



**Government
of South Australia**

Department of Planning,
Transport and Infrastructure

Adelaide Hills Council Development Plan

**Glen Stuart Road, Woodforde (Magill Training
Centre)**

Approval Development Plan Amendment

THE AMENDMENT

By the Minister

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

.....
Signature

09 JAN 2014
.....
Date of Gazette

Approval DPA

Background

The Glen Stuart Road, Woodforde (Magill Training Centre) Development Plan Amendment (DPA) by the Minister amends the following Development Plan(s):

- **Adelaide Hills Council**

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

- A DPA released for concurrent agency, council and public consultation from Thursday 18 April until Wednesday 13 June 2013.
- A Public Meeting was conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on Tuesday 25 June 2013.

Consultation

A total of nineteen (19) public submissions, including two (2) council submissions and a further five (5) agency submissions were received in relation to the DPA during the consultation period. Ten (10) verbal submissions were made at the Public Meeting.

Approval Stage

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

Minimum allotment sizes and dimensions and building height for steeper areas of land

- Amend policies relating to the provision of usable private open space for each allotment for greater consistency with the adjacent areas.
- Provide greater guidance for the type of development suitable in the steeper areas of the area affected including:
 - New policy to ensure development minimises the need for earthworks and retaining walls
 - Policy that describes the type and height of dwellings suitable for steeper areas of land
 - Policy that indicates large allotments and frontages for steeper areas of land.

Character, allotment sizes and dimensions and setbacks to garages

- Amend the minimum setback from a public road or public open space area from 5 metres to 5.5 metres to allow for an additional on site car parking space
- Amend the minimum frontages for a detached dwelling from 7 to 8 metres and a semi-detached dwelling from 6 to 7 metres.
- For affordable housing, amend minimum site area for detached dwellings from 130m² to 150m² and the minimum site area for semi-detached dwellings from 130m² to 140m².
- Delete PDC 16 relating to land division.
- Include words to the desired character for the Medium Density Policy Area to ensure building height is considered as part of the transition from adjacent existing housing ie add the words ‘*and height*’ to the first sentence of paragraph six of the desired character for the Medium Density Policy Area.

Retention of biodiversity

- Include words in the desired character to that highlight the importance of some of the areas of remnant vegetation on the local biodiversity:

'The design and development of stormwater management and public open space areas will consider the importance of the existing environment to the biodiversity of the local area and seek to maintain this as much as possible. Where vegetation is removed it should be replaced with suitable locally indigenous species.'

- Include a new PDC as follows:

'Land division should result in the provision of a continuous open space corridor with minimal road crossovers in accordance with Concept Plan Figure R/1.'

- Amend Concept Plan Figure R/1 to illustrate open space along the entire pedestrian link.
- Include additional words in the desired character to require that landscaping be undertaken with locally indigenous species that form an important part of the habitat of the existing native fauna.
- Include a new PDC to ensure allotments are of a sufficient size to accommodate an appropriately designed dwelling without impact on any significant trees.

Traffic management

- Add the word 'additional' before the words 'access point' in the second sentence of paragraph 4 of the desired character statement.

Non residential land uses

- Amend categories of notification for the non-residential land uses envisaged, from category 3 to category 2
- Amend last sentence of the 1st paragraph of the Medium Density Policy Area desired character to say: 'Small scale, non-residential land uses such as convenience shops, cafes, offices, consulting rooms and childcare centres may also be developed in proximity to the Yertabirriti Womma Oval to create a community hub, or other suitable locations, where they do not negatively impact on residential amenity.'

Site contamination

- Add words to the desired character statement to alert assessing officers to the potential for site contamination.

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: Adelaide Hills Council

Name of Development Plan: Adelaide Hills Council Development Plan

Name of DPA: Glen Stuart Road Woodforde (Magill Training Centre) DPA

*The following amendment instructions (at the time of drafting) relate to the **Adelaide Hills Council Development Plan** Development Plan consolidated on **24 January 2013**. Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.*

Amendment Instruction Number	Method of Change Replace Delete Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. Objective (Obj) Principle of Development Control (PDC) Desired Character Statement (DCS) Map/Table No. Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for <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.
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COUNCIL WIDE / GENERAL PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): Y

Form of Development

1	Insert	At the beginning of PDC 18, the words:	'Except where shown on Residential (Glen Stuart Road) Concept Plan Figure R/1,	N	N
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Land Division

2	Insert	At the end of PDC 28(d) after the words "...is steeper than a gradient of 1 in 4", the words:	'except where shown on Residential (Glen Stuart Road) Concept Plan Figure R/1 '	N	N
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Residential Development

3	Insert	In the last sentence of the supporting commentary under Objective 29 and before the words "New non-residential activities should generally not be located in residential zones...", the words:	'Except where shown on Residential (Glen Stuart Road) Concept Plan Figure R/1,	N	N
4	Insert	At the beginning of PDC 83, the words:	'Except where shown on Residential (Glen Stuart Road) Concept Plan Figure R/1,	N	N
5	Insert	At the beginning of PDC 87, the words:	'Except where shown on Residential (Glen Stuart Road) Concept Plan Figure R/1,	N	N
6	Delete	PDC 87 (f) and (g)		N	N
7	Insert	New PDC 88	'Residential buildings should (a) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building; and (b) should comprise material colours and finishes that complement those of surrounding developments.	Y	N

Appearance of Land and Buildings					
8	Insert	At the beginning of PDC 238, the words:	'Except where shown on Residential (Glen Stuart Road) Concept Plan Figure R/1. '	N	N
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Y					
Residential Zone & Medium Density Policy Area 43 (new zone and policy area)					
9	Insert	Immediately following the Tourist Accommodation Zone	The contents of Attachment A.	N	N
TABLES					
Amendments required (Yes/No): N					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)					
Amendments required (Yes/No): Y					
10	Replace	Map AdHi/11, with:	The contents of Attachment B.	N	N
11	Insert	Immediately following Map AdHi/90	The contents of Attachment C.	N	N

ATTACHMENT A

Residential Zone and Medium Density Policy Area

Residential Zone

Introduction

The objectives and principles of development control that follow apply in the Residential Zone shown on [Map AdHi/11](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- Objective 2:** Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Residential allotments and sites should have the appropriate area and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) maximum solar orientation for future private open space and habitable rooms
 - (c) the provision of landscaping and usable private open space
 - (d) convenient and safe vehicle, pedestrian and cycling access and parking
 - (e) water sensitive design that enables the storage, and reuse of stormwater, where practical.
 - (f) minimising the need for earthworks and retaining walls.
- 7 Residential allotments should be of varying sizes to encourage housing diversity.
- 8 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.

Design and Appearance

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

Fences and Walls

- 12 Fences and walls, including retaining walls, should:
 - (a) not result in damage to neighbouring trees
 - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
 - (e) assist in highlighting building entrances
 - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
 - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land

- (h) be constructed of non-flammable materials.

Site Coverage

13 Site coverage should ensure sufficient space is provided for:

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

Private Open Space

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

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

Site Contamination

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

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	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is 80 square metres or less (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	

Form of Development	Exceptions
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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 are designated:

Category 1	Category 2
	Consulting room
	Office
	Restaurant
	Shop or group of shops

Medium Density Policy Area 43

Introduction

The objectives and principles of development control that follow apply in the Medium Density Policy Area shown on [Map AdHi/91](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A residential policy area comprising a range of medium density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- Objective 2:** Development that minimises the potential impact of garaging of vehicles on the character of the area.
- Objective 3:** Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- Objective 4:** Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development in the policy area will comprise a range of dwelling types at medium and low densities which respond to the topography of the area. Small-scale, non-residential land-uses such as convenience shops, cafes, offices, consulting rooms and child care centres will also be developed in proximity to the Yertabirriti Womma Oval to create a community hub, or other suitable locations, where they do not negatively impact on residential amenity.

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

Residential development will be connected to a landscaped network of open space which encompasses and protects the majority of existing trees located near the centre of the policy area while also providing a linkage to Yertabirriti Womma Oval which will remain a key open space facility for the broader locality. The open space network will also be integrated with a comprehensive stormwater management system which will include a landscaped detention basin located towards the eastern boundary of the policy area. The design and development of stormwater management and public open space areas will consider the importance of the existing environment to the biodiversity of the local area and seek to maintain this as much as possible. Where vegetation is removed it should be replaced with suitable locally indigenous species that form an important part of the habitat of the existing native fauna. Stormwater discharge will also be minimised through on-site stormwater capture for individual buildings and capture and harvesting within the road network where practical.

Development will ensure that traffic is managed safely and efficiently both within and outside the policy area. This will include the provision of up to three access points to Glen Stuart Road and a single additional access point to Kintyre Road. Direct vehicle access off Glen Stuart Road will be minimised and vehicle turnaround spaces will be provided to enable vehicles to access and exit sites in a forward direction. No vehicle access will be provided to Norton Summit Road. Internal roads will provide for the manoeuvrability of large vehicles, including refuse collection and emergency service vehicles, and provide sufficient space to maximise on-street visitor car parking. Land division design will minimise the use of cul-de-sacs. Specific attention will be given to parking provision near medium density sites to ensure parking is convenient. Laneways will allow sufficient space for vehicle clearances, services and rubbish bin pads.

A diverse range of dwellings will be developed on a variety of allotment sizes. Development in the western portion of the policy area, on flatter land, will feature higher residential densities than the eastern portion and near Kintyre Road and Norton Summit Road where steeper gradients will require larger allotments.

Allotment sizes, dwelling forms and heights will establish a transition from higher density development near the centre of the policy area to the existing low-rise dwellings outside the policy area. To achieve this, higher density development will be centrally located and in close proximity to open space to ensure that residents with smaller areas of private open space have easy access to public reserves and that passive surveillance of public open space is promoted.

Buildings of up to three-storeys in height will be developed within the policy area where potential impacts on adjoining properties such as overlooking, overshadowing and traffic movements have been appropriately addressed. Buildings will also be sufficiently separated to provide visual interest while also providing visual and acoustic privacy, as well as adequate sunlight to dwellings.

Buildings will be set relatively close to the primary street frontage to create a compact urban streetscape while also achieving visual privacy to dwellings from the street. Shading elements such as verandas, eaves and screens that provide for energy efficiency will feature on new dwellings. Development will provide articulated and varied facades which feature balconies, increased setbacks to upper levels and a range of materials in order to create visual interest and reduce the scale of buildings. The visual impact of garaging and driveway crossovers on the streetscape will also be minimised.

High quality structured landscaping will also be provided to mitigate large scale building facades, provide visual amenity and shade, and help establish a clear hierarchy of vehicle and pedestrian movement patterns across the policy area.

The site will be assessed and remediated as necessary to ensure that it is suitable and safe for any proposed use.

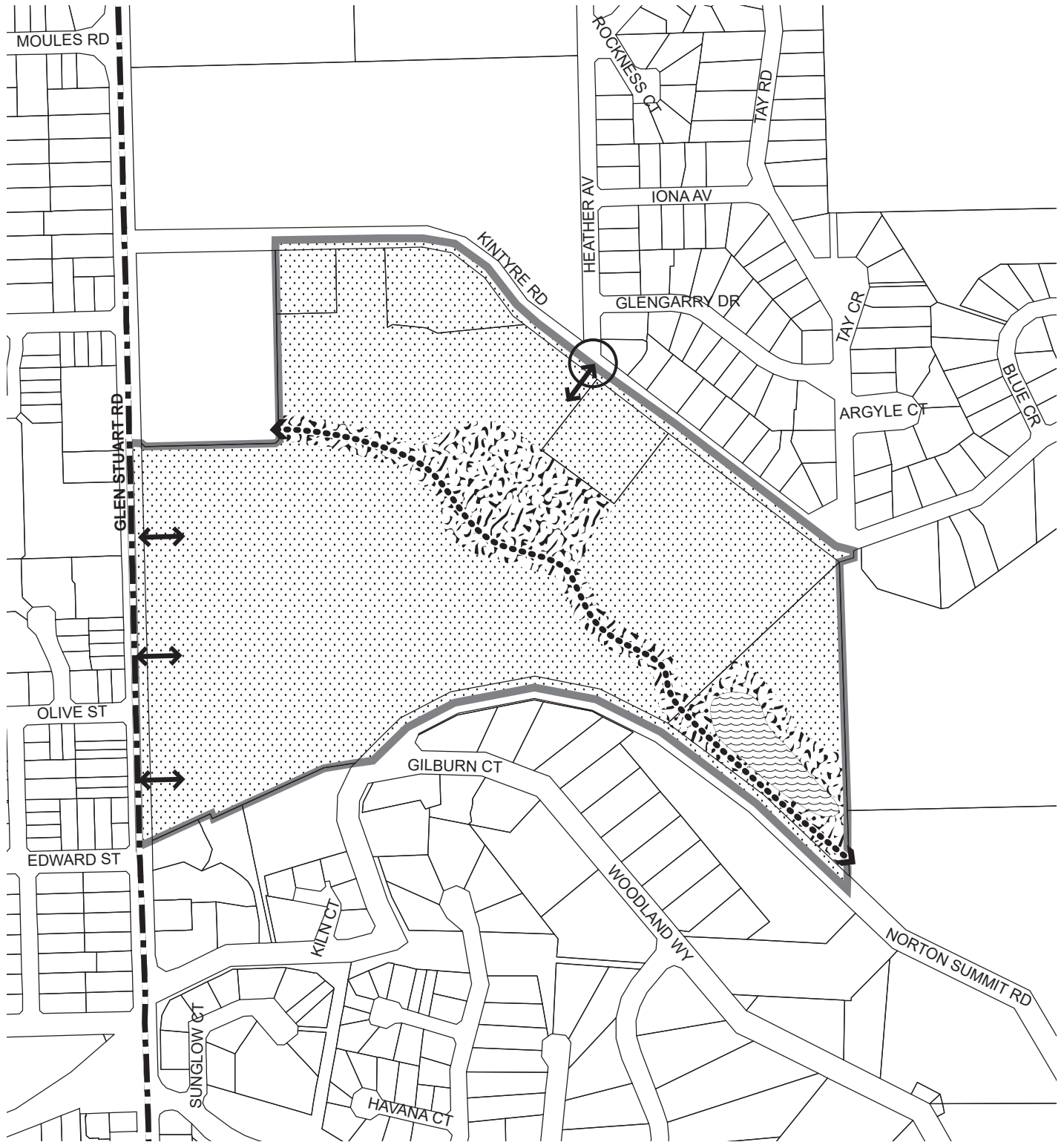
PRINCIPLES OF DEVELOPMENT CONTROL


Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- detached dwelling
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling addition
- group dwelling
- pergola in association with a dwelling
- residential flat building (buildings between 1 and 3 storeys)
- row dwelling
- semi-detached dwelling
- supported accommodation
- small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room.

2 Development should be in accordance with *Residential (Glen Stuart Road) Concept Plan Figure R/1*.



-  Concept Plan Boundary
-  Residential
-  Open Space
-  Stormwater Detention
-  Pedestrian Linkages
-  Vehicular Access
-  Traffic Management Point
-  Development Plan Boundary



**ADELAIDE HILLS COUNCIL
RESIDENTIAL (GLEN STUART ROAD)
CONCEPT PLAN
FIGURE R/1**

- 3 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 In those parts of the Policy Area where the topography permits, medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should be in the form of 2 to 3 storey buildings.
- 6 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 7 Dwellings should incorporate verandas, eaves and screens for shading and improved energy efficiency.
- 8 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	3 metres
Minimum setback from secondary road frontage	1.5 metres
Minimum setback from side boundaries	0 metres
Minimum setback from rear boundary	4 metres or 0 metres where the rear boundary adjoins a service lane
Maximum site coverage	60 per cent
Maximum building height (from natural ground level)	3 storeys
Minimum number of on-site car parking spaces other than for affordable housing (one of which should be covered)	2

- 10 Except in relation to affordable housing, private open space should be provided as follows:

Dwelling type	Amount of open space	Dimension
Detached, semi-detached, row dwelling, group dwelling	20 square metres/ 1 bedroom plus additional 5 square metres /additional bedroom	Must include an area of minimum 3metres x 5 metres
Residential flat building	8 square metres for each 1 bedroom dwelling plus additional 3 square metres /additional bedroom	Must include an area of minimum 2metres x 2 metres

- 11 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan

(c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.

12 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	54 square metres
Maximum building height	5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	0 metres
Minimum setback from an area of public open space	5 metres

13 A garage or carport should have a minimum setback from a public road of 5.5metres except where associated with affordable housing or where it has access to a rear lane.

14 A dwelling should have a minimum site area (and in the case of and 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 other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	180 minimum	8
Semi-detached	165 minimum	7
Group dwelling	150 minimum	20
Residential flat building	120 average	20
Row dwelling	120 minimum	5

15 Allotments with a gradient of greater than 1 in 7 may require larger minimum allotment sizes and frontages than those listed in principle of development control 14.

16 Where the natural gradient of the allotment is 1 in 7 or greater, dwellings should be in the form of single or two storey detached dwellings, or have a split level design to minimise the height above the natural ground level.

Affordable Housing

17 Development should include a minimum 15 per cent of residential dwellings for affordable housing.

18 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

- 19 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

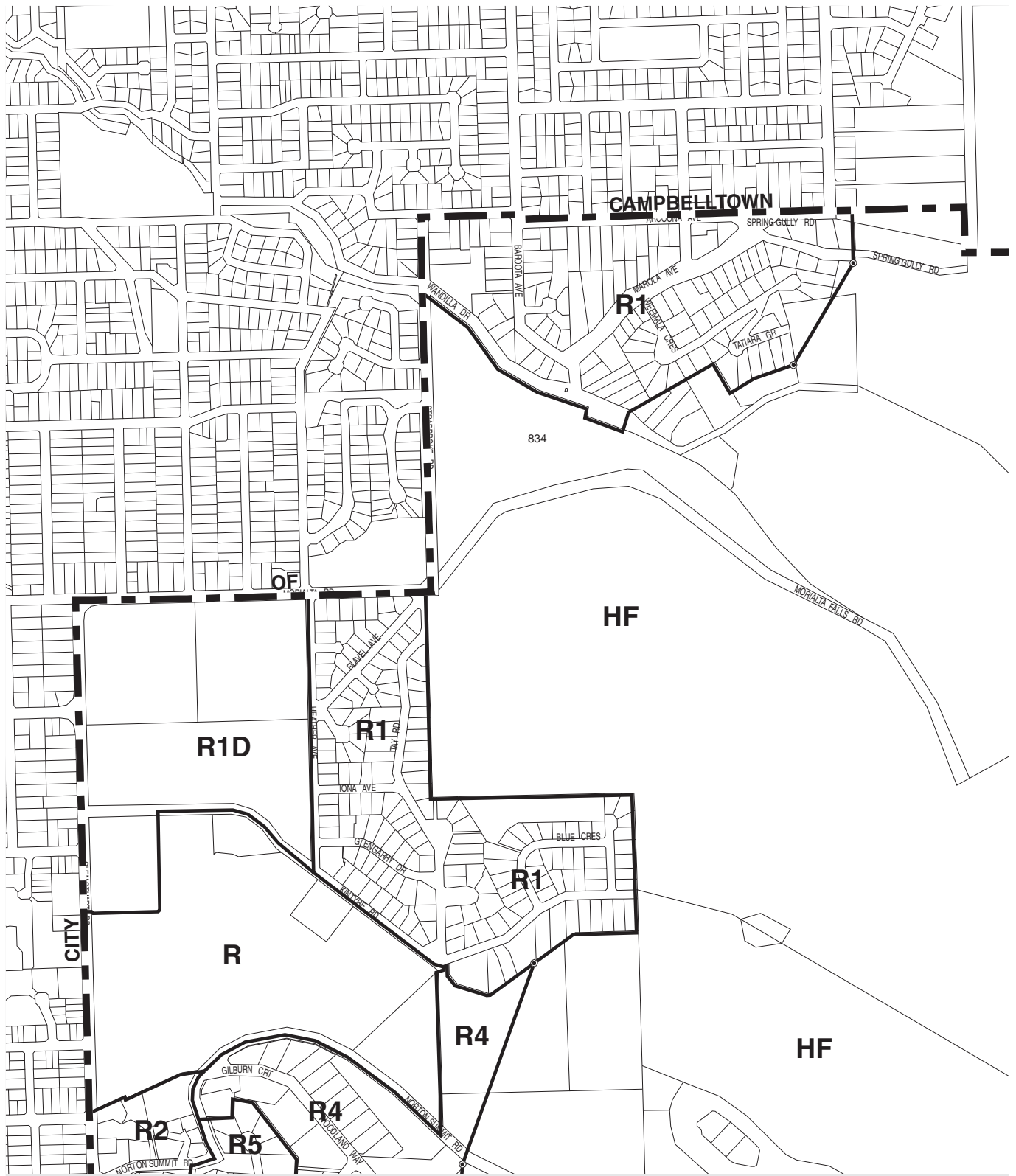
Parameter	Dwelling type				
	Detached	Semi-detached	Group	Residential flat building	Row
Site area (square metres)	150 minimum	140 minimum	130 minimum	100 average	120 minimum
Minimum area of private open space for ground level dwellings (square metres)	20	20	20	20	20
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	n/a	n/a	n/a	8	n/a
Minimum number of on-site car parking spaces (one of which should be covered)	1	1	1	1	1

Land Division

- 20 Land division should result in a range of allotments consistent with the desired character and with the desire for medium density residential development, particularly in flatter areas.
- 21 Land division should result in the provision of a continuous open space corridor with minimal road crossovers in accordance with [Concept Plan Figure R/1](#).
- 22 Land division should ensure that allotments are of a sufficient size to accommodate an appropriately designed dwelling without impact on any significant trees.
- 23 Land division should result in minimal direct access points onto Glen Stuart Road.
- 24 Land identified for public open space purposes may also perform a stormwater management function provided:
- (a) the stormwater management components will contribute to the amenity of the locality
 - (b) it would not unreasonably inhibit the use of the land for recreational purposes due to the frequency of inundation.

ATTACHMENT B

Replacement Map AdHi/11



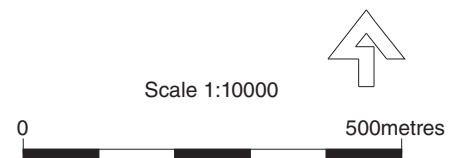
MAP AdHi/3 ADJOINS

MAP AdHi/13 ADJOINS

NOTE: For Policy Areas See MAP AdHi/91

- HF Hills Face
- R1 Residential 1
- R1D Residential 1D
- R2 Residential 2
- R4 Residential 4
- R5 Residential 5
- R Residential

- Zone Boundary
- - - Development Plan Boundary



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/11**

ATTACHMENT C

New Policy Area Map AdHi/91



MAP AdHi/13 ADJOINS

NOTE: For Zones See MAP AdHi/11

43

Medium Density



Scale 1:10000



-  Policy Area Boundary
-  Development Plan Boundary

ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/91

**Approval Development Plan
Amendment**

By the Minister

**EXECUTIVE SUMMARY & ANALYSIS
PUBLIC CONSULTATION VERSION**

EXECUTIVE SUMMARY

INTRODUCTION

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Planning to amend a Development Plan. In this case, the Minister is undertaking the amendment because he is of the opinion that the matter is of significant social, economic or environmental importance (Section 24(1)(g) of the *Development Act 1993*).

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, which may include:
 - Background information
 - Investigations
 - Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Appendices
- The Amendment.

NEED FOR THE AMENDMENT

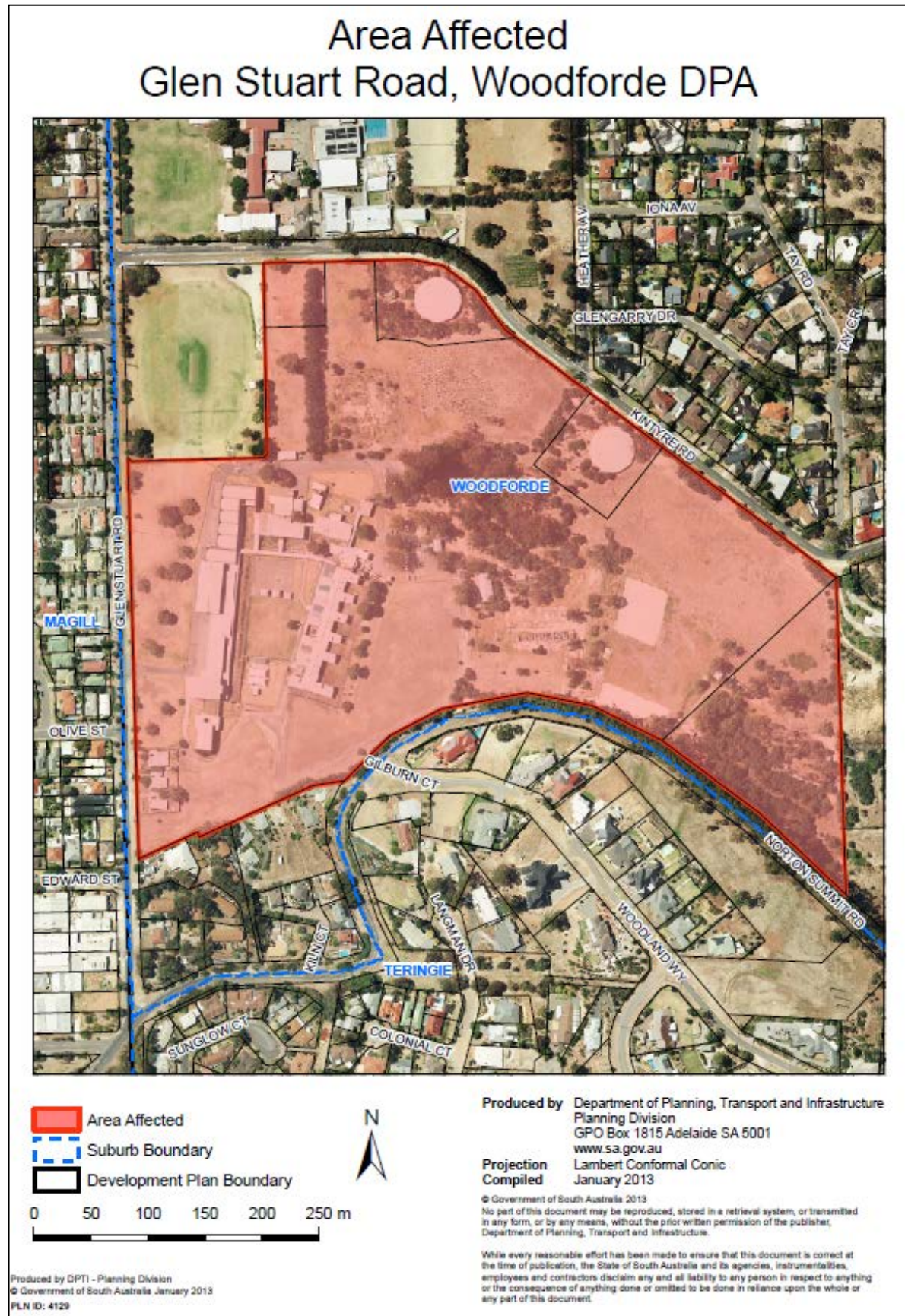
Located on Glen Stuart Road, Woodforde, the 19 hectare Magill Training Centre is currently used as a detention facility for children and young people who have been placed into criminal custody. Opened in 1967, the facility was previously known as the McNally Training Centre before being renamed the South Australian Youth Training Centre in 1979 and then Magill Training Centre in 1993.

In 2009, the State Government announced that the Magill Training Centre would be closed and its operations transferred to a new facility located at Cavan. The construction of this new facility, will be partially funded by the sale of the existing Magill Training Centre site for residential development.

While the subject land is currently zoned Residential, the existing zoning does not support the strategic directions contained within *The 30-Year Plan for Greater Adelaide*. More specifically, the existing zoning does not encourage housing diversity nor does it promote the provision of affordable housing. Given the inner metropolitan location of the subject land and its proximity to existing physical and social infrastructure, a significant opportunity exists to provide additional housing opportunities at increased densities. For this reason, it is considered important that the current zoning of the land be reviewed and amended.

AREA AFFECTED

The area affected by this DPA is contained in the Adelaide Hills Council Development Plan and is shown on **Map 1**.



PROPOSED POLICY CHANGE(S)

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

- rezoning the whole of the Area Affected from Residential 1D to a new Residential Zone, supported by a Medium Density Policy Area that encourages a range of medium density dwellings, including a minimum of 15 percent affordable housing
- amending policies in the Council Wide section that do not currently anticipate the form of development proposed for the Area Affected.

LEGAL REQUIREMENTS

Prior to the preparation of this DPA, the Minister received advice from a person or persons holding prescribed qualifications pursuant to Section 26(3) 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(s)
- 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, Council and public consultation. The organisations and agencies that will be consulted include:

- Department of Premier and Cabinet
- Department of Planning, Transport and Infrastructure (Public Transport Division, TransAdelaide, Transport Services Division)
- Department of Environment, Water and Natural Resources (Planning and Assessment Unit)
- Environment Protection Authority
- Department for Communities and Social Inclusion
- Department for Education and Child Development
- Department of Health and Ageing
- Urban Renewal Authority
- SA Metropolitan Fire Service
- Country Fire Service
- ElectraNet
- SA Power Network
- SA Water
- APA Group / Envestra
- Telstra
- Adelaide and Mount Lofty Ranges Natural Resources Management Board
- Local Members for Hartley and Morialta
- Adelaide Hills Council

- Campbelltown City Council

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

THE FINAL STAGE

When the Development Policy Advisory Committee has considered the comments received and heard all the public submissions, it will provide the Minister for Planning with a report on its findings.

The Minister for Planning 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

Located on Glen Stuart Road, Woodforde, the 19 hectare Magill Training Centre is currently used as a detention facility for children and young people who have been placed into criminal custody. Opened in 1967, the facility was previously known as the McNally Training Centre before being renamed the South Australian Youth Training Centre in 1979 and then Magill Training Centre in 1993.

In 2009, the State Government announced that the Magill Training Centre would be closed and its operations transferred to a new facility located at Cavan. The construction of this new facility, which is due for completion in mid 2012, will be partially funded by the sale of the existing Magill Training Centre site for residential development.

While the subject land is currently zoned Residential, the existing zoning does not support the strategic directions contained within *The 30-Year Plan for Greater Adelaide*. More specifically, the existing zoning does not encourage housing diversity nor does it promote the provision of affordable housing. Given the inner metropolitan location of the subject land and its proximity to existing physical and social infrastructure, a significant opportunity exists to provide additional housing opportunities at increased densities. For this reason, it is considered important that the current zoning of the land be reviewed and amended.

The State Government's Renewal SA (former Land Management Corporation), has been charged with the responsibility of facilitating the sale of the Magill Training Centre. As a consequence, Renewal SA commissioned the preparation of a Master Plan Concept for the land. The Master Plan Concept recommended that the land be rezoned to provide additional opportunities for medium density and affordable housing.

1.1 Scope of the proposed Development Plan Amendment

This Development Plan Amendment (DPA) is proposing to review the zoning of land at Glen Stuart Road, Woodforde (currently used for the Magill Training Centre) to provide additional medium density and affordable housing opportunities following the closure of the facility.

The land is currently zoned Residential 1D in the Adelaide Hills Council Development Plan. It is bounded by Glen Stuart Road to the west, Kintyre Road to the north and Norton Summit Road to the south. While the land is situated wholly within the Adelaide Hills Council, it adjoins the Campbelltown City Council to the west.

2. THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan contains the following Visions, Goals and Targets that are relevant to this DPA:

Vision: Our Communities are vibrant places to live, work, play and visit.

Goal: We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging.

Target 1: Urban spaces

Increase the use of public spaces by the community (baseline: 2011).

Goal: New developments are people friendly, with open spaces and parks connected by public transport and bikeways.

Target 2: Cycling

Double the number of people cycling in South Australia by 2020 (baseline: 2011).

Vision: Everyone has a place to call home.

Goal: Everyone can afford to rent or buy a home.

Target 7: Affordable housing

South Australia leads the nation over the period to 2020 in the proportion of homes sold or built that are affordable by low and moderate income households (baseline: 2010).

Vision: A strong, sustainable economy that builds on our strengths.

Goal: South Australia has a resilient, innovative economy.

Target 35: Economic growth

Exceed the national economic growth rate over the period to 2020 (baseline: 2002-03).

Vision: We have a skilled and sustainable workforce.

Goal: South Australia has a sustainable population.

Target 45: Total population

Increase South Australia's population to 2 million by 2027 (baseline: 2003).

Vision: South Australians think globally, act locally and are international leaders in addressing climate change.

Goal: We reduce our reliance on cars in the metropolitan area, by walking, cycling and increasing use of public transport.

Target 63: Use of public transport

Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018 (baseline: 2002-03).

Vision: We look after our natural environment.

Goal: We want Adelaide to grow up more than out.

Target 68: Urban development

By 2036, 70% of all new housing in metropolitan Adelaide will be being built in established areas (baseline: 2010).

Assessment against DPA

The DPA will respond to these targets by providing planning policies that stimulate the economy to allow for an increase in population within an established area, promote cycling and walking by connecting areas of open space and provide additional opportunities for affordable housing.

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.

2.2.1 The 30-Year Plan for Greater Adelaide

The 30-Year Plan for Greater Adelaide (The Plan) is a volume of the Planning Strategy for South Australia and applies to areas 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, history 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. 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. It seeks to

provide a set of practical and achievable policies and targets to manage the forecast changes that will confront Greater Adelaide during the next 30 years.

The following objectives, principles, policies and targets of the Plan are of particular relevance to this DPA:

Principle 1: A compact and carbon-efficient city.

Principle 2: Housing diversity and choice.

Principle 3: Accessibility.

Principle 4: A transit-focused and connected city.

Principle 5: World-class design and vibrancy.

Principle 6: Social inclusion and fairness.

Principle 8: Healthy, safe and connected communities.

Principle 9: Affordable living.

Principle 12: Environmental protection, restoration and enhancement.

Principle 13: Natural resources management.

Assessment against DPA

The DPA will support the principles listed above by:

- Providing additional housing opportunities at increased densities which can be adequately serviced by infrastructure within the footprint of the existing metropolitan area
- Providing additional opportunities for housing to be located close to existing and well established roads, jobs and services
- Considering opportunities for affordable public transport to service the subject land while also providing safe bicycle and pedestrian networks
- Ensuring that future development is guided by the principles of good urban design
- Ensuring that the new residential areas will be walkable suburbs that incorporate Crime Prevention Through Environmental Design principles and contain high-quality, accessible and useable open space and sporting facilities
- Ensuring that a minimum of 15% of future housing on the subject land will be affordable
- Ensuring that environmentally significant areas, including watercourses and native vegetation, are protected from inappropriate development.

New Transit corridors, growth areas, transit-oriented developments and activity centres

Overall spatial distribution

Policy 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.

Policy 2: Locate the majority of Greater Adelaide's urban growth within existing built-up areas through increases in density in strategic locations.

Policy 7: Ensure that the bulk of new development in Greater Adelaide is low- to medium-rise development (including detached dwellings) and confine high-rise developments to the 14 identified transit-oriented developments.

Target B: By the end of the Plan's 30 years, 70 per cent of all new housing in metropolitan Adelaide will be being built in established areas.

Assessment against DPA

The DPA will support the policies and target listed above by:

- Providing opportunities for the construction of additional dwellings by allowing for an increase in density within an established area that is currently zoned Residential
- Ensuring that development on the subject land will be low rise.

Affordable housing

Policy 1: Reinforce the state government policy that at least 15 per cent of new dwellings should meet the criteria for affordable housing (of which five per cent is specifically for high needs housing) in significant new developments and growth areas, including:

- State Significant Areas.
- Areas subject to Structure Plans and precinct planning, in particular new transit-oriented developments and transit corridors.
- Rezoning that substantially increases dwelling potential (including new Greenfield growth areas).
- Residential developments with Major Development status.
- Residential developments on surplus government land.

Assessment against DPA

The DPA will support this policy by ensuring that surplus government land at the Magill Training Centre will be developed to reflect the State Government's 15 per cent affordable housing policy.

Health and wellbeing

Policy 1: Design pedestrian-and-cycle friendly areas in growth areas and existing neighbourhoods to promote active communities.

Target A: Closely connect new dwellings to shops, schools, local health services and a variety of destinations within a walking range of 400 metres. Residents will have easy access to open space for physical activity and recreation.

Target B: Closely connect new dwellings to local parks within walking range.

Assessment against DPA

The DPA will support this policy and these targets through the integration of walking and cycling opportunities between the new development and the surrounding areas and by ensuring that dwellings will be located close to facilities, services and areas of open space.

Regional Targets and Directions

Adelaide Hills and Murray Bridge – Targets (Table E7)

Population and dwellings	Net additional dwellings	Net additional population
	13,000	29,000
Affordable housing	Net additional dwellings	
	1950	
Employment	Net additional jobs	
	13,000	
Gross land supply	Hectares	
Townships (incl. local employment)	2010	

Assessment against DPA

The DPA will assist to achieve the Adelaide Hills and Murray Bridge population targets by providing additional opportunities for higher density residential development.

2.3 Consistency with other key policy documents

2.3.1 Housing and Employment Land Supply Program

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

The HELSP Report highlights that the Adelaide Hills and Murray Bridge region is an important focus to accommodate a significant proportion of Greater Adelaide's future growth of new dwellings, people and employment opportunities. *The 30-Year Plan for Greater Adelaide's* target is for the Adelaide Hills and Murray Bridge region to accommodate 29,000 additional people and 13,000 additional dwellings by 2036. While the majority of new residential development will occur in Meadows, Mount Barker, Mount Pleasant and Murray Bridge, the HELSP Report identifies that the Magill Training Centre will provide an important contribution to meeting the housing targets for the region. The HELSP Report also notes that infrastructure is available but that the site may have geotechnical issues.

2.3.2 Strategic Infrastructure Plan for South Australia

The *Strategic Infrastructure Plan for South Australia 2005/6-2014/15* provides a five to ten year framework to guide all spheres of government, the private sector and community in the planning, delivery, management and use of infrastructure. The plan incorporates four broad strategies to:

- Coordinate infrastructure planning and construction
- Pursue more efficient and competitive infrastructure systems
- Pursue and promote sustainable development through sound planning and use of infrastructure, and
- Meet future demands in a timely and innovative manner.

A process has also been commenced, through release of a Discussion Paper in 2010, to update the Infrastructure Plan to map out infrastructure priorities for the next 10-15 years in line with The 30-Year Plan. This update is needed to provide state-wide direction on priorities for government investment or policy effort and to integrate infrastructure planning and delivery by all spheres and government and the private sector with land use planning.

While the Infrastructure Plan and 2010 Discussion Paper acknowledge the need to consider options for replacement of the Magill Training Centre, alternative use of the site is not specifically mentioned. The Plan does, however, include a number of strategic priorities that have a bearing on the subject land's redevelopment.

The Infrastructure Plan sets out both broad and specific priorities concerning all aspects of the State's infrastructure – physical and social. The infrastructure priorities of relevance to this DPA have been set out in **Table 1** below together with an analysis of the DPA's response:

Table 1: Infrastructure Priorities Assessment

INFRASTRUCTURE PRIORITIES	RESPONSE
<p>Infrastructure</p> <p><i>Priorities</i></p> <p>Increase use of public transport. Better manage our water resources, including stormwater. Be energy efficient and reduce greenhouse gas emissions.</p>	<p>This DPA will:</p> <ul style="list-style-type: none"> • facilitate the development of higher density residential development within easy access to public transport. Public transport patronage is expected to increase as a result • promote the development of energy efficient buildings, and walking, cycling and public transport use over car usage, which will help to reduce greenhouse gas emissions.
<p>Transport</p> <p><i>Priorities</i></p> <p>Coordinate the development of urban planning and transport systems to maximise the economic, social and environmental benefits.</p>	<p>As highlighted above, the DPA will facilitate the development of higher density housing within close proximity to existing road and transport systems, enabling new development to take full advantage of existing public bus networks.</p>
<p>Land</p> <p>The government will continue to review the land holdings of its agencies to identify surplus sites that can be made available for development.</p> <p><i>Priorities</i></p> <p>Ensure that planning for residential developments is more closely integrated with infrastructure and transport planning.</p> <p><i>Projects</i></p> <p>Make changes to the state’s planning system to increase housing densities in strategic locations and to increase the supply of affordable housing in locations that have access to infrastructure and services.</p>	<p>Closure of the former Magill Training Centre and relocation of its operations to the new facility at Cavan has resulted in surplus land that can be made available for redevelopment.</p> <p>Rezoning the former Magill Training Centre site to support a range of residential options through the DPA will more closely integrate living areas and affordable housing options with existing transport and service infrastructure.</p>
<p>Community Services and Housing</p> <p>South Australia will be a leader in affordable housing innovation and a partner in providing and developing affordable housing in our community. There will be increased attention to ecological sustainable development (ESD) principles in residential and urban design. Location, access to transport and services, community support and employment are crucial aspects of a healthy community. Higher-density residential development near activity centres and transport nodes will be encouraged with support for more intensive infill redevelopment in appropriate urban areas through planning for land use and infrastructure augmentation.</p> <p><i>Priorities</i></p> <p>Improve community access and amenity by better linking housing to transport infrastructure and services.</p>	<p>As highlighted above, the key purpose of the DPA is to rezone the former Magill Training Centre site at Woodforde to provide for a range of housing options and increased residential densities located close to existing transport and services.</p> <p>More specifically, the DPA proposes a policy framework that:</p> <ul style="list-style-type: none"> • requires the provision of a range of housing types and sizes to cater for the various needs of the wider community, including the provision of 15% affordable housing for the subject land • includes policies to encourage best practice in sustainable built form and urban environments that takes advantage of site’s proximity to existing infrastructure.

INFRASTRUCTURE PRIORITIES	RESPONSE
<p>Incorporate affordability objectives within the planning system so that the development approval process supports an appropriate supply of affordable and high need housing.</p> <p>Encourage higher-density residential development in appropriate urban areas through planning for land use and infrastructure augmentation.</p> <p>Promote energy efficiency and environmental sustainability in new residential developments.</p>	
<p>Projects</p> <p>Investigate a replacement facility for Magill Training Centre.</p> <p>Redevelop the Cavan Training Centre.</p>	
<p>Energy</p> <p>Priorities</p> <p>Promote the integration of sustainable development concepts into market decision-making so that non-market costs and benefits are included in investment considerations.</p>	<p>The DPA seeks to encourage a diverse range of housing that makes more efficient use of space, infrastructure and existing transport systems and consequently reduces energy demands. Policies also encourage more sustainable development that maximises solar orientation.</p>
<p>Water</p> <p>Improved water-use efficiencies will have been achieved among all water users. Metropolitan Adelaide stormwater systems will have been upgraded through our water proofing Adelaide initiative with greater beneficial re-use of stormwater and wastewater.</p> <p>Priorities</p> <p>Implement the Water Proofing Adelaide Strategy.</p> <p>Implement water efficiency programs for all users of water, prioritising uses that can yield the greatest savings in water for the money spent on the water use program.</p> <p>The State Government, working closely with local government, is to prioritise a future work program including accounting for emerging trends of urban consolidation, and achieving improved quality of stormwater discharged to the environment supported by appropriate harvesting of stormwater flows for urban amenity or beneficial reuse, where economically feasible.</p> <p>Projects</p> <p>Implement key priorities identified in Water Proofing Adelaide.</p>	<p>Investigations to inform this DPA have reviewed and confirmed opportunities to encourage Water Sensitive Urban Design (WSUD) in the Area Affected, particularly through on-site stormwater capture for individual buildings and capture/harvesting within the road network or public open space areas.</p> <p>Measures have also been identified to improve water quality through stormwater treatment measures that could be explored further as part of future development.</p> <p>Opportunities to connect into water harvesting and recycling schemes being considered as part of the 'Waterproofing the East' project have also been identified. The feasibility for this will require future discussions with the Eastern Region Alliance (ERA).</p>

2.3.3 Housing Strategy for South Australia – Green Paper

Released in 2011, the Green Paper flags the preparation of a Housing Strategy which will set out a vision for housing in South Australia for the next 30 years. The Green Paper proposes a set of key directions and proposals for providing housing and services into the future.

The Green Paper recommends the creation of sustainable neighbourhoods and communities:

- Are vibrant and resilient to change
- Have good access to employment, infrastructure, services, recreation and social interaction
- Are well-designed and promote community safety
- Respect cultural heritage and contribute to community culture
- Use the environment responsibly
- Provide residents with the opportunities and choice to participate in community life and development.
- Promote social inclusion and mixed communities by ensuring at least 15% of new significant developments include affordable housing, including 5% for high need.

Assessment against DPA

This DPA will introduce a policy framework which will assist in the attainment of the objectives of the proposed Housing Strategy. More specifically, the DPA will:

- Rezone approximately 19 hectares of land in the Area Affected for residential development in accordance with proposals and actions in the HELSP Report, and to take advantage of existing transport and service infrastructure
- Promote the development of accessible neighbourhoods
- Include a policy requirement for 15% of residential development to be affordable.

2.3.4 Healthy by Design: a Planners' Guide to Environments for Active Living. National Heart Foundation of Australia (Victorian Division) 2004

Healthy by Design is a resource of the Heart Foundation (Victorian Division) Supportive Environments for Physical Activity (SEPA) project. It includes design considerations, evidence, tools and case studies to support those professionals who have responsibility for the design, development and maintenance of the public realm. It provides practical guidance to assist in designing walkable, and ultimately more liveable, communities.

The guidelines seek to achieve:

- well planned networks of walking and cycling routes
- streets with direct, safe and convenient access
- local destinations within walking distance from homes
- accessible open spaces for recreation and leisure
- conveniently located public transport stops
- local neighbourhoods fostering community spirit.

Assessment against DPA

This DPA will encourage new housing located in close proximity to existing services and transport and connected communities. Opportunities to develop linear open space and recreational connections have been considered to enhance connections to nearby walking / cycling trails in both Campbelltown and conservation areas to the east.

2.3.5 Adelaide Hills Council Section 30 Development Plan Review

Prepared in 2003, the Adelaide Hills Council's last Section 30 Review recommended a number of changes to the Council's Development Plan. These changes were planned to be implemented through a series of DPAs over a three to five year timeframe.

Among other things, the Section 30 Review recommended that areas for infill housing as well as preferred locations for special needs groups and denser housing opportunities be identified. This is expressed in the following action:

Action

8.1.3 *Identify specific sites close to township and urban centres that may be suitable for 'higher' density development including accommodation for the elderly. Use 500m² per dwelling as the 'benchmark'.*

The Section 30 Review also provides the following discussion and recommendation in relation to the Magill Training Centre:

Issue 8.7

The zoning of Rostrevor College and the Magill Training Centre.

Discussion

The State Government has advised it will be relocating the Magill Training Centre. This means the site will be available for redevelopment in 2004-05. Residential density, links to the Rostrevor School and open space are key issues.

Action

8.7.1 *Initiate a site analysis and neighbourhood planning process with the State Government and Campbelltown Council for the Magill Training Centre. Consider rezoning the property to support a range of housing options, open space areas and links, road improvements and watercourse improvements.*

Assessment against DPA

The DPA considers a range of housing options for the subject site as well as open space and road and watercourse improvements consistent with the recommendations of the Adelaide Hills Council's Section 30 Review. While connections with Rostrevor College have also been considered, rezoning of the College is beyond the scope of this DPA but should be considered as part of separate future investigations by the Adelaide Hills Council.

2.3.6 Adelaide Hills Council Strategic Management Plan 2011/12 to 2020/21 & Strategic Directions Report – Issues Paper 2012

The Adelaide Hills Council recently adopted its new Strategic Management Plan 2011/12 to 2020/21. The new Plan contains a range of goals, objectives and strategies to respond to emerging trends and issues in the council area.

Following adoption of the new Plan, Council has commenced a review of its Development Plan through release of a *Strategic Directions Report – Issues Paper* that was released in February 2012. The Paper identifies a number of key issues for the Adelaide Hills Council Development Plan based on the revised Strategic Management Plan, the following of which are considered relevant in the context of this DPA:

"Village" Amenity & Character

- *Implement the various options to facilitate affordable housing and access State and Federal funding to support Council's direct involvement in these initiatives*

Quality of Life

- *Create living environments with services and facilities to support healthy lifestyles and active communities*
- *Encourage active lifestyles by providing a range of open space, recreation facilities and community safety improvements*
- *Facilitate the provision of a range of housing choice through appropriate development policy*

Community Safety

- *Aim to minimise the risk of damage to persons and property from bushfires, flooding and other natural hazards affecting the Council area*

- *Include relevant bushfire & flood management and prevention measures in development policies*

Sensitive Development

- *Through Council's development plan seek to ensure that any new developments have a neutral or beneficial impact on the environment*
- *Incorporate Ecological Sustainable Development (ESD) principles in its plans, projects and development*
- *Apply the 'precautionary principle' to potential environmental impacts of public and private developments and projects*

Water Quality

- *Promote the appropriate on-site management of stormwater runoff and water re-use*
- *Require all new multi-lot land division proposals to comply with Water Sensitive Urban Design (WSUD) guidelines and principles*

Built Environment

- *Ensure that new buildings complement and enhance the area in which they are located*

Economic Sustainability

- *Ensure development policies and physical infrastructure support and encourage economic activity in appropriate areas*

Infrastructure Planning & Maintenance

- *Integrate infrastructure plans with surrounding Councils, State and national plans and programs.*

In addition to the above, the Issues Paper states that a revised Structure Plan, to be incorporated within the Development Plan, will support the following outcomes that are relevant to this DPA:

- *Maintain low density forms of development throughout residential zones*
- *Promote some comparatively medium density development close to the Stirling and Crafers Centre Zones, and in suitable parts of the Country Townships*
- *Identify, protect and enhance the character and amenity of established residential areas*
- *Promote opportunities for affordable housing*
- *facilitate the provision of a range of housing choice through appropriate development policy*
- *Minimise impacts of bushfires, stormwater and flooding*
- *Create opportunities for further open space links and networks*
- *Promote the development of bicycle and walking trails*
- *Promote recreational opportunities at key open space nodes*
- *Ensure appropriate on-site management of stormwater runoff*
- *Require all new multi-lot land division proposals to comply with Water Sensitive Urban Design (WSUD) guidelines & principles*

Assessment against DPA

The DPA will seek to achieve or address a number of the above directions and issues. In particular, the DPA:

- *encourages provision of affordable housing and promotes housing choice through a range of housing products at varying densities located close to transport systems and services*
- *supports healthy lifestyles and active communities through appropriate open space and movement connections*
- *seeks to address hazards through consideration of site contamination from past activities, stormwater management and appropriate bushfire risk classifications*
- *will promote WSUD and encourage design of sites and siting of buildings to maximise solar orientation and reduce energy demands.*

While Council's Structure Plan is proposing to maintain predominantly low density forms of development throughout residential zones:

- *the area comprises a mixed character, with medium density housing forms in the Campbelltown area to the west. The DPA proposes to continue this theme in the western portion of the subject site where*

the topography is less undulating, while retaining low density housing forms in the eastern portion of the site

- the Structure Plan acknowledges opportunities to develop medium density housing forms close to other Centres such as Stirling and Crafers. While this does not specifically include the Area Affected by this DPA, centre and commercial activities along Magill Road are readily accessible from the subject land.

2.3.7 Campbelltown City Council 'Towards 2020' Strategic Plan 2010-2020 (Incorporating the Campbelltown City Council Corporate Plan)

The following extracts of Campbelltown City Council's Strategic Plan are considered to be of relevance to this DPA, noting that Campbelltown immediately adjoins the subject land.

Goal 1 Quality Living

A quality lifestyle that meets the changing needs of the community

1.3 City infrastructure that provides a range of welcoming, attractive and safe facilities that encourage social interaction and an active community

1.4 Strong partnerships and effective management of resources to achieve mutual benefits for the community

Goal 3 City Planning

Planning that achieves a balance between infrastructure, development and community needs

3.1 An effective Development Plan that is sustainable and builds strong communities

3.1.1 Strengthen Development Plan policy to incorporate a mix of urban densities in appropriate locations and greater opportunities for affordable housing and ageing in place

3.1.3 Develop management systems, policies and protocols that maximise the benefits of the open space network for the community

3.1.4 Ensure open space is accessible for all members of the community

3.2 Effective Infrastructure and Asset Management that allows for growth

3.2.1 Undertake planning and management of stormwater to reduce runoff and improve capture and re-use

3.2.7 Manage stormwater to meet current standards and environmental requirements

3.3 Planning aligned to local needs and State Plans

3.3.1 Ensure alignment of City of Campbelltown Development Plan with the State Planning Strategy and other relevant plans

Goal 4 Environmental Responsibility

An enhanced local environment delivered in partnership with the community

4.1 Valuable recreation and open spaces enhanced through effective planning and management

4.1.3 Develop and implement master plans for creek networks (Chain of Trails project) to achieve environmental, social and healthy lifestyle outcomes for the community

Assessment against DPA

The DPA will promote a mix of residential densities and housing forms within the Area Affected, including affordable housing.

Detailed stormwater management investigations have also supported the DPA (refer section 4.6).

The Area Affected will also incorporate new areas of open space as part of future development, guided by a proposed Concept Plan that supports the Zone and Policy Area. This includes opportunities to provide walking trail linkages to the Adelaide Hills from Campbelltown, and links to Campbelltown's 'Chain of

Trails' concept, particularly along areas proposed for stormwater detention and adjacent Norton Summit Road.

2.3.8 Campbelltown City Council Transport Plan 2006-2016

The following transport issues and actions identified in the Council's Transport Plan are relevant to this DPA:

Issue 1 Integration

Transport and land use can be integrated to improve access to public transport, promote walking and cycling, reduce the dependence on cars, and improve the sustainability of the transport system.

Action 1.1 *Support public transport use by promoting redevelopment close to public transport routes.*

Action 1.2 *Support walking and cycling by providing safe, direct, and convenient routes for users and attractive precincts to encourage these activities.*

Action 1.3 *Ensure new developments are DDA compliant and include appropriate walking and cycling facilities and continuity for travel patterns.*

Issue 2 Traffic congestion and use of local streets

Traffic congestion largely results from the inability of arterial roads to manage the travel demand. Actions to improve the efficiency of arterial roads and discourage the use of local roads for through traffic are necessary to address this issue.

Action 2.1 *Maintain and/or improve the capacity of arterial roads.*

Action 2.2 *Reduce the availability of local streets to through traffic.*

*(*Note: Glen Stuart Road identified as arterial road south of Moules Road)*

Assessment against DPA

The DPA will promote increased residential densities close to transport systems, including public transport. As highlighted above, significant opportunities also exist to develop linkages through the Area Affected to encourage safe walking and cycling.

The DPA also envisages intersection treatments for proposed road connections from the Area Affected to Glen Stuart Road to minimise impacts on adjacent streets located on the western side of the road in Campbelltown. These treatments are discussed further in section 4 of the DPA investigations.

2.4 Related DPAs and Development Plans

2.4.1 Council DPAs

Townships and Urban Areas DPA (Adelaide Hills Council)

The DPA has taken into account the Townships and Urban Areas DPA, which is currently being prepared by the Adelaide Hills Council. It is understood that the Townships and Urban Areas DPA is proposing to review and amend the existing residential zones which affect the foothills suburbs of Teringie, Rostrevor and Woodforde. This includes the Residential 1D Zone within which the subject land is located.

It is further understood that the Townships and Urban Areas DPA is proposing to introduce a Residential Zone over the foothills suburbs based on South Australia's Planning Policy Library. Given that the Glen Stuart Road, Woodforde DPA is also proposing to introduce a Residential Zone over this area, the two DPAs are consistent in their intent, structure and format.

Residential DPA (City of Campbelltown)

The City of Campbelltown released a Residential DPA for agency and public consultation in October 2012 for the purpose of reviewing the policies within its Residential Zone. The Residential Zone in the City of Campbelltown abuts the Area Affected by this DPA.

The Residential DPA proposes to introduce a Suburban Policy Area 4 within the Residential Zone to apply to the area adjacent the Area Affected by this DPA. This provides for detached and semi detached dwellings on sites greater than 500 square metres but allows for other dwelling types such as row and group dwelling and residential development of varying densities within 400metres of a Neighbourhood or Centre Zone, a major public transport route, or adjacent a local reserve, where sites may be reduced to 350 square metres.

2.4.2 Ministerial DPAs

Regulated Trees DPA

The Regulated Trees DPA inserted policy regarding regulated trees into relevant Development Plans in order to enable effective operation of the Development (Regulated Trees) Amendment Act 2009 and the Development (Regulated Trees) Variation Regulations 2011.

The intended development outcome is the preservation of regulated trees (including significant trees) in balance with achievement of other appropriate development outcomes.

There are some trees within the Area Affected by this DPA that have changed in their classification as a result of these amendments. However, it is not the intention of Glen Stuart Road, Woodforde (Magill Training Centre) DPA to introduce any policy that will be contrary to the new policy. Section 4.8.1 of this DPA summarises the 'Regulated' and 'Significant' Trees relevant to this DPA.

2.4.2 Adjoining Council Development Plans

As discussed in section 2.4.1, there are changes currently proposed for the Campbelltown Council Development Plan. The land directly opposite the Magill Training Centre, on the western side of Glen Stuart Road, is zoned Residential within the Campbelltown Development Plan. This zone follows the format, content and structure of South Australia's Planning Policy Library. It seeks low density detached dwellings on sites with a size greater than 500m². However, smaller sites of 350m² are contemplated within 300 metres of Neighbourhood and District Centres, major public transport routes and large parcels of usable public open space.

Given that the DPA will introduce a new Residential Zone based on South Australia's Planning Policy Library, consistency will be achieved with the Campbelltown Council Development Plan in terms of format and structure.

2.5 South Australia's Planning Policy Library

The South Australian Planning Policy Library (SAPPL) is a suite of general and zone specific policies that are available for implementation into Council Development plans through a conversion process that will result in a more consistent standardised policy approach across all development plans in the State.

Following a review of the SAPPL, it was determined that the land use mix and scale of the activities envisaged by the Residential Zone, supplemented with the Medium Density Policy Area is most suited to the development envisaged for the area affected. This is consistent with the intention of the Adelaide Hills Council's Township and Urban Areas DPA.

The objectives of the Residential Zone provide for a range of dwelling types (including affordable housing) and increased densities in close proximity to centres, public transport and public open space. In addition, principles with variable standards are provided relating to site area, setbacks, site coverage and building height. These standards can be varied depending on local circumstances.

The Residential Zone also includes a medium density policy area which specifically provides for the establishment of medium density dwellings, with Principle 4 stating the following:

'Medium density development that achieves gross dwelling densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should be in the form of 2 and 3 storey dwellings'.

In addition to the policy guidance provided by the Residential Zone, the nature of the subject land is such that it is considered important that the following additional matters are addressed:

- design and appearance
- stormwater management
- transportation and access
- car parking
- sloping land.

While it is acknowledged that the current Development Plan provides some guidance in respect to these policy matters, the existing policies are not entirely consistent with SAPPL. Typically, SAPPL provides more detailed policy coverage than the current Development Plan.

2.6 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 lodgement. A Code approval can be obtained for the following matters within designated areas of the State:

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

The Code currently applies to the area affected by this DPA. Accordingly, this DPA seeks to ensure that the policy introduced into the Adelaide Hills Council Development Plan to guide new residential development complements the conditions contained in the Code.

3. INVESTIGATIONS PREVIOUSLY UNDERTAKEN

As outlined previously, Renewal SA appointed consultants to prepare a high level Master Plan Concept for the Magill Training Centre site. Completed in March 2011, the Master Plan Concept included an 'opportunities and constraints' analysis of the subject land which considered infrastructure capacity, native vegetation, traffic movements, watercourses and topography, among others. The Master Plan Concept also considered a number of development scenarios ranging from low to high-density.

The Master Plan Concept included three (3) detailed Concept Plans based on the various density scenarios. The report concluded that the Medium Density Concept was the preferred development approach for the subject land.

4. INVESTIGATIONS UNDERTAKEN TO INFORM THIS DPA

The land use and zoning directions proposed by this DPA have been primarily based on the outcomes of the *Magill Secure Youth Training Centre Investigations Report* (the 'Investigations Report'), which was finalised in September 2011 and supplemented by further investigations in November 2012 (letter and attachments, Connor Holmes 14 November, 2012). These and a range of other documents and legislative instruments have been reviewed to assist in the formulation of policy directions proposed by this DPA, with investigations focusing on the following:

- an appropriate zoning framework, including policies and Desired Character to deliver housing diversity, increased density and affordable housing solutions
- potential for complementary land uses such as education and recreation facilities and small-scale shops, offices and consulting rooms
- a review of the preferred Master Plan Concept identified in section 3 above, including consideration of a Concept Plan to guide development on the subject land, particularly areas of open space, stormwater management and the road network
- implications for the surrounding road network to be able to accommodate development on the subject land
- relationship between the subject land and the adjacent Rostrevor College, including the provision of pedestrian and cycle access as well as possible interface issues
- integration and provision of walking and cycling opportunities between the subject land and the broader locality, noting that Norton Summit Road is identified as a main road on the *Bikedirect* Network Maps while Glen Stuart Road is identified as a secondary road
- ability of the land to accommodate higher density housing taking into account existing topography, native vegetation and land prone to flooding
- potential for the subject land to be serviced by public transport
- potential risk of bushfires
- management of stormwater generated both within and outside the subject land, including the potential risk of flooding
- potential contamination within the subject land due to past activities
- an analysis of the environmental values of the subject land in order to protect identified high quality native vegetation and fauna habitats.

4.1 General Site Description & Locality

The Area Affected by this DPA comprises approximately 19 hectares of land with extensive frontage to Glen Stuart Road, Kintyre Road and Norton Summit Road. The former Magill Secure Youth Training Centre currently occupies a substantial area in the western portion of the site, while the south-eastern portion of the site was previously leased to the Black Hill Pony Club and occupied by clubrooms and stabling facilities.

Access to the site off Glen Stuart Road is limited to a single driveway to the Training Centre facility located just north of the Olive Street intersection. Access to the former Pony Club was via a driveway which extends from Norton Summit Road. No access to the former Magill Training Centre site is presently obtained from Kintyre Road, although there is access from Kintyre Road to the Yertabirriti Womma Oval.

There are two water bodies on the site including: a large man made water storage structure in the south eastern area of the site and another water storage area in the lower central area of the site. This second water storage area is within the area highlighted as open space on the proposed new concept plan. There is very little information regarding the history of either of these water bodies, excepting that

Rostrevor College has limited rights to use the water from the lower central water storage area for irrigation purposes.

Medium and low density housing forms are located to the west of the area affected across Glen Stuart Road in the Campbelltown Council area, while lower density residential development generally exists adjacent the southern (across Norton Summit Road) and north-eastern (across Kintyre Road) boundaries of the Area Affected in the Adelaide Hills Council area. A number of aged / residential care facilities also exist within the locality.

Rostrevor College is located immediately north of the Area Affected across Kintyre Road. A number of other schools also exist within the locality as well as the University of South Australia's Magill campus.

Major commercial and neighbourhood-level centre activities fronting Magill Road are located in close proximity to the Area Affected to the south-west. A light industrial area is also located south-west of the Area Affected across Glen Stuart Road.

The Yertabirriti Womma Oval (2.12 hectares) is also located within the north-western corner of the area affected, adjacent the Kintyre Road and Glen Stuart Road intersection. The Oval is vested for the use of Rostrevor College during school hours and for general community use at other times. A number of other reserves, parks and sporting facilities are also scattered throughout the locality. Walking trails also exist within the generally locality, linking Campbelltown residents to the Morialta Conservation Park via Old Norton Summit Road to the south.

4.1.1 Existing Zoning

The Area Affected is currently located in the Residential 1D Zone of the Adelaide Hills Council Development Plan. The Zone also extends across Kintyre Road to the north of the Area Affected, encompassing the land occupied by Rostrevor College.

The Zone primarily accommodates detached dwellings at low-densities on individual allotments, along with agricultural activities in suitable locations where grazing is required for fire or weed control. Detached dwellings are complying in the Zone subject to conditions, including a minimum site area of 929m². Medium and higher density housing forms are not envisaged in the Zone, with residential flat buildings, row dwellings and semi-detached dwellings all listed as non-complying forms of development.

Zones located adjacent to the Area Affected in both the Adelaide Hills Council and City of Campbelltown are detailed in **Table 2** below.

Land to the north, south and east of the Area Affected is also located in the Adelaide Hills Council Development Plan. Adjacent zones and minimum allotment sizes that apply with these zones for residential development are described below:

Table 2:

Adjacent Zone	Location to Area Affected	Minimum allotment sizes (square metres)
Residential 1	Immediately north-east	1000
Residential 2	Immediately south	450 - 560
Residential 4	Immediately south	1860
Residential 5	South	325 - 450

In addition to the above residential zones, the Hills Face Zone is also located to the east of the Area Affected in the Adelaide Hills Council Development Plan.

Land to the west of Glen Stuart Road is located within the City of Campbelltown. The Residential Zone applies to land directly opposite the Area Affected and west of Glen Stuart Road. The Zone anticipates a diversity of housing types on allotments down to 350m² where located close to major transport, centres of a certain scale and large public open space areas.

A portion of the Light Industry Zone in Campbelltown is also located south-west of the Area Affected across Glen Stuart Road.

Overall, as confirmed by the Investigations Report, the relatively high number of zones and broad density expectations has resulted in a locality with varied or no clearly distinguishable character.

4.1.2 Topography

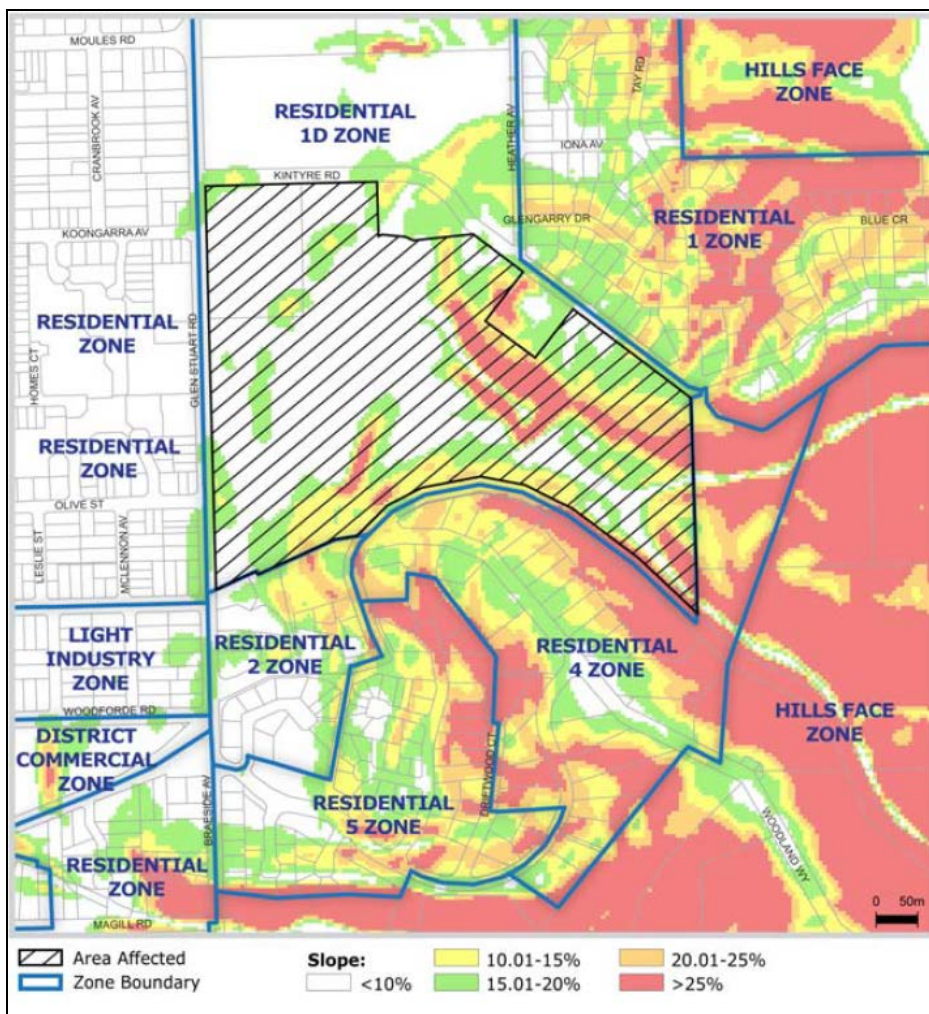
The topography of the Area Affected comparative to current zoning is shown in **Figure 1** below and comprises a general natural slope from east to west.

However, the natural slope has been significantly altered to facilitate the existing development of the land. Significant filling has also occurred, resulting in the natural drainage corridor being altered and piped. The natural gully which follows the remnant watercourse can be readily identified in Figure 1.

The steepest sections of land are adjacent the Norton Summit Road and Kintyre Road frontages, predominantly within the eastern and south-eastern portions of the Area Affected. Significantly, slopes within these areas are up to 1 in 5 or 20%, which presents some barriers to medium or higher density housing forms.

As a general rule, Figure 1 shows that allotments are typically larger in those locations where gradient are greatest.

Figure 1 – Topography and Zoning of Area Affected



Implications for Policy Amendment

While the overall intent for the Area Affected is to achieve medium density residential outcomes, steeper areas of land within the Area Affected will generally require a less intensive form of development. The DPA therefore proposes policy that encourages:

- lower density residential development within steeper areas of land in the eastern portion
- medium density housing forms in flatter areas in the western portion or where land gradients are more conducive to supporting higher density housing.

The DPA proposes to include the whole of the Area Affected in a Medium Density Policy Area to retain some flexibility based on design outcomes and where construction costs can be met.

While the Area Affected is already located relatively close to existing shopping areas and services, a flexible policy approach is also proposed to allow opportunities for complementary non-residential land uses (eg. small-scale shops, offices and health services) to be developed to meet any identified future demand.

Further, the Residential 1D Zone currently only applies to the Area Affected and land occupied by Rostrevor College to the north. Schools and ancillary activities are not specifically envisaged by the Zone provisions. Therefore, while the scope of the DPA is to review zoning for the Area Affected only, the status of the Residential 1D zone over Rostrevor College should be reviewed separately by the Council as part of future policy investigations.

4.2 Service Infrastructure

4.2.1 Water, Sewer, Electricity, Gas and Telecommunications Infrastructure

The Area Affected is already serviced by stormwater, water, sewer, electricity, gas and telecommunications. **Table 3** below summarises the infrastructure requirements for the site based largely on the findings of the Investigations Report and advice from service providers.

While the information below does not have direct implications for policy, it demonstrates that suitable service infrastructure can be provided to the land as required, subject to the future developers undertaking the usual financial contributions to provide, upgrade and augment existing services.

Table 3 – Infrastructure Works

Infrastructure	Availability	Augmentation	Other
Water (Stormwater infrastructure and management addressed separately under section 4.6)	The potable water supply currently has direct connection to a number of mains surrounding the Area Affected. The mains vary in size from 100mm diameter to 1000mm diameter, particularly along Glen Stuart Road where there are four water mains in the road reserve.	SA Water has advised that the current network has the capacity to service the future development of the Area Affected. Approach mains are not required and currently there are no formal water supply augmentation charges in this area.	SA Water advised that there are various mains that can supply water to future allotments on the site.

Infrastructure	Availability	Augmentation	Other
Sewer	Possible sewer connection points are located in the northern portion of the Area Affected, in Kintyre Road and Glen Stuart Road.	While SA Water has advised that direct connection to the existing surrounding mains is acceptable, some additional infrastructure maybe required outside of the Area Affected.	-
Electricity	A 66kV overhead main exists on the eastern side of Glen Stuart Road.	ETSA has advised of approximate augmentation costs based on an estimated number of dwellings. It is assumed that the existing infrastructure on the southern side of the oval is retained.	Additional stobie poles exist within the Area Affected which are used to provide power to other parts of the site, including the former pony club. These stobie poles will be removed as part of future demolition of the existing Training Centre.
Gas	There is existing medium pressure gas along Glen Stuart Road.	Adequate gas supply is available for future development. Therefore, there is unlikely to be a need for any off-site infrastructure upgrades.	-
Telecommunications	The Area Affected and immediate surrounding suburbs have been assessed for broadband accessibility and Telstra has advised that ADSL 2+ should be available.	Telstra has a statutory obligation to provide telecommunications to all new homes.	The Area Affected also contains existing Telstra infrastructure which will need to be abandoned and removed as part of future demolition of the existing Training Centre.

4.2.2 Easements

The Investigations Report identified a number of service easements that exist within the Area Affected, primarily relating to the Youth Training Facility. These include:

- an ETSA electricity easement from Glen Stuart Road immediately south of the existing oval, which is used for overhead and underground power. This will require distribution line clearances¹ to buildings, which may impact on future building setbacks and heights along Glen Stuart Road, particularly as the land rises significantly from Glen Stuart Road
- a number of SA Water easements located:
 - between the existing pond and water tank on Kintyre Road, which contains a 250 mm diameter cast iron concrete lined water main
 - between Glen Stuart Road and Kintyre Road through the existing oval, which contains a 390 mm diameter cast iron concrete lined water main
 - on the eastern boundary of the Area Affected, which contains a 150 mm diameter cast iron concrete lined water main.

¹ Powerline 'clearance' distances are established under the Electricity (General) Regulations 1997 and are measured from the maximum swing or sag of the powerlines. For 66kV overhead powerlines, vertical clearance distances to buildings generally range from 5.5m-6.7m, while horizontal distances generally range from 4.5m-5.5m.

Implications for Policy Amendment

While powerline setback distances will apply to future development along Glen Stuart Road, this is not considered to significantly impact on development potential of this area.

4.3 Transport and Movement Network

4.3.1 Existing road network

The Area Affected is located on the eastern extremity of a modified grid street network. Based on the findings of the Investigations Report and related traffic analysis, this existing network is considered to provide excellent connectivity to the north, south and west, where the significant majority of open space, education, community and centre/retailing activities exist.

The existing road and transport network located adjacent the Area Affected is described below. The Investigations Report also highlights the approximate traffic volumes of each of these key roads.

- *Glen Stuart Road* – a minor north-south collector road that:
 - forms part of an overall link between Magill to the south and Newton/Athelstone to the north (via Morialta and Stradbroke Roads)
 - forms part of a link between Stradbroke Road and Glynburn Road (eg. trips towards Firle Shopping Centre and surrounding areas)
- *Kintyre Road* – a local east-west road that includes a set-down / pick-up zone for Rostrevor College extending for 80 metres along the road, located immediately east of the intersection with Glen Stuart Road adjacent Rostrevor College
- *Morialta Road* – a minor east-west collector road, connecting Glen Stuart Road to Stradbroke Road (east) and to Montacute Road via local streets
- *Norton Summit Road* – a DPTI-controlled road that:
 - provides access to/from Norton Summit and other towns in the Adelaide Hills
 - forms part of the primary link between the Area Affected and major employment areas of Norwood (via Magill and St Bernards Roads) and the Adelaide CBD (via Magill Road)
- *Moules Road* – a minor collector road traversing between Glen Stuart Road and St Bernards Road, and connecting to Arthur Street (linking to Glynburn Road)

The Rostrevor College campus is a major contributing factor in respect to traffic movements in the locality, particularly drop off and collection of students on Kintyre Road during school days.

4.3.2 Public transport

Although there are no public transport services operating immediately adjacent the area affected, there are a number available in the vicinity. The Investigations Report confirmed that it is possible that future services may utilise this section of Glen Stuart Road.

Therefore, it is appropriate that the design of intersection treatments along Glen Stuart Road should accommodate potential future bus movements.

4.3.3 Walking and Cycling

With regard to pedestrian movements, footpaths are currently provided on the western side of Glen Stuart Road, and on the northern side and a portion of the southern side of Kintyre Road. While the Investigations Report highlighted that footpaths should be constructed along the eastern side of Glen

Stuart Road to support future development and pedestrian movement, this will require future investigation. Opportunities to provide additional pedestrian linkages and walking trail connections are discussed in section 4.8 below.

No dedicated cyclist facilities are currently provided in the vicinity of the Area Affected, with cyclists required to share the road carriageway with vehicles. While some improvements are identified in section 4.3.4 below to provide for cyclists on Glen Stuart Road, this is beyond the boundaries of the Area Affected and will therefore require future consideration.

4.3.4 Future traffic volumes and proposed movement network

Primary access to the existing Magill Youth Training facility is via Glen Stuart Road. However, the Area Affected also has extensive frontage to both Norton Summit Road and Kintyre Road. Due to the alignment and gradient of Norton Summit Road and portion of the Area Affected immediately adjacent the road, the Investigations Report confirmed that new road access to Norton Summit Road is not desirable, with Glen Stuart Road still providing the best opportunity for new road access given its current collector road status and available sight lines.

Traffic consultants, Murray F Young and Associates, provided an assessment of traffic impacts associated with future development of the Area Affected for medium density residential development. This analysis was based on the following assumptions:

- potential for an additional 250 dwellings
- a new road will be established to provide a connection between Glen Stuart Road and Heather Road/Kintyre Road intersection
- up to three (3) new access roads will connect with Glen Stuart Road.

Traffic Volumes

Based on an analysis of existing daily traffic volumes (not including the existing trips generated by the Magill Training Centre which would reduce the future increase) and forecast volumes for key roads in the vicinity of the Area Affected, the Investigations Report concluded the following:

- volumes on Glen Stuart Road are anticipated to increase but remain within the range typically associated with a major collector road
- daily volumes will warrant treatment of Glen Stuart Road access points (such as sheltered turn lanes or roundabouts)
- other surrounding roads will remain within volumes associated with existing functions/classifications.

Intersections/ road reserve treatments

Potential impacts at key intersections in the locality were also assessed, with no major works deemed necessary.

The preferred high level Master Plan Concept prepared for the Area Affected suggested potential for three (3) access points off Glen Stuart Road. These are generally located:

- almost mid way between Koongara Avenue and Olive Street,
- slightly north of Olive Street, and
- just south of Olive Street.

The suggested access points were also modelled and assessed to determine their appropriateness and integration with the existing road network. This analysis concluded the following:

- the Glen Stuart Road intersections will operate with low delays and queuing. While not modelled, the access onto Kintyre Road would also operate with low delays and queues given the predicted low distribution of trips via this road
- roundabouts are not required from a capacity perspective. This would not preclude consideration of a future roundabout(s) if desirable from a traffic safety / speed control perspective
- sheltered right turn lanes should be provided given the major collector function of Glen Stuart Road. Where sheltered turn lanes and associated medians are installed, minimum lane widths of 3.7 metres for shared vehicle / bicycle lanes should be provided or separate bicycle lanes accommodated.

Overall, the traffic analysis undertaken identified a number of matters relevant to the proposed rezoning of the Area Affected and DPA. These included the following:

- access to Norton Summit Road may not be appropriate due to sight distance restrictions and gradient issues
- on-street parking should be accommodated within the carriageway. At the densities anticipated, there should be more than adequate on-street parking to accommodate visitor demands for the future dwellings. Specific attention should be given to parking provision near high density sites to ensure parking is convenient
- the provision of three (3) access points on Glen Stuart Road is considered acceptable.
- direct access from future residential properties onto Glen Stuart Road should be minimised given its designation as a major collector road. Larger lots fronting Glen Stuart Road would be preferable to minimise the number of additional crossovers, and driveways should be designed to allow turnaround of vehicles on-site to exit in a forward direction.
- closure of Kintyre Avenue is not necessary or warranted.

Implications for Policy Amendment

Overall, development of the Area Affected for a mix of medium and low density residential development is not anticipated to adversely impact on local traffic conditions. The traffic analysis also suggests that minimal impacts will be experienced at key intersections as a result of future development. However, some intersection treatments may be necessary or desirable depending on the future layout and yield of development and should be considered through the development assessment and future development stages.

The DPA includes commentary as part of Desired Character that ensures that traffic is managed safely and efficiently within and outside the Area Affected, including:

- encouraging provision of three (3) access points to Glen Stuart Road and a single access point to Kintyre Road
- minimising direct vehicle access off Glen Stuart Road and ensuring vehicles are able access and exit sites in a forward direction, and discouraging future access onto Norton Summit Road
- ensuring the internal road layout provides for manoeuvrability of large vehicles and facilitates on-street parking, with specific attention to be given to parking provision near high density sites to ensure parking is convenient
- ensuring laneways are designed to allow for clearances for services, rubbish bin pads, etc.

In addition to the above, the Concept Plan for the Area Affected also shows possible access points and a desired internal road connection between Glen Stuart Road and Kintyre Road. Traffic management points are also identified which may require specific traffic management measures to ensure safety or improve efficiency depending on future staging, layout and yield of development.

4.4 Human Services

A review of existing human services in the locality was undertaken as part of the Investigations Report, together with an analysis of the demand that will be generated by population growth within the Area Affected, particularly in respect to health, education, recreation and sport, child care, aged care, emergency services, and community services.

Demand projections for human services have been based on preliminary Master Plan / concept plans for future development of the Area Affected. Projections have therefore assumed a yield of approximately 250 allotments, which is likely to result in approximately 625 additional people residing in the area (based on an assumed occupancy rate of 2.5 persons per dwelling).

The Area Affected by this DPA is well serviced by a range of human services within the locality with:

- 5 public and private hospitals within 10 km of the Area Affected
- 9 public and private schools within 5 km of the Area Affected
- 6 childcare and early learning centres within 5 km of the Area Affected
- 15 aged care and retirement facilities within 5 km of the Area Affected.

The range and distribution of these human services is detailed in the Investigations report.

Implications for Policy Amendment

Future residents in the Area Affected will benefit from a range of existing services and facilities in the locality. Importantly, the above investigations clarify that additional human services should not be required to support the relatively small increase in population resulting from development of the Area Affected for residential development. Therefore, additional land is not specifically proposed within the Concept Plan for the Area Affected to support further human service activities.

Notwithstanding this, policies within the proposed Residential Zone are flexible enough to allow development of small-scale non-residential uses that support the local community (particularly child care, education and health and welfare facilities) where a future demand may be identified.

4.5 Emergency Services

Emergency services in the locality are highlighted in the Table 4 below:

Table 4 – Emergency Services Locations Relative to Area Affected

Emergency Service	Facility	Location	Distance (approx)
Metropolitan Fire Service	Beulah Park Fire Station	The Parade, Beulah Park	4.5km
	Paradise Fire Station	Darley Road, Paradise	5km
Country Fire Service	East Torrens Group	Norton Summit / Ashton	4km
SA Ambulance Service	Campbelltown Ambulance Station	Montacute Road, Newton	2km
South Australian Police	Firle Police Station	Glynburn Road, Firle	3km

In relation to the Table above, it is noted that the Area Affected is technically within the CFS region, with Glen Stuart Road forming the boundary between the CFS and MFS regions. Bushfire risk and management is discussed further in section 4.7 below.

4.5 Site Contamination and Geotechnical Conditions

Site contamination is regulated through the provisions of the *Environment Protection Act 1993* and its Regulations. This legislation sets the processes and standards on how site contamination should be identified and managed by responsible parties.

A *Limited Environmental and Geotechnical Site Investigation – Magill Youth Training Centre* report was completed by Parsons Brinckerhoff in November 2011 for the Area Affected and was supplemented in July 2012. These studies were preceded by two previous investigations² that included a site history review as well as an assessment of the contamination status and geotechnical properties of specific targeted areas of the site.

These previous investigations identified that extensive filling of the site had occurred during the 1970s to 1980s, in addition to further earthworks from 1995 to 2005, to depths of up to 10 metres or more. This has resulted in significant modification of the topography of the Area Affected.

The environmental conclusions of the 2011/2012 Parsons Brinckerhoff investigations relevant to the DPA are that the nature of the impacts found do not preclude the land for residential development. However, it is noted that, due to the potential high costs, that early consideration of the volumes of fill and options for onsite retention should be prioritised at the development planning stage.

Further detail is provided in the *Limited Environmental and Geotechnical Site Investigation – Magill Youth Training Centre, November 2011* report and supplement dated 9 July, 2012.

Implications for Policy Amendment

The current Adelaide Hills Council Development Plan does not reflect the SAPPL in respect to site contamination. The DPA therefore introduces policy in the proposed Residential Zone that requires that development sites be remediated to an appropriate level prior to the division and development of the land.

4.6 Stormwater Management

As highlighted above, the Area Affected has undergone significant earthworks and changes to the land form and topography over several years. While the original valley/creek would have drained in a north-westerly direction, this has been filled over time. The Investigations Report also suggests that a section of the upstream valley (ie. outside the Area Affected) appears to have been filled at some stage and no sign of drainage connection to the downstream part of the creek line was found through survey.

Significant investigations were undertaken by Kellogg Brown and Root Pty Ltd (KBR) in August 2011 and supplemented with further investigations in November 2012 due to the discovery of site contamination that altered previous stormwater management options.

The investigations identified an upstream catchment that generally extends east with a contributing area of approximately 1.4 km² and is characterised by relatively steep slopes and natural vegetation. The middle portion of the Area Affected also contains a heavily vegetated area together with a pond, which appears to follow the original creek line.

The investigations concluded that drainage from the area affected can be split into two areas, as follows:

- the Western Catchment which drains towards Glen Stuart Road
- the eastern area which drains north-west towards Kintyre Road.

While there are few issues with the management of stormwater for the western catchment, the eastern catchment poses more difficulties as it conveys flows from a large predominantly undeveloped

² *Preliminary Site Assessment for Possible Soil Contamination* prepared by Rust PPK, 1994 & *Environmental and Engineering Assessment* prepared by URS, 2005

catchment east of the site and is coupled with site contamination issues that make on site detention of stormwater difficult.

The investigations undertaken by KBR conclude that suitable options exist to manage stormwater generated within the site as well as flows generated in the upstream catchment. Various options are possible to manage stormwater flows on the development site.

The most appropriate solution will likely be based on a cost benefit analysis which will need to be determined at the development assessment stage coupled with further discussion with the local government authorities.

4.6.1 Water Sensitive Urban Design

A key direction in the 30-Year Plan is to mandate water sensitive urban design (WSUD) for new developments to achieve both water efficiency and water quality benefits.

The Investigations Report identified that WSUD could be achieved for the Area Affected, particularly through on-site stormwater capture for individual buildings (eg. through rainwater tanks) and capture and harvesting within the road network or public open space areas. In addition, the Investigations Report highlights opportunities to install bio-filtration trenches within open spaces surrounding the existing central water body as well as within a linear corridor along the eastern side of Glen Stuart Road. These could be used for stormwater quality treatment of the localised upstream urban catchment from the western part of the development, but requires more detailed investigation as part of future development options for the site.

Notwithstanding the opportunities identified above, the Investigations Report also clarified that the topography and geotechnical aspects of the site may also limit opportunities for water harvesting (as discussed above). This includes:

- practical limitations for capturing and storing treated stormwater due to steep grades and the location of an existing water course through the Area Affected
- in addition to geotechnical limitations identified in section 4.5 above, it is likely that the Area Affected is underlain by fractured bedrock, resulting in highly variable storage and recovery conditions and generally not suitable for Aquifer Storage and Recovery (ASR). Detailed testing would be required to confirm the site's suitability for ASR prior to future development.

A feasibility study outlining opportunities for stormwater harvesting and re-use within the eastern region of Adelaide was also recently completed as part of the 'Waterproofing the East' project. The project is being coordinated through the Eastern Region Alliance (ERA). According to the Investigations Report, first order modelling highlighted a potential to meet or exceed irrigation demands on existing public open space through a combination of small and large scale schemes. The Report therefore acknowledged that the investigated schemes could be expanded to supply harvested water to private consumers. This would require an extension to the distribution main (including additional pumping) to reach the Area Affected. The Investigations Report also highlighted that if such a scheme is implemented, it is possible that it could supply public and private open space using a recycled water reticulation main within the development. The future feasibility of this would need to be discussed with the ERA.

Implications for Policy Amendment

The Adelaide Hills Council Development Plan already contains a number of Council Wide policies relating to stormwater management and water sensitive design which will be applicable to the development. The proposed new Residential Zone also requires residential development be developed with WSUD and the Desired Character Statement proposes to include text that promotes WSUD in the Area Affected, including harvesting, treatment and reuse of stormwater at the broader neighbourhood/street level and on individual development sites (where practical) to reduce demands on water resources and ensure sustainability. Text

has also been included to clearly acknowledge the intended stormwater management function of the open space.

4.7 Bushfire Risk

Glen Stuart Road forms the boundary between the CFS and MFS areas.

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 that are ‘Excluded’, which include existing townships and other settlements that have an adequate supply for fighting fires and suitable emergency vehicle access.

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

The portion of the Area Affected by this DPA within the Adelaide Hills Council Development Plan is shown on Figure AdHi(BPA)/12 in the Plan as being ‘Excluded’ from bushfire protection planning provisions given that it generally forms a contiguous urban area and has mains water supply.

The Area Affected is however, in relatively close proximity to the Hills Face Zone and extensive areas of protected native bushland (namely Morialta Falls Conservation Park), which is classified as a ‘high bushfire risk area’ and abuts a large council reserve (Windmill Reserve, Norton Summit Road).

While proposals to construct a house or to subdivide land for residential purposes within an excluded area are not generally required to be assessed against the Bushfire Protection provisions of the Development Plan, recent variations³ to the Building Code of Australia now include additional bushfire protection requirements for properties within 500 metres of a ‘high bushfire risk area’. These requirements will apply to development of a significant portion of the Area Affected as shown in **Figure 2** below. New buildings in these areas must comply with the construction requirements of bushfire attack level BAL – LOW.

Further, where new buildings in excluded areas are within 100 metres of an adjoining high bushfire risk area they are required to have an individual site assessment in accordance with Australian Standard AS 3959 – *Construction of buildings in bushfire prone areas* to determine the expected bushfire attack level that is applicable to the site. While a small portion of the south-eastern corner of the Area Affected is within 100 metres of a high bushfire risk area, this area is unlikely to be developed for residential purposes based on stormwater management requirements.

The Council-wide provisions of the Adelaide Hills Council Development Plan contain the following principle, which is considered relevant for future division of land in the Area Affected:

40 *Land division within an area identified as being ‘Excluded Area from Bushfire Protection Planning Provisions’ on Bushfire Protection Area Figures AdHi(BPA)/1 to 14 should be designed to make provision for:*

- (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it;*
- (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads; and*
- (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.*

³ Minister’s Specification SA 78 – **Additional requirements in designated bushfire prone areas**, May 2011, Government of South Australia

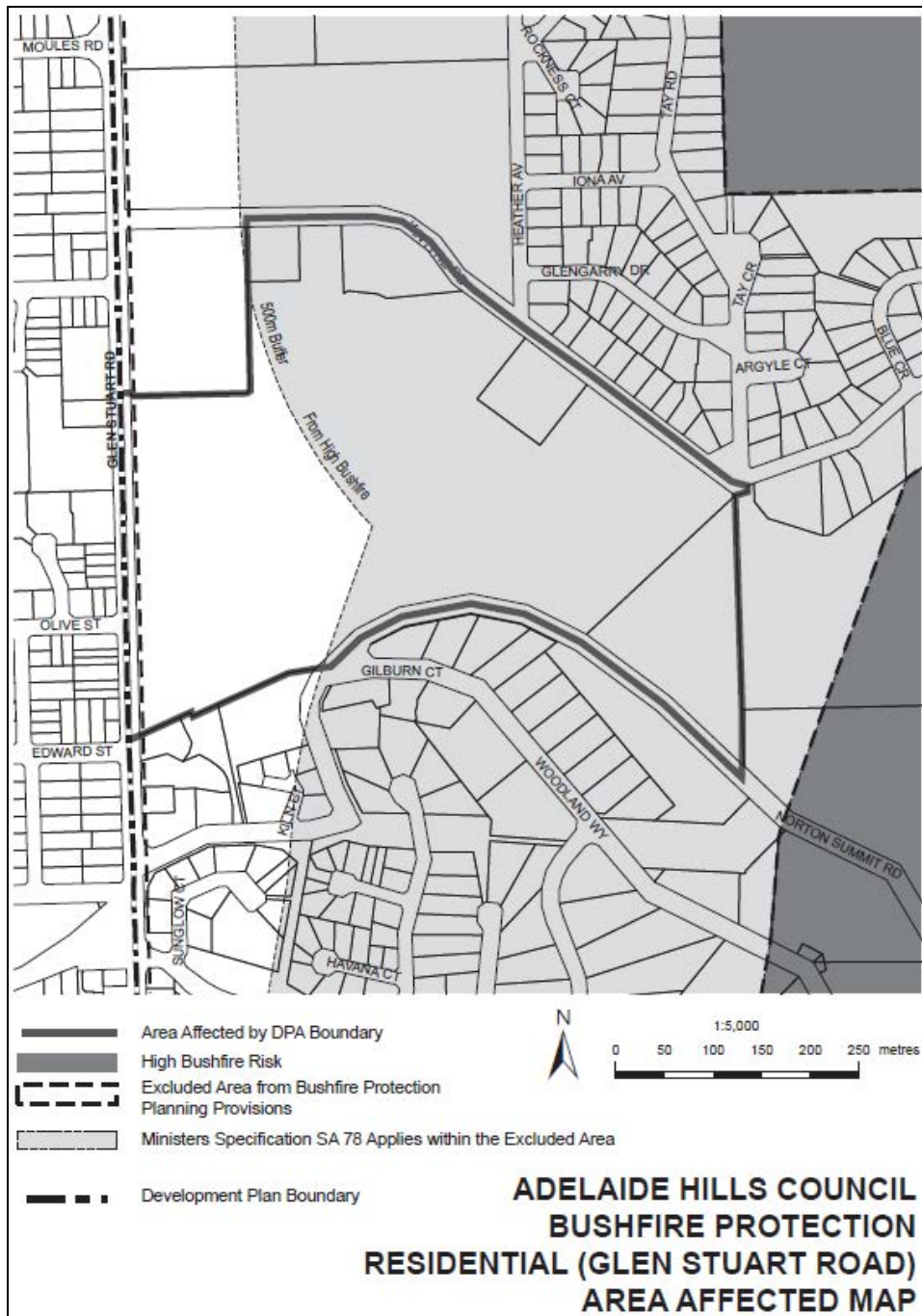
Further, while Council-wide Objective 26 under the heading 'Residential Development', of the Development Plan seeks development of compact extensions to existing built-up areas, the following commentary is also included in the Development Plan to support this objective:

While a compact form of development is generally desirable, recognition must be given to areas of particular character or amenity, or to specific constraint, such as environmental or historical value, water catchment areas and areas of bushfire hazard.

Council-wide Principle of Development Control 82 of the Development Plan also states the following:

82 *Residential development should minimize the potential for personal and property damage arising from natural hazards including landslip, bushfires, and flooding.*

Figure 2 – Portion of Area Affected where additional bushfire requirements apply-



Implications for Policy Amendment

The DPA does not seek to alter the primary land use in the Area Affected (ie. retained for residential use, albeit at increased densities). Further, the Area Affected is bordered by residential development to the north, west and south which are also excluded from bushfire planning provisions, and forms part of a contiguous and serviced urban area. Therefore, the bushfire risk classification for the Area Affected is not proposed to be altered by this DPA.

However, given the close proximity of the Area Affected to areas of high bushfire risk, it will be critical for the future layout and design of land division to consider emergency and fire fighting vehicle manoeuvrability requirements (eg. turnaround areas) and access to bushfire prone areas to the east. Existing Council-wide Principle of Development Control 40, coupled with other Council-wide policies discussed above, includes requirements for this to be considered at the land division stage. The DPA also includes text in the Desired Character for the Area Affected to ensure that internal roads will provide for the manoeuvrability of large vehicles, including emergency service vehicles.

Future residential development proposed generally within the eastern half of the Area Affected will also trigger additional building rules assessment provisions for bushfire prone areas contained in the Minister's Specification SA 78.

Provision for street hydrants and other fire fighting infrastructure will need to be considered as part of future land division in accordance with the Fire Service Guidelines and applicable Australian Standards.

4.8 Open Space, Habitat, Vegetation and Biodiversity Conservation

4.8.1 Significant and Regulated Trees

An initial Arborist report was prepared by Tree Assessment Services in November 2010 that identified and assessed 272 trees. This included 65 trees located within the Norton Summit Road reserve.

This report was supplemented with a further report prepared by Arborman Tree Solutions as a result of the recent changes introduced by the *Development (Regulated Trees) Amendment Act 2009* and the *Development (Regulated Trees) Variation Regulations 2011*.

The changes in legislation has resulted in the reclassification of some of the trees from 'significant' to 'regulated' and others which no longer meet the criteria for protection (due to being identified weed species).

The arborist reports found that a central portion of the Area Affected contains numerous 'regulated' trees, many of which follow the alignment of the existing drainage line. There are also other non-regulated trees generally scattered about the Area Affected, with the majority of trees concentrated in the central portion of the Area Affected, immediately adjacent the dam and within the Training Centre carpark.

A high number of these trees are likely to be located within open space areas due to their location.

The Adelaide Hills Council Development Plan contains policies that support the Development Act 1993 in relation to the removal or damage to 'regulated' or 'significant' trees. It is not the intention of this DPA to amend any development plan policy relating to significant or regulated trees.

4.8.2 Open Space

Open space facilities within the locality of the Area Affected are extensive and include a range of passive recreation spaces, active recreation spaces (eg. ovals and courts) and operational spaces (eg. drainage reserves).

Some of this space is held in private ownership, such as institutional and educational establishments, while a large proportion is managed by Adelaide Hills and Campbelltown councils for use by the community. Open space in the locality is generally characterised by:

- informal and natural areas situated to the east and south-east of the Area Affected, including linear reserves which follow watercourses and valleys and areas of high biodiversity value
- more formal spaces to the north, west and south-west, including structured parks with public playgrounds and other public amenities and facilities
- regional-level facilities such as Morialta Falls Conservation Park in close proximity (walking distance) to the north-east, and Black Hill Conservation Park further to the north-east (approximately 4km). Horsnell Gully and Ferguson Conservation Parks are also within a short driving or cycling distance
- other large tracts of open space including Windmill Reserve, which immediately abuts the Area Affected, and large sporting facilities such as Kensington Gardens Reserve and Newton Sports Field in short driving distance.

The remnants of a natural gully running through the centre of the Area Affected, together with numerous significant and regulated trees (many of which follow the alignment of the watercourse), provides the opportunity for the establishment of additional open space and drainage reserves.

A significant opportunity also exists to link open space within the Area Affected with existing reserves and walking trails beyond the site. These will be highlighted on the proposed new concept plan where applicable.

4.8.3 Biodiversity

The Area Affected is exempt from the provisions of the *Native Vegetation Act 1991*, although some of the vegetation represents remnant woodland ecosystems.

A comprehensive flora and fauna audit was undertaken for the Area Affected in January 2011 by EBS Ecology (*Woodforde Biodiversity Assessment Report*) and reviewed as part of the Investigations Report. The survey identified that the Area Affected provides an important habitat for a number of native birds, bats, mammals, reptiles and frogs.

Following a review of the EBS Ecology Report, the Investigations Report concluded that the highest biodiversity and habitat values were identified in the central and eastern portions of the Area Affected, as shown in **Figure 3** below.

Figure 3 – Locations of Highest Biodiversity Value



Source: Connor Holmes 2011

These locations contain the majority of remnant vegetation, with the remnant woodland and forest, creek habitat and the water storage areas considered important for native flora.

Importantly, however, no threatened flora species were detected during field surveys and, based on site conditions and species' known habitat requirements, the presence of threatened flora species in the Area Affected was considered unlikely.

While no development approvals are required with respect to state listed flora and fauna species under the *National Parks and Wildlife Act 1972*, two threatened fauna species were recorded during field surveys (the Common Brushtail Possum and Flame Robin) and additional state and possibly nationally rated fauna species are considered likely to occur.

Therefore, while no threatened flora species or nationally threatened fauna species were detected during field surveys in the Area Affected, the EBS Report made a number of recommendations in relation to future development of the land, including, among others:

- avoiding disturbance of identified biodiversity areas, and potential development of a biodiversity corridor integrated with open space, walking trails and drainage areas
- preserving significant trees (see 4.8.1 above) and any trees with hollows within the balance of the Area Affected
- minimising vegetation clearance
- undertaking weed and pathogen management.

Implications for Policy Amendment

Overall, the Area Affected has reasonable access to existing open space, with potential to provide usable open space as part of the future development of the land for stormwater, biodiversity and recreational purposes.

The DPA therefore proposes a Concept Plan for the Area Affected that includes an open space system, linking the Yertabirriti Womma Oval adjacent the north-western corner of the Area Affected to the Windmill Reserve located adjacent the south-eastern edge of the Area Affected.

Most of the significant and regulated trees considered worthy of protection in the Area Affected are also contained within the open space area indicated on the Concept Plan, allowing for their future preservation and continued contribution to local biodiversity, and minimising the need for vegetation clearance.

New public open space in the Area Affected will therefore play a critical function in respect to stormwater detention, recreation, and significant/regulated tree and biodiversity retention. Consequently, it is proposed to reinforce this multi-functional role in the Desired Character and policy of the Medium Density Policy Area proposed to be introduced by the DPA.

Notwithstanding the findings of the Woodforde Biodiversity Assessment, any future action that will or is likely to have significant impact on nationally listed species will require referral under the Environment Protection and Biodiversity Conservation Act 1999.

4.9 Culturally Significant Sites / Areas

4.9.1 Aboriginal Heritage

The *Aboriginal Heritage Act 1988* is the central legislation to protect Aboriginal heritage. Any Aboriginal site, object or remains, whether previously recorded or not, is covered under the blanket protection of the Act.

As clarified in section 4.5 above, site history reports have confirmed site is heavily modified and fill materials appear to be generally widespread. This is likely to inhibit any meaningful archaeological or anthropological field survey.

While no registered Aboriginal heritage sites exist within the Area Affected, any sites or objects that may be found during future development of the Area Affected are protected under the Act.

Implications for Policy Amendment

General / Council-wide policies already exist in the Adelaide Hills Development Plan that seek to recognise and protect areas and sites of cultural significance. Further, the ongoing development of land will need to meet the requirements of the *Aboriginal Heritage Act 1998*. Consequently, no amendments are proposed to the Adelaide Hills Council Development Plan.

4.9.2 Non-Aboriginal Heritage

No State or Local Heritage places exist within the Area Affected.

However, the State Heritage listed 'Rostrevor House' (former dwelling) is located within the Rostrevor College grounds to the north of the Area Affected within the existing Residential 1D Zone.

Two local heritage listed sites are located across Glen Stuart Road to the west of the Area Affected in the City of Campbelltown, namely:

- King George Hall located off Chandler Court
- a former Matron's Dwelling located at 8 Homes Court, Magill (immediately adjacent King George Hall site).

Implications for Policy Amendment

Given the location of Rostrevor House within the Rostrevor school grounds, future development within the Area Affected is unlikely to impact on this State Heritage Place. Further, in addition to being physically separated from the Area Affected by Glen Stuart Road, the two local heritage sites identified above are situated behind areas of medium density housing and should not be impacted by future development within the subject land.

In any event, future development that may affect Local and State Heritage sites will need to accord with the *Development Act 1993* and *Heritage Places Act 1993*.

5. SUMMARY OF RECOMMENDED POLICY CHANGES

5.1 Zone Policies

5.1.1 Land use

Based on the preceding investigations, it is recommended that the Area Affected primarily accommodate residential development at a range of densities, including affordable housing. Small scale non-residential uses (eg. child care facilities, health services, consulting rooms, shops, etc) should also be able to be accommodated to support the existing and future population.

The DPA therefore proposes introduction of a new Residential Zone and Medium Density Policy Area for the Area Affected based on South Australia's Planning Policy Library (SAPPL) (as discussed in section 2.4 of this DPA). The Residential Zone in particular encourages a range of dwelling types, including a minimum of 15% affordable housing, and envisages development of small scale non-residential uses that serve the local community based on any future identified demand.

Given land values in the locality, however, it is considered that affordable housing outcomes may only be achieved if small allotments and efficient land development outcomes are facilitated. Therefore, the quantitative parameters proposed for the Medium Density Policy Area (eg. minimum site areas, site

coverage, private open space, setbacks, building heights, etc) have been selected to facilitate more affordable outcomes and densities intended for the Area Affected.

As noted in section 2.4, the Adelaide Hills Council is undertaking investigations as part of a Townships and Urban Areas DPA and has commenced a process of converting its Development Plan to the new SAPPL format. These processes are likely to result in adoption of the new Residential Zone in other areas within the Adelaide Hills Council. Therefore, the Residential Zone provisions are proposed to be simplified from those contained in the 'model' zone contained in the SAPPL, with more detailed policy guidance for the Area Affected provided by the Medium Density Policy Area.

Further, following a detailed review of the existing policies within the Adelaide Hills Council Development Plan, it is considered that some policies from the General Section of SAPPL (eg. site contamination, site coverage, private open space and building design and appearance elements) should be introduced as they complement and reinforce the more specific policies contained within the proposed Residential Zone.

However, given that the Council is in the process of converting its Development Plan to the SAPPL format, relevant General Section policies are proposed to be inserted into the new Residential Zone as 'local additions' so that they apply only to development on the subject land. This will allow Council to continue with the conversion process and comprehensively review all of the existing policies in the Development Plan against the SAPPL. It is anticipated that this review and conversion process will result in a subsequent amendment to the new Residential Zone, which will place these additional policies back into the Council Wide or General Section of the Development Plan.

5.1.2 Density and Height

While a range of densities are capable of being achieved within the Area Affected, the spatial distribution of housing density is primarily influenced by the topography. Potential exists, however, to establish medium density housing over a significant portion of the Area Affected, particularly areas whereby the slope of the land is minimal. Those areas which would be developed at a lower density are located adjacent to the Kintyre Road and Norton Summit Road frontages where the slope is of greatest influence. Appropriate densities are proposed to be guided by policy within the Medium Density Policy Area, including text in the Desired Character.

While densities are proposed to vary based on topography, the Medium Density Policy Area seeks to achieve an overall net density (ie. excluding roads and infrastructure) of between 40 and 67 dwellings per hectare. To achieve this and ensure more efficient use of space, medium density housing forms in the order of 2 to 3 storeys will be encouraged on the flatter areas of the site while lower density housing forms are likely to be developed where the topography requires. This will also assist in achieving affordability objectives outlined above.

5.1.3 Open Space and Landscaping

The Desired Character of the Policy Area articulates the need, role and function of public open space in the Area Affected. In particular, new public open space will play a critical role in respect to stormwater detention, significant trees retention and local biodiversity, as well as providing links to existing reserves and walking trails beyond the site. To reinforce its importance in the locality, open space and recreation linkages are also proposed to be indicated on the Concept Plan that supports the Medium Density Policy Area (see section 5.3 below).

Policy that outlines the parameters for the inclusion of public open space areas that will from time to time be required for stormwater management purposes are also proposed.

5.1.4 Traffic, Parking and Access

Traffic analysis has suggested that minimal impacts will be experienced at key intersections in the locality based on the residential densities and future resident population anticipated for the Area Affected.

Possible access points and a desired internal road connection between Glen Stuart Road and Kintyre Road are also proposed to be guided by the Concept Plan that supports the Medium Density Policy Area (see section 5.3 below). This includes identified traffic management points that may require specific treatments to ensure safety and improve efficiency of the local road network depending on future staging, layout and yield of development.

The Desired Character for the Area Affected also includes commentary to ensure that future traffic is managed safely and efficiently within and outside the Area Affected. Coupled with elements shown on the Concept Plan, this includes:

- encouraging provision of three (3) access points to Glen Stuart Road and a single access point to Kintyre Road
- minimising direct vehicle access off Glen Stuart Road and ensuring vehicles are able to access and exit sites in a forward direction, and discouraging future access onto Norton Summit Road
- ensuring the internal road layout provides for manoeuvrability of large vehicles and facilitates on-street parking, with specific attention to be given to parking provision near medium density sites to ensure parking is convenient
- ensuring laneways are designed to allow for clearances for services, rubbish bin pads, etc.

5.2 Amendments to Council-wide / General Policies

The Investigations Report identified that some Council Wide policies in the Adelaide Hills Development Plan do not support the form of development envisaged. These include the following existing Principles of Development Control (PDC):

- PDCs 18 and 28(d), which discourage development on sloping sites
- PDC 87, which encourages primarily single storey dwellings on sloping sites and siting/visibility criteria which may not be achievable for the Area Affected
- Objective 29 and PDC 83 which discourage non residential uses in residential zones.
- PDC 239, which also includes siting/visibility criteria which may not be achievable for the Area Affected.

Notwithstanding this, it is appropriate that these policies continue to apply to other development in the Adelaide Hills Council area until such time as they are reviewed more fully. The DPA therefore retains these policies, except where they relate to development in the Area Affected and shown on the new Concept Plan Figure R/1 (see section 5.3 below).

5.3 Concept Plan

The DPA introduces a new Concept Plan (Concept Plan Figure R/1) to guide future development on the subject land. The Concept Plan provides broad guidance in relation to the location of the main vehicle access points, open space, stormwater detention and recreational links to surrounding areas. The key elements of the Concept Plan are reinforced by specific references within the Desired Character statement and principles of development control.

5.4 Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. The Residential Development Code, which is empowered under Schedule 4 of the Regulations, will continue to apply to the Area Affected. The following activities will therefore be complying in the Area Affected under the Code where they meet certain criteria:

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

Although the application of the Residential Code to the Area Affected could result in approvals being granted for single detached dwellings on allotments larger than sought by the proposed medium density policy area, it is considered that the risk of this happening is minimal due to several factors including the probable development of the site by a single developer.

The DPA does not anticipate listing additional forms of development as complying in the proposed Residential Zone.

5.5 Non-complying Development

The non-complying list contained in the State's Planning Policy Library Residential Zone has been adopted, but specifies floor areas for consulting rooms, offices and shops commensurate with small scale non-residential uses anticipated by the Zone (ie. ranging from 80-100m²).

5.6 Public Notification Categories

Schedule 9 of the *Development Regulations 2008* prescribes public notification categories for various forms of development, including a range of residential and ancillary developments. While public notification categories can also be listed in the Development Plan, the DPA does not propose additional listings and therefore defaults to the listings in the Regulations.

6.0 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.

6.1 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.

6.2 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Adelaide Hills Development Plan.

The inclusion of relevant General Section policies from the State Planning Policy Library as 'local additions' in the new Residential Zone through this DPA will allow Council to continue with the conversion of its Development Plan to the new Library format and comprehensively review all of the existing policies in the Development Plan against the Library. To avoid repetition between the proposed Residential Zone policies and those adopted at the Council-wide level through the conversion process, it is anticipated that the 'local additions' will eventually be deleted from the Residential Zone.

6.3 Complements the policies in the Development Plans for adjoining areas

The policies proposed in this DPA will not affect the Development Plans for adjoining areas (as described in section 2.4 of this document). In particular, the medium density residential outcomes and housing diversity proposed for the Area Affected complements the range of densities anticipated for the adjoining Residential Zone in the City of Campbelltown.

6.4 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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