall spatial distribution	
Policies	
<p>1 Plan for population growth of 560,000 people over 30 years and accommodate this growth through the delivery of 258,000 additional dwellings to be constructed over the life of the Plan.</p>	<p>The Buckland Park site has the capacity to contribute around 33,000 people and 12,000 dwellings to the achievement of population and dwelling targets contained in <i>The 30-year Plan for Greater Adelaide</i> for the Northern Adelaide Region of 46,300 people and 20,500 dwellings.</p>
Mixed-use activity Centres	
Policies	
<p>25 Adopt a typology of activity centres, as set out in the Activity centre typology table in Appendix 3 and represented in Map D6.</p> <p>29 Ensure activity centres promote mixed-use development rather than separate residential, commercial and retail developments.</p> <p>30 Develop higher-density residential developments within and adjacent to activity centres.</p>	<p>This DPA supports these policies by supporting the establishment of one district centre, three neighbourhood centres and a number of local centres within the Buckland Park development area. The policy framework will support the activity centre typology described in the Plan.</p> <p>Further, the DPA will promote mixed use development within the district centre and neighbourhood centres. Policies will be included to promote the integration of residential uses with non-residential uses.</p>
New metropolitan and township growth areas	
Policies	
<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>38 Ensure new growth areas provide a mixture of dwelling types and an increased supply of smaller dwellings, and continue to cater for families by providing the bulk of new detached family homes.</p> <p>44 Manage the interface between primary production activities and urban areas and townships through the identification of appropriate separation buffers, screening vegetation and appropriate alignment of allotment boundaries.</p>	<p>The area affected by this DPA has been identified on Map D7 as a 'Growth Area – 15 years zoned supply'. The actual boundaries of the land proposed to be rezoned align with the Major Development provisional development authorisation and do not include all of the land identified in the Plan. However, a separate structure planning exercise will soon be initiated for the broader Virginia and Buckland Park area. Opportunities may arise for additional rezoning through this process.</p> <p>With regards to housing mix, this DPA will ensure that a mix of dwelling types, including smaller dwellings, is encouraged particularly near activity centres and high amenity locations.</p> <p>The interface with horticultural land has been investigated through the EIS process. Sufficient policy already exists within the adjoining Horticulture West Zone to address interface issues. Some additional policy will also be included within the relevant zones to ensure the interface issue is addressed.</p>

The 30-Year Plan	DPA Response
<p>Targets</p> <p>P Plan for strategic new growth areas, comprising a net land supply of 10,650 hectares (gross total of 14,200 hectares, including the 25 per cent buffer identified in Target R). These areas include:</p> <ul style="list-style-type: none"> - Buckland Park/Buckland Park South <p>Q Provide for 124,000 dwellings and 44,500 jobs in these areas as well as the existing urban land supply and other fringe growth opportunities.</p> <p>T Ensure that fringe developments and development involving township growth provide a net contribution of active and passive open space to the local area.</p>	<p>This DPA will rezone around 800ha of land for residential development and 170ha for employment lands (industry and centres). Opportunities for retail development (NHC) will be supported by the proposed Residential Neighbourhoods Zone.</p> <p>The EIS estimates that the development could provide for 12,000 dwellings and 10,687 jobs.</p> <p>The <i>Development Act 1993</i> provides for the contribution of 12.5% of the land area as open space. Approximately 260 ha is proposed to be zoned for open space.</p>
Urban design	
<p>2 Maximise and increase the quality of public spaces, and require excellent design in the public realm.</p> <p>3 Require new mixed-use medium- and high-rise developments to provide active street frontages (such as shops, services and restaurants) to encourage connectivity and increase public safety.</p> <p>10 Promote a highly permeable and connected grid street structure in new growth areas and transit-oriented developments to encourage walking and cycling.</p> <p>11 Provide safe and attractive streetscapes in growth areas and transit-oriented developments through street tree planting and lighting.</p>	<p>A desired character statement has been included in the relevant zones to promote the establishment of a quality public realm including the provision of active street frontages, permeable street networks and the creation of safe and attractive streetscapes.</p>
Communities and social inclusion	
<p>1 Plan for population growth of 560,000 people over 30 years.</p> <p>2 Actively encourage inward interstate migration and reduce outward migration of working-age people by maintaining a supply of housing at competitive prices.</p> <p>4 Plan for the growing number of young families.</p> <p>5 Plan for the projected increase in the number and proportion of elderly people and respond to their preference to remain living in their existing community.</p> <p>7 Create safe and inviting public spaces that will encourage community participation by a wide range of people.</p> <p>8 Provide engaging spaces where young people can congregate for social activities</p>	<p>This DPA will support the development of around 12,000 dwellings accommodating a projected population of 33,000 people. The provision of a suitable land supply in the northern region places downward pressure on housing prices, thus contributing to the State's competitiveness. The policy framework proposed will provide for a range of housing styles that will suit a diverse range of household types, including young families, retirees and aged persons.</p> <p>The DPA will also support the provision of a range of community services and facilities that may be required to support a diverse community.</p> <p>The desired character statements for the relevant zones will seek to promote active and inviting public spaces that encourage community participation.</p>

The 30-Year Plan	DPA Response
in a positive setting.	
Housing mix, affordability and competitiveness	
<p>3 Integrate a mix ture of competitive housing style s, types, size s and densities into the w ider housing market, includin g medium-density lo w-rise and attached dwellings.</p> <p>6 Ensure Structure Plans and Development Plans provide for ne w retirement housin g and residential aged care facilities, and protect and allo w for appropriate redevelopment of such e xisting facilitie s. This will increase the opportunities for older people to remain living in and connected to their communities as th eir needs f or support increase</p>	<p>The desired character statement for the Residential Neighbourhood Zone suppo rts a range of lo w to mediu m density dwelling forms. Higher density forms are appropriate near centres, open space areas and other high amenity locations.</p>
<p>Targets</p> <p>C At least 30 per cent of new housing is available at competitive house prices (th at is, at or below the median house sale price in its market) to ensure affordability.</p>	<p>This DPA will provide a p olicy framew ork that provid es sufficient fle xibility to supp ort the provision of a dive rse range of housing, including lo w cost housing options. The policy framew ork propos ed promotes higher density housing in locations with access to a range of services and facilities.</p>
Affordable housing	
<p>1 Reinforce t he state gov ernment policy that at least 15 per cent of ne w dwellings should meet the criteria for afforda ble housing (of which five per cent is specifically for high needs housing) in significant ne w develo pments and growth areas, including:</p> <ul style="list-style-type: none"> - State Significant Areas - rezoning that substantially increases dw elling p otential (including ne w greenfield growth areas) - residential developments w ith Major Development status <p>4 Provide f or the integration of ne w affordable housing with other ne w dwellings in developments to avoid inappropriate concentrations of soc ial housing.</p> <p>5 Ensure tha t the standar d of affordable housing is at least consist ent with othe r dwellings in a development, for example, in appearance, construction, materials, energy efficie ncy and water conservatio n measures.</p>	<p>Buckland Park and it s surrounds has been identified as a State Signific ant Area. Fu rther is has b een given Ma jor Development status and its rezoning will substantially increase dwelling potential. Therefore, the development is required to provide 15 percent of n ew dwellings as affordable housing.</p> <p>This housing is being secured through the Ma jor Development assessment process and re inforced through policy proposed in this DPA.</p>
<p>A Provide for at least 15 per cent of housing in all new significant developments to be affordable housing, including five per cent for high-needs people.</p> <p>B At lea st 38 ,700 ne w dwellings (15 pe r cent of all dwelling grow th) should be affordable housing (see Table D1).</p> <p>Note Table D1 states: 10,150 ne w dwellings for Northern Adelaide</p>	<p>As above.</p>

The 30-Year Plan	DPA Response
The economy and jobs	
<p>Employment distribution</p> <p>1 Plan for high jobs growth and set a high jobs target to encourage interstate net migration of working-age people into Greater Adelaide.</p> <p>Targets</p> <p>A Provide for 282,000 additional jobs during the next 30 years. The regional distribution of additional jobs is:</p> <ul style="list-style-type: none"> - 79,000 in Northern Adelaide <p>B Distribute jobs across Greater Adelaide as:</p> <ul style="list-style-type: none"> - 44,500 in growth areas <p>C Plan for 15,900 green-collar jobs during the Plan's first 15 years.</p> <p>D Plan for net growth of at least 2 million square metres of extra employment floor space.</p> <p>Map D10 sets target of 24 40 ha regional Employment Lands</p>	<p>This DPA will rezone around 170ha of land for employment. Further, opportunities for retail development will be supported by the proposed Residential Neighbourhood Zone. Further, the EIS estimates that the development could provide for 12,000 dwellings and 10,687 jobs.</p>
<p>Services</p> <p>30 Integrate services sector jobs into new growth areas, activity centres, transit corridors and transit-oriented developments</p>	<p>Land has been rezoned to support a range of service industries as well as retail and commercial uses.</p>
<p>Green industries</p> <p>38 Ensure planning controls for employment lands are flexible enough to allow new green technologies and industries to emerge.</p>	<p>The policies within the proposed Industry Zone are sufficiently flexible to support a range of new green technologies and industries.</p>
Transport	
<p>5 Increase the amount of new residential housing in those transit corridors earmarked for network expansion and upgrade.</p> <p>A Reduce car dependency and increase public transport to 10 per cent of all transport use by 2018 (<i>South Australia's Strategic Plan</i>, target T3.6).</p>	<p>As part of the Major Development application new bus routes have been proposed. A community bus will be provided to Virginia in the early stages of the development to be supported by a State service as the population grows.</p>
Infrastructure	
<p>6 Prioritise the rollout of new growth areas (where practical) to areas that are contiguous to existing infrastructure, to ensure that infrastructure augmentation can be delivered at least cost to the community.</p> <p>7 Require state government agencies to use the Plan as their key tool for identifying infrastructure priorities, such as health services and schools. Agencies will be encouraged to identify clear trigger points, such as population growth in a particular area, to indicate when new infrastructure</p>	<p>This area has been identified as a State Significant Area and therefore the Government Planning and Coordinating Committee will be coordinating the development of infrastructure.</p>

The 30-Year Plan	DPA Response
<p>will be needed.</p> <p>8 Coordinate the provision of key infrastructure for new growth areas, transit corridors and transit-oriented developments through the Government Planning and Coordination Committee (see Chapter F).</p>	
Biodiversity	
<p>3 Avoid wherever possible any impact on biodiversity. If unavoidable, the impact will be minimised and offset. A comprehensive offset scheme will be developed, based on existing offset provisions and drawing on models such as bio-banking. The scheme will provide for a net gain to biodiversity through flexible offsets. The offsets could be made across regions or by funding designated rehabilitation programs.</p> <p>7 Create greenways in transit corridors and along major watercourses and the coast to enhance and connect urban biodiversity (see Open space, sport and recreation). Greenways will take into consideration and complement <i>South Australia's Strategic Plan</i> biodiversity corridors (target T3.2).</p> <p>Minimise the discharge of stormwater, pollution and nutrients to fresh water, coastal and marine environments through the adoption of appropriate water-sensitive urban design (WSUD) and <i>Adelaide Coastal Water Quality Improvement Plan</i> policies and targets into Development Plans.</p>	<p>A condition of the Buckland Park Residential Development provisional development authorisation is that Water Sensitive Urban Design approaches are adopted. The retention of native vegetation is supported by existing Development Plan policy.</p> <p>The proposal storm water management strategy was prepared for the Study Area as part of the EIS investigations that incorporate features including:</p> <ul style="list-style-type: none"> • wetlands • rehabilitated water courses • detention ponds • landscaped storm and flood water channels • rain water tanks • bioretention swales. <p>Stormwater within the Study Area should be managed at the catchment and allotment level.</p>
Open space, sport and recreation	
<p>1 Provide for a Greater Adelaide open-space framework that builds on MOSS to create quality open space across the region. The open space will feature urban forests and parks, watercourse and coastal linear parks, trails, greenways and green buffers, and sustainable recreation and sporting facilities (see Map D20).</p> <p>2 Ensure open space is accessible by all 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 - incorporate the principles of Crime Prevention Through Environmental 	<p>Any development within the Study Area will include well located and designed public open space to provide for passive and active recreation, pedestrian and cycle paths, biodiversity and habitat, vegetation protection and re-vegetation, and storm and flood water management.</p>

The 30-Year Plan	DPA Response
<p>Design for safety and amenity</p> <ul style="list-style-type: none"> - contain appropriate and low maintenance species and locate trees to maximise access to shade - 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>	
Climate change	
<p>13 Create a more liveable urban environment through the establishment of a network of greenways, tree-lined streets and open spaces, which will have a cooling effect on near by new neighbourhoods and new buildings</p> <p>14 Encourage commercial and industrial developers to include green buffers and shady areas in their developments, to make workplaces more liveable.</p> <p>16 Require new development and/ or land divisions in areas at risk from predicted sea level rise to provide for protection and/ or adaptation measures (such as appropriate siting and construction techniques, seawalls and/or levee banks).</p> <p>18 Sustain the marine and estuarine environment by providing, where appropriate, for the retreat of the beach, dune, mangrove and saltmarsh communities in response to predicted sea level rise and land subsidence.</p> <p>A Implementation of the Plan results in a reduction in South Australia's overall greenhouse gas emissions of around 17 per cent over the Plan's 30-year life (see Figure D1 and Appendix 2).</p> <p>B Establish an energy-use database for non-residential buildings by 2013, which will use actual energy-use data to inform the design and modelling of energy consumption in new buildings.</p> <p>C Achieve a per capita reduction in vehicle kilometres travelled (VKT) over five-yearly intervals.</p> <p>D Create 15,900 new green jobs in the first 15 years of the Plan.</p> <p>E Increase the state's renewable energy production to 33 per cent of all energy production by 2020 in line with the State Government's recent announcement.⁹²</p>	<p>Energy efficient design principles will be applied to proposals within the Study Area and included in proposed planning policy. Parsons Brinckerhoff undertook a <i>Climate Change and Sustainability Analysis</i> with draft Sustainability Guidelines for application in the Study Area.</p> <p>Design parameters and principles can be reflected in the Development Plan policy to encourage energy efficiency in terms of orientation, solar access, construction type (thermal mass and insulation), ventilation, water harvesting and the like. As a consequence of this encouragement through land use policy, the successful application of these measures will assist in reducing the demand for power and services on each property.</p>

The 30-Year Plan	DPA Response
Water	
<p>1 Incorporate water-sensitive urban design (WSUD) techniques in new developments to achieve water quality and water efficiency benefits (see Box 4 for examples of WSUD techniques)</p> <p>Map D22 identifies Buckland Park as having a harvest potential of 600-100 0 ML/year</p> <p>TARGETS</p> <p>A Reduce demand on mains water supply from new development through the introduction of water-sensitive urban design.⁹⁶</p> <p>B Require all new dwellings to be connected to alternative water sources, which must supply at least 15 per cent of the internal water needs of these households.</p> <p>C Achieve independence from mains water supplies for new public open spaces in transit corridors through WSUD techniques.</p> <p>D Achieve alternatives to mains water for outdoor use through WSUD techniques in all new greenfield developments that are subject to Structure Plans and Precinct Requirements after 2011.</p>	<p>Water Sensitive Urban Design (WSUD) promotes development that is thoughtfully designed, constructed and maintained so as to lessen impacts on hydrological and ecological processes.</p> <p>WSUD will be adopted in design process to achieve sustainability of water consumption, water recycling, waste minimisation and environmental protection are achieved.</p> <p>The proposal includes WSUD principles for improved stormwater management. It is proposed to incorporate the following elements:</p> <ul style="list-style-type: none"> • landscaped channels and grassed swales to improve runoff quality and convey stormwater to retention basins for flows up to the 100 year ARI storm event; • a stormwater capture basin and wetlands to allow the treatment and re use of stormwater. <p>Other elements of the stormwater management strategy for the Study Area can be reinforced via a Structure Plan and desired character statements for any future new zones.</p>
Emergency management and hazard avoidance	
<p>5 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, flooding, erosion, dune drift and acid sulphate soils) by designing and planning for development in accordance with the following risk hierarchy:</p> <p>Avoidance—avoid permanent development in and adjacent to areas at significant risk from hazards unless it can be demonstrated that there is an overriding social, economic or environmental benefit.</p> <p>Adaptation—design buildings and infrastructure to minimise long-term risk.</p> <p>Protection—undertake works to protect existing development or facilitate major new developments; such works include stormwater discharge management to accommodate higher tide levels.</p> <p>6 Identify and rehabilitate areas and sites where land is contaminated as part of development processes.</p>	<p>Land contamination has been addressed through the EIS process.</p>

