

## 1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

### SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

- SPP1: Integrated Planning
- SPP2: Design Quality
- SPP4: Biodiversity
- SPP6: Housing Supply and Diversity
- SPP8 : Primary Industry
- SPP15: Natural Hazards

### SPP1: Integrated Planning

**Objective:** *To shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.*

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

**Policy 1.2** *Provide an orderly sequence of land development that enables the cost-effective delivery of investment with the rate of future population growth.*

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

**Policy 1.9** *Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.*

### Code Amendment Outcome:

The Affected Area is currently zoned Deferred Urban and is located to the immediate west of the Middleton township. It is well suited to provide for the logical expansion of the Middleton township. The area is one of two remaining areas of Deferred Urban Zone within the Middleton township, with all other areas located in the Environment, Food and Production Area.

The proposal will provide a small addition of land supply, allowing for coordination with a larger land area with integrated and coordinated delivery of infrastructure.

The Code Amendment proposes to introduce new zoning and land use requirements over the Affected Area to site areas are not less 1200m<sup>2</sup> site frontages are not less than 20m, until such time that a community waste water system is installed.

The suite of policies within the Planning and Design Code enables development to meet current expectations in housing while allowing for innovation in design in response to household characteristics and community choices.

## **SPP2: Design Quality**

**Objective:** *To elevate the design quality of South Australia's built environment and public realm.*

Policy 2.8 *Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.*

Policy 2.14 *Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.*

### **Code Amendment Outcome:**

The suite of policies within the Planning and Design Code will facilitate good dwelling design, also taking into consideration local context and characteristics.

The proposed Concept Plan identifies public open space for passive recreational opportunities.

## **SPP4: Biodiversity**

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

Policy 4.4 *Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.*

### **Code Amendment Outcome:**

The proposed Code Amendment will not result in the rezoning of land with recognised high value characteristics. The land has been extensively cleared for primary production activities which will not require any further clearing of the land.

The existing pocket of vegetation is proposed to be retained and form part of a future public open space.

## **SPP6: Housing Supply and Diversity**

**Objective:** *To promote the development of a well-serviced and sustainable housing and land choices where and when required.*

Policy 6.2 *The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.*

Policy 6.4 *The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.*

Policy 6.11 *Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.*

### **Code Amendment Outcome:**

The intent of this Code Amendment is to rezone land to support the development of low-density residential development, increasing the availability of housing stock in the locality.

The Affected Area is located in close proximity to existing facilities including public open space and Middleton mainstreet. Increased population will further support the viability of existing commercial land uses in the locality.

### **SPP8: Primary Industry**

**Objective:** *A diverse and dynamic primary industry sector making the best use of natural and human assets.*

*Policy 8.4* *Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.*

#### **Code Amendment Outcome:**

The proposal will see the rezoning of land currently zoned Deferred Urban Zone to Master Planned Township Zone.

Currently utilised for broad hectare cropping (primary production), the Affected Area is bounded by Port Elliot Road, Mindacowie Terrace, Basham Beach Road and the rail reserve. Six allotments to the immediate west and Basham Beach Road form a buffer to the primary production activities occurring further to the west.

Allotments to the immediate north (north of Port Elliot Road) are also located in the Deferred Urban Zone and will in time be developed for urban purposes.

### **SPP 15: Natural Hazards**

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

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

#### **Code Amendment Outcome:**

Stormwater engineers (Wallbridge Gilbert Aztec) has been engaged to provide an assessment of the existing stormwater conditions, determine Council requirements and prepare a stormwater concept to guide the future development of the land. This assessment, including a Stormwater Management Report has been provided during the Code Amendment process.

The proposed low development yield combined with a limited internal road network and a relatively flat site topography (2% gradient towards the railway line) will mean that onsite surface water runoff and detention management can be designed in an effective way to manage and retain nearly all stormwater captured onsite, thus creating no additional demands in the existing stormwater network.

## **2. Regional Plans**

### **The Regional Plan**

The key policies and targets of *The 30-Year Plan for Greater Adelaide* which are most relevant to this Code Amendment are:

- Transit corridors, growth areas and activity centres
- Housing mix, affordability and competitiveness
- Health, wellbeing and inclusion

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

**Policy Theme: Transit corridors, growth areas and activity centres**

*Policy 11:* Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas.

*Policy 29:* Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.

**Code Amendment Outcome:**

The Affected Area is located to the immediate west of development within the Middleton township and is identified in the *30-Year Plan* as a future urban growth area.

The Affected Area is also outside of the designated Environment and Food Production Area.

The Affected Area will be developed with low-density residential development to be compatible and contribute positively to the public realm. A landscaped mounded buffer is proposed along the Port Elliot Road frontage to improve the visual amenity of the proposed development from passing traffic. A large open spaced area is to be located in the eastern section of the Affected Area to enable a logical extension to the existing Middleton mainstreet.

**Policy Theme: Housing mix, affordability and competitiveness**

*Policy 37:* Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas.

*Policy 46:* Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply)

**Code Amendment Outcome:**

The Code Amendment seeks to deliver a zoning outcome which results in the expansion of an existing township with low-density residential housing to cater for the prevalent demand. The Affected Area is within easy reach of facilities, open space and the coastline of Middleton.