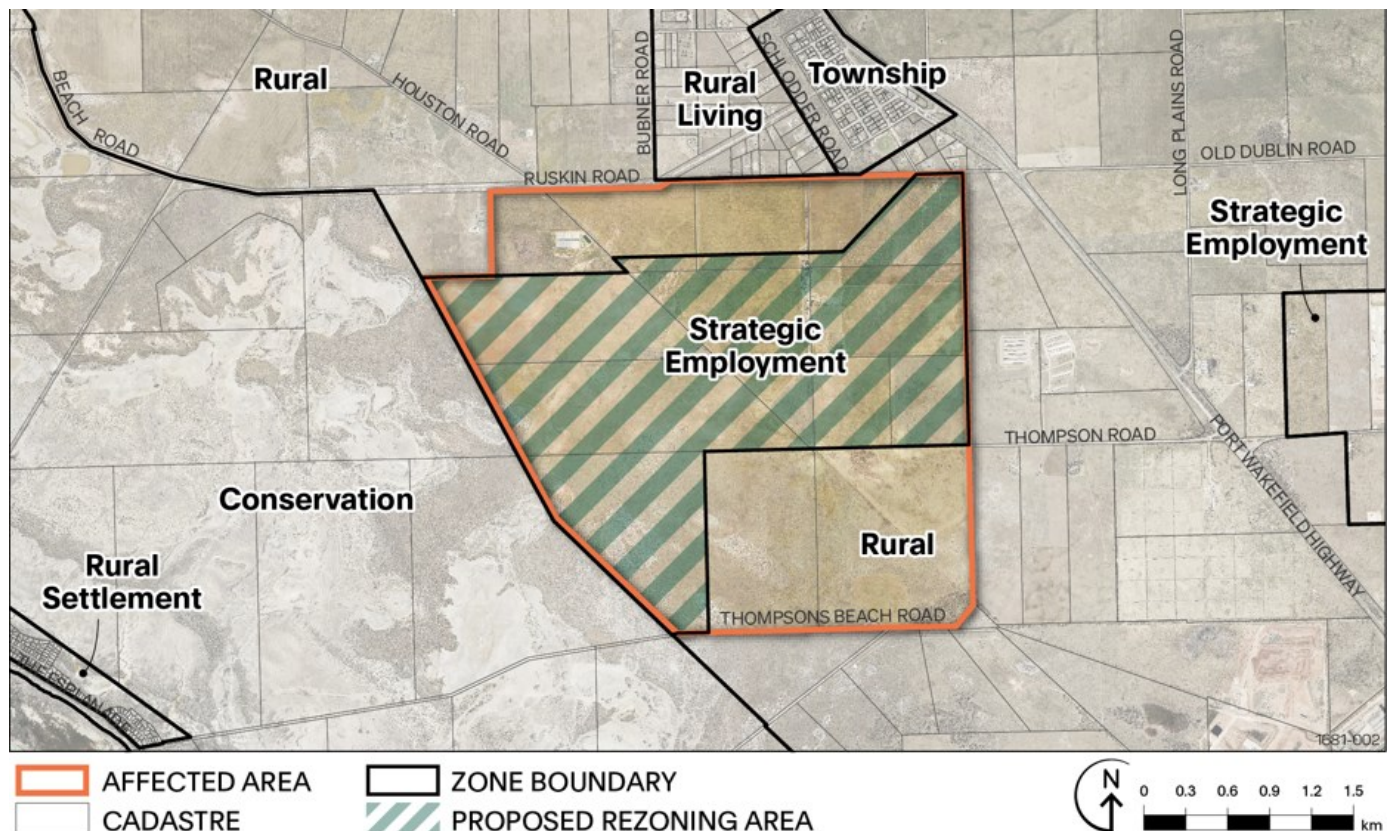


# DUBLIN EMPLOYMENT CODE AMENDMENT

## Fact Sheet

This fact sheet provides information on a Draft Code Amendment that seeks to change the policy that applies to a portion of the Affected Area, and change the zoning from the *Rural Zone* to the *Strategic Employment Zone*.



### What land is impacted?

The Affected Area, outlined in orange above, comprises 12 allotments with an area of approximately 1,026 hectares. The land is located to the immediate south of the Dublin township.

The Affected Area is irregular in shape with a frontage of approximately 3.4 kilometres to Ruskin Road and Clonan Road on the northern boundary, 3.2 kilometres to Thompsons Beach Road on its eastern boundary and 2.2 kilometres to Thompsons Beach Road on its southern boundary.

### What is a Code Amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals. The Code can be viewed here: <https://code.plan.sa.gov.au/>

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (the Planning, Development and Infrastructure Act 2016 and associated Regulations).

Code Amendments may be undertaken by a range of entities like the State Planning Commission, Councils, State agencies, people who have an interest in land (the 'Proponent'), or the Chief Executive of the Department for Housing and Urban Development.

### Who is seeking this Amendment?

This Code Amendment is being undertaken by Leinad Land Developments (Dublin) Pty Ltd (the 'Designated Entity' or 'Leinad') who have an interest in the land.

### What is the current Zoning?

The Affected Area is currently within the '**Rural Zone**'. The Rural Zone supports a wide range of primary production activities and provides opportunities for value-adding and the use of renewable energy sources, including wind/solar farms. The zone typically applies to vast areas of land between rural towns.

### What is proposed?

The proposal seeks to amend the Code for a portion of the Affected Area to change the zoning to a **'Strategic Employment Zone'**.

The purpose of the Code Amendment is to transform the land into South Australia's first green industrial and clean energy economy, powered by sustainable technologies.

The rezoning will provide 436 hectares of future employment land to suit large scale, low intensity employment-generating land uses and processes that are not suited to the smaller industrial sites available in Greater Adelaide. This will help address a shortage of available, serviced land for these activities. Employment-generating uses may include industry, logistics, warehouses, research, training and other compatible businesses that support the economy and generate employment.

### What area is not proposed to be rezoned?

This Code Amendment does not propose to change the zoning for the following portions of the Affected Area:

- The south-eastern portion of the Affected Area that is an approved Mineral Claim (MC4557); and
- The northern portion of the Affected Area closest to the Dublin Township. The Designated Entity may progress a separate proposal for rezoning of this area for residential development in the future.

### Why is the Amendment needed?

Leinad controls a large area of land south of Dublin. The Dublin township is located approximately 50 kilometres north of the Adelaide CBD. It is Leinad's vision to develop 'Dublin Park' as a new master planned community and South Australia's first Green Circular Economy Precinct, positioning Dublin Park at the forefront of sustainable development in Australia.

Investigations undertaken by Leinad have identified that the land has attractive attributes for larger scale, low intensity uses aligned with circular economy processes, the renewable energy sector, defence and manufacturing as well as transport uses hauling long, wide or high freight using Port Wakefield Highway.

In addition, the land is well located to suit a range of employment uses and processes not suited to the smaller and more expensive industrial sites in other locations.

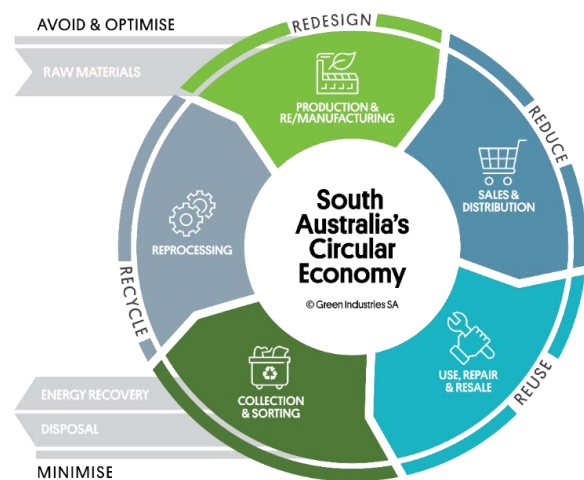
The current Rural Zone is not aligned with the intended development of the Affected Area for the purposes of an employment area.

### What could future development look like?

The Code Amendment only seeks to change the policies that guide what the land can be used for. Anything to be built on the land would be subject to future Development Application processes and assessment, following the rezoning.

### What is a 'Circular Economy'?

A 'Circular Economy' focuses on using resources efficiently, designing products to last and be reused, and reducing waste through recycling. Unlike the traditional 'take-make-dispose' model, this approach aims to keep resources in use, lowering environmental impact and boosting economic sustainability, reducing overall carbon footprint, and promoting economic resilience.



(Source: Green Industries SA, South Australia's Circular Economy)

Leinad intends to construct a co-generation facility that will generate energy from waste. It is expected that a new co-generation facility will generate enough energy to supply the entire employment area, with likely spare capacity being available to serve surrounding land uses.

### How will the land be serviced?

Investigations have identified that because the significant sized land holding is in the ownership or interest of Leinad, a variety of different arrangements for the supply of essential services could be implemented, either through the extension of existing services or through alternative arrangements (eg. wastewater, water supply, stormwater, electricity, internet etc).

Leinad will have Development Agreements in place that will deliver the necessary essential services to the Affected Area. Costs and delivery solutions for all required services will be borne by the Designated Entity.

**How will the external impacts of new development on the local area be managed?**

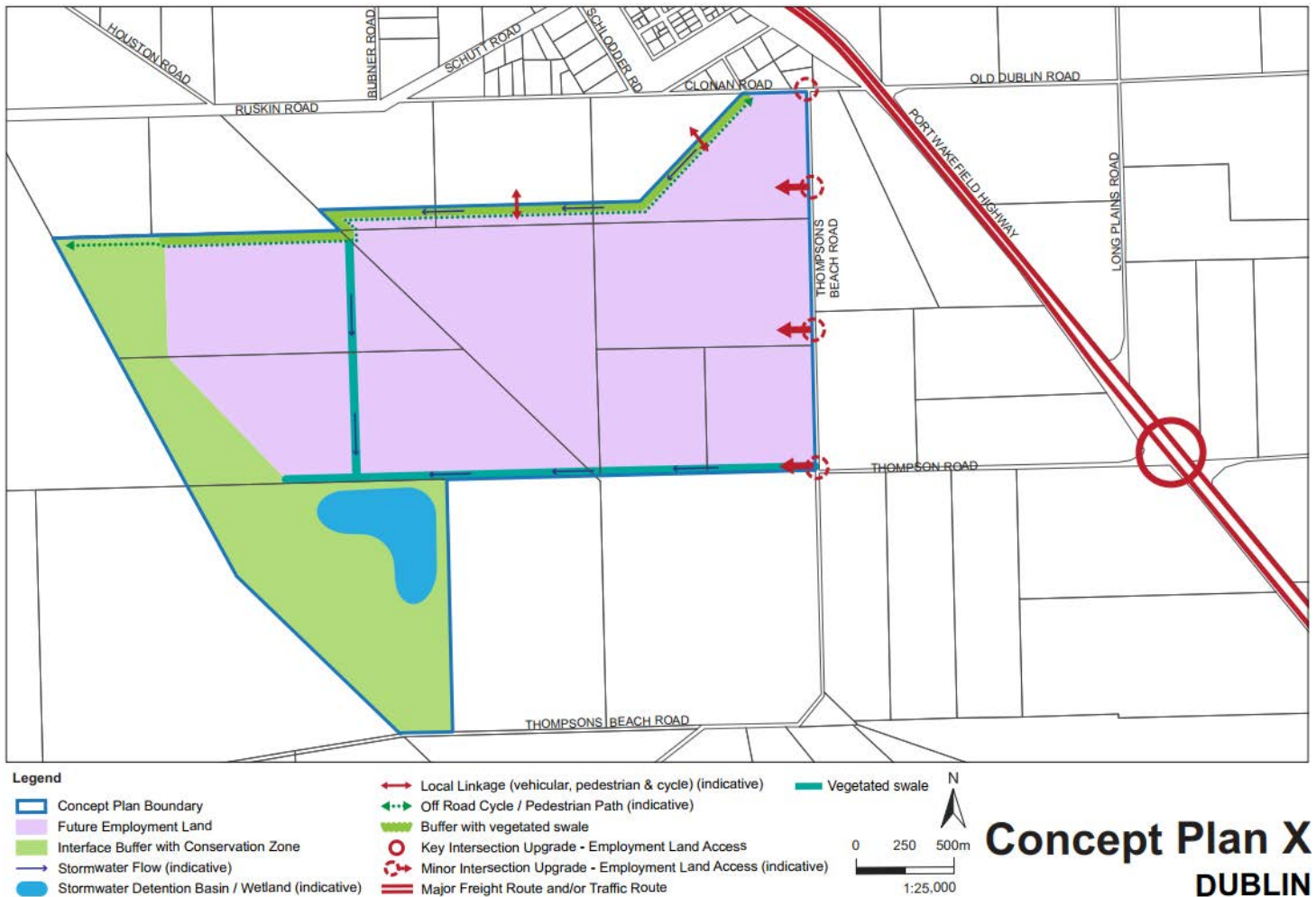
Investigations have been undertaken to consider potential noise, odour and air quality impacts:

- on new development in the area proposed to be rezoned, from existing surrounding activities; and
- on nearby sensitive uses (e.g. residential housing) from potential future development in the proposed Strategic Employment Zone.

The Code Amendment proposes the inclusion of a new Concept Plan, shown below, that will inform where future development occurs within the proposed Strategic Employment Zone.

The Concept Plan includes a generous interface buffer of approximately 195 hectares in area, between new employment activities and the adjacent Conservation Zone, including the nearby Winaityinaityi Pangkara 'Adelaide International Bird Sanctuary'.

A buffer is also proposed along the northern boundary to provide separation from sensitive uses on land to the north, and in anticipation of future residential development within the northern section of the Affected Area.



### How do I find out more?

You can view the Code Amendment and supporting technical documents by scanning the QR Code below:



or on the Plan SA website:

[plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

**Hard copies** are available to view at:

- Adelaide Plains Council offices – 2A Wasley Road, Mallala;
- Adelaide Plains Library – 61 Old Port Wakefield Road, Two Wells; and
- Dublin General Store – 3 Old Port Wakefield Road, Dublin

If you have any questions about the Code Amendment you can contact **Catherine Orford** at **(08) 7231 0286** or by emailing [engagement@ekistics.com.au](mailto:engagement@ekistics.com.au).

You can talk to members of the project team about the proposal at two drop-in information sessions to be held at the **Dublin Cricket Club**, Section 637, South Terrace, Dublin on:

- **Wednesday 13 November 2024 – 2pm-4pm;** and
- **Wednesday 13 November 2024 – 5pm-7pm.**

### How can I have my say?

We would like to hear your views on the proposed policy changes. The Code Amendment will be available for public feedback until **2 December 2024**.

During this time, you can lodge a written submission about any aspect of the Code Amendment. There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Making an [online submission](https://www.plan.sa.gov.au): [www.plan.sa.gov.au](https://www.plan.sa.gov.au)
- **Emailing**: [engagement@ekistics.com.au](mailto:engagement@ekistics.com.au)
- **Mail**: Level 3, 431 King William Street, ADELAIDE 5000

### How can my feedback influence the Amendment?

The Code Amendment is proposing to apply a standard zone from the Planning and Design Code Library and does not seek to change the policies within the Strategic Employment Zone, or any other subzones, overlays or general development policies contained within the Code.

The feedback you provide, however, can influence the Code Amendment in relation to the spatial layers that apply.

The feedback you provide cannot influence:

- The Affected Area identified for the Code Amendment;
- Other instruments which are separate from the Code, such as the Planning, Development and Infrastructure Act 2016 and its associated regulations; and
- Existing policy wording within the Code.

### How will my feedback be used?

All submissions on the Code Amendment will be reviewed, summarised, and considered. Each submission will be registered, and you will receive an email confirming receipt. Your responses will be made available on the PlanSA website. Personal addresses, email addresses, and telephone numbers will not be published, however, business information will be.

Following the completion of the consultation period, an Engagement Report will be prepared, outlining what was heard during the consultation and how the proposed Code Amendment was changed in response to submissions. This report will be made publicly available on the Plan SA website.

You may also be asked to complete a short survey in relation to your engagement experience.

### What happens next?

Once an Engagement Report has been prepared and provided to the Minister for Planning, the Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

### How can I stay informed of the status of this Amendment?

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and the next steps. We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent.

Any updates will be made available on the Plan SA website. This website also allows you to subscribe to receive a notification for any updates to the Code Amendment:

[plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

