

PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING & DESIGN CODE

Dry Creek Code Amendment

By the Chief Executive (the Designated Entity)

Contact details:

PlanSA

Email: plansa@sa.gov.au

Phone: 1800 752 664

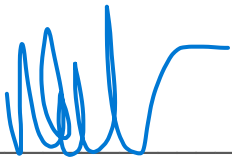


(Signature)

CHIEF EXECUTIVE, DEPARTMENT FOR HOUSING AND
URBAN DEVELOPMENT

Date: 14/10/2024

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.



(Signature)

MINISTER FOR PLANNING

Date: 1/11/24

Contents

1. INTRODUCTION.....	2
1.1. Designated Entity for Undertaking the Code Amendment.....	2
1.2. Rationale for the Code Amendment.....	3
2. SCOPE OF THE CODE AMENDMENT	3
2.1. Affected Area	5
2.2. Scope of Proposed Code Amendment	5
3. STRATEGIC PLANNING OUTCOMES	7
3.1. Summary of Strategic Planning Outcomes	Error! Bookmark not defined.
3.2. Alignment with State Planning Policies.....	7
3.3. Alignment with Regional Plans	10
3.4. Alignment with Other Relevant Documents	11
4. INVESTIGATIONS AND ENGAGEMENT.....	12
4.1. Investigations Already Undertaken.....	12
4.2. Further Investigations Proposed.....	18
4.3. Engagement Already Undertaken	23
4.4. Further Engagement Proposed	23
5. CODE AMENDMENT PROCESS	27
5.1. Engagement Plan.....	27
5.2. Engagement Report.....	28
ATTACHMENT A	29
Map of Affected Area.....	29

1. INTRODUCTION

The Chief Executive of the Department for Housing and Urban Development (the Chief Executive) seeks to amend the Planning and Design Code (the Code) pursuant to section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Dry Creek Code Amendment (the Code Amendment) proposes to facilitate the development of a new, staged, master planned community with appropriate civil infrastructure as well as social, education, recreation, employment, commercial and retail services to support the growing population.

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment.

The Chief Executive is the 'designated entity' responsible for conducting this Code Amendment process and is required to undertake consultation in accordance with the [Community Engagement Charter](#) and make final recommendations to the Minister for Planning (the Minister) prior to consideration whether to adopt, alter or refuse the Code Amendment.

It is acknowledged that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(2)(b) of the Act, the Chief Executive will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Chief Executive acknowledges responsibility for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Chief Executive intends to undertake the Code Amendment by:
 - (a) Engaging with relevant State Government agencies and local governments, and
 - (b) Utilising professional expertise of employees of the Department including:
 - i. professional planning staff
 - ii. communications staff
 - iii. mapping and spatial data expert staff
 - iv. ePlanning staff responsible for the management and operation of the Planning and Design Code.

1.2. Rationale for the Code Amendment

The 2010 and 2017 iterations of *The 30-Year Plan for Greater Adelaide* (30-Year Plan) identified the Dry Creek Growth Area for future urban growth.

The Dry Creek Growth Area comprises approximately 838 hectares of land mostly located in the area known as the Dry Creek Saltfields, located on Kurna Country. The Dry Creek Growth Area is within the Greater Adelaide Region and more specifically, the City of Salisbury local government area.

In 2021, Buckland Dry Creek Pty Ltd (BDC) sought to initiate a proponent-led Code Amendment to rezone approximately 114 hectares in the Dry Creek Growth Area. The former Minister for Planning and Local Government advised of the need for a structure plan and infrastructure management framework over the whole of the land prior to any rezoning being supported.

The Dry Creek Growth Area has the capacity to accommodate in the order of a minimum of 10,000-15,000 new homes and 35,000 people in a future master planned community.

The Growth Area has the potential to be one of the most significant urban renewal projects in Australia, which will only be realised through a wholistic and long term approach to planning. It is intended that the Code Amendment will be informed by a structure plan that will determine land use outcomes and trunk infrastructure to provide for a staged delivery of growth over a number of years.

The **structure plan** will be prepared in consultation with the landowners and Council and will inform the Code Amendment and Infrastructure Agreements. Structure planning is a land use planning tool used to guide the development of significant development sites. The structure plan will:

- Identify the preferred urban structure for the Dry Creek Growth Area.
- Residential land provision, densities and location, including areas for higher density.
- Employment land provision and location, including a town centre location, retail areas and commercial and industrial areas.
- Transport networks and public transport requirements.
- Pedestrian and cycle networks.
- Open space and recreation.
- Social infrastructure requirements.
- Trunk infrastructure requirements.
- Areas of significant environment, heritage or scenic value that should be protected.

The investigations outlined in section 4 of this document will be used to inform and prepare the structure plan.

The Infrastructure Agreements may be in the form of a Basic Infrastructure Scheme or Infrastructure Deeds. This will be resolved through negotiation with the land owners, state agencies and the council.

Together these documents will form the basis of the Code Amendment, including the zoning to be applied across the site and the logical staging of the Dry Creek Growth Area. The Code Amendment will likely include a **concept plan/s** based that assist in the delivery of the site over time through the development application process. Alternatively, there are mechanisms in the PDI Act to call up the structure plan as an assessment tool through the Code. This mechanism is currently under investigation.

Detailed **master planning** within a precinct or stage of the growth area will be prepared by the proponent following the Code Amendment process through the development application stage. More detailed investigations will be required at this stage of planning for the Growth Area.

On this basis, the Code Amendment seeks to rezone land to facilitate the development of a new, master planned community with appropriate civil infrastructure as well as social, education, recreation, commercial and retail services to support the growing population.

The location and scale of the subject land enables its development to provide innovative, sustainable and cost saving solutions for potable water, recycled water, wastewater, and power services, and a broad range of housing and employment opportunities while protecting and enhancing adjacent sensitive areas.

Further, in recognition of the sites' unique setting and context, as well as its significance in regards to the size of the future community, it is highlighted that good urban design will be a fundamental component for the planning and development of the land. This may also include the creation of bespoke, creative policy to ensure the future Dry Creek master planned community strives to achieve high-quality urban design.

The proposed Code Amendment seeks to introduce a suitable zone and policy framework that delivers a master planned community in Dry Creek Growth Area. Through the structure planning process, used to inform the Code Amendment the following land use outcomes will be investigated:

- a commercial precinct fronting Port Wakefield Road
- two major activity centres within close proximity to future public transport connections and services to provide a comprehensive range of business, shopping, entertainment, community, education, health and recreation, facilities to support the new community
- Smaller local community hubs that support the daily needs of the community
- A variety of housing densities and typologies including high and medium density
- Areas of natural and landscaped open space to provide both passive and active recreation, biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and buffer and interface treatments to adjacent sensitive land uses and gas pipelines and electricity transmission line easements
- Provision of appropriate infrastructure and services to support the future master planned community.

The objectives in seeking this Code Amendment are:

- To plan and develop land within the Dry Creek Growth Area in an orderly, staged and coordinated manner.
- To maximise the advantages a master planned project of this scale can offer the community, while avoiding unexpected costs to Local and State Government.
- Establish infrastructure agreements to ensure the timely provision and funding of infrastructure to support the new community and appropriately integrate with the broader region.
- To implement an arrangement which ensures the release of land at a pace which reflects market demand and infrastructure provision.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land in within the City of Salisbury as shown in the map in Attachment A.

The Affected Area is located approximately 11 km north of the Adelaide CBD on Karna Country.

2.2. Scope of Proposed Code Amendment

Current Policy	<p>Zones</p> <ul style="list-style-type: none">• Deferred Urban Zone• Open Space Zone• Conservation Zone <p>Overlays</p> <ul style="list-style-type: none">• Hazards (Flooding – General)• Hazards (Flooding)• Hazards (Flooding – Evidence Required)• Native Vegetation• Regulated and Significant Trees• Water Resources• Traffic Generating Development• Major Urban Transport Routes• Non-Stop Corridor• State Heritage Place• Heritage Adjacency• Airport Building Heights (Regulated)• Building Near Airfields• Defence Aviation Area• Advertising Near Signalised Intersection• Gas and Liquid Petroleum Pipelines• Gas and Liquid Petroleum Pipelines (Facilities)
-----------------------	--

	<ul style="list-style-type: none"> • Adelaide Dolphin Sanctuary • Coastal Areas • Prescribed Wells Area • Historic Shipwrecks – State <p>Technical and Numeric Variations (TNV)</p> <p>NA</p>
Amendment Outline	<p>The objective of the Code Amendment is to introduce an appropriate zone and policy framework to facilitate a new master planned community. This may be in a staged way subject to investigations with the greatest limitations to staging being the mining lease, ability to remediate (fill) the site, flood mitigation and stormwater management and delivery of headworks and other major infrastructure.</p>
Intended Policy	<p>A number of zones and subzones will be explored for possible application over the Affected Area, including:</p> <p>Zones</p> <ul style="list-style-type: none"> • Master Planned Neighbourhood Zone • Strategic Employment Zone • Employment Zone • Infrastructure Zone • Recreation Zone • Open Space Zone • Deferred Urban Zone (maintain existing zone) • Conservation Zone (Western side of Northern Expressway) <p>Subzone</p> <ul style="list-style-type: none"> • Emerging Activity Centre Subzone (in the Master Planned Neighbourhood Zone) • Roadside Service Centre Subzone (in the Employment Zone) <p>Overlays</p> <p>Relevant applicable Overlays and TNV's will be applied spatially based on Code drafting principles. In particular, the following Overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> • Affordable Housing Overlay • Future Local Road Widening Overlay • Future Road Widening Overlay • Gateway Overlay • Hazards (Flooding) • Hazards (Bushfire – General)

	<ul style="list-style-type: none"> • Hazards (Bush-fire – Urban Interface) • Hazards (Flooding – General) • Hazards (Flooding – Evidence Required) • Major Urban Transport Routes • Noise and Air Emissions • Native Vegetation • Prescribed Water Resources Area • Urban Transport Routes • Traffic Generating Development • Urban Tree Canopy • Water Resources <p>Application of a Concept Plan</p>
--	---

3. STRATEGIC PLANNING OUTCOMES

Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1: Integrated Planning Objective To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability economic prosperity and sustainable future.	Consistent with SPP 1, the Code Amendment will: <ul style="list-style-type: none"> • Ensure an adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth (Objective 1.1). • Provide for an orderly sequence of land development (Objective 2.2). • Connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands (Objective 2.3). • Protect areas landscape character, environmental importance and mining production (Objective 1.4).

	<ul style="list-style-type: none"> • Provide neighbourhoods that support walking and cycling (Objective 1.9).
SPP 2: Design quality Objective To elevate the design quality of South Australia's built environment and public realm	Consistent with SPP 2, the Code Amendment will: <ul style="list-style-type: none"> • Introduce policy that supports good design (Objective 2.1), universal design Crime Prevention Through Environmental Design (Objective 2.1) and Water Sensitive Urban Design (Objective 2.3). • Identify areas of public open space that accommodates a range of passive, active and formal sporting opportunities at the regional and local level (Objective 2.14).
SPP 4: Biodiversity Objective To maintain and improve our state's biodiversity and its life supporting functions.	Consistent with SPP 4, the Code Amendment will: <ul style="list-style-type: none"> • Minimise impacts of development on sensitive adjacent areas, including the Barker Inlet Wetlands, Dolphin Sanctuary and the Dry Creek watercourse (Objective 4.1). • Enhance biodiversity through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations (Objective 4.4).
SPP 5: Climate change Objective Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.	Consistent with SPP 5, the Code Amendment will: <ul style="list-style-type: none"> • Introduce policy that seeks to encourage good design of public places to increase climate change resilience and future liveability (Objective 5.2). • Introduce policy to mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses (Objective 5.4). • Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage (Objective 5.7).
SPP 6: Housing supply and diversity	Consistent with SPP 6, the Code Amendment will:

<p>Objective</p> <p>To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p>	<ul style="list-style-type: none"> • Allow for 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. • Introduce policy that allows for a diverse range of housing types that provide choice for different household types, life stages and lifestyle choices (Objective 6.6) and ensures a minimum of 15% of housing meets the criteria for affordable housing (Objective 6.8).
<p>SPP 9: Employment lands</p> <p>Objective</p> <p>To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p>	<p>Consistent with SPP 9, the Code Amendment will:</p> <ul style="list-style-type: none"> • Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services (Objective 9.2). • Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities (Objective 9.5).
<p>SPP 11: Strategic transport infrastructure</p> <p>Objective</p> <p>To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business</p>	<p>Consistent with SPP 11, the Code Amendment will:</p> <ul style="list-style-type: none"> • Include a Concept Plan that will identify an efficient, reliable and safe transport network (Objective 11.1) • Occur in parallel to an infrastructure agreement that ensures equitable contributions towards the funding and provision of transport infrastructure (Objective 11.3).
<p>SPP 13: Coastal environment</p> <p>Objective</p> <p>To protect and enhance the coastal and marine environment and ensure that</p>	<p>Consistent with SPP 13, the Code Amendment will:</p> <ul style="list-style-type: none"> • Include a Concept Plan that will identify the protection of environmentally important features, such as mangroves; wetlands and estuaries (Objective 13.1).

development is not at risk from coastal hazards.	<ul style="list-style-type: none"> Introduce policy that ensures that future development is not at risk from current and future coastal hazards including sea-level rise, coastal flooding and acid sulfate soils (Objective 13.2) and does not contribute to sediment, nutrients and contaminants entering the coast and marine environment (Objective 13.10).
SPP 14: Water security and quality Objective To ensure South Australia's water supply is able to support the needs of current and future generations.	Consistent with SPP 14, the Code Amendment will: <ul style="list-style-type: none"> Introduce policy that encourages water sensitive urban design principles that contribute to the management of risks to water quality and other risks including flooding (Objective 14.5).
SPP 15: Natural Hazards Objective To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards	Consistent with SPP 15, the Code Amendment will: <ul style="list-style-type: none"> Introduce policy that that mitigates the impact of extreme heat events through the use of green infrastructure and water sensitive urban design (Objective 15.4)

3.2. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan for Greater Adelaide volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Target 1: Containing our urban footprint and protecting our resources	The Code Amendment will propose to rezone land to make better use of land within the existing urban footprint of Greater Adelaide.

Target 2: More ways to get around	The Code Amendment will include a Concept Plan that will show how the Dry Creek Growth Area will connect to road, bus and cycle networks.
Target 3: Getting active	The Code Amendment will include a Concept Plan that will show how the Dry Creek Growth Area will integrate and connect with existing road, bus and cycle networks and the location of major open spaces.
Target 4: Walkable neighbourhoods	The Code Amendment will include a Concept Plan that will show how the Dry Creek Growth Area will integrate and connect with existing road, bus and cycle networks and the location of major open spaces.
Target 5: A green liveable city	The Code Amendment will rezone part of the land to allow a transition from a saltfield to an urban environment that will include significant green areas.
Target 6: Greater housing choice	The Code Amendment will introduce policy to allow for a range of housing types.

3.3. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<i>City Plan 2035</i> - City of Salisbury	Advocates for the commencement of appropriate and well-planned development at the Dry Creek Salt Fields. Identifies the strategic priority or the extension and duplication of Elder Smith Road.
<i>A Better Housing future plan</i> – Government of South Australia	Outlines the release significant areas for residential supply, including land at Dry Creek

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>Future Urban (24 August 2021)</p> <p><i>Draft Residential Land Market Assessment Dry Creek Saltfields</i></p>	<ul style="list-style-type: none"> Review nature of existing and future population Residential market trends and demand analysis Determine current and projected future demands to inform rezoning Assessment was limited to Stage 1 and Stage 2 of proposed Buckland Dry Creek (316 hectares) 	<ul style="list-style-type: none"> Identifies a potential land supply shortfall in the Inner North by 2030. Notes that Dry Creek has the capacity to accommodate a range of housing types.
<p>MLEI (4 June 2021)</p> <p><i>Infrastructure Report Dry Creek Land Division</i></p>	<ul style="list-style-type: none"> Liaison with relevant service authorities to determine if land can be serviced and what augmentation of services may be required. Assessment was limited to Stage 1 and Stage 2 of proposed Buckland Dry Creek (316 hectares) 	<p>Water Supply:</p> <ul style="list-style-type: none"> Augmentation of branch mains will be required, initially to service the first 250 dwellings and then for the balance of Stage 1; <p>Wastewater:</p> <ul style="list-style-type: none"> A sewer pump station will be required; Gravity mains will need to be installed to service the development; More significant augmentation will be required to service development beyond Stage 1 (the extent of this Code Amendment); <p>Recycled Water:</p> <ul style="list-style-type: none"> Opportunities exist to make provision for recycled water supply; <p>Electricity:</p>

		<ul style="list-style-type: none"> • Construction of a substation will be required north of Stage 1 (at developers cost); • A temporary connection solution is possible to service the first 800 dwellings; <p>Telecommunications:</p> <ul style="list-style-type: none"> • There is sufficient capacity for fibre to the premises connection; • Charges are at the cost of the developer. <p>Gas:</p> <ul style="list-style-type: none"> • There is no infrastructure within the immediate vicinity of the site that is capable of servicing the development; • Extension works to connect to the nearest infrastructure, with costs to be negotiated between the developer and AGN.
<p>MLEI (8 November 2021)</p> <p><i>Draft Stormwater Report</i></p>	<ul style="list-style-type: none"> • Provides a preliminary stormwater management plan. • Assessment was limited to Stage 1 of proposed Buckland Dry Creek development (114 hectares). 	<ul style="list-style-type: none"> • The Greenfields wetland system is currently at full capacity, and Dry Creek drain floods during a 100-year storm; • In response, it is necessary for the future development to capture and detain the major 100-year storm flows through the establishment of multiple detention swales and basins; • A peak detention volume of 102ML has been calculated; • On-site quality treatment will be provided through the inclusion of bio-retention swales;

		<ul style="list-style-type: none"> • Having regard to storm surge and sea level rise, some flood protection measures from the Dry Creek drain will be required, through upgrade of the drains capacity or bunding; • Design measures need to be considered to prevent infiltration of groundwater into provide stormwater infrastructure within the development; • Further investigations are required, in conjunction with the City of Salisbury in respect to the planned upgrade of the Dry Creek corridor and in respect to storm tide levels.
<p>EBS (4 June 2021)</p> <p><i>Dry Creek Salt Fields Stage 1 Rezoning - Ecological Desktop Assessment</i></p>	<ul style="list-style-type: none"> • Provides an assessment of potential environmental impacts and recommends various actions and management measures to avoid, minimise and/or mitigate identified potential impacts. • Assessment was limited to Stage 1 of proposed Buckland Dry Creek development (114 hectares). 	<p>Summary of recommended actions and management measures:</p> <ul style="list-style-type: none"> • Ensure that the design and construction method minimise impacts to all native vegetation, as much as possible; • Ensure that only vegetation approved for removal is removed; • Clearly mark (on site) vegetation required to be removed, prior to commencing removal; • Seek additional approval if additional vegetation clearance (i.e. not already approved) is required; • Control Declared and Environmental weeds across the Project Area to prevent their spread into surrounding areas using recommended control methods for each species;

		<ul style="list-style-type: none"> • Document vegetation management and mitigation measures in a project specific Construction Environmental Management Plan (CEMP); and • Ensure weed species management and mitigation measures are documented in a project specific CEMP and implemented during construction. • Proposals for increased housing and population increases in this region will need to have due planning consideration for adequate protection of the coastal zone and minimising disturbance to migratory shorebirds from recreational activities. • A pest animal control program should be considered to minimize potential increase of predators and feral animals as a result of the proposed Project. • Implement all reasonably practicable measures to prevent injury to fauna; • Check for the presence of fauna prior to any vegetation removal; • Under the supervision of a suitably qualified person, relocate any native fauna that is found within the Project Area to a similar habitat if that fauna's habitat will be destroyed by the Contractor's work;
--	--	---

		<ul style="list-style-type: none"> • Contact Fauna Rescue SA, the RSPCA or a veterinarian for advice if any injured fauna is found on the site; and • Notify the Principal if any injured or dead native fauna is found on the site.
<p>EBS (19 April 2021)</p> <p><i>Dry Creek Salt Fields Stage 1 Rezoning - Cultural Heritage Desktop Assessment</i></p>	<p>Desktop cultural heritage assessment</p>	<ul style="list-style-type: none"> • There are 16 Aboriginal sites, objects, cultural and/or spiritual histories protected under the <i>Aboriginal Heritage Act 1988</i>, within 1000 metres of the project area. Additionally, there are 36 entries of Aboriginal remains and objects recorded in the South Australian Museum database • Considering disturbances to the site, together with fill being brought to the site, the risk to aboriginal heritage is considered low; • No Commonwealth heritage places of national heritage or environmental significance, protected by the EPBC Act were identified in the Australian Heritage Database search; • As the land has historically been used as salt crystalliser beds, together with there being no sites of National or State significance recorded, there is low likelihood of the proposed works encountering any unknown historical heritage sites or objects.

<p>MFY (17 December 2021)</p> <p>Saltfields Code Amendment Port Wakefield Road - Traffic Investigation Report</p>	<ul style="list-style-type: none"> Summarises the traffic investigations completed that assessed the access requirements for Stage 1 to accommodate the forecast traffic that would be generated by the future development. Assessment was limited to Stage 1 of proposed Buckland Dry Creek development (114 hectares). 	<p>The review identified an access solution for Stage 1 which will include a proposed signalised intersection on Port Wakefield Road in addition to connections to Globe Derby Drive and a left-in/left-out intersection on Port Wakefield Road.</p>
<p>MFY (February 2019)</p> <p>Saltfields Development Dry Creek - Port Wakefield Road Access Traffic Forecast Assumptions</p>	<ul style="list-style-type: none"> Summarises the assessment of the proposed Port Wakefield Road signalised intersection. 	<ul style="list-style-type: none"> Modelling confirms the proposed signalised intersection will operate within capacity in each design year. Two sketch designs are provided.
<p>Future Urban (28 May 2022)</p> <p>Draft Social Infrastructure Assessment Dry Creek Code Amendment</p>	<ul style="list-style-type: none"> Outlines the base level infrastructure required to service the future development of the land. Scope was limited to 114 hectares of land initially proposed to be rezoned by Buckland Dry Creek that is expected to yield 2,088 dwellings or accommodate approximately 5,500 people. Regard was given to the anticipated population of approximately 10,000 people 	<p>Report was not completed.</p>
<p>Soil Investigations, Site Contamination and Land Remediation</p>	<ul style="list-style-type: none"> BDC has advised that it has submitted all the information required in relation to the approved program for the Bulk Earthworks Plan for filling H, G and F rows in 	<p>BDC has commenced filling and nearing completion of H and G rows allowing for an early staged development.</p>

	<p>section 1 of the Dry Creek Salt Field, Private mine (PM) 248.</p> <ul style="list-style-type: none"> • BDC has advised that the Department for Energy and Mining (DEM) has confirmed that BDC has met all requirements and can proceed with the Bulk Earthworks Plans in all three areas. • BDC has also advised that DEM has confirmed that notification has been received from the Environment Protection Authority (EPA) regarding their assessment of the Interim Audit Advise (IAA) for H, G and F rows Bulk Earthworks Plans, as complying. 	
--	--	--

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Services infrastructure assessment	Determine the nature and capacity of existing utility infrastructure services available to the affected area and identify any augmentation/upgrade works or trunk infrastructure which may be necessary to facilitate the proposal.
Infrastructure delivery mechanisms	Explore mechanisms to ensure efficient, coordinated and equitable funding and delivery of infrastructure required to support the long-term growth of the Dry Creek Growth Area. In particular, explore the establishment of an Infrastructure Scheme.
Transport assessment	Investigate the traffic and transport implications of the proposed Code Amendment, including a Traffic Impact Study

	<p>to determine the impact of the proposed Code Amendment on the surrounding transport network and to determine any infrastructure improvements that may be required (including timing and costs).</p> <p>Investigate and identify a suitable internal road network including a hierarchy of roads throughout the development that ensures safe and convenient access.</p> <p>Investigate, through a Traffic Impact Study, whether the safety and efficiency of movement along arterial roads will be compromised by the proposed rezoning including access and egress onto any relevant State Controlled Roads.</p> <p>Investigate public transport options that will encourage a reduced dependency on motor vehicles and provide a high level of connectivity to existing networks. This includes identifying internal networks for buses, cycling and pedestrians, as well as investigating the capacity of the existing passenger rail network including the Mawson Lakes Interchange and Dry Creek station to determine if any upgrades that may be required (including timing and costs).</p>
Stormwater assessment	<p>Investigate the capacity of the existing stormwater disposal network to support the proposed rezoning and identify any augmentation or upgrade works which might be necessary to facilitate the proposal, noting that the Affected Area is located near environmentally sensitive ecosystems including the Adelaide Dolphin Sanctuary, Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara, wetlands and coastal swamps which may necessitate that stormwater generated by future development is entirely managed within the affected area.</p> <p>Investigate the potential to use land within the affected area for stormwater management, including aquifer storage and recovery and other methods of harvesting, treatment and reuse.</p> <p>Investigate and identify the broad extent and location of land required to accommodate flooding and stormwater management infrastructure.</p> <p>Investigations will also consider existing Stormwater Management Plans (SMP) associated with the wider Dry Creek Catchment to ensure that any stormwater management solutions are at a catchment scale.</p>
Flooding Assessment	<p>Undertake flood modelling to identify any potential flooding that affects the land. This is to include a detailed</p>

	<p>hydrodynamic coastal flooding hazard risk assessment that considers coastal storm surge events and sea level rise implications. The following scenarios are to be captured:</p> <ul style="list-style-type: none"> • 1% AEP sea flood level (tide, stormwater and associated wave effects combined) and 0.3m of sea level rise. • 1% AEP sea flood level (tide, stormwater and associated wave effects combined) and 1.0m of sea level rise. • 1% AEP sea flood level (tide, stormwater and associated wave effects combined) and 2.0m of sea level rise. <p>The modelling will capture pre-development and post development scenarios.</p> <p>Investigate and identify the need for flood protection works and management measures including the extent and location of land required to accommodate flood protection works.</p> <p>Investigations to include a review of the application of the Hazards (Flooding – General) Overlay, Hazards (Flooding) Overlay and Hazards (Flooding – Evidence Required) Overlay over the Affected Area.</p>
Housing assessment	Undertake a detailed analysis of residential land supply and demand, including demands and trends concerning land and housing products, and anticipated residential density yield.
Employment lands assessment	<p>Assess the net economic impact/benefit arising from the proposed development assuming a probable development scenario including generation of and access to employment for the region.</p> <p>Consider the possible need for and location of activity centres to service development.</p> <p>Analyse the demand for retail floor space and type from the proposed development and recommend appropriate location(s), ensuring that most residents are located with a walkable distance of a centre and that the extent of retail floor space is consistent with the hierarchy of activity and mixed-use centres.</p>
Soil Investigations, Site Contamination	As discussed in section 4.1, BDC has completed investigations for filling H, G and F rows in section 1 of the Dry Creek Salt Field, Private mine (PM) 248. Filling has commenced and nearing completion of H and G rows.

and Land Remediation	<p>For the remainder of the affected area, survey groundwater levels, checking salinity level, depth and movement of groundwater.</p> <p>Undertake soil testing and analysis to determine the soil composition, stability, moisture content and salt concentration. Investigate and identify whether acid sulphate soils are present.</p> <p>Undertake a desk top site history analysis to identify possible potentially contaminating activities on the land proposed for rezoning.</p> <p>Investigate and identify land remediation methods and fill materials that are suitable for the environment and will support the proposed future land uses and associated built form and green infrastructure. This includes soil compaction and evaluating the fill materials capacity for foundation stability, load bearing and resistance to salt induced corrosion.</p>
Aboriginal heritage assessment	<p>Identify whether any registered Aboriginal heritage sites exist within the area affected and are likely to be impacted by proposed development. Where appropriate / possible, undertake cultural mapping for the site to inform the Concept Plan, including identification of open space, areas for restoration etc.</p>
Desktop European heritage assessment	<p>Undertake a historical archaeological assessment to determine the potential for archaeology at the site.</p> <p>Review and investigate adaptive reuse options for the Dry Creek Explosive Magazines Reserve. This includes investigating the drainage of the site as the Explosive Magazine sits below the flood lines. Options for lifting the buildings to sit above inundation levels will also need to be investigated if this increases the potential for adaptive reuse.</p> <p>Investigate whether nearby historic shipwrecks will likely be impacted by the proposed development.</p>
Desktop ecological assessment	<p>Investigate and identify any potential impacts on the sensitive environments (Barker Inlet Wetlands, Dry Creek and other watercourses, coastal salt marshes and samphires, Adelaide Dolphin Sanctuary, Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara) as a result of the proposed development/rezoning.</p>

	<p>Undertake a desktop assessment of the Affected Area and its immediate surroundings to assess the coverage of remnant vegetation and biodiversity; and to identify any national and state listed flora and fauna species; as well as other flora and fauna species of conservation value. This includes identifying wildlife corridors and areas of habitat value, and any triggers under the EPBC Act 1999.</p> <p>Identify areas appropriate for development and to develop an appropriate policy response aimed at flora and fauna retention and protection.</p> <p>Investigate opportunities to conserve, support and promote the history and ecology of the area through providing linear and connecting green spaces and nature based recreational or tourism activities</p>
Mosquitoes' assessment	Investigate and identify the level of mosquito infestation in the affected area and determine its impact on the proposed development/rezoning and any measures required to control mosquitoes.
Landfill risk assessment	Investigate the proximity of the affected area to the landfill site at Lot 51 Cavan Road, Dry Creek and undertake a landfill risk assessment.
Noise, odour and air quality assessment	<p>Investigate potential interface issues relating to noise, odour, dust, chemical spray drift and consider policy responses to minimise such risks. This includes potential impacts from the Bolivar Waste Treatment Plant, Wingfield Landfill Depot, relevant prescribed activities of environmental significance, and any other nuisance activities.</p> <p>Investigate noise, odour and air quality issues and identify an appropriate policy response including the use of separation distances and design construction methods. This may include approaches used for interfaces between future and existing uses and/or consider staging of potential interface conflicts as the site is developed.</p> <p>Assess the acoustic environment to determine its suitability for residential development having regard to current and anticipated future vehicle traffic on major freight routes, railway (freight and passenger) corridor and any other potential noise generating activities. Assess the suitability of applying the Minister's Noise Specification.</p>
AS 2885 Safety	Prepare an encroachment SMS to determine the appropriate 'measurement distances' for the exclusion of sensitive uses

Management Study (SMS) - Epic Energy - SeaGas	and identify mitigation measures required to keep people and the environment safe from the pipelines.
Social Infrastructure Assessment	Investigate the capacity of existing social infrastructure to meet expected demand and where gaps are identified allocate suitable land to meet anticipated requirements.
Proximity to Airfields	Investigate the implications of the proximity of the Affected Area to the Parafield Airport and Edinburgh RAAF base, including any restrictions to potential land uses, impacts to construction methods and addressing any nearby aviation requirements.

4.3. Engagement Already Undertaken

BDC, as a major landowner, has been in discussions with the State Government and the City of Salisbury for a number of years in relation to the Dry Creek Growth Area.

The South Australian Government publicly announced on 12 February 2023 that land at Dry Creek has been identified for rezoning for residential use as part of a broader announcement, including Hackham, Concordia and Sellicks Beach, about the government fast tracking what will be the single largest release of residential land in the state's history – set to deliver at least 23,700 more homes for South Australians. This announcement was the first of the Government's A Better Housing Future suite of announcements.

In June 2024, the South Australian Government released the Housing Roadmap in recognition of a need to accelerate the release of residential land supply in the midst of a national housing crisis.

The Code Amendment will consider all existing investigations outlined in section 4.1. The investigations identified in section 4.2 of this document are considered necessary to either fill any gaps or to consider a matter across the whole site (i.e. such as transport and stormwater). It is considered appropriate at this stage of the planning process that some investigations are a desk top analysis, sufficient to inform the Code Amendment that will require more detailed investigations by the proponent when applying for land division approval.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines additional engagement proposed to be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Notification and meetings with the City of Salisbury	<ul style="list-style-type: none"> • To inform required investigations • To identify the potential impact of the proposed Code Amendment on land owners and neighbours
Notification and meetings with the City of Port Adelaide	<ul style="list-style-type: none"> • To inform required investigations
Notification and meeting with affected landowners/occupiers and neighbouring landowners	<ul style="list-style-type: none"> • To identify the potential impact of the proposed Code Amendment on land owners and neighbours • To explore the impacts of the Code Amendment on mining tenement holders both within and adjacent to the Code amendment area
Notification and meeting with Department for Housing and Urban Development – Planning and Land Use Services (PLUS)	<ul style="list-style-type: none"> • To inform land supply and demand analysis • To inform the introduction and application of appropriate planning policy from the Planning and Design Code (i.e. Zones, Subzones, Overlays etc,)
Notification and meeting with Department for Housing and Urban Development – Housing Infrastructure Planning and Development Unit (HIPDU)	<ul style="list-style-type: none"> • To inform required investigations • To inform and guide Structure Planning
Notification and meeting with Department for Infrastructure and Transport (DIT), including the SA Public Transport Authority (SAPTA)	<ul style="list-style-type: none"> • To inform required transport and traffic impact investigations • To determine future public transport infrastructure requirements for the Affected Area.

Notification and meeting with Department for Energy and Mining (DEM)	<ul style="list-style-type: none"> • To explore the impacts of the Code amendment on possible mining tenements both within and in proximity to the affected area. • To explore the impacts of existing mining leases and private mines on the affected area. • To determine the appropriate 'measurement distances' from High Pressure Gas Pipelines for the exclusion of sensitive uses • To inform engagement with gas pipeline licensees.
Notification and meeting with Epic Energy	<ul style="list-style-type: none"> • To determine the appropriate 'measurement distances' from High Pressure Gas Pipelines for the exclusion of sensitive uses.
Notification and meeting with SeaGAS	<ul style="list-style-type: none"> • To determine the appropriate 'measurement distances' from High Pressure Gas Pipelines for the exclusion of sensitive uses
Notification and meeting with Department for Health and Wellbeing	<ul style="list-style-type: none"> • To determine potential future social / health infrastructure requirements for the Affected Area
Notification and meeting with Department for Education	<ul style="list-style-type: none"> • To determine potential future education infrastructure requirements for the Affected Area.
Notification and meeting with Department of Human Services (DHS)	<ul style="list-style-type: none"> • To determine potential future social infrastructure requirements for the Affected Area
Notification and meeting with SA Housing Trust	<ul style="list-style-type: none"> • To inform investigations and requirements to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing.
Notification and meeting with Department for Environment and Water (DEW) includes Heritage SA, Coast Protection Board, National	<ul style="list-style-type: none"> • To inform required flooding, stormwater and hydrology investigations • To inform heritage investigations relating to the former Dry Creek Explosives Depot and a State Historic Shipwreck. • To inform required biodiversity, environment and climate investigations. • To gain an understanding of any other interests in or adjacent to Affected Area

Parks and Wildlife Service	
Notification of Green Adelaide	<ul style="list-style-type: none"> To inform required biodiversity, environment and climate investigations
Notification and meeting with South Australian Country Fire Service (CFS)	<ul style="list-style-type: none"> To review the existing and appropriate future bushfire risk classification of the Affected Area
Notification and meeting with South Australian Metropolitan Fire Service (MFS)	<ul style="list-style-type: none"> To review the existing and appropriate future bushfire risk classification of the Affected Area
Notification and meeting with South Australian State Emergency Service	<ul style="list-style-type: none"> To gain an understanding of any hazard risks and management needs associated with the Affected Area
Notification and meeting with South Australian Fire and Emergency Services Commission (SAFECOM)	<ul style="list-style-type: none"> To review the existing and appropriate future bushfire risk classification of the Affected Area
Notification and meeting with Service Agencies and Utilities including: <ul style="list-style-type: none"> SA Water SA Power Networks Electranet SEAgas Epic Energy Office of the Technical Regulator 	<ul style="list-style-type: none"> To determine existing infrastructure capacity and augmentation capability
Notification of State Members of Parliament	<ul style="list-style-type: none"> To inform required investigations

Notification and meeting with Environment Protection Authority (EPA)	<ul style="list-style-type: none"> • To gain an understanding of any hazard risks and management needs associated with the Affected Area • To gain an understanding of any interests in or adjacent to Affected Area.
Notification of Department of Primary Industries and Regions (PIRSA)	<ul style="list-style-type: none"> • To inform required investigations • To gain an understanding of any interests in or adjacent to Affected Area
Adelaide Airport Ltd (Parafield Airport Ltd)	<ul style="list-style-type: none"> • To inform required investigations
Notification of South Australia Police (SAPOL)	<ul style="list-style-type: none"> • To inform required investigations and capacity / service needs
Notification and meeting with Office for Recreation, Sport and Racing	<ul style="list-style-type: none"> • To determine potential future sport and recreational infrastructure requirements for the Affected Area
Notification and meeting with Kaurna Yerta Aboriginal Corporation (KYAC) and/or Kaurna Nation Cultural Heritage Association (KNCHA)	<ul style="list-style-type: none"> • To inform required investigations

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- Given the proposal is specifically relevant to a particular Council (where Council did not initiate the proposal), the City of Salisbury and the City of Port Adelaide Enfield must be consulted;

- Consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2. Engagement Report

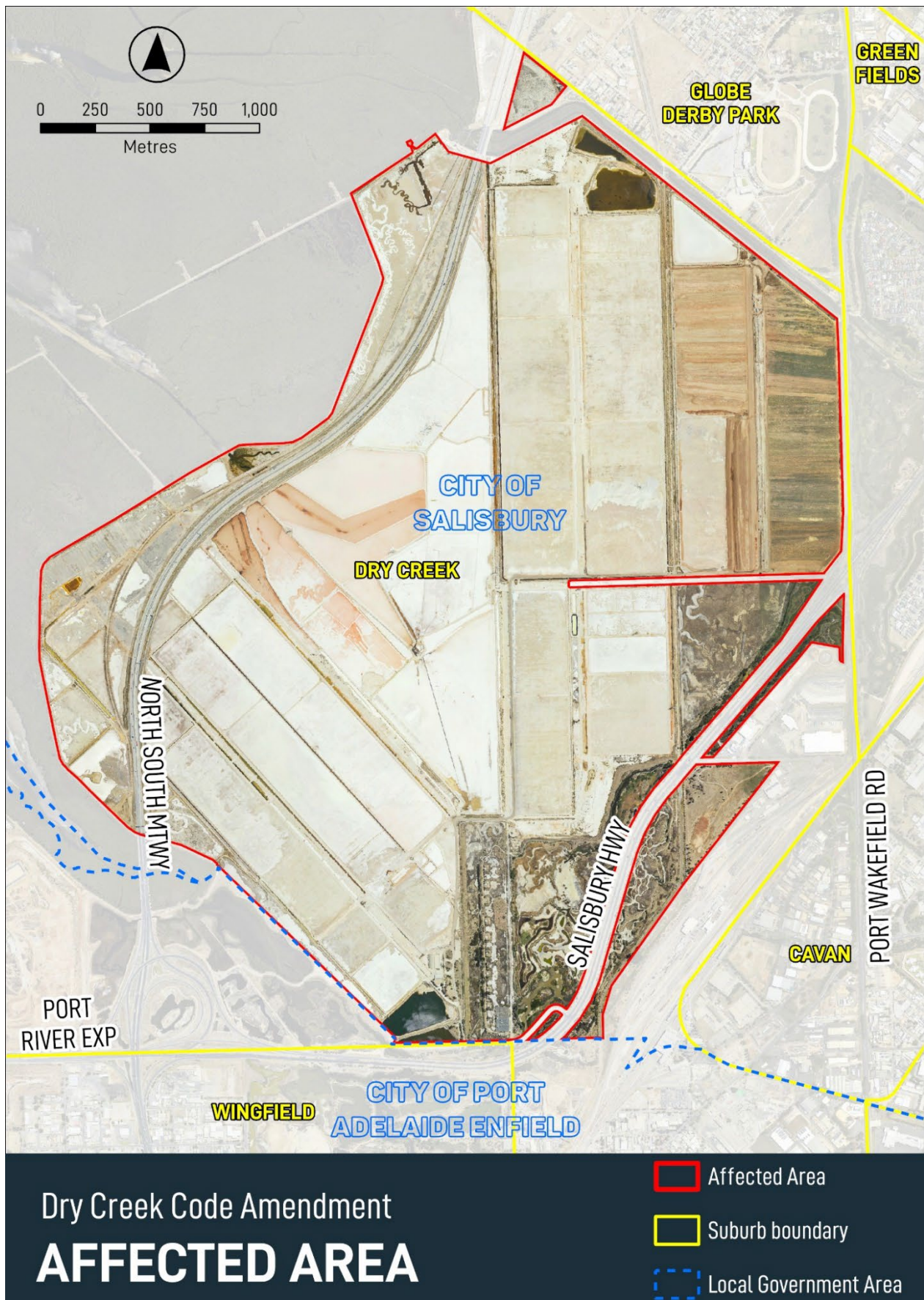
Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that the Minister is furnished with a copy of the Engagement Report and published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report may also be considered by the State Planning Commission during the final stages of the Code Amendment process if the Minister is of the opinion that the matter is significant. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

ATTACHMENT A

Map of Affected Area



Zoning Map

