



Appendix D – Strategic Planning Outcomes

State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment. There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

SPP1: Integrated Planning

SPP4: Biodiversity

SPP5: Climate Change

SPP7: Cultural Heritage

SPP9: Employment Lands

SPP10: Mineral and Energy Resources

SPP11: Strategic Transport Infrastructure

SPP12: Energy

SPP15: Natural Hazards

SPP1: Integrated Planning

Objective: To apply the principles of planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.

Policies:

SPP 1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.

SPP 1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.

SPP 1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.

SPP 1.4 Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.

Code Amendment Outcome:

SPP1 identifies that the integrated planning of land use, transport and infrastructure helps to address longer term challenges and opportunities by working towards a common vision. This Policy identifies that in places where space is highly contested, integrated planning can enable multiple benefits over a limited area.

The Code Amendment will seek to rezone in 436 hectares of land to facilitate the provision of new employment opportunities in a well located position on the Northern Adelaide Plains to support the growth in renewable energy and circular economy processes, recycling industries, Defence support industries, food production and food processing, infrastructure support industries, transport logistics and warehousing.

As per SPP1.4, the Code Amendment will protect any land that is of environmental importance, mining, or food production significance. Investigations have identified that the majority of the Affected Area that has been used for agricultural purposes is of low habitat value and supports a low diversity of fauna species common to the area. The Affected Area also includes a mineral claim (mining area) that will be protected and considered through the Code Amendment process to determine if rezoning of this area is appropriate to support proposed mining operations.

The Code Amendment will follow the principles of good planning, more particularly by:

- 'Balanced decision making' through the consideration of multiple perspectives in determining a policy framework which supports the most appropriate development for the site and locality;
- 'Support for infrastructure investment' through having access to existing infrastructure and the planned intent for on-site energy and water generation; and
- Supporting population growth by increasing employment opportunities in a region with a growing population.

SPP4: Biodiversity

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

Policies:

SPP 4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.

SPP 4.3 Encourage the re-introduction of biodiversity or its components in development areas to provide life-supporting functions at low cost.

Code Amendment Outcome:

The proposed Code Amendment will not result in the rezoning of land comprising recognised high value biodiversity characteristics, including the Winaityinaityi Pangkara Adelaide International Bird Sanctuary and coastal lands to the west of the Affected Area, therefore protecting the natural values, character and habitat at this interface.

The Affected Area for the Code Amendment does not include land within the existing Conservation Zone.

The Designated Entity will explore opportunities to provide new and improved connections between the coastal area and Dublin.



SPP5: Climate Change

Objective: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.

Policies:

SPP 5.1 Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.

SPP 5.3 Facilitate climate-smart buildings to increase climate change resilience and future livability.

SPP 5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.

SPP 5.6 Facilitate green technologies and industries that reduce reliance on carbon-based energy supplies and directly or indirectly reduce our greenhouse gas emissions.

SPP 5.7 Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage.

SPP 5.9 Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.

SPP 5.10 Support the transition of traditional industries that rely on fossil fuels to climate smart initiatives to reduce greenhouse gas emissions.

Code Amendment Outcome

As mentioned above, the policy framework that applies to the portion of the Affected Area along the coast (within the Conservation Zone) will not be amended through the proposed rezoning. This includes the existing zoning and application of current overlays.

The Affected Area is also subject to general bushfire and flood risk. Current Code policies will continue to apply to consider these matters in the assessment of future development applications.

SPP7: Cultural Heritage

Objective: To protect and conserve heritage places and areas for the benefit of our present and future generations

Policies:

SPP 7.2 Recognise and protect indigenous cultural heritage sites and areas of significance.

Code Amendment Outcome:

The Affected Area does not contain any heritage places and there are no known Aboriginal Cultural Heritage sites on the subject land.



SPP9: Employment Lands

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

Policies:

SPP 9.1 Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.

SPP 9.2 Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services

SPP 9.3 Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.

SPP 9.11 Encourage the development of integrated employment and residential mixed-use precincts where conflicts between uses can be managed.

SPP 9.12 Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.

SPP 9.13 Provide an appropriate supply of land for waste and resource recovery infrastructure and other related green industries to maximise resource use, support economic growth and service our communities.

Code Amendment Outcome:

Investigations have identified that the Affected Area is well located to provide additional employment land in the region to meet demand for large scale, low intensity employment uses that are not suited to other locations!

The Code Amendment will therefore support the objective of SPP9 to provide sufficient land supply for employment generating uses that support economic growth and productivity.

SPP10: Mineral & Energy Resources

Objective: *To protect key resources that contribute to our state's economy and provide valued employment opportunities.*

Policies:

SPP 10.1 Define and protect mineral resources operations, associated infrastructure and undeveloped mineral resources from encroachment by incompatible land uses.

Code Amendment Outcome:

A mineral claim is located in the south-west corner of the Affected Area. The Code Amendment will facilitate a policy framework to protect the operation of the mining area through rezoning adjacent land as the 'Strategic Employment Zone' that creates a separation to the location of any new sensitive land uses (such as housing).



SPP11: Strategic Transport Infrastructure

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

Policies:

SPP 11.1 Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).

SPP 11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services

Code Amendment Outcome:

The Affected Area is well located to access existing strategic road infrastructure, Port Wakefield Highway, that will provide suitable and convenient access. Traffic advice has confirmed that only minor upgrades are required to the existing intersection between Port Wakefield Highway and Thompson Road to accommodate the likely increase in vehicle movements to the Affected Area.

The Affected Area is also located within reasonable proximity to rail transport infrastructure and Intermodal facilities supporting the use of this land for employment purposes.

SPP12 – Energy

Objective: To support the ongoing provision of sustainable, reliable and affordable energy options that meet the needs of the community, business and industry.

Policies:

SPP 12.1 Development of energy assets and infrastructure (including ancillary facilities) where the impact on surrounding land uses, regional communities and the natural and built environment can be minimised.

SPP 12.2 Facilitate renewable sources of energy supply, such as solar and wind, at the local level.

SPP 12.5 Enable industries to reduce carbon emissions by supporting energy efficient urban and building designs.

SPP 12.6 Facilitate energy technologies that support a stable energy market and continued energy supply and do not adversely affect the amenity of regional communities.

Code Amendment Outcome:

The Code Amendment will rezone land that can be used to generate new energy (waste to electricity) as part of the overall vision for the Dublin Green Circular Economy Precinct.

In addition, the Code Amendment will rezone land that is well located and suited to provide critical land to support the local construction and development of renewable energy projects across the State.



SPP15: Natural Hazards

Objective: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.

Policies:

SPP 15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events, bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.

SPP 15.3 Avoid locating sensitive developments and communities in areas at high risk of hazards – namely hospitals, telecommunication towers, major transport infrastructure, energy base stations and water services – or ensure that these developments are subject to a higher level of assessment.

SPP 15.6 Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation

Code Amendment Outcome:

Investigations undertaken have identified that the land is suitable for employment purposes. A Conceptual Stormwater Model has been prepared that recommends necessary works to manage the flow of stormwater across the Affected Area.



Regional Plan - 30 Year Plan for Greater Adelaide

The key policies and targets of The 30-Year Plan for Greater Adelaide – 2017 Update which are most relevant to this Code Amendment are the following:

- The Economy and Jobs – Primary Production
- The Economy and Jobs – Green Industries
- The Economy and Jobs – Employment Land
- Climate Change

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

Regional Plan [The 30 Year Plan for Greater Adelaide – 2017 Update]:

Policy Theme: the Economy and Jobs – Primary Production

- Policy 57: Maintain and protect primary production and tourism assets in the Environment and Food Production Areas, while allowing for appropriate value-adding activities to increase investment opportunities (Refer to Map 5)
- Policy 58: Ensure that the Environment and Food Production Areas, Character Preservation Districts and planning policies work in an integrated way to:
- protect key primary production assets and opportunities
 - facilitate local operating and investment conditions that support primary production and related agri-business development
 - enable timely business adjustment and climate change adaptation by primary producers;
- Policy 59: Enable major new primary production and agri-business development across the Northern Adelaide and Barossa regions and in the Mount Barker-Murray Bridge corridor and prevent ad hoc land use changes that may compromise those investments

Code Amendment Outcome:

The Affected Area is located within the Environment and Food Production Area.

Section 7 of the Planning Development and Infrastructure Act 2016 identifies the purpose of the EFPA is to ‘ensure that areas of rural, landscape, environmental or food production significance within Greater Adelaide are protected from urban encroachment.’

Investigations have identified that the Affected Area is degraded through a long history of clearance, grazing and cultivation and is of low primary production value.



The Code Amendment will provide a policy framework that will encourage new agri-business (such as vertical agriculture) to be established in the region, and the creation of a circular economy precinct that can create new resources (such as fertiliser) to improve the soil condition and productivity of nearby primary production lands.

This Code Amendment does not include the rezoning of any land for residential purposes.

Policy Theme: The Economy and Jobs – Green Industries:

- Policy 70:** Ensure planning controls for employment lands are flexible to allow new green technologies and industries to emerge and grow.
- Policy 71:** Encourage the establishment and expansion of medium and large scale renewable energy generation within the region.
- Policy 72:** Encourage the development of large scale habitat restoration and conservation projects to increase environmental and primary production values and add to local economies and employment opportunities.

Code Amendment Outcome:

The Code Amendment will provide a zone and policy framework to allow and encourage new green technologies and industries to emerge and grow.

Policy Theme: The Economy and Jobs – Employment Land

- Policy 73:** Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses

Code Amendment Outcome:

The Code Amendment will deliver new employment land that has been identified through investigations to have attractive attributes for larger scale, low intensity employment uses which can leverage off its location with access from Port Wakefield Highway with short travel times back to the workforce and industrial support services of Outer North Adelaide.

Policy Theme: Climate Change

- Policy 109:** Support a zero waste culture by reducing the waste footprint of new development
- walkable connections to public transport and community infrastructure

Code Amendment Outcome:

The Code Amendment seeks to deliver a zoning outcome that will enable the delivery of new infrastructure and land uses that will contribute to the delivery of a vision to create the 'Dublin Green Circular Economy Precinct' including the future development of a new Bioreactor that takes organic waste products to create energy (gas & electricity), liquified CO² for use in vertical agriculture, water and fertiliser for the use in the entire precinct and other land in the region.



Policy Theme: Emergency management and hazard avoidance

Policy 118: Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, ...by designing and planning for development in accordance with a risk hierarchy of: avoidance, adaptation and protection.

Policy 119: Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.

Policy 121: Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.

Code Amendment Outcome:

Investigations undertaken have confirmed that the existing Overlays and General policies that will provide a robust assessment for future development applications.

Other Key Policy Documents

Adelaide Plains Council Strategic Plan (2020-2024)

The Strategic Plan identifies four (4) key themes to progress its vision

The Code Amendment will contribute towards achieving Council's strategic plan goals through:

- **Enviably Lifestyle:** The Code Amendment will create new employment lands that will provide new opportunities for local employment that will support the desire to arrest the departure of the younger population. New employment opportunities will also support new opportunities for improved local retail and services in the Dublin township.
- **Emerging Economy:** The Code Amendment will support this outcome by providing a policy framework that supports new value-add employment generators and creation of new employment to support projected population growth in the region.
- **Remarkable Landscapes:** The proposed rezoning in the Code Amendment will not seek to alter the existing 'Conservation Zone' and the Urban Framework Plan has identified buffers to ensure adequate separation of future activities from important coastal environments and vegetation.
- **Proactive Leadership:** The proponent will coordinate with Council and relevant infrastructure bodies to ensure the vision for Dublin Green Circular Economy Precinct maximises opportunities for the local area.

Adelaide Plains Council, Growth Strategy and Action Plan (May 2023)

In May 2023, the Adelaide Plains Council adopted its Adelaide Plains Growth Strategy and Action Plan (GSAP).

The GSAP identifies that planning for population growth of the Adelaide Plains is important, as population is forecast to double over the next 20 years. Council identifies that the majority of population growth is at Two Wells which could ultimately grow to



The Urban Framework Plan prepared by Leinad (refer to Section 3.1 of the Code Amendment) identifies the opportunity for up to 1,300 dwellings on the land to the south of the Dublin township that has been identified for future township expansion by the GSAP.

The future development of this land for Residential purposes requires an amendment to the Environment and Food Production Area boundary as well as Code Amendment to rezone the land for residential purposes. The development of this land for residential purposes will support the Dublin Green Circular Economy Precinct concept and is supported by Leinad.

The possible rezoning of this land for residential purposes will be progressed separately by the Proponent and will be informed by detailed investigations undertaken in association with this Code Amendment and the future strategic direction provided by the new 'Greater Adelaide Regional Plan that is expected to be released in 2024.

The Affected Area for this Code Amendment includes the 170ha of land that has been earmarked in the GSAP for township expansion for residential purposes. This is to enable detailed investigations to confirm the spatial extent of employment lands at the interface with potential future expansion of the Dublin township and to take into consideration required buffers and planning policy provisions (including the possible application of the 'Interface Management Overlay' or 'Significant Interface Management Overlay') to protect possible future residential development from existing and potential future EPA licensed activities in the Affected Area and locality.

1.1.1. South Australia Waste Strategy 202-2025, Supporting a Circular Economy

The circular economy is a prominent focus for Green Industries SA. The Green Industries SA Act, 2004 incorporates the concept of circular economy as a guiding principle. The potential benefits of a circular economy in South Australia have been measured (Green Industries SA, 2017), which describes gains to be achieved in local job creation and reductions in greenhouse gas emissions by 2030.



'South Australia's Waste Strategy 2020-2025' outlines actions that can contribute to the development of a circular economy – that is, an economy that realises the best or full value from products and materials produced, consumed and recovered in South Australia.

The Proponent's vision for the Dublin Green Circular Economy Precinct which will create energy (gas & electricity), liquified CO² for use in vertical agriculture, water and fertiliser for the use in the entire precinct and other land in the region from organic waste products - is strongly aligned with circular economy principles.