



Government of South Australia

Department of Planning,
Transport and Infrastructure

Playford Council Development Plan

PLAYFORD URBAN GROWTH AREAS (ANGLE VALE AND PLAYFORD NORTH EXTENSION) (PART 2) DEVELOPMENT PLAN AMENDMENT

By the Minister

THE AMENDMENT

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

Signature

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a long horizontal stroke.

30 JAN 2014

Date of Gazette

Approval DPA

Background

The Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) General Section Amendments Development Plan Amendment (DPA) by the Minister amends the Playford Council Development Plan.

This DPA was undertaken as a DPA process B, which included:

- an Initiation Document which was agreed to by the Minister for Planning on 24 June 2011.
- a DPA released for concurrent agency, council and public consultation from 28 May 2013 to 2 August 2013.
- A Public Meeting conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on 3 September 2013 at Elizabeth.

This DPA represents Part 2 approval of the DPA relating to those parts of the Angle Vale and Playford North Extension Growth Areas where infrastructure agreements to allow rezoning have been finalised.

This DPA follows the recent approval of Part 1 which rezoned parts of the Virginia Growth Area, Buckland Park and involved amendments to General Policy in the Development Plan.

Amendments involving the balance of the Angle Vale, Virginia and Playford North Extension Urban Growth Areas (where infrastructure agreements are yet to be negotiated) will be pursued through Part 3 of the DPA.

Consultation

A total of one hundred and seventeen (117) public submissions, including five (5) from councils, and fourteen (14) agency submissions were received in relation to the whole DPA during the consultation period.

The public meeting was well attended, with about forty-three (43) people in attendance.

Approval Stage

Based on a review of all submissions and in consideration of the recommendations of DPAC, a number of alterations have been made to Part 2 of the Amendment relating to the Suburban Neighbourhood Zone as it will apply to Angle and Playford North Extension, the Neighbourhood Centre Zone as it will apply to Angle Vale and the Urban Employment Zone as it will apply in the Playford North Extension:

Playford Council Development Plan

Suburban Neighbourhood Zone Amendments (Attachment A)

- (a) Amending the Desired Character statement for the zone to include:
- Reference to the potential for site contamination generally within the new zone and the possible need for further site contamination assessment at the development stage if sensitive uses are introduced
 - Under the heading of Angle Vale Township a reference to two Local Activity Centres (not one)
 - Under the heading of Angle Vale a reference to a minimum allotment size of 700 square metres and frontage of 15 metres in the 'existing town area'

shown on Concept Plan Map Play/36 with restrictions in this area also on hammerhead or battleaxe allotments

- Under the heading of Playford North Extension reference to the known contaminated site south of Curtis Road (west of Andrews Road) and the need to undertake a site contamination audit once the land use for the site has been determined
- (b) Inserting a new Land Use Principle of Development Control relating to areas of known site contamination in the zone and the requirement for potential investigations of these sites at the development assessment stage
- (c) Inserting a new Principle of Development Control under Site Area which specifies that the minimum allotment size and frontage in the 'existing town area' of Angle Vale (as defined on the Concept Plan Play/36) is 700 square metres / 15 metres where connected to sewer or similar waste water disposal scheme, 1800 square metres / 15 metres where the site or allotment has an on-site waste water disposal scheme only and 400 square metres / 10 metres where the site or allotment is located within 200 metres of the Neighbourhood Centre Zone as identified on Concept Plan Map Play/11
- (d) Amending the Infrastructure co-ordination principles of development control to allow alternative infrastructure items to be considered that achieve the same outcome as those which are part of a legally binding agreement
- (e) Replacing the proposed Suburban Neighbourhood Zone at the southern end of the Playford North Extension adjacent Womma and Andrews Roads (which includes Lots 50, 337 and 338 Womma Road, Penfield) with the Urban Employment Zone.

Urban Employment Zone

- (f) Amendments to the Urban Employment to include land at the southern end of the Playford North Extension adjacent Womma and Andrews Road (which includes Lots 50, 337 and 338 Womma Road, Penfield).

Neighbourhood Centre Zone

- (g) Amending the zone provisions as they apply to Precinct 16 - Angle Vale Neighbourhood Centre to guide the development of a greater range of land uses associated with the existing Virgara winery complex in the southern part of the zone.

Replacement Spatial Extent Maps (Attachment C)

- (h) Amendments to the following replacement Spatial Extent Maps to reflect post-consultation amendments to the DPA as they affect the Angle Vale and Playford North Extension Urban Growth Areas:

Council Index Map
Zone Map Play/4
Policy Area Map Play/4
Precinct Map Play/4
Overlay Map Play/5 Development Constraints
Zone Map Play/5
Policy Area Map Play/5
Overlay Map Play/9 Development Constraints
Zone Map Play/9
Policy Area Map Play/9
Zone Map Play/12
Policy Area Map Play/12
Precinct Map Play/12
Zone Map Play/13

Policy Area Map Play/13
Zone Map Play/14
Policy Area Map Play/14
Zone Map Play/19
Zone Map Play/36

New Spatial Extent Maps (Attachment D)

- (i) Amendments to the following new Spatial Extent Maps to reflect post-consultation amendments to the DPA:

Overlay Map Play/4 Noise and Air Emissions
Overlay Map Play/4 Strategic Transport Routes
Overlay Map Play/4 Affordable Housing
Overlay Map Play/5 Noise and Air Emissions
Overlay Map Play/5 Strategic Transport Routes
Overlay Map Play/5 Affordable Housing
Overlay Map Play/9 Development Constraints
Overlay Map Play/19 Noise and Air Emissions
Overlay Map Play/19 Affordable Housing

Bushfire Risk Maps (Attachment E)

- (j) Amendments to the following Bushfire Risk Maps to reflect post-consultation amendments to the DPA:

Bushfire Protection Area BPA Map Play/1 Bushfire Risk
Bushfire Protection Area BPA Map Play/3 Bushfire Risk
Bushfire Protection Area BPA Map Play/4 Bushfire Risk
Bushfire Protection Area BPA Map Play/5 Bushfire Risk
Bushfire Protection Area BPA Map Play/6 Bushfire Risk
Bushfire Protection Area BPA Map Play/7 Bushfire Risk
Bushfire Protection Area BPA Map Play/19 Bushfire Risk

Replacement Concept Plan Maps (Attachment F1)

- (k) Amendments to the following replacement Concept Plan Maps to reflect post-consultation amendments to the DPA:

Concept Plan Map Play/11 Angle Vale Neighbourhood Centre
Concept Plan Map Play/43 Greater Edinburgh Parks

New Concept Plan Maps (Attachment F2)

- (l) Amendments to the following new Concept Plan Maps to reflect post-consultation amendments to the DPA:

Concept Plan Map Play/34 Munno Para West Neighbourhood Centre
Concept Plan Map Play/36 Angle Vale Urban Growth Area
Concept Plan Map Play/37 Playford North Urban Growth Area
Concept Plan Map Play/39 Angle Vale Urban Growth Area Infrastructure
Concept Plan Map Play/40 Playford North Urban Growth Area Infrastructure
Concept Plan Map Play/44 Angle Vale Bulky Goods Retail



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PLAYFORD URBAN GROWTH AREAS (ANGLE VALE AND PLAYFORD NORTH EXTENSION) (PART 2) DEVELOPMENT PLAN AMENDMENT

By the Minister

THE AMENDMENT

Amendment Instructions Table – Development Plan Amendment					
Name of Local Government Area: City of Playford					
Name of Development Plan: Playford Council					
Name of DPA: Playford Urban Growth Areas (Angle Vale and Playford North Extension) (Part 2)					
The following amendment instructions (at the time of drafting) relate to the Playford Council Development Plan consolidated on 19 December 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	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	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.
	<ul style="list-style-type: none"> • Replace • Delete • Insert 	<ul style="list-style-type: none"> • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify) 			
COUNCIL WIDE / GENERAL PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No):No					

ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)						
Amendments required (Yes/No): Yes						
Commercial Zone						
1.	Insert	Following existing PDC 12, insert two new PDCs and renumber the new PDCs accordingly.	X X X	Development in the area on the corner of Frisby and Curtis Road should be in accordance with Concept Plan Map Play/33 – Angle Vale Bulky Good Retail . Development, including land division, should only occur in that portion of the zone shown as Infrastructure Precinct F on Concept Plan Play/39 – Angle Vale Urban Growth Area Infrastructure once provision is made for the following: (a) intersection treatment on the corner of Frisby and Curtis roads (b) the continuance of a noise barrier part way along the Northern Expressway from the adjoining Suburban Neighbourhood Zone to achieve a suitable level of amenity for residential areas. Development, including land division, should only occur in that portion of the zone contained within the boundaries of Concept Plan Play/40 – Playford North Urban Growth Area Infrastructure once provision is made for the following: (a) a stormwater drainage system connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this portion of the Commercial Zone and the land immediately north of the zone, being Infrastructure Precinct F of the adjacent Suburban Neighbourhood Zone (b) intersection treatment on the corner of Womma and Andrews roads.'	Y	N
Light Industry Zone						
2.	Insert	Following existing PDC 4, insert a new PDC and renumber the new PDC accordingly.	X	Development, including land division, should only occur in that portion of the zone contained within the boundaries of Concept Plan Play/39 – Angle Vale Township Urban Growth Area Infrastructure once provision is made for the following: (a) intersection treatment on the corner of Frisby and Angle Vale roads (b) the continuance of a noise barrier to be extended part way along the Northern Expressway from the adjoining Suburban Neighbourhood Zone to achieve a suitable level of amenity for residential areas.'	Y	N

MOSS Zone							
3.	Amend	The non-complying listing of 'horticulture'	To the following:				
			<table><tr><th>Form of Development</th><th>Exceptions</th></tr><tr><td>Horticulture</td><td>Except where adjacent to the Gawler River or where located on Part Lot 2 and Part Lot 10 (Pieces 4-7), Riverbanks Road, Gawler River</td></tr></table>	Form of Development	Exceptions	Horticulture	Except where adjacent to the Gawler River or where located on Part Lot 2 and Part Lot 10 (Pieces 4-7), Riverbanks Road, Gawler River
Form of Development	Exceptions						
Horticulture	Except where adjacent to the Gawler River or where located on Part Lot 2 and Part Lot 10 (Pieces 4-7), Riverbanks Road, Gawler River						
			N				
			N				

Neighbourhood Centre Zone – Precinct 16 Angle Vale Neighbourhood Centre					
4.	Replace	Existing Paragraph 4 of the Desired Character Statement for the zone	With the following: “Land adjacent Precinct 10 Alawoona Road Neighbourhood Activity Centre, Munno Para....., Precinct 15 Whittington Road Neighbourhood Activity Centre and Precinct 16 Angle Vale Neighbourhood Activity Centre is intended to accommodate	N	N
5.	Insert	In the existing Desired Character Statement for the zone	<p>The following paragraph after the heading Precinct 15 Whittington Road Neighbourhood Activity Centre and associated wording:</p> <p>“Precinct 16 Angle Vale Neighbourhood Activity Centre</p> <p><i>The Angle Vale Neighbourhood Centre fronting Heaslip Road is the dominant centre for the Angle Vale Township. Land generally north of the existing winery on Concept Plan Map Play/11 will accommodate retail and commercial uses and will form the primary core retail area of the zone. The design of buildings in this part of the zone will incorporate active frontages (avoiding blank walls) to key pedestrian and road links, in association with high quality design pedestrian focused elements that incorporate canopies, convenient, safe and pleasant access pathways.</i></p> <p><i>Land south of the existing supermarket and retail core area will support a range of tourism, entertainment, restaurant and / or retail land uses. This portion of the zone is to be developed in a manner that does not significantly detract from the function and role of retail activities further north within the zone. This portion will accommodate the existing winery complex and its environs and will be developed in a sensitive manner.</i></p> <p><i>Land uses located on the existing winery site will facilitate a high level of connectivity with the northern portion of the zone and surrounding land within the Suburban Neighbourhood Zone. The design and placement of buildings and land uses within the winery section of the zone will ensure that impacts are minimised on nearby residential areas.”</i></p>	N	N
6.	Replace	In PDC 33, the number ‘4000’	With the following: ‘8000’	N	N

Suburban Neighbourhood Zone (replacement)					
7.	Replace	Existing Suburban Neighbourhood Zone (including Restricted Urban Policy Area 20)	With the content of Attachment A immediately after the 'Rural Living Zone' policies	N	N
Township Zone					
8.	Delete	Objective 5 and renumber the remaining Objective accordingly.		Y	N
9.	Delete	The subheading 'Precinct 33 Angle Vale' and associated PDC 14 and renumber the remaining PDCs accordingly.		Y	N
Urban Employment Zone					
10.	Insert	Within the Desired Character Statement	Insert the following text in the fifth paragraph, after the second sentence: 'Areas north of Womma Road will also be a focus for road based logistics, warehousing, distribution and transport services requiring convenient access to the Northern Expressway.'	N	N
11.	Insert	Following existing PDC 9, insert the following new PDC and renumber the remaining PDCs accordingly.	'X Sensitive development on known contaminated sites should only be established once site contamination investigations have been undertaken that determine that the land is suitable for that use.'	Y	N
12.	Insert	Following existing PDC 22, insert the following new PDC and renumber the remaining PDCs accordingly.	Infrastructure Co-ordination X Development, including land division, should only occur once the infrastructure items identified for the precinct (or a specified part of the precinct) identified on Concept Plan Map Play/40 – Playford North Urban Growth Area Infrastructure are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):	Y	N

			<table><tr><th>Precinct</th><th colspan="2">Infrastructure item description</th></tr><tr><td></td><th>Whole precinct requirements</th><th>Part precinct requirements</th></tr></table>	Precinct	Infrastructure item description			Whole precinct requirements	Part precinct requirements		
Precinct	Infrastructure item description										
	Whole precinct requirements	Part precinct requirements									
			F (a) stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.								
TABLES											
Amendments required (Yes/No): Yes											
Map Reference Tables											
13.	Replace	<div>The following tables:<ul style="list-style-type: none">Zone MapsPolicy Area MapsPrecinct MapsOverlay MapsBushfire Protection Overlay MapsConcept Plan Maps</div>	With the content of Attachment B	N	N						
MAPPING SECTION (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)											
Amendments required (Yes/No):Yes											
Spatial Extent Maps											
14.	Replace	<ul style="list-style-type: none">Council Index MapOverlay Map Play/4 TransportOverlay Map Play/4 Development ConstraintsZone Map Play/4Policy Area Map Play/4	With the content of Attachment C	N	N						

		<ul style="list-style-type: none">• Overlay Map Play/5 Affordable Housing• Overlay Map Play/12 Transport• Overlay Map Play/12 Development Constraints• Overlay Map Play/12 Noise and Air Emissions• Overlay Map Play/12 Strategic Transport Routes• Overlay Map Play/12 Affordable Housing• Overlay Map Play/13 Development Constraints• Overlay Map Play/14 Development Constraints• Overlay Map Play/15 Transport• Overlay Map Play/15 Development Constraints• Overlay Map Play/15 Noise and Air Emissions• Overlay Map Play/15 Strategic Transport Routes• Overlay Map Play/15 Affordable Housing• Overlay Map Play/16 Development Constraints• Overlay Map Play/16 Noise and Air Emissions• Overlay Map Play/16 Strategic Transport Routes• Overlay Map Play/16 Affordable Housing• Overlay Map Play/18 Development Constraints• Overlay Map Play/19 Development Constraints• Overlay Map Play/19 Noise and Air Emissions• Overlay Map Play/19 Strategic Transport Routes• Overlay Map Play/19 Affordable	

		Housing <ul style="list-style-type: none"> • Overlay Map Play/36 Noise and Air Emissions • Overlay Map Play/36 Strategic Transport Routes • Overlay Map Play/36 Affordable Housing 			
16.	Delete	<ul style="list-style-type: none"> • Precinct Map Play/14 • Policy Area Map Play/16 		N	N
Bushfire Risk Maps					
17.	Replace	Existing Bushfire Protection Area BPA Maps Play/1, 3, 4, 5, 6 and 7.	With the content of Attachment E (including new BPA Map Play/19)	N	N
Concept Plan Maps					
18.	Replace	<ul style="list-style-type: none"> • Concept Plan Map Play/11 • Concept Plan Map Play/16 • Concept Plan Map Play/17 • Concept Plan Map Play/18 • Concept Plan Map Play/43 Greater Edinburgh Parks 	With the content of Attachment F1	N	N
19.	Insert	New Concept Plan maps in numerical order <ul style="list-style-type: none"> • Concept Plan Map Play/34 Munno Para West Neighbourhood Centre • Concept Plan Map Play/36 Angle Vale Urban Growth Area • Concept Plan Map Play/37 Playford North Urban Growth Area • Concept Plan Map Play/39 Angle Vale Urban Growth Infrastructure • Concept Plan Map Play/40 Playford North Urban Growth Area Infrastructure • Concept Plan Map Play/44 Angle Vale Bulky Goods Retail 	As contained in Attachment F2	N	N

ATTACHMENT A

(Suburban Neighbourhood Zone)

Suburban Neighbourhood Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A predominantly low and medium density residential area that comprises a range of dwelling types together with local and neighbourhood centres that are located within a walkable distance of most residents
- 2 Provision of medium density residential development adjacent to activity centres, public transport stops and public open space.
- 3 Local and neighbourhood activity centres that provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.
- 4 The orderly expansion or intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- 5 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 6 Land not used for sensitive urban purposes within those parts of the Buckland Park urban growth area identified in [Concept Plan Map Play/32 – Buckland Park Odour Area](#) until potential adverse impacts from organics waste treatment and composting operations south of the zone are removed.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone includes urban growth areas at Angle Vale, Buckland Park, Playford North and Virginia that will be developed primarily for low and medium density residential neighbourhoods established around local and neighbourhood scale activity centres. These residential neighbourhoods will support the theme of walkable communities, without compromising the establishment of other existing or envisaged centres, consistent with [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/36 – Angle Vale Township Urban Growth Area](#), [Concept Plan Map Play/37– Playford North Urban Growth Area](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

The layout of each growth area will assist in creating active public spaces and providing equitable access to public open space, shops, education facilities, and a range of community services.

Housing diversity is a priority in the zone, including a range of affordable and social housing products, that will be delivered through innovative land division layouts, housing designs, access and parking arrangements catering to different household sizes and housing preferences.

Residential development in those parts of the zone located at Angle Vale will take into account the existing built-up character, where the provision of larger residential allotments will predominate particularly at the interface with the existing built-up areas.

Elsewhere in the zone, the dominant character is expected to be created by residential buildings of up to three storeys supporting an average net residential density of around 20-35 dwellings per hectare. Higher net residential densities of at least 45 dwellings per hectare are envisaged within and directly adjacent to activity centres, major public transport stops and areas of high public amenity including public open space. Within the growth areas at Buckland Park and Playford North, buildings over 3 storeys may be appropriate to achieve higher net residential densities and create a more intensive built form.

In relation to the residential areas, the public realm will include unique and interesting residential themes achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows and doors that overlook the street to promote community interaction and safer streets.

Opportunities to create a distinctive urban form adjacent to and within centres, to frame plazas and courtyards or to reinforce a main-street theme, will be sought and encouraged to add vibrancy to community hubs.

Public open space will be designed as safe and attractive places for a range of recreational activities and formal sport as well as water management and environmental protection.

Street patterns and walkways will be integral to subdivision and neighbourhood design with the aim to minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. These networks will encourage active travel such as walking and cycling to local services and facilities.

The collector and major local road network identified on [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), [Concept Plan Map Play/37– Playford North Urban Growth Area](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) and will be established as the pre-eminent movement corridors through the zone and will be identifiable as landscaped boulevards. The network will connect the major features of the zone including activity centres, schools, key open space areas, recreation hubs and residential areas to adjoining areas. Local roads will have a more intimate feel and support walking and cycling with lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, architectural variety, a pedestrian scale of development and quality street lighting.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways. In designing drainage systems and treatments, 'swale' treatments may be considered, ensuring that they complement the landscape, are integrated within urban areas and comply to relevant engineering standards and design requirements.

Two buried high pressure gas transmission pipelines traverse some areas within the zone, namely the Epic Energy and SEA Gas pipelines. These transmission pipelines are to be designed, constructed, operated and maintained in accordance with *Australian Standard (AS) 2885: Pipelines – Gas and Liquid Petroleum* to ensure protection of the pipeline, which in turn ensures the safety of the community, protection of the environment and security of (gas) supply to users.

Any change to the use of land and/or proposed construction activity in the vicinity of these pipelines require a detailed assessment to be undertaken to ensure that all risks associated with continued pipeline operations remain acceptable. In light of these requirements, development within 640 metres of the SEAGAS gas pipeline and 400 metres of the Epic gas pipeline as shown on [Overlay Map Play - Development Constraints](#) should conform with the minimum pipeline safety requirements for *AS2885 (Pipeline Gas and Liquid Petroleum)*.

Areas within the zone may also be contaminated due to previous activities. Due to these circumstances, development is expected to occur using the precautionary principle and may therefore require further site contamination assessment as part of future development proposals particularly where it involves the establishment of sensitive uses.

Existing horticultural operations will continue to exist in the zone until such time as they are replaced by those new land uses envisaged within the zone.

Buckland Park

The Buckland Park urban growth area will be developed in accordance with [Concept Plan Map Play/29 – Buckland Park](#) and when fully developed is anticipated to accommodate around 12000 dwellings.

As a 'new town' project, it will be important that development proceeds as a series of interconnected neighbourhoods designed to promote social interaction and participation and create a sense of community for residents.

Three neighbourhood centres are desired within the Growth Area, each containing in the order of 5500 square metres of retail floor space in addition to other business and community facilities. Smaller local centres may be located within residential areas to provide community focus points. An equitable distribution of retail floor space throughout the zone is desired. An indoor recreation centre is anticipated within or adjacent to the neighbourhood centre located centrally within the zone.

Active frontages within centres will be achieved by a variety of design solutions including ground floor uses that have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to centres are encouraged such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

Centres identified on [Concept Plan Map Play/29 – Buckland Park](#) will include the following key elements:

- (a) street level uses that are primarily retail, service or office
- (b) zero setbacks to primary street frontages
- (c) upper floor uses that may include offices but are generally residential
- (d) shared parking and the siting of on-site parking primarily behind buildings
- (e) wide footpaths, colonnades, courtyards, awnings and street furniture that create a pedestrian-friendly environment
- (f) public/communal spaces for community interaction.

Stormwater discharge from the site will be minimised through on-site retention/detention, and the speed and volume of flows will be minimised by design features such as grassed swales and channels which feed into a detention basin in the southwest corner of the site for managed discharge to the Gulf Vincent via Thompson Outfall Channel.

Angle Vale Township

The Angle Vale township urban growth area will be developed in accordance with [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#).

The growth area will contain two local activity centres in the order of 250-1000 square metres of retail floor space and located so as to complement the operation and function of the **Neighbourhood Centre Zone** that will provide the primary destination for retail and commercial activity for the township.

The growth area includes established housing on large residential allotments that are serviced by individual household level wastewater systems. Until a common reticulated wastewater system is available, development involving subdivision into lots less than 1800 square metres within the 'existing town area' shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#) will not be encouraged.

Within the 'existing town area' shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#) the existing character of larger allotments will be reinforced with new allotments in order of 700 square metres with road frontages of at least 15 metres. Hammerhead or battle axe allotments will not be created. Smaller allotments and medium density residential development will only be created in the areas immediately adjacent the Neighbourhood Centre shown in [Concept Plan Map Play/11 – Angle Vale Neighbourhood Centre](#) or within the Angle Vale Urban Growth Area located outside of the 'existing town area' shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#).

Due to a potential stormwater breakout from the Gawler River west of Heaslip Road, development of land bounded by Heaslip Road, Chivell Road and the Harris Road alignment for urban purposes will only proceed when a levee is in place to protect life and property from flood waters.

The eastern boundary of the growth area is formed by the Northern Expressway. Due to the volume and type of vehicular traffic expected to use this road, a noise barrier should be provided before land near or adjacent to the Expressway is developed for residential purposes to ensure residents are provided with a reasonable amenity.

Playford North

The Playford North urban growth area will be developed in accordance with [Concept Plan Map Play/37– Playford North Urban Growth Area](#) and will accommodate one neighbourhood activity centre to be developed in accordance with [Concept Plan Map Play/34 – Munno Para West Neighbourhood Centre](#), with a maximum retail floor space of 6500 square metres.

The western boundary of the growth area is formed by the Northern Expressway. Due to the volume and type of vehicular traffic expected to use this road, a noise barrier should be provided before land near or adjacent to the Expressway is developed for residential purposes to ensure residents are provided with a reasonable amenity.

Some parts of the growth area are also known to be contaminated, including contamination within the former munitions dump located south of Curtis Road, west of Andrews Road as shown on [Overlay Maps Play/15 and 16 – Development Constraints](#). For this site, a site contamination audit may be required at the development assessment stage once the proposed land use for the site has been determined.

Virginia

The Virginia urban growth area will be developed in accordance with [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

Development in the growth area will support the role of the adjacent **Virginia Town Centre Zone** as a focus for shopping, businesses and community life. The local activity centres located in the growth area will be of a small scale in the order of 250-1000 square metres of retail floor space and established to complement the role of the Town Centre.

The growth area includes established housing on large residential allotments that are serviced by individual household level wastewater systems. Until a common reticulated wastewater system is available, development involving subdivision into lots less than 1200 square metres within the 'existing town area' shown on [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) will not be encouraged.

Residential development will generally be characterised as low density with an average allotment size in the order of 600 square metres. It will be important to ensure a seamless transition is established between the 'existing town area' shown on [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) and new residential subdivisions.

The Growth Area is subject to road traffic noise from Port Wakefield Road, rail noise and vibration from the Adelaide to Darwin/Perth rail corridor, and motor racing noise from sprint car racing. Due to these circumstances, development adjacent these locations is expected to occur using the precautionary principle and may therefore require further site specific noise monitoring to assess the need for appropriate abatement measures as part of future development proposals particularly where it involves the establishment of sensitive uses.

Infrastructure for Urban Growth Areas – Angle Vale, Playford North and Virginia

Development within the growth areas at Angle Vale, Playford North and Virginia requires the co-ordinated delivery of infrastructure and should only proceed where it has been demonstrated that such co-ordination exists to ensure infrastructure between development sites (or a stage of a development) facilitates the overall achievement of the relevant Concept Plans. In some cases this may include provision for temporary works pending development of adjacent land or other land within the same Concept Plan area.

Particular attention will be given to infrastructure co-ordination to achieve the following:

- an efficient and easily maintained stormwater management system comprising a series of drainage channels and retention / detention basins and /or wetlands

- a reduction in flood risk in areas north of Angle Vale through flood protection works
- noise reduction along major roads to reduce noise impacts on residential areas, particularly along the Northern Expressway, Port Wakefield Highway and the Adelaide-Darwin railway line
- key local roads to distribute traffic to the existing road network, facilitate convenient public transport routes and create clear pathways between new residential areas and local services including activity centres and community facilities
- the provision of a common reticulated wastewater system to all new residential allotments.

In relation to Port Wakefield Highway, Northern Expressway and the Adelaide-Darwin railway line the preferred method of providing reasonable acoustic amenity for adjacent residential areas is through the adoption of solid, freestanding acoustic barriers, and vegetated mounds incorporated into subdivision designs. The design of these barriers will provide a high standard of amenity for the local area and will provide a consistent appearance to what are key gateway corridors to metropolitan Adelaide. The design of these barriers will also take into consideration regional stormwater flow paths and avoid additional flood risk to existing and proposed development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or any combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - community centres
 - consulting room
 - domestic outbuilding in association with a dwelling
 - dwelling
 - dwelling addition
 - educational establishment
 - indoor recreation centre
 - office and dwelling
 - office
 - open space
 - pre-school
 - primary school
 - recreation area
 - residential flat buildings
 - shop and dwelling
 - shop or group of shops, excluding a bulky goods outlet or restaurant
 - supported accommodation.
- 2 The following additional types of development, or combination thereof, are envisaged within designated neighbourhood centres identified on [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), [Concept Plan Map Play/37– Playford North Urban Growth Area](#), and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#):
 - bank
 - bulky goods outlet
 - hotel
 - library
 - motel
 - petrol filling station
 - place of worship
 - restaurant

- 3 Development should be in accordance with the following:
 - (a) [Concept Plan Map Play/29 – Buckland Park](#)
 - (b) [Concept Plan Map Play/ 36 – Angle Vale Urban Growth Area](#)
 - (c) [Concept Plan Map Play/ 37 – Playford North Urban Growth Area](#)
 - (d) [Concept Plan Map Play/ 38 – Virginia Urban Growth Area.](#)
- 4 Non-residential development should be located within designated neighbourhood centres except where comprising small scale uses that:
 - (a) serve the local community
 - (b) are of a nature and scale that is consistent with the character of the locality
 - (c) do not compromise the capacity to achieve coordinated activity centre development
 - (d) do not detrimentally impact on the amenity of nearby residents.
- 5 Development should not be in the form of entertainment venues and/or licensed premises that provide live music, with the exception of the 'Buckland Park District Centre' identified on [Concept Plan Map Play/28 – Buckland Park District Centre.](#)
- 6 Residential development within those areas of known site contamination as shown on [Overlay Maps Play/15 and 16 – Development Constraints](#) should only be established once site contamination investigations have been undertaken that determine that the land is suitable for residential use.
- 7 Development listed as non-complying is generally inappropriate.

Form and Character

- 8 Development should be consistent with the desired character for the zone.
- 9 Development of three or more storeys in height should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 10 Dwellings within designated activity centres, directly abutting designated activity centres or directly abutting public open spaces greater than 2000 square metres should achieve a minimum net residential site density of 45 dwellings per hectare.
- 11 Development should be 3 storeys or less except where located in a designated activity centre or adjacent to public open space where taller buildings may be appropriate.
- 12 The visual massing and height of buildings in activity centres should be progressively reduced at the interface with lower density residential development.
- 13 Garage top apartments that share the allotment and services of the main dwelling should:

- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
- (b) front a street that provides rear access for vehicles
- (c) complement the existing dwelling or mixed use building.

14 No maximum site coverage applies within the zone.

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 15 Walls of dwellings and residential flat buildings sited on side boundaries should achieve 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.
- 16 Dwellings developed to both side boundaries, should provide ground level access to the rear of the site via a carport, garage access way, service lane or the like, except where there is less than 25 square metres of private open space, or in accordance with a Council approved building envelope plan.

Setbacks from the Side Boundary

- 17 Walls of dwellings setback from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres)
Except for the Buckland Park growth area, for any portion of the wall less than or equal to 7 metres	0.9
Except for the Buckland Park growth area, for any portion of the wall greater than 7 metres	0.9
Within the Buckland Park growth area, any portion of the wall less than or equal to 3 metres	0.9
Within the Buckland Park growth area, any portion of the wall greater than 3 metres	Except for south facing walls, 0.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres. For south facing walls, 1.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres.

Setbacks from Roads

- 18 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be setback from road frontages in accordance one of the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of a major collector road in the Buckland Park urban growth area	8 except where a landscaped road reserve buffer is in place or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling) 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment 0 where the land is within or directly facing a designated activity centre and vehicle access is provided to the rear of the allotment
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

- 19 The walls of detached, semi detached and row dwellings should be setback from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey minimum setback (metres)
≤300	3	5	5 plus any increase in wall height over 6 metres
>300	4	6	6 plus any increase in wall height over 6 metres

- 20 Walls of dwellings and residential flat buildings sited on rear 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.

Site Area

- 21 Excluding that portion of the zone located within the Angle Vale 'existing town area' shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), a dwelling should have a minimum site area (and in the case of 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 (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	250 minimum allotment area	7
Semi-detached	200 minimum allotment area	6
Row dwelling and detached dwellings constructed boundary to boundary	100 minimum allotment area	5
Group dwelling and residential flat building (1 and 2 storey)	200 average site area per dwelling	No minimum

- 22 Within the Angle Vale 'existing town area' shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), a dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Dwelling where the site or allotment is connected to a sewer or similar waste water disposal scheme	700 minimum allotment area	15
Dwelling where the site or allotment has an on-site waste water disposal scheme	1800 minimum allotment area	15
Dwelling where the site or allotment is within 200 metres of the Neighbourhood Centre shown in Concept Plan Map Play/11 – Angle Neighbourhood Centre and connected to a sewer or similar waste water disposal scheme	400 minimum allotment area	10

- 23 The minimum site area requirements specified can be reduced where the division is accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character for the zone and where one of the following applies:
- (a) the allotment(s) is located within 200 metres of a neighbourhood activity centre
 - (b) the development includes 15 per cent affordable housing
 - (c) the allotment(s) is directly adjacent public open space greater than 2000 square metres.

Local and Neighbourhood Centres

- 24 Neighbourhood activity centres identified on [Concept Plan Map Play/29 – Buckland Park](#) and [Concept Plan Map Play/37 – Playford North Urban Growth Area](#), should be of a scale and distribution that does not impede the development of other neighbourhood centres to be established within the zone and maximises households within walking distance.

- 25 Designated local and neighbourhood activity centres should:
- (a) maximise their role as a neighbourhood focus by including a range of community facilities
 - (b) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
 - (c) orient development towards and near to public spaces and street frontages
 - (d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
 - (e) include shelter for pedestrians along public streets and internal access ways
 - (f) ensure building facades create diversity of interest and have the appearance of an aggregation of small buildings
 - (g) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
 - (h) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.
- 26 Development within designated activity centres should be set back a maximum of 3 metres from the primary road frontage.

Land Division

- 27 Land division should identify allotments capable of accommodating neighbourhood activity centres in the locations identified on [Concept Plan Map Play/29 – Buckland Park](#), and [Concept Plan Map Play/37– Playford North Urban Growth Area](#).
- 28 Residential allotments within the Buckland Park urban growth area should be designed to avoid direct access to a major collector road.
- 29 Existing residential sites that rely on on-site wastewater disposal systems within the Angle Vale and Virginia growth areas should not be less than 1800 square metres and 1200 square metres respectively.
- 30 Significant trees and trees of habitat value in the Buckland Park urban growth area, particularly the River Red Gums located to the north of this area, should be incorporated into road reserves, open space areas, or within allotments where it can be demonstrated that a dwelling can be sited without the removal of or damage to the tree.
- 31 New residential development adjacent the rail corridor, Port Wakefield Road and the speedway facility at Virginia as shown in [Concept Plan Map Play/38 \(Virginia Urban Growth Area\)](#) and the Northern Expressway in other urban growth areas should have regard to existing and possible future noise sources with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities.

Car Parking

- 32 Car parking should be provided in accordance with [Table Play/3 – Off Street Vehicle Parking Requirements](#), except where varied as follows:

- (a) for dwellings (other than multiple dwellings)
 - (i) with one bedroom, one on-site space
 - (ii) with two bedrooms and not exceeding 110 square metres in total floor area, one on-site space and sufficient off-site car parking being available near the site to meet anticipated demand
- (b) it can be demonstrated that fewer car parks would meet the car parking needs associated with the development having regard to one or more of the following:
 - (i) sufficient on-street parking is available near the site to meet anticipated demand
 - (ii) the provision of shared use car parking where the peak parking demand for different activities occurs at different times
 - (iii) evidence is provided that a lesser parking demand has been appropriately and effectively applied to similar uses elsewhere
 - (iv) ease of access to public transport.

Hazards

- 33 Development within the [Concept Plan Map Play/29 – Buckland Park](#) including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring development achieves all of the following:
 - (a) minimum site levels of 4 metres AHD
 - (b) minimum building levels of 4.25 metres AHD.
- 34 To protect against bushfire, dwellings should not be sited within 40 metres of a slope greater than 20 degrees, where the length of the slope is greater than 10 metres and covered by hazardous vegetation.
- 35 The General Bushfire Risk classification will apply to development in those parts of the zone shown as Excluded in *Bushfire Protection Area BPA Maps – Bushfire Risk*, if any of the following apply:
 - (a) the development does not form part of the contiguous urban area
 - (b) the development is on an allotment that is not connected to a mains water supply.

Interface between Land Uses

- 36 Development involving sensitive land uses within the [Concept Plan Map Play/29 – Buckland Park](#) should not be located within 1 kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the zone until those operations cease or the potential for adverse impacts no longer exists.

Infrastructure Co-ordination

- 37 Development, including land division, within the Angle Vale township growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on [Concept Plan Map Play/39 – Angle Vale Urban Growth Area Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Precinct	Infrastructure item description	
	Whole precinct requirements	Part precinct requirements
A	<ul style="list-style-type: none"> (a) a continuous levee is constructed that will prevent flooding within the precinct from a breakout from the Gawler River (b) a new road between Harris Road (at the Bubner Road alignment) and Heaslip Road (c) the stormwater drainage system connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	
B	<ul style="list-style-type: none"> (a) a new link road connecting Angle Vale and Heaslip roads (b) a new road connecting Angle Vale Road to the link road referred to in part (a) (c) the stormwater drainage system connected to a stormwater detention basin / wetland located to the north of the precinct with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	
C	<ul style="list-style-type: none"> (a) a new link road connecting Frisby Road to Heaslip Road at the southern end of the Neighbourhood Centre Zone boundary (b) the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	<ul style="list-style-type: none"> (a) for parcels east of Frisby Road, a noise barrier along the Northern Expressway which may be established in sections as follows: <ul style="list-style-type: none"> (i) from Fradd Road and extending north into the southern parts of the adjoining Light Industry Zone (ii) from Fradd Road and extending south into the northern parts of the adjoining Commercial Zone.
D	<ul style="list-style-type: none"> (a) a new link road connecting Short Road and Heaslip Road at the southern end of the Neighbourhood Centre Zone boundary (b) the stormwater drainage system connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	

- 38 Development, including land division, within the Playford North growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on [Concept Plan Map Play/40 – Playford North Urban Growth Area Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Precinct	Infrastructure item description	
	Whole precinct requirements	Part precinct requirements
B	(a) the stormwater drainage channels connected to two stormwater detention basins / wetlands with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) for parcels west of Andrews Road, a noise barrier along the Northern Expressway.
C	(a) the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct (b) a noise barrier along the Northern Expressway.	
D	(a) a noise barrier along the Northern Expressway (b) the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) in the area between Curtis Road and the Davoren Road alignment, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this part of the precinct
E	(a) stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) in the area between the Discovery Way alignment and Petherton Road, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this part of the precinct

- 39 Development, including land division, within the Virginia growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on [Concept Plan Map Play/41 – Virginia Urban Growth Area Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items) :

Precinct	Infrastructure item description	
	Whole precinct requirements	Part precinct requirements
B	(a) a new road connecting the Sheedy Road / McEvoy Road link road to Old Port Wakefield Road.	(a) outside Area B1: (i) a new link road between Sheedy Road and McEvoy Road (ii) the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this portion of the precinct (iii) a noise barrier along the Port Wakefield Highway (b) in Area B1, stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.
C	(a) a new road connecting McEvoy Road and Old Port Wakefield Road, with provision for a roundabout at the junction with Port Wakefield Road (b) a noise barrier along the Port Wakefield Highway.	(a) in Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment (b) outside Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.

Restricted Urban Policy Area 20

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 The continuation of existing land uses until the potential for impacts from nearby waste processing activities is removed.
- 2 Development that does not compromise the future use of the policy area for urban activities.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is located in proximity to a significant organic waste processing activity. Development likely to be sensitive to the odour generated by this should not occur within the policy area and the 'Odour Impact Area' identified on [Concept Plan Map Play/32 – Buckland Park Odour Impact Area](#) to ensure that adequate separation between such land uses and the waste processing activity is maintained.

Existing land uses are expected to continue until the potential for odour impacts from the waste processing activity no longer exist, after which it is expected that the policy area will be developed for urban land uses with a focus on residential land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should provide for the maintenance of existing land uses until these can be progressively replaced by urban land uses.
- 2 Sensitive land uses should only occur when it can be demonstrated that the potential impacts from waste processing activities no longer exist.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.

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
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Hospital	
Industry	
Intensive animal keeping	
Public service depot	
Road transport terminal	
Service trade premises	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
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 (except where the development is non-complying) are designated, including:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1.
Aged persons accommodation All forms of development that are ancillary and in association with residential development	
Dwelling	

Category 1	Category 2
Bank except where adjacent an existing or approved dwelling	
Community centre except where adjacent an existing or approved dwelling	
Consulting room except where adjacent an existing or approved dwelling	
Educational establishment except where adjacent an existing or approved dwelling	
Hall except where adjacent an existing or approved dwelling	
Nursing home	
Office that is ancillary and in association with a dwelling	
Office (other than where ancillary and in association with a dwelling) except where adjacent an existing or approved dwelling	
Place of worship except where adjacent an existing or approved dwelling	
Personal service establishment except where adjacent an existing or approved dwelling	
Pre-school except where adjacent an existing or approved dwelling	
Primary school except where adjacent an existing or approved dwelling	
Recreation area	
Residential flat building	
Retirement village	
Restaurant except where adjacent an existing or approved dwelling	
Supported accommodation	
Shop or group of shops except where adjacent an existing or approved dwelling.	

ATTACHMENT B

Replacement Map Reference Tables

Zone Maps

Zone Name	Zone Map Numbers
Commercial Zone	Play/4, Play/17, Play/21, Play/39
Community Zone	Play/26, Play/33
Deferred Urban Zone	Play/3, Play/35
District Centre Zone	Play/3, Play/21
Hills Face Zone	Play/5, Play/6, Play/10, Play/11, Play/23, Play/27, Play/28, Play/31, Play/34, Play/37
Industry Zone	Play/3, Play/19, Play/20, Play/24, Play/25, Play/29, Play/32, Play/49
Light Industry Zone	Play/4, Play/5, Play/12, Play/17, Play/20, Play/25, Play/29, Play/32, Play/33, Play/39
Local Centre Zone	Play/5, Play/16, Play/17, Play/18, Play/20, Play/21, Play/22, Play/25, Play/26, Play/30, Play/31, Play/33, Play/43,
Mineral Extraction Zone	Play/2, Play/3, Play/7, Play/8, Play/49
Moss Zone	Play/2, Play/3, Play/4, Play/5, Play/7, Play/8, Play/10, Play/13, Play/14, Play/18, Play/21, Play/22, Play/26, Play/27, Play/28, Play/31, Play/33, Play/34, Play/36, Play/44, Play/45, Play/46, Play/47, Play/48
Neighbourhood Centre Zone	Play/16, Play/17, Play/18, Play/19, Play/20, Play/22, Play/26, Play/27, Play/29, Play/30, Play/33, Play/36, Play/38, Play/40, Play/41, Play/42
Open Space Zone	Play/2, Play/3, Play/49
Primary Production (Mount Lofty Ranges) Zone	Play/6, Play/11
Primary Production Zone	Play/2, Play/3, Play/4, Play/5, Play/8, Play/9, Play/12, Play/13, Play/14, Play/15, Play/19, Play/24, Play/35, Play/36, Play/44, Play/48, Play/49
Recreation Zone	Play/3, Play/4, Play/8, Play/21, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33
Regional Centre Zone	Play/25, Play/30
Residential Zone	Play/12, Play/13, Play/15, Play/16, Play/17, Play/18, Play/20, Play/21, Play/22, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33, Play/38, Play/39, Play/40
Residential Character Zone	Play/29, Play/30
Residential Hills Zone	Play/10, Play/22, Play/23, Play/26, Play/27, Play/28, Play/30, Play/31, Play/33, Play/34
Residential Park Zone	Play/3, Play/8, Play/19, Play/24
Residential Playford Zone	Play/5, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/22, Play/23, Play/38, Play/39, Play/40, Play/41, Play/42, Play/43

Zone Name	Zone Map Numbers
Residential Regeneration Zone	Play/14, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/25, Play/29, Play/30, Play/32, Play/33, Play/38, Play/39, Play/41
Rural Living Zone	Play/3, Play/4, Play/15, Play/22, Play/23, Play/27, Play/28, Play/36
Suburban Neighbourhood Zone	Play/2, Play/3, Play/4, Play/5, Play/8, Play/12, Play/15, Play/16, Play/19, Play/35, Play/36, Play/44, Play/45, Play/46, Play/47, Play/48, Play/49
Town Centre Zone	Play/21, Play/35, Play/37
Township Zone	Play/37
Urban Employment Zone	Play/4, Play/8, Play/9, Play/19, Play/20, Play/24, Play/25
Watershed Protection (Mount Lofty Ranges) Zone	Play/11

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Watershed Policy Area 2	Play/10, Play/11, Play/37
Industry Virginia Policy Area 3	Play/3
Horticulture West Policy Area 4	Play/2, Play/3, Play/8, Play/35, Play 44, Play/48, Play/49
Rural Policy Area 5	Play/4, Play/9, Play/15, Play/19, Play/24
Urban Buffer Policy Area 6	Play/4, Play/12, Play/13, Play/14, Play/15, Play/36
Motor Sport Policy Area 7	Play/8
Buckland Park Policy Area 9	Play/3
Business Policy Area 10	Play/3, Play/49
Elizabeth Downs Local Activity Centre Policy Area 11	Play/21, Play 26
Elizabeth North Local Activity Centre Policy Area 12	Play/20, Play/25
Elizabeth Grove Local Activity Centre Policy Area 13	Play/30
Elizabeth East Local Activity Centre Policy Area 14	Play/30, Play/31
Craigmore Neighbourhood Activity Centre Policy Area 15	Play/27
Elizabeth Vale Neighbourhood Activity Centre Policy Area 16	Play/33
Elizabeth Park Neighbourhood Activity Centre Policy Area 17	Play/26
Elizabeth South Neighbourhood Activity Centre Policy Area 18	Play/29, Play/30
Restricted Recreation Policy Area 19	Play/2, Play/3, Play/49
Restricted Urban Policy Area 20	Play/2, Play/3, Play/49
Intermodal Policy Area 21	Play/8, Play/9

Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Charlotte Street Commercial	Play/17, Play/21, Play/39,
Precinct 2 Commercial	Play/17, Play/39
Precinct 3 Industry A	Play/19, Play/20, Play/24, Play/25, Play/29, Play/32
Precinct 4 Light Industry	Play/25, Play/32, Play/48
Precinct 5 Andrews Farm Local Activity Centre	Play/16
Precinct 6 Bogan Road Local Centre	Play/33
Precinct 7 Willison Road Local Centre	Play/31
Precinct 8 Fordingbridge Road Local Activity Centre	Play/20
Precinct 9 Smithfield Plains Local Activity Centre	Play/16, Play/17
Precinct 10 Alawoona Road Neighbourhood Activity Centre	Play/17, Play/18, Play/41
Precinct 11 Andrews Farm / Penfield Neighbourhood Activity Centre	Play/19
Precinct 12 Blakeview Neighbourhood Activity Centre	Play/18, Play/22, Play/40
Precinct 13 Curtis Road Neighbourhood Activity Centre	Play/16, Play/17, Play/38
Precinct 14 Medlow Road Neighbourhood Activity Centre	Play/18, Play/42
Precinct 15 Whittington Road Neighbourhood Activity Centre	Play/20
Precinct 16 Angle Vale Neighbourhood Centre	Play/36
Precinct 17 Horticulture	Play/3, Play/4, Play/5, Play/8, Play/9, Play/35, Play/36
Precinct 18 Rural Fringe	Play/4, Play/12, Play/13, Play/14, Play/15
Precinct 19 Centre Commercial Deferred	Play/25
Precinct 20 Centre Community Services	Play/25
Precinct 21 Centre Fringe	Play/25, Play/30
Precinct 22 Centre Institutional	Play/25, Play/30
Precinct 23 Centre Open Space	Play/25
Precinct 24 Centre Recreation	Play/30
Precinct 25 Centre Retail Core	Play/25, Play/30
Precinct 26 Centre Retail Fringe	Play/25, Play/30
Precinct 27 Munno Para West Andrews Farm	Play/12, Play/13, Play/15, Play/16, Play/17, Play/38
Precinct 28 Smithfield Township	Play/17, Play/21, Play/39
Precinct 29 Craigmore	Play/22, Play/23, Play/27, Play/28
Precinct 30 One Tree Hill Centre	Play/37
Precinct 31 Smithfield Centre	Play/21

Precinct Name	Precinct Map Numbers
Precinct 32 Virginia Centre	Play/35
Precinct 34 One Tree Hill Education and Recreation	Play/37
Precinct 35 One Tree Hill Historic Township	Play/37
Precinct 36 One Tree Hill Residential	Play/37
Precinct 37 Retail and Residential (Elizabeth Downs)	Play/21, Play/26
Precinct 38 Community Facilities (Elizabeth Downs)	Play/21
Precinct 39 Residential (Elizabeth North)	Play/20, Play/25
Precinct 40 Retail/Commercial (Elizabeth North)	Play/20, Play/25
Precinct 41 Community Facilities (Elizabeth North)	Play/25
Precinct 42 Residential/Mixed Use (Elizabeth Grove)	Play/30
Precinct 43 Retail/Commercial (Elizabeth Grove)	Play/30
Precinct 44 Community Facilities (Elizabeth East)	Play/30
Precinct 45 Community Facilities (Elizabeth East)	Play/30
Precinct 46 Residential (Elizabeth East)	Play/30, Play/31
Precinct 47 Retail/Commercial (Elizabeth East)	Play/30, Play/31
Precinct 48 Community Facilities (Craigmore)	Play/27
Precinct 49 Retail and Education (Craigmore)	Play/27

Overlay Maps

Issue	Overlay Map Numbers
Location	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/22, Play/23, Play/24, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Transport	Play/1, Play/3, Play/4, Play/5, Play/6, Play/8, Play/9, Play/10, Play/11, Play/12, Play/14, Play/15, Play/17, Play/18, Play/19, Play/20, Play/21, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Heritage	Play/3, Play/4, Play/5, Play/6, Play/8, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/17, Play/18, Play/21, Play/22, Play/25, Play/26, Play/28, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Development Constraints	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Natural Resources	Play/1, Play/2, Play/3, Play/7, Play/8
Affordable Housing	Play/3, Play/4, Play/5, Play/8, Play/12, Play/15, Play/16, Play/19, Play/35, Play/36

Issue	Overlay Map Numbers
Noise and Air Emissions	Play/3, Play/4, Play/5, Play/8, Play/12, Play/15, Play/16, Play/19, Play/35, Play/36
Strategic Transport Routes	Play/3, Play/4, Play/5, Play/8, Play/9, Play/12, Play/15, Play/16, Play/19, Play/35, Play/36

Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19

Concept Plan Maps

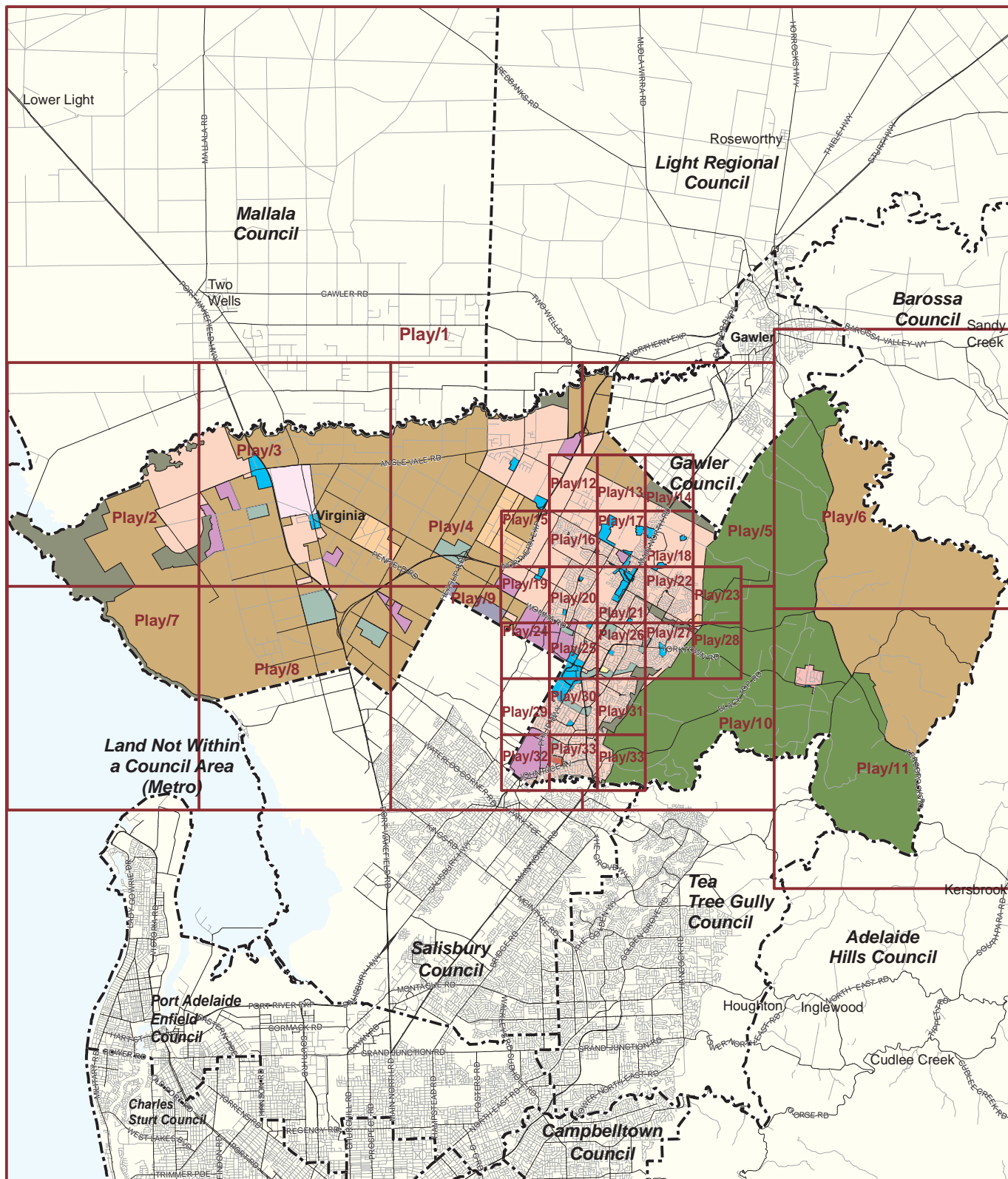
Concept Plan Title	Concept Plan Map Numbers
Munno Para District Centre	Play/1
Elizabeth Downs Local Centre	Play/2
Fordingbridge Road Local Centre	Play/3
Smithfield Plains Local Centre	Play/4
Munno Para (Alawoona Road) Neighbourhood Centre	Play/5
Andrews Farm / Penfield Neighbourhood Centre	Play/6
Blakeview Neighbourhood Centre	Play/7
Munno Para West (Curtis Road) Neighbourhood Centre	Play/8
Blakeview (Medlow Road) Neighbourhood Centre	Play/9
Whittington Road Neighbourhood Centre	Play/10
Angle Vale Neighbourhood Centre	Play/11
Playford Regional Centre	Play/12
Playford Regional Centre Philip Highway Built Form	Play/13
Blakeview Area	Play/14
Blakeview Area (Staging)	Play/15
Munno Para West	Play/16
Munno Para West (Staging)	Play/17
Andrews Farm / Penfield	Play/18
Andrews Farm / Penfield (Staging)	Play/19
Smithfield Plains High School Residential (Regeneration)	Play/20
Davoren Park Primary School Residential (Regeneration)	Play/21
One Tree Hill Town Centre	Play/22
Virginia Neighbourhood Centre	Play/23
Recreation	Play/24

Concept Plan Title	Concept Plan Map Numbers
Edinburgh Defence Airfield Defence (Area Control) Regulations	Play/25
Edinburgh Defence Airfield Aircraft Noise Exposure	Play/26
Edinburgh Defence Airfield Lighting Constraints	Play/27
Buckland Park District Centre	Play/28
Buckland Park	Play/29
Elizabeth Grove Local Centre	Play/30
Elizabeth East Local Centre	Play/31
Buckland Park Odour Impact Area	Play/32
Lyell McEwin Health Suburban Activity Node Zone	Play/33
Munno Para West Neighbourhood Centre	Play/34
Angle Vale Urban Growth Area	Play/36
Playford North Urban Growth Area	Play/37
Virginia Urban Growth Area	Play/38
Angle Vale Urban Growth Area Infrastructure	Play/39
Playford North Urban Growth Area Infrastructure	Play/40
Virginia Urban Growth Area Infrastructure	Play/41
Greater Edinburgh Parks	Play/43
Angle Vale Bulky Good Retail	Play/44

ATTACHMENT C

Replacement Spatial Extent Maps

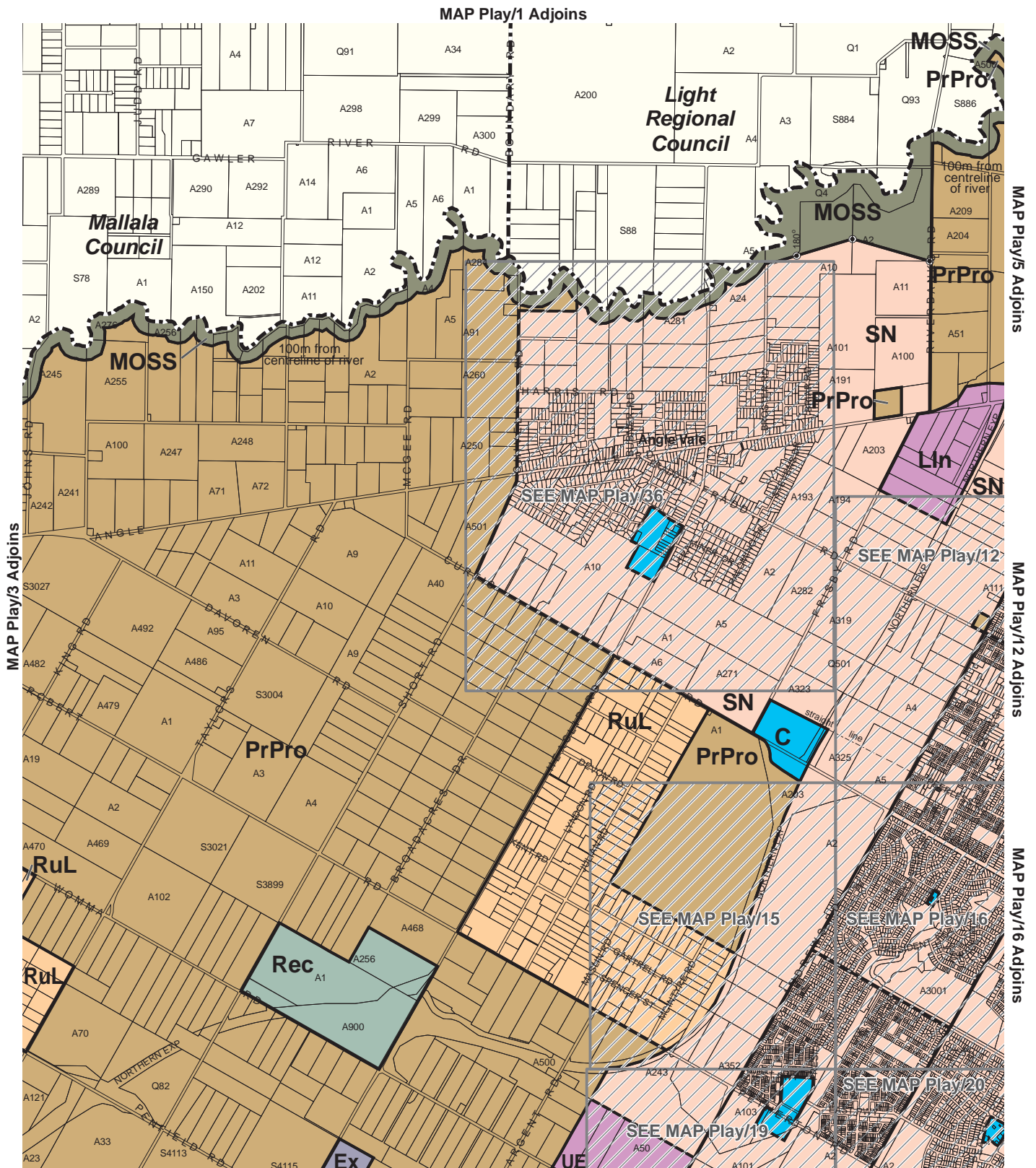
Council Index Map
Overlay Map Play/4 Transport
Overlay Map Play/4 Development Constraints
Zone Map Play/4
Policy Area Map Play/4
Precinct Map Play/4
Overlay Map Play/5
Overlay Map Play/5 Development Constraints
Zone Map Play/5
Precinct Map Play/5
Overlay Map Play/9 Development Constraints
Zone Map Play/9
Policy Area Map Play/9
Zone Map Play/12
Policy Area Map Play/12
Precinct Map Play/12
Zone Map Play/15
Policy Area Map Play/15
Precinct Map Play/15
Zone Map Play/16
Precinct Map Play/16
Overlay Map Play/19 Transport
Zone Map Play/19
Policy Area Map Play/19
Precinct Map Play/19
Overlay Map Play/36 Development Constraints
Zone Map Play/36
Policy Area Map Play/36
Precinct Map Play/36



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Play/1 to Map Play/49 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



Council Index Map



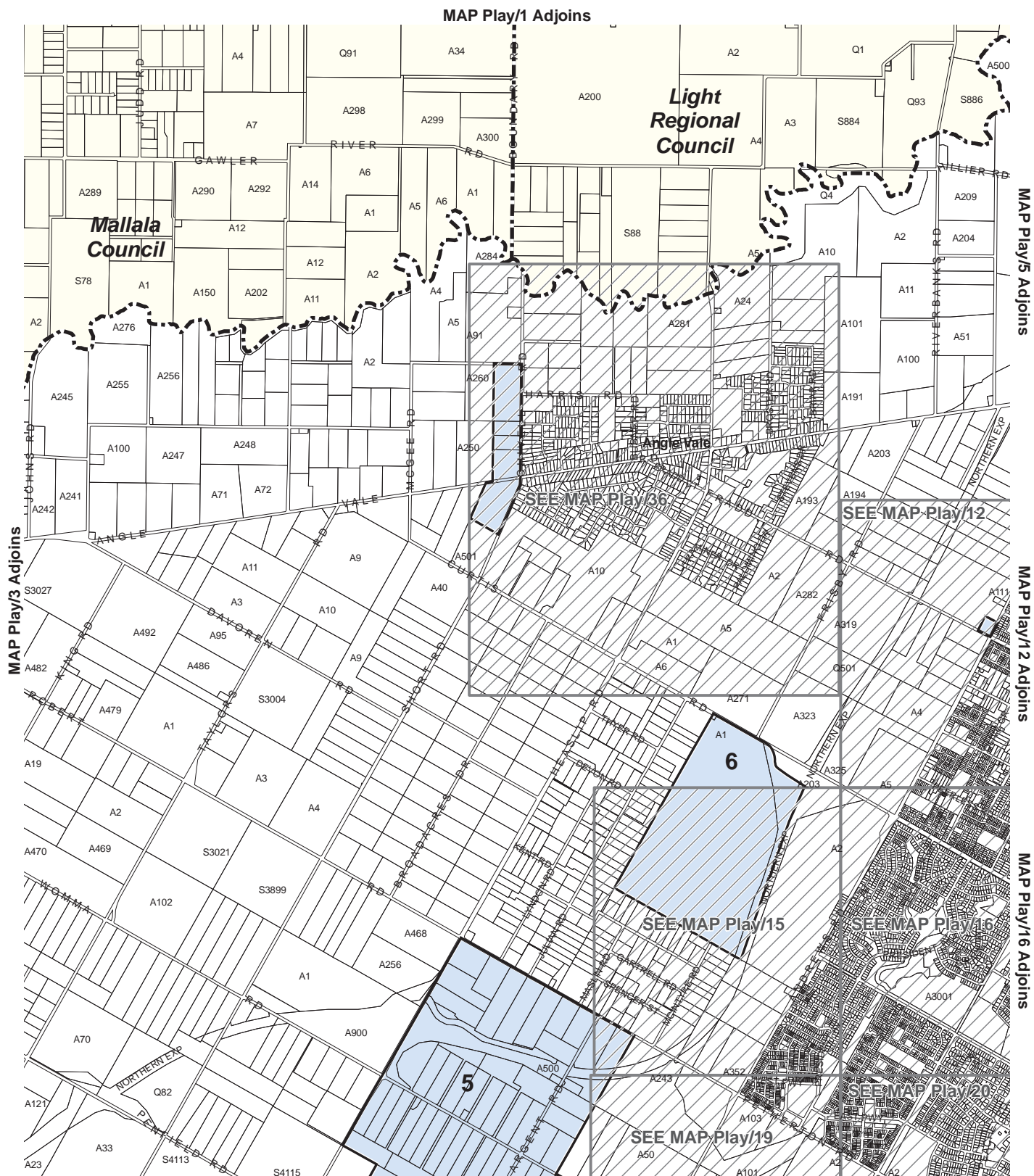
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

Zones

- Commercial
- Excluded
- Light Industry
- Metropolitan Open Space System
- Primary Production
- Recreation
- Rural Living
- Suburban Neighbourhood
- Urban Employment
- Zone Boundary
- Development Plan Boundary



Zone Map Play/4



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

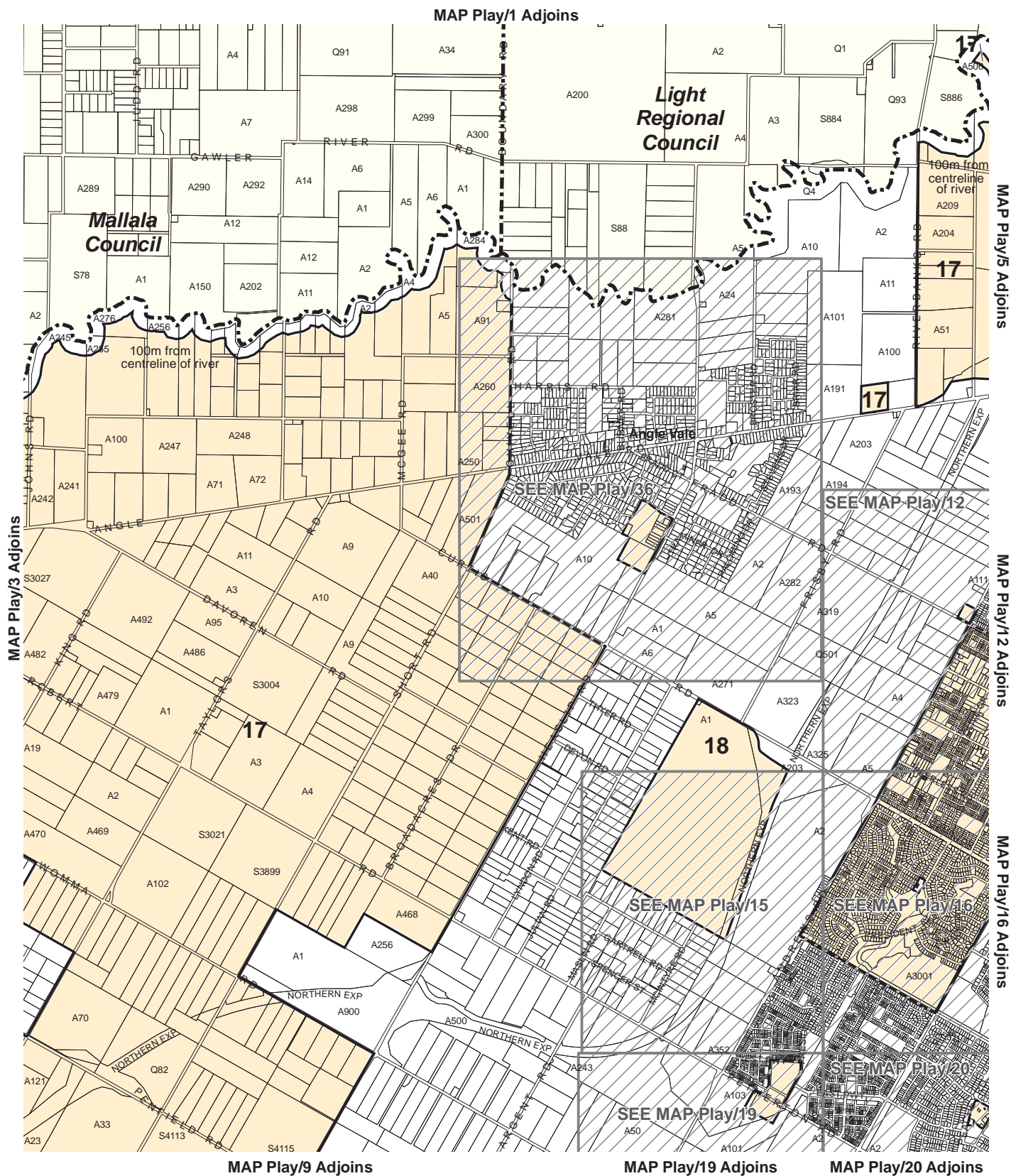
- Policy Area**
- 5 Rural
 - 6 Urban Buffer



Policy Area Map Play/4

- Policy Area Boundary
- Development Plan Boundary

PLAYFORD COUNCIL



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

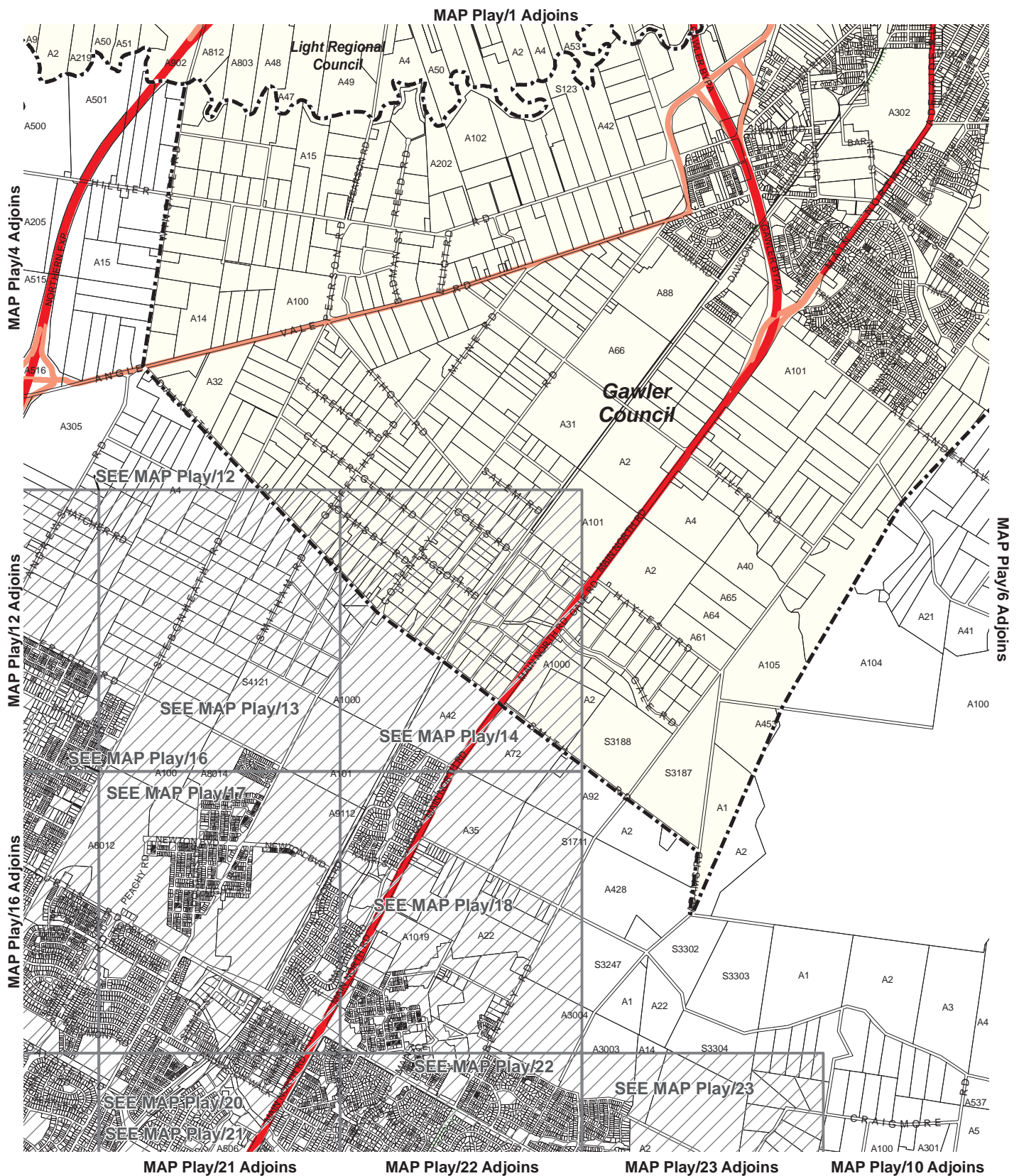
Precinct

- 17 Horticulture
- 18 Rural Fringe



Precinct Map Play/4

- Precinct Boundary
- Development Plan Boundary







Overlay Map Play/5

PLAYFORD COUNCIL

- Primary Arterial Roads
 Secondary Arterial Roads
 Development Plan Boundary



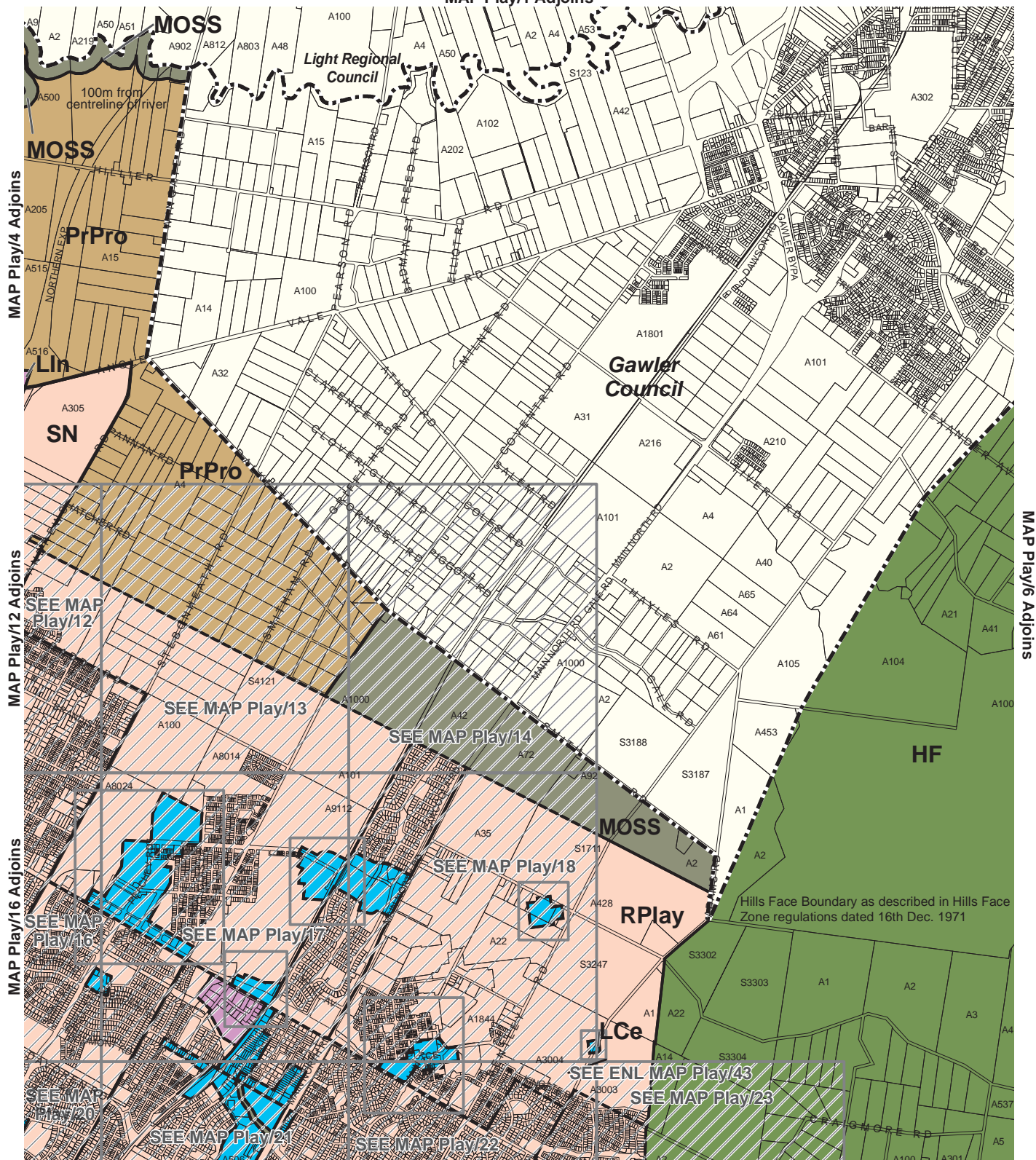
-  Gawler River Flood Plain
 South East Australia Gas Pipeline
 275kv/132kv/66kv electricity transmission line
 Development Plan Boundary

Overlay Map Play/5

DEVELOPMENT CONSTRAINTS

PLAYFORD COUNCIL

MAP Play/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Zones

- HF Hills Face
- LIn Light Industry
- LCe Local Centre
- MOSS Metropolitan Open Space System
- PrPro Primary Production
- RPlay Residential Playford
- SN Suburban Neighbourhood
- Zone Boundary
- Development Plan Boundary




Zone Map Play/5

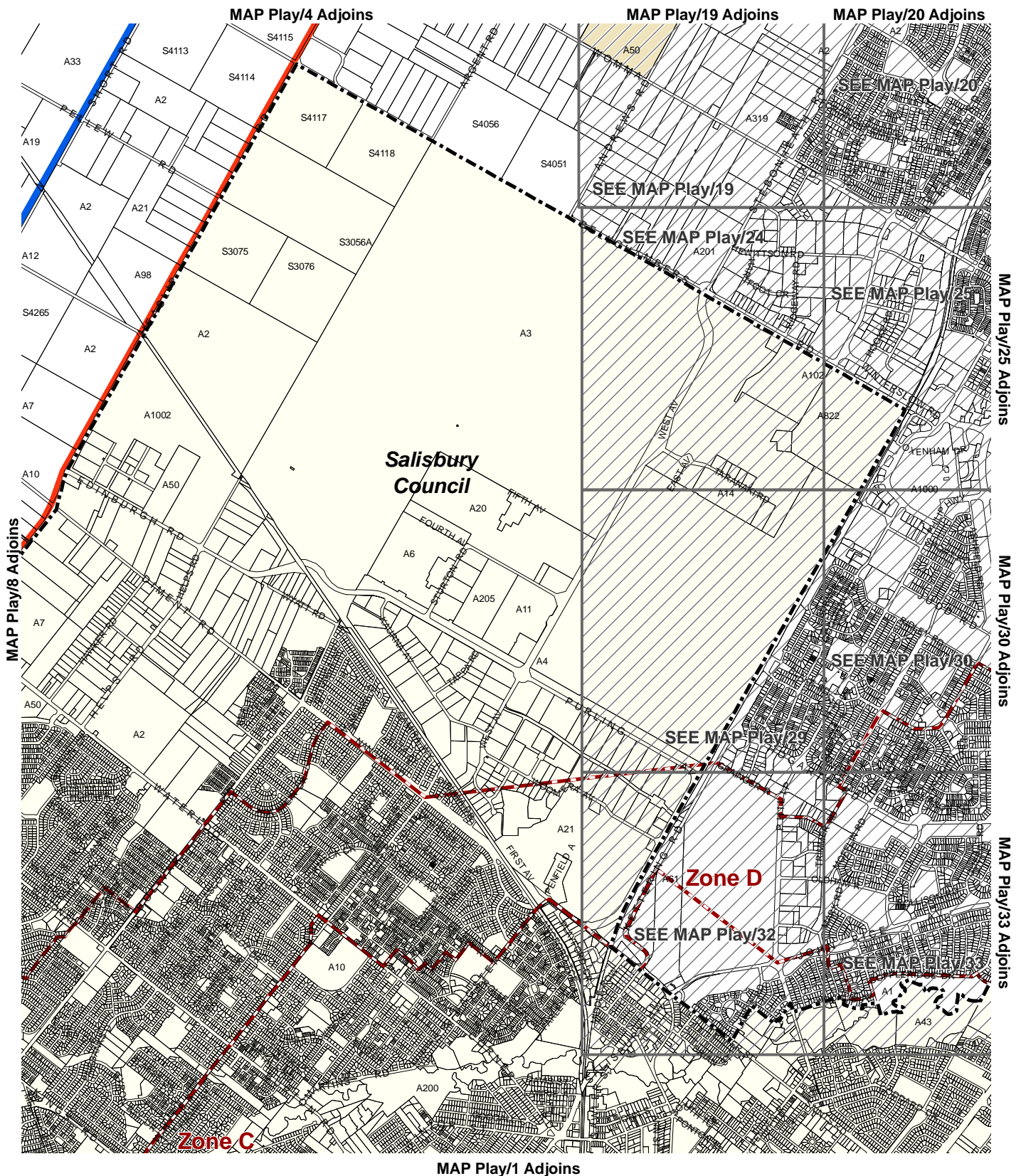
Precinct

- 17 Horticulture
18 Rural Fringe

Precinct Map Play/5

- Precinct Boundary
-  Development Plan Boundary


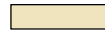



PLAYFORD COUNCIL



Airport Building Heights

Zone C All Structures Exceeding 15 metres above existing ground level

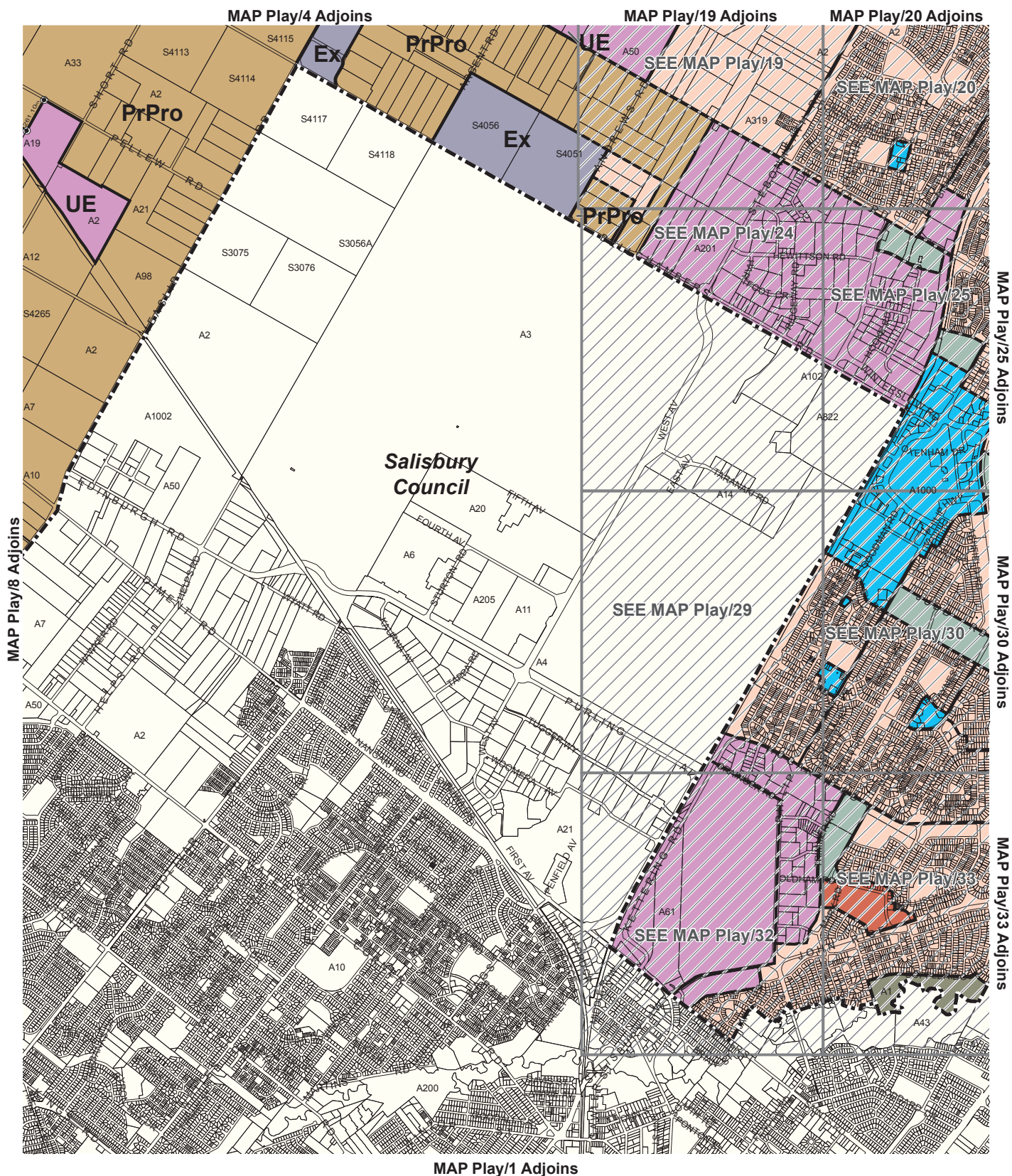
Zone D All Structures Exceeding 45 metres above existing ground level

-  Airport Building Heights
-  Areas of potential site contamination
-  Epic Energy Gas Pipeline
-  South East Australia Gas Pipeline
-  Development Plan Boundary

Overlay Map Play/9

DEVELOPMENT CONSTRAINTS

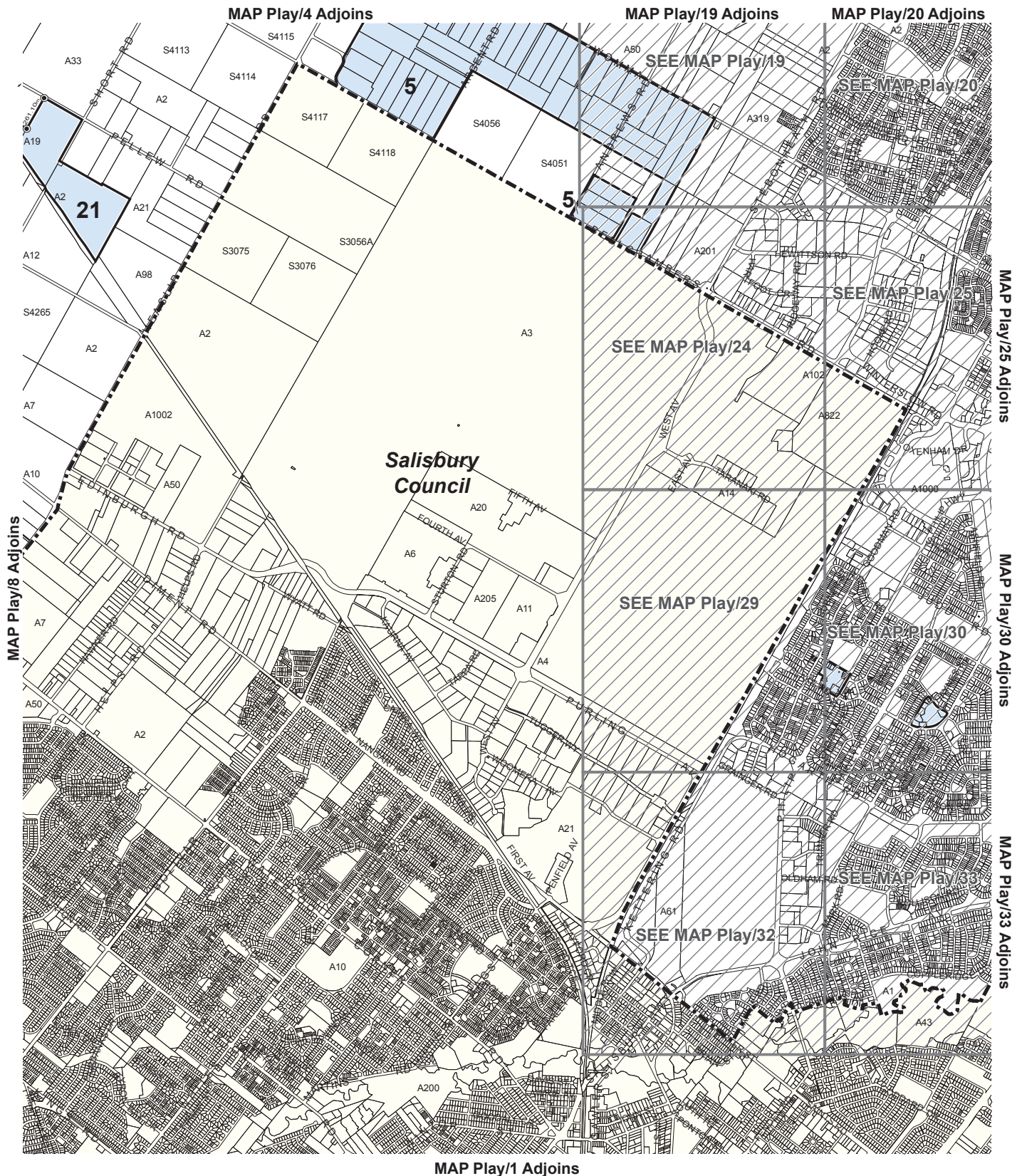
PLAYFORD COUNCIL



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



Zone Map Play/9



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

Policy Area
 21 Intermodal
 5 Rural



Policy Area Map Play/9

Policy Area Boundary
 Development Plan Boundary

PLAYFORD COUNCIL

MAP Play/4 Adjoins

MAP Play/5 Adjoins

MAP Play/36 Adjoins

MAP Play/4 Adjoins

MAP Play/13 Adjoins

MAP Play/16 Adjoins

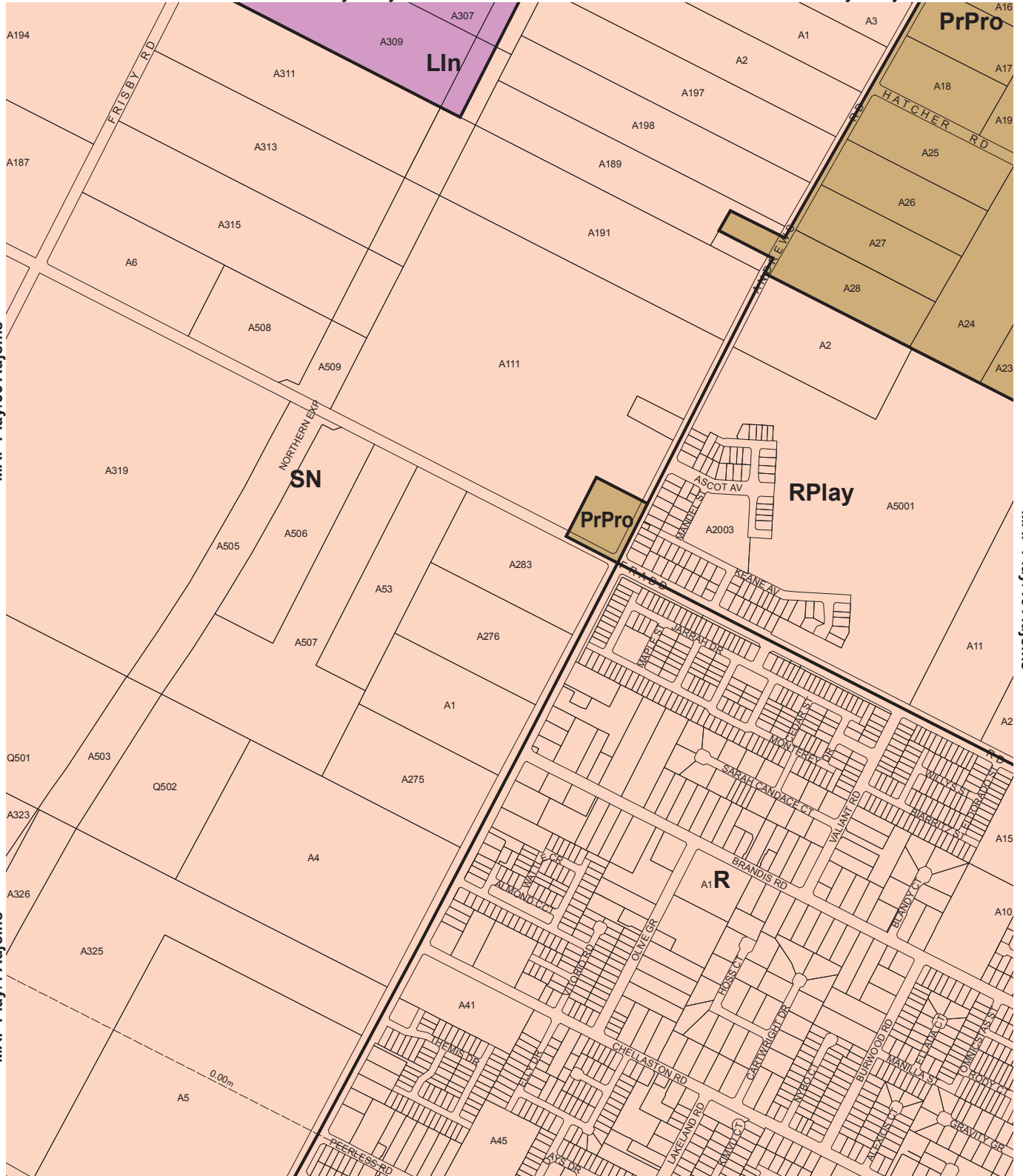
Lamberts Conformal Conic Projection, GDA94



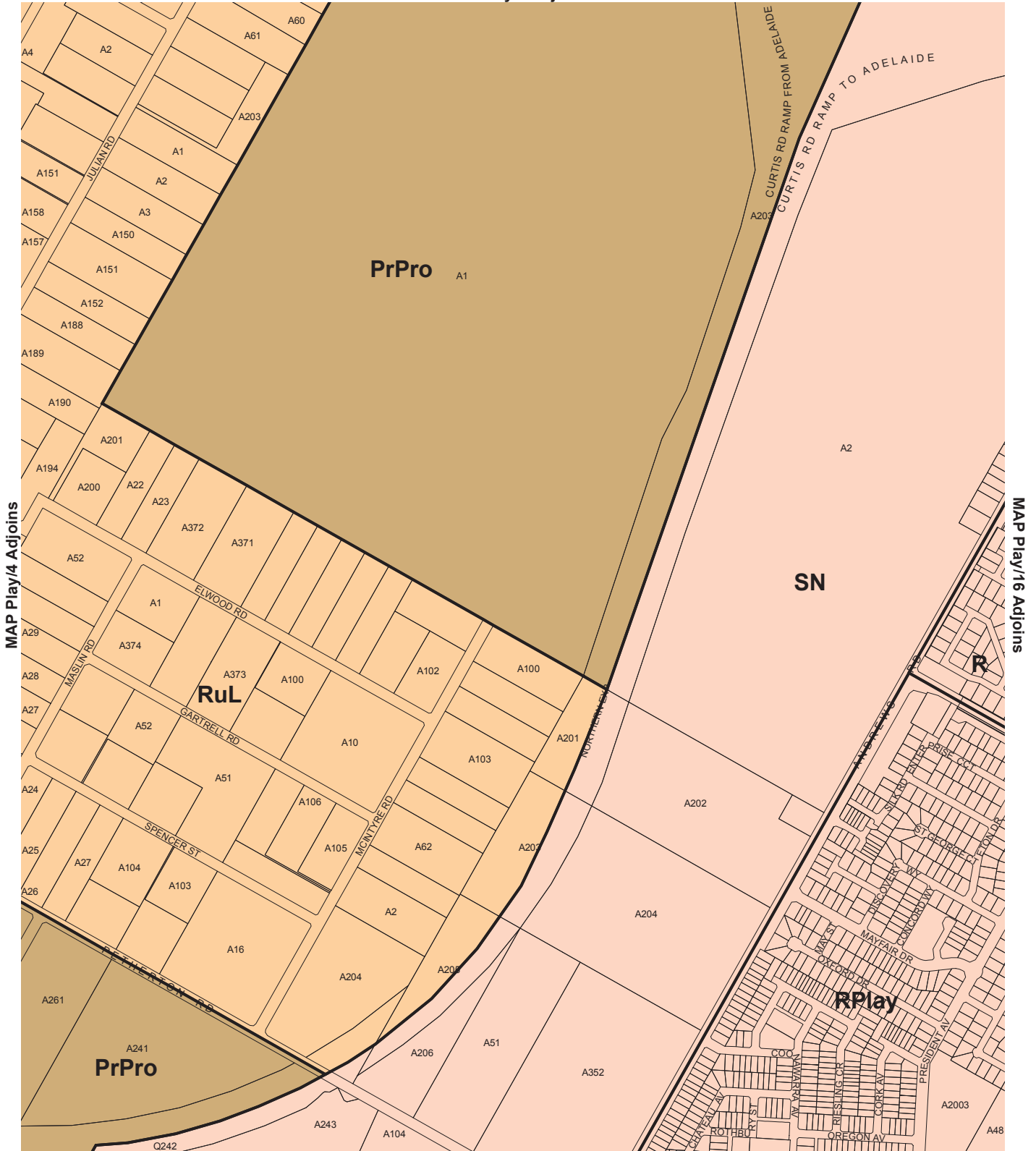
Zones	
 LIn	Light Industry
 PrPro	Primary Production
 R	Residential
 RPlay	Residential Playford
 SN	Suburban Neighbourhood
	Zone Boundary

Zone Map Play/12

PLAYFORD COUNCIL



MAP Play/4 Adjoins



MAP Play/19 Adjoins

Lamberts Conformal Conic Projection, GDA94



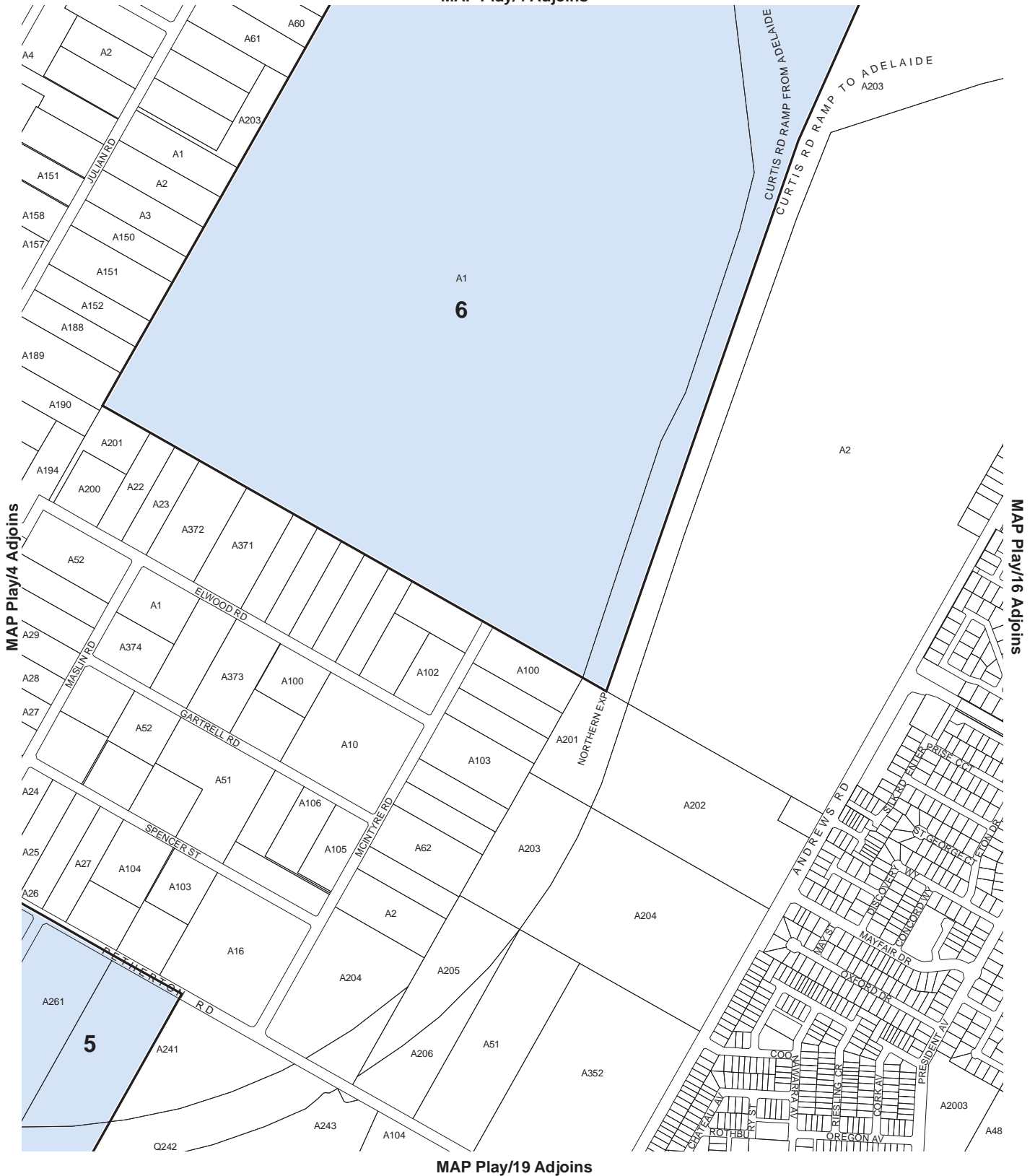
Zones

PrPro	Primary Production
R	Residential
RPlay	Residential Playford
RuL	Rural Living
SN	Suburban Neighbourhood
	Zone Boundary

Zone Map Play/15

PLAYFORD COUNCIL

MAP Play/4 Adjoins



MAP Play/19 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 5 Rural
- 6 Urban Buffer

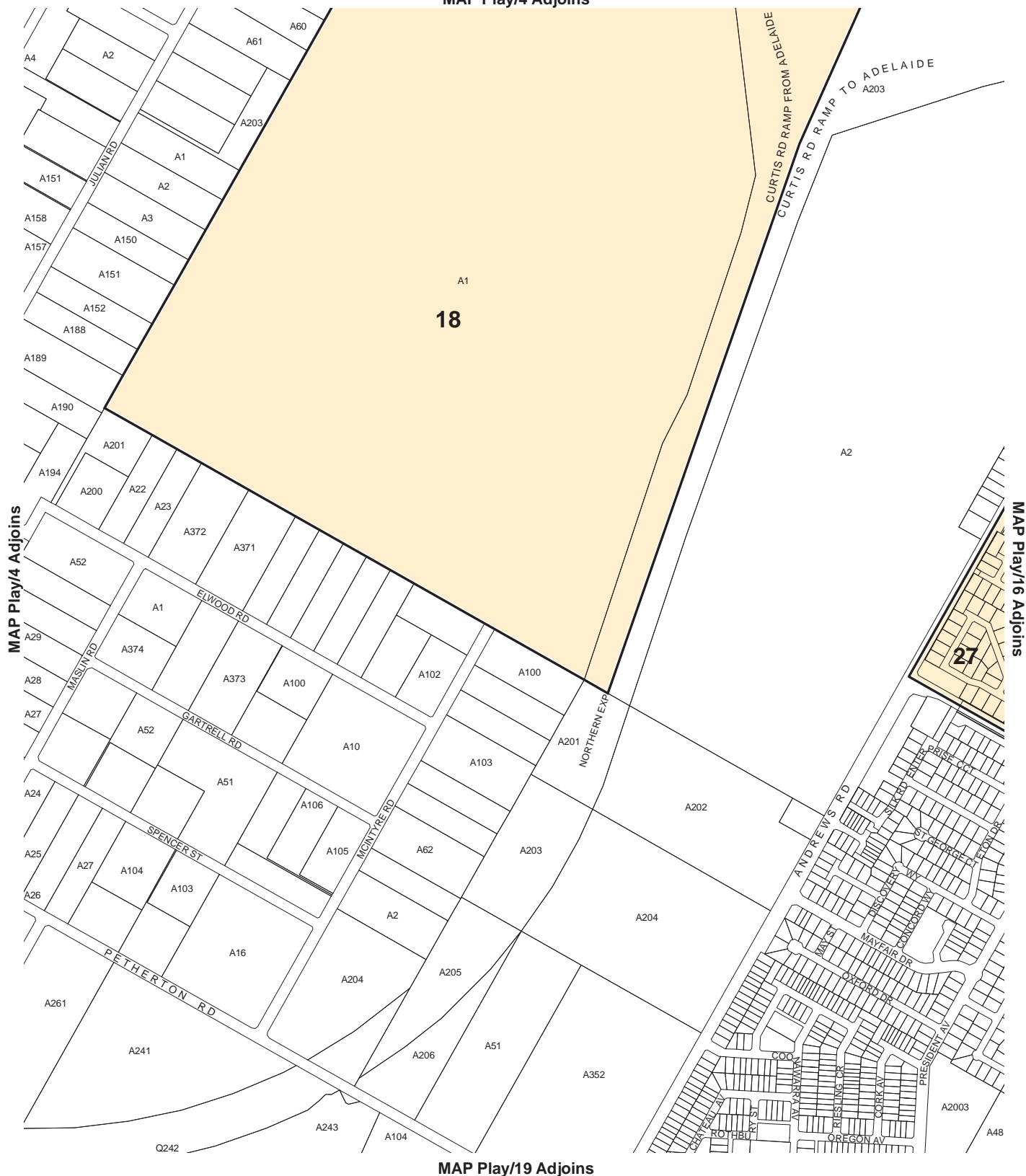


Policy Area Map Play/15

 Policy Area Boundary

PLAYFORD COUNCIL

MAP Play/4 Adjoins



MAP Play/19 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

18 Rural Fringe

27 Munno Para West Andrews Farm



Precinct Map Play/15

Precinct Boundary

PLAYFORD COUNCIL

[illegible]

MAP Play/20 Adjoins

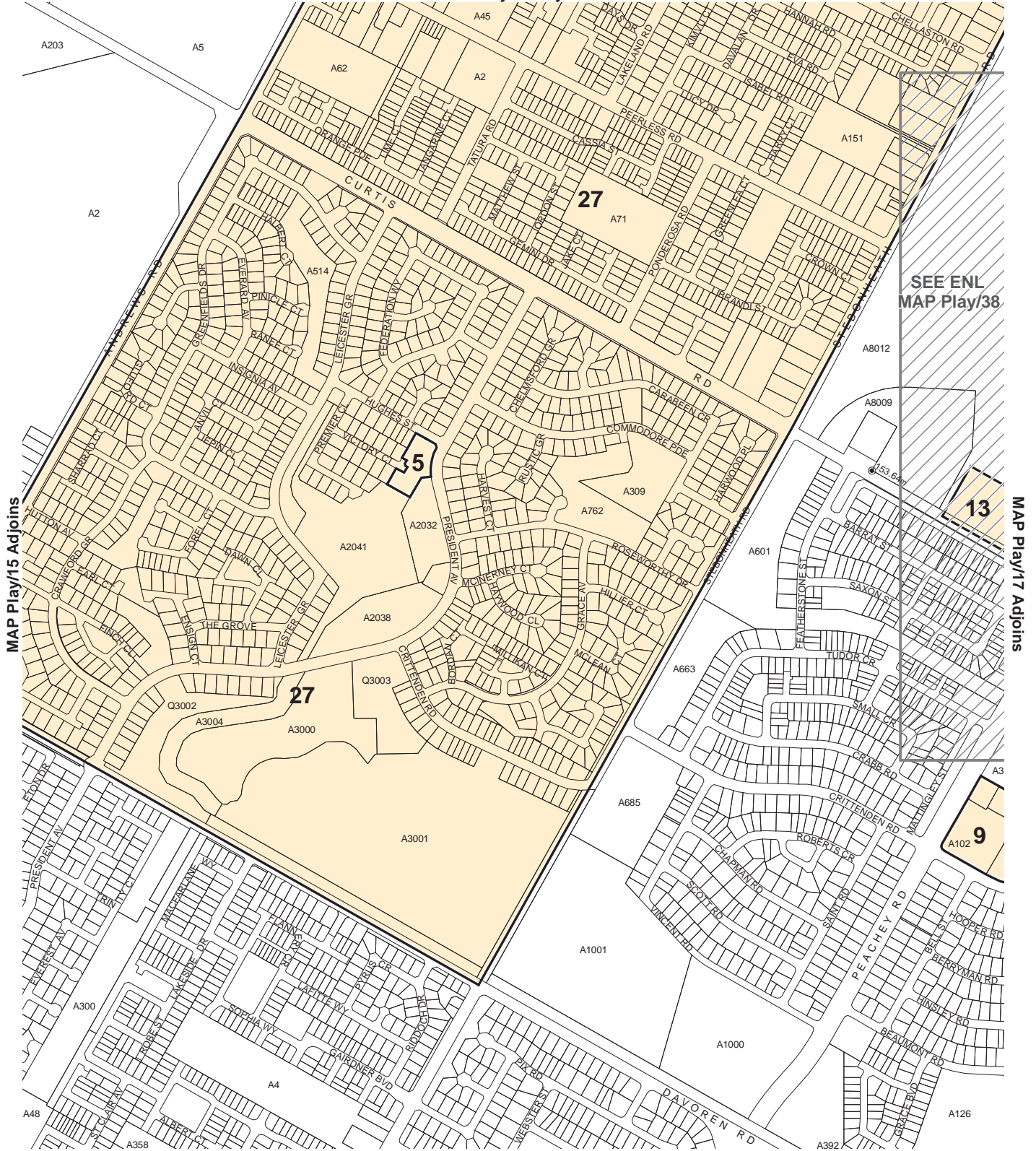


Lce	Local Centre
Nce	Neighbourhood Centre
R	Residential
RPlay	Residential Playford
RReg	Residential Regeneration
SN	Suburban Neighbourhood
	Zone Boundary

Zone Map Play/16

PLAYFORD COUNCIL

MAP Play/12 Adjoins



SEE ENL
MAP Play/38

MAP Play/17 Adjoins

MAP Play/15 Adjoins

MAP Play/20 Adjoins

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

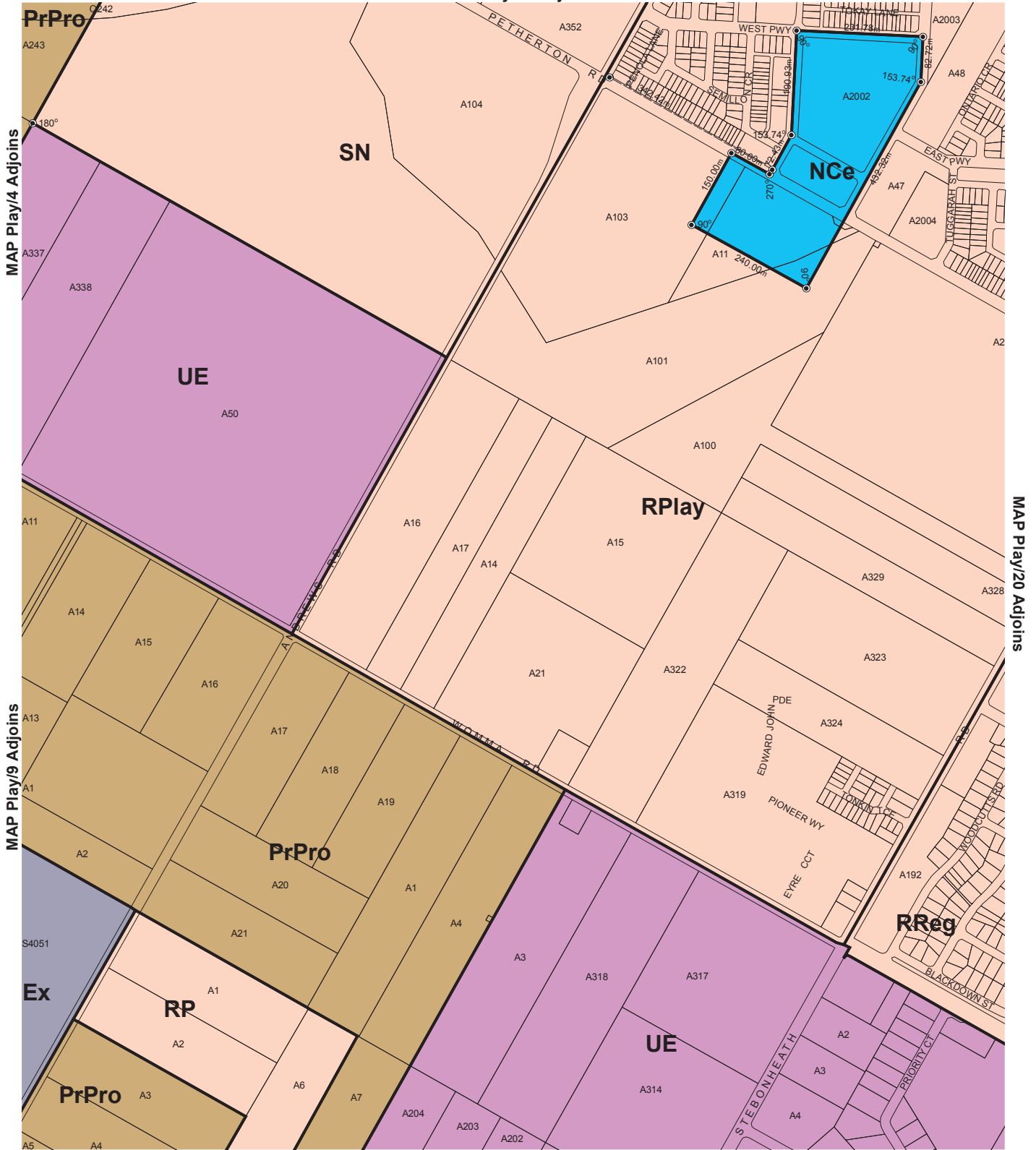
Precinct

- 13 Curtis Road Neighbourhood Activity Centre
- 27 Munno Para West Andrews Farm
- 5 Andrews Farm Local Activity Centre
- 9 Smithfield Plains Local Activity Centre



Precinct Map Play/16

MAP Play/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

Zones

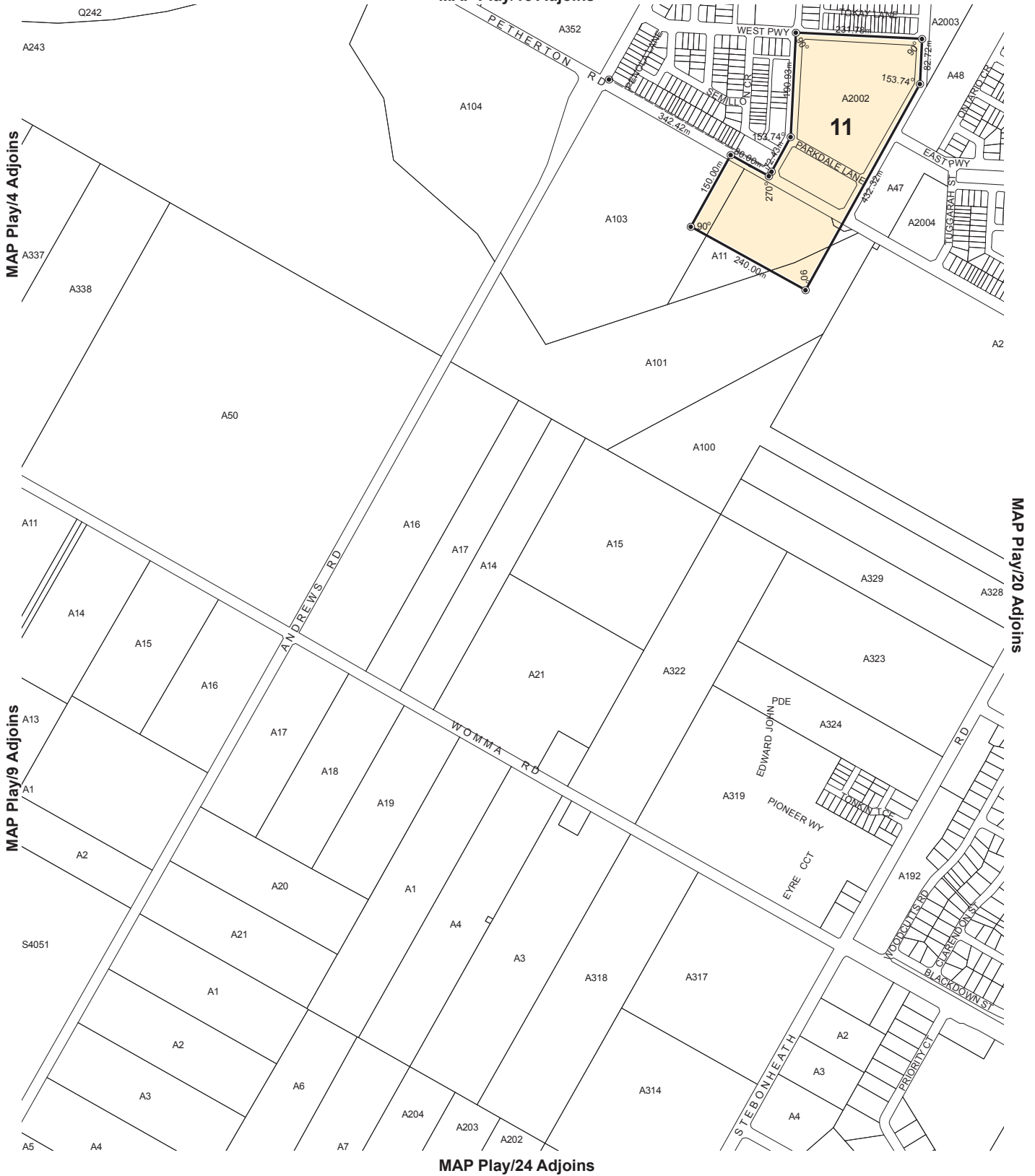
Ex	Excluded
NCe	Neighbourhood Centre
PrPro	Primary Production
RP	Residential Park
RPlay	Residential Playford
RReg	Residential Regeneration
SN	Suburban Neighbourhood
UE	Urban Employment
	Zone Boundary



Zone Map Play/19

PLAYFORD COUNCIL

MAP Play/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

11 Andrews Farm/Penfield Neighbourhood Activity Centre






Precinct Map Play/19

 Precinct Boundary

PLAYFORD COUNCIL



ANGLE VALE

-  Gawler River Flood Plain
-  South East Australia Gas Pipeline
-  Development Plan Boundary

Overlay Map Play/36

DEVELOPMENT CONSTRAINTS

PLAYFORD COUNCIL

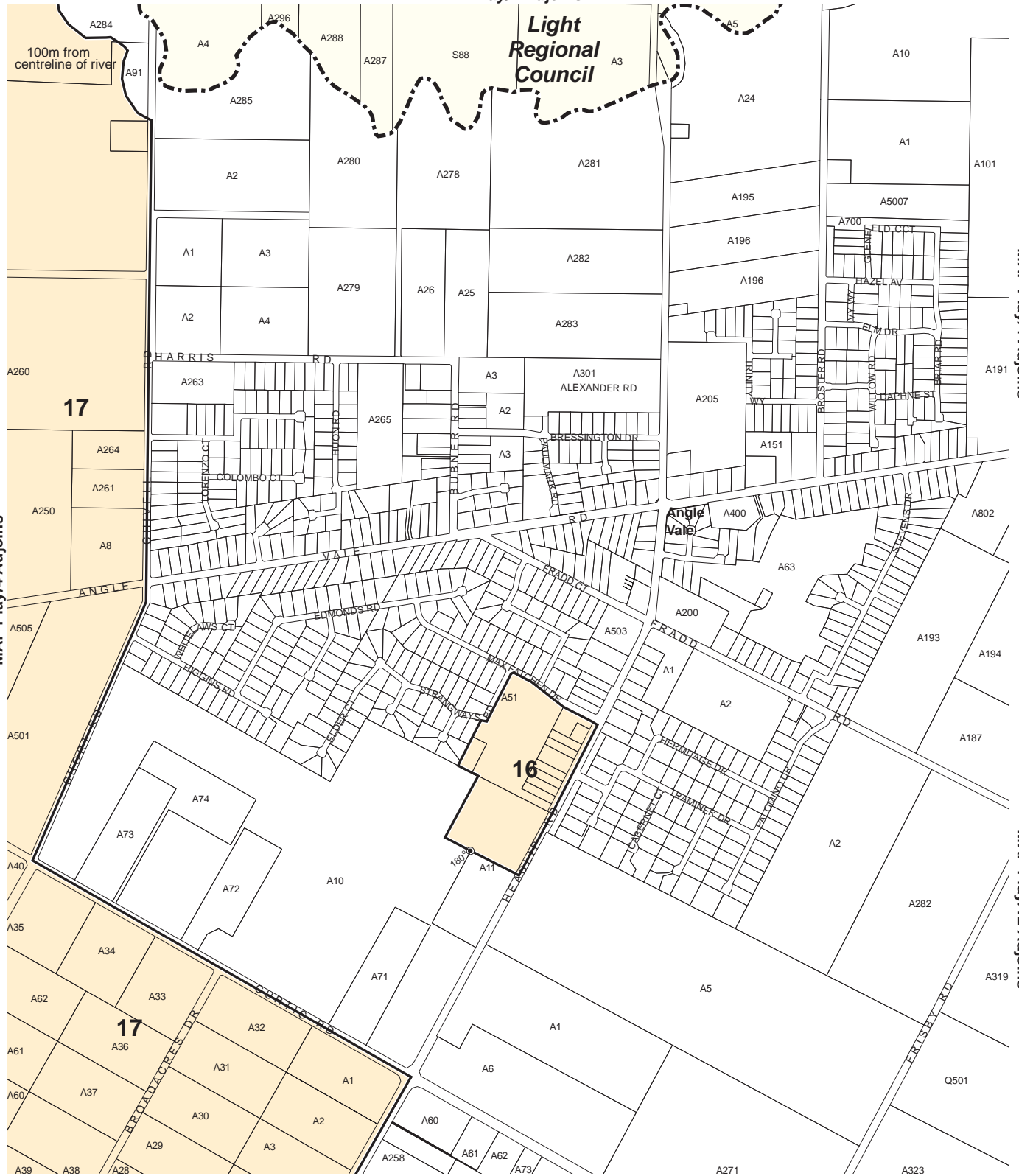
MAP Play/4 Adjoins

**Light
Regional
Council**

MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/4 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

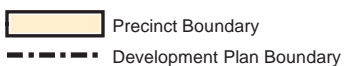
16 Angle Vale Neighbourhood Centre

17 Horticulture



ANGLE VALE

Precinct Map Play/36



PLAYFORD COUNCIL

ATTACHMENT D

New Spatial Extent Maps

Overlay Map Play/4 Noise and Air Emissions
Overlay Map Play/4 Strategic Transport Routes
Overlay Map Play/4 Affordable Housing
Overlay Map Play/5 Noise and Air Emissions
Overlay Map Play/5 Strategic Transport Routes
Overlay Map Play/5 Affordable Housing
Overlay Map Play/12 Transport
Overlay Map Play/12 Development Constraints
Overlay Map Play/12 Noise and Air Emissions
Overlay Map Play/12 Strategic Transport Routes
Overlay Map Play/12 Affordable Housing
Overlay Map Play/13 Development Constraints
Overlay Map Play/14 Development Constraints
Overlay Map Play/15 Transport
Overlay Map Play/15 Development Constraints
Overlay Map Play/15 Noise and Air Emissions
Overlay Map Play/15 Strategic Transport Routes
Overlay Map Play/15 Affordable Housing
Overlay Map Play/16 Development Constraints
Overlay Map Play/16 Noise and Air Emissions
Overlay Map Play/16 Strategic Transport Routes
Overlay Map Play/16 Affordable Housing
Overlay Map Play/18 Development Constraints
Overlay Map Play/19 Development Constraints
Overlay Map Play/19 Noise and Air Emissions
Overlay Map Play/19 Strategic Transport Routes
Overlay Map Play/19 Affordable Housing
Overlay Map Play/36 Noise and Air Emissions
Overlay Map Play/36 Strategic Transport Routes
Overlay Map Play/36 Affordable Housing

MAP Play/1 Adjoins

**Light
Regional
Council**

**Mallala
Council**

MAP Play/5 Adjoins

MAP Play/12 Adjoins

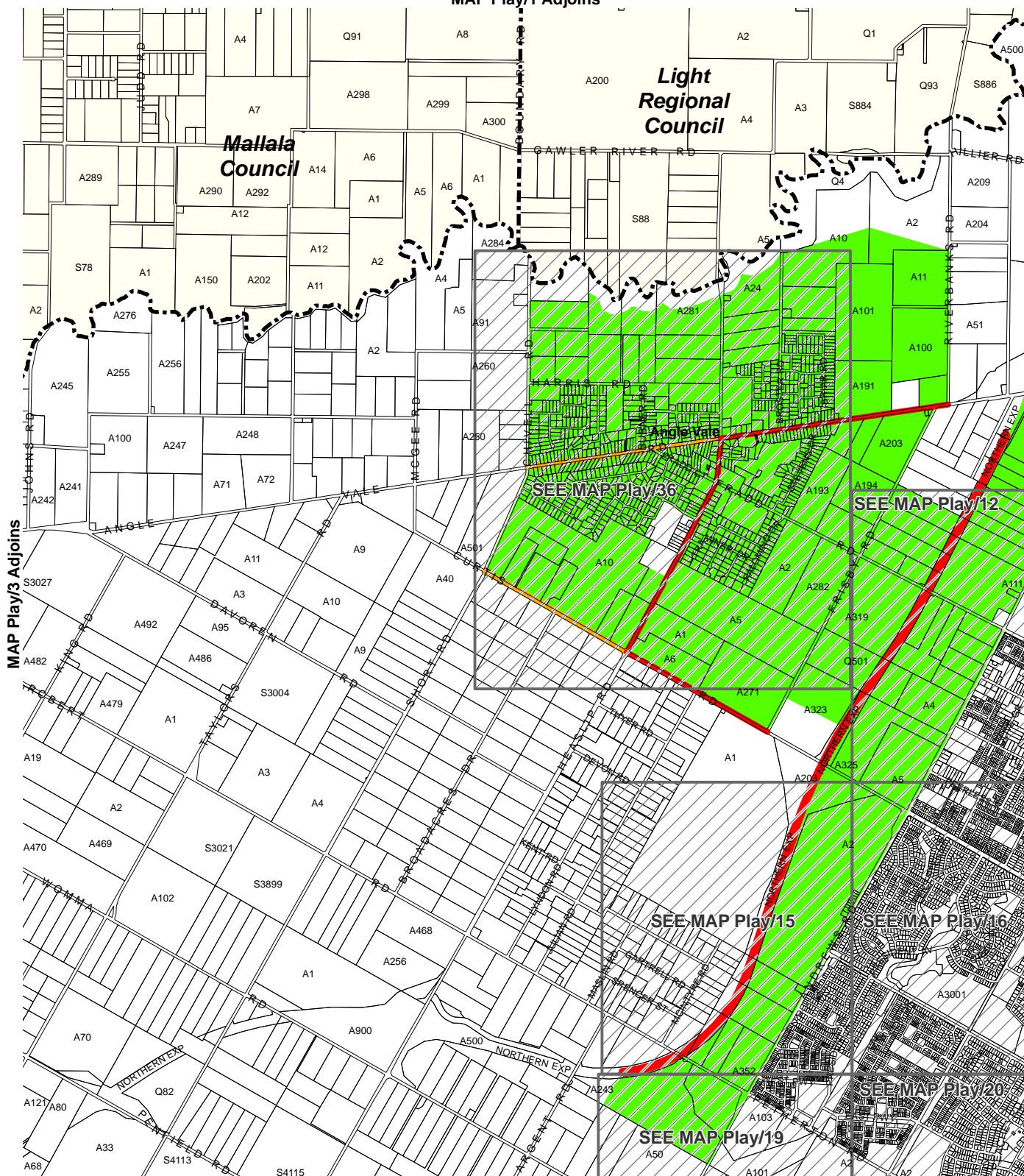
MAP Play/6 Adjoins

MAP Play/3 Adjoins

MAP Play/9 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins



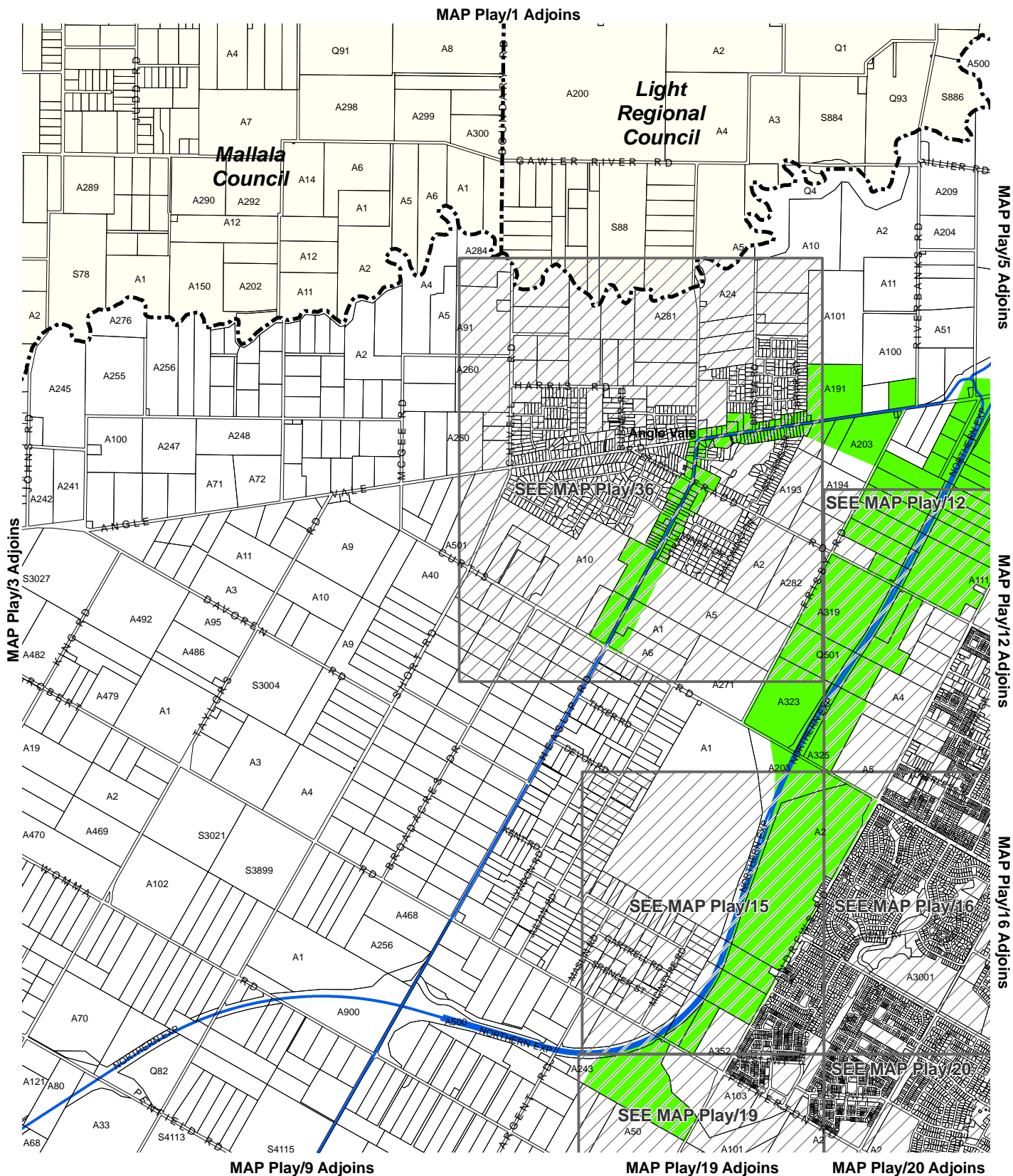
- Designated Road: type A road
- Designated Road: type B road
- Noise and Air Emissions Designated Area
- Development Plan Boundary



Overlay Map Play/4

NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL



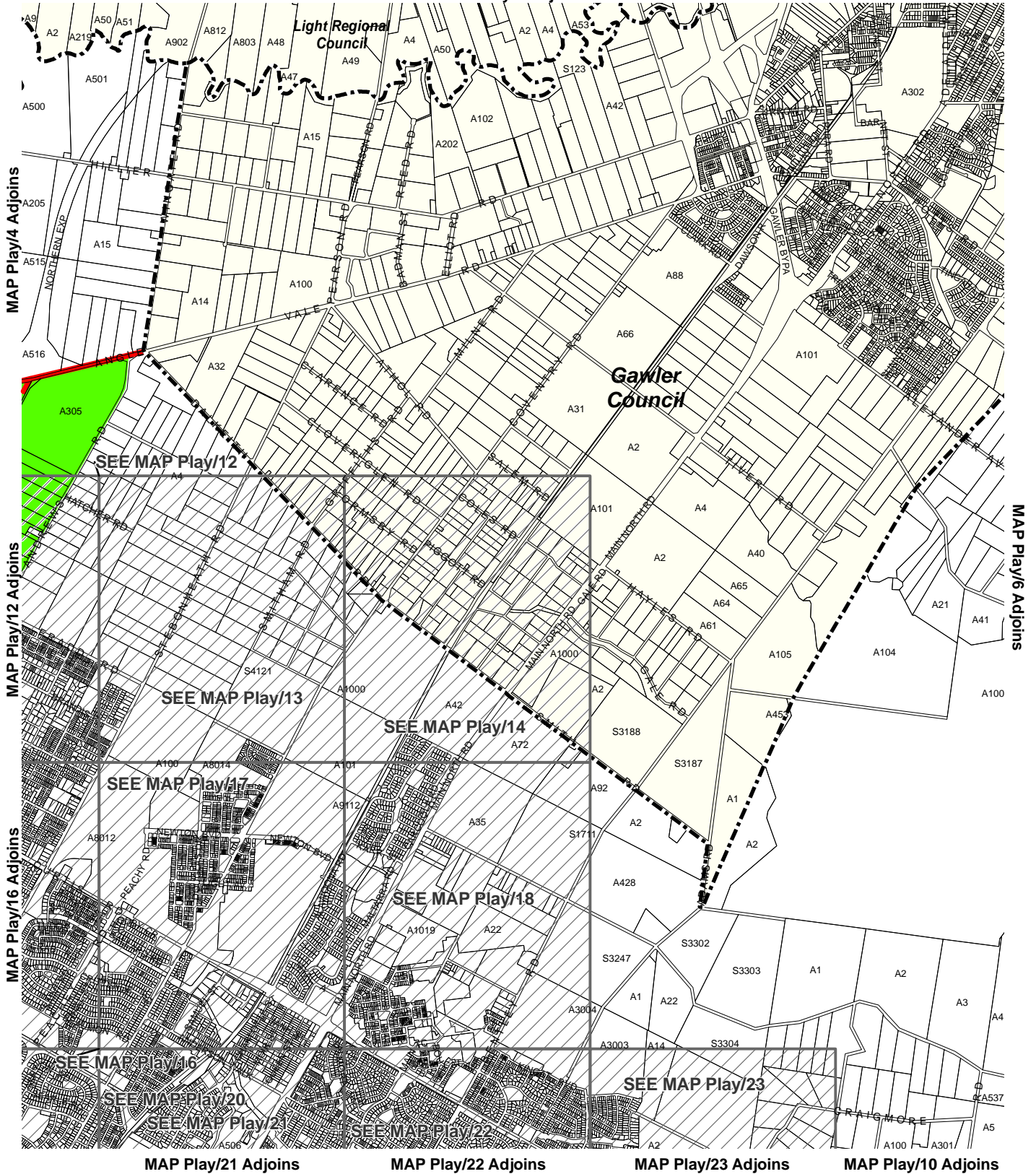
Overlay Map Play/4

STRATEGIC TRANSPORT ROUTES

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

PLAYFORD COUNCIL

MAP Play/1 Adjoins

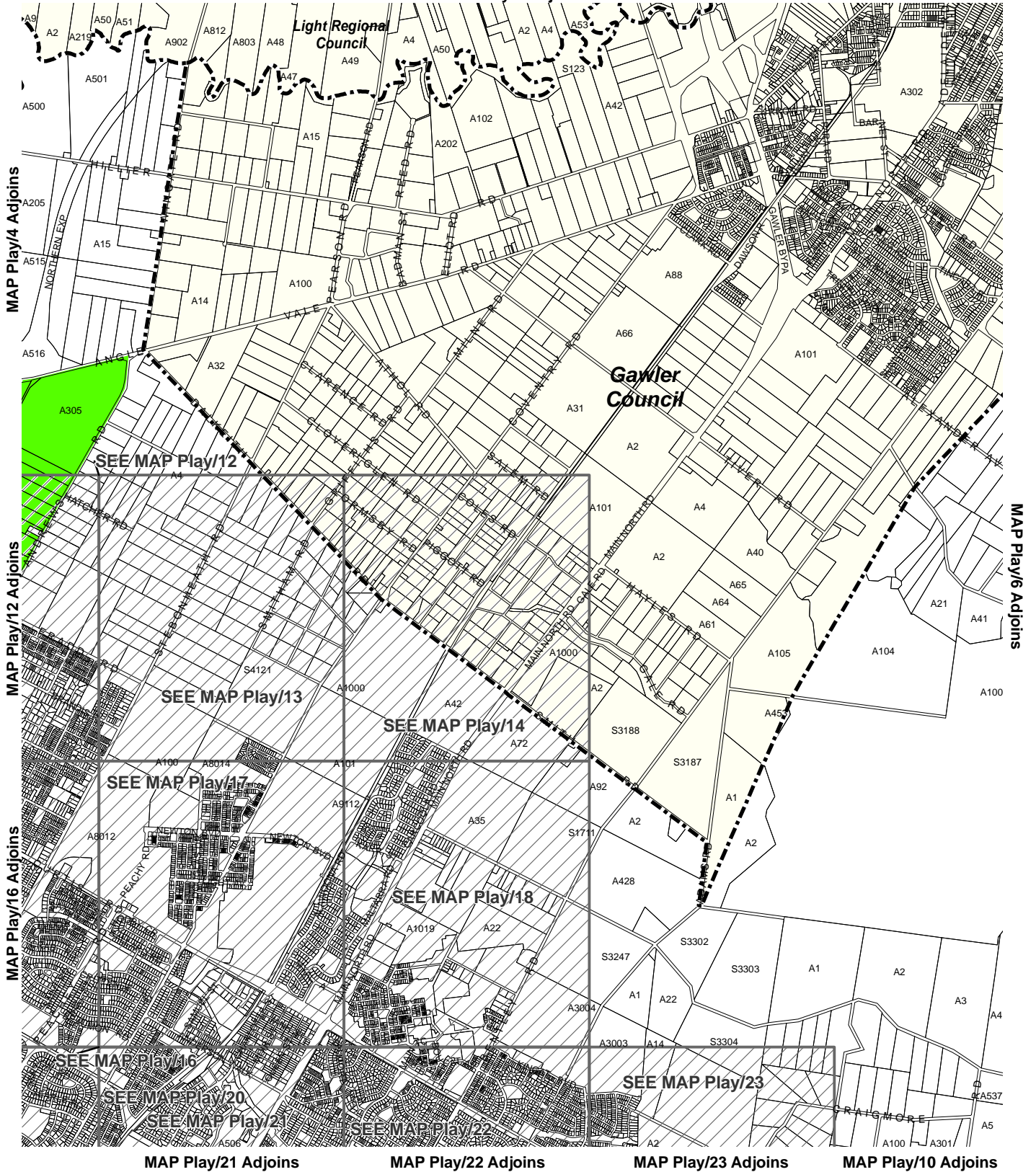


- Designated Road: type A road
- Noise and Air Emissions Designated Area
- Development Plan Boundary



Overlay Map Play/5 NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

MAP Play/1 Adjoins



Overlay Map Play/5 AFFORDABLE HOUSING

 Affordable Housing Designated Area
 Development Plan Boundary

PLAYFORD COUNCIL

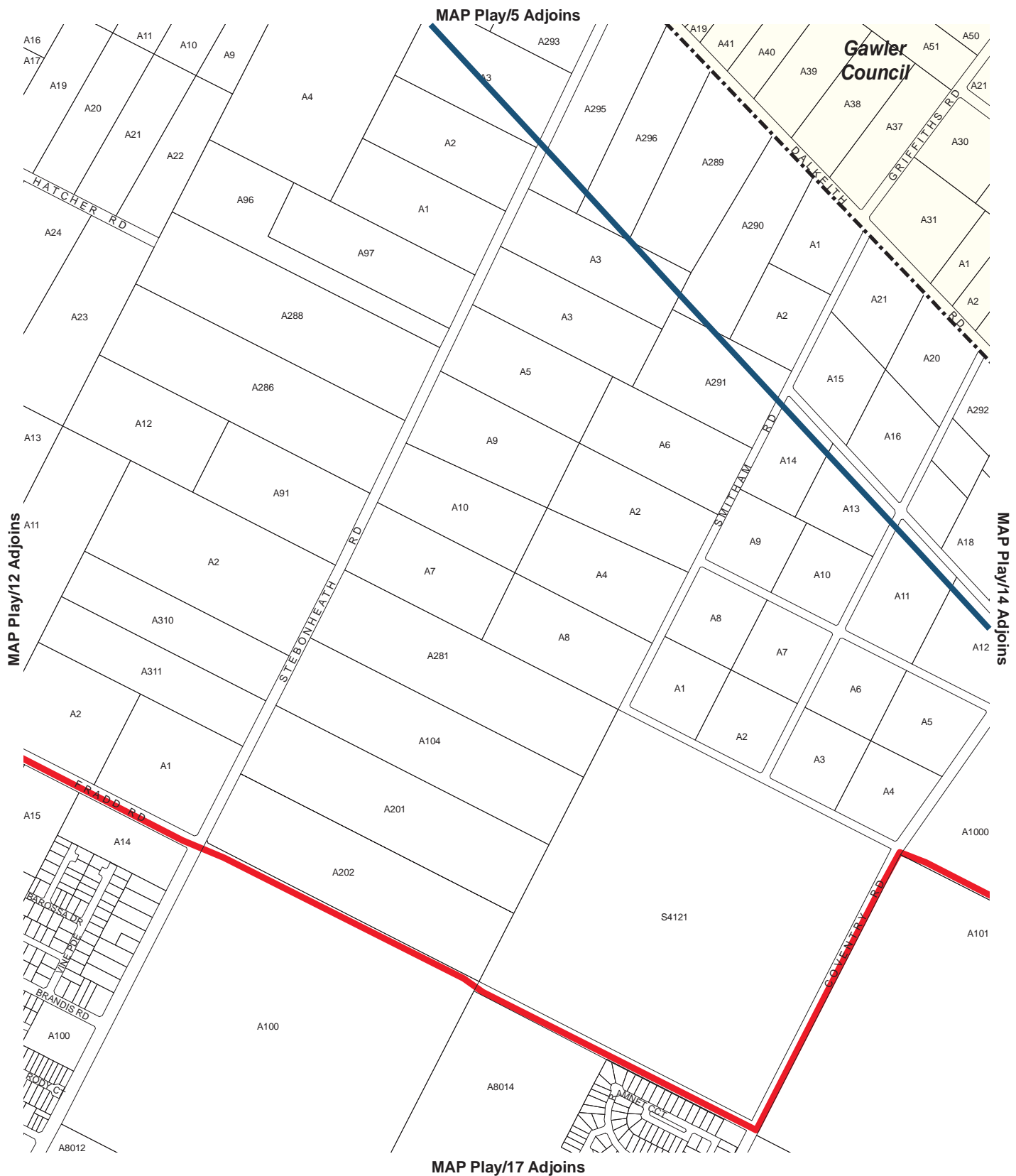


Overlay Map Play/12

AFFORDABLE HOUSING

PLAYFORD COUNCIL

Affordable Housing Designated Area

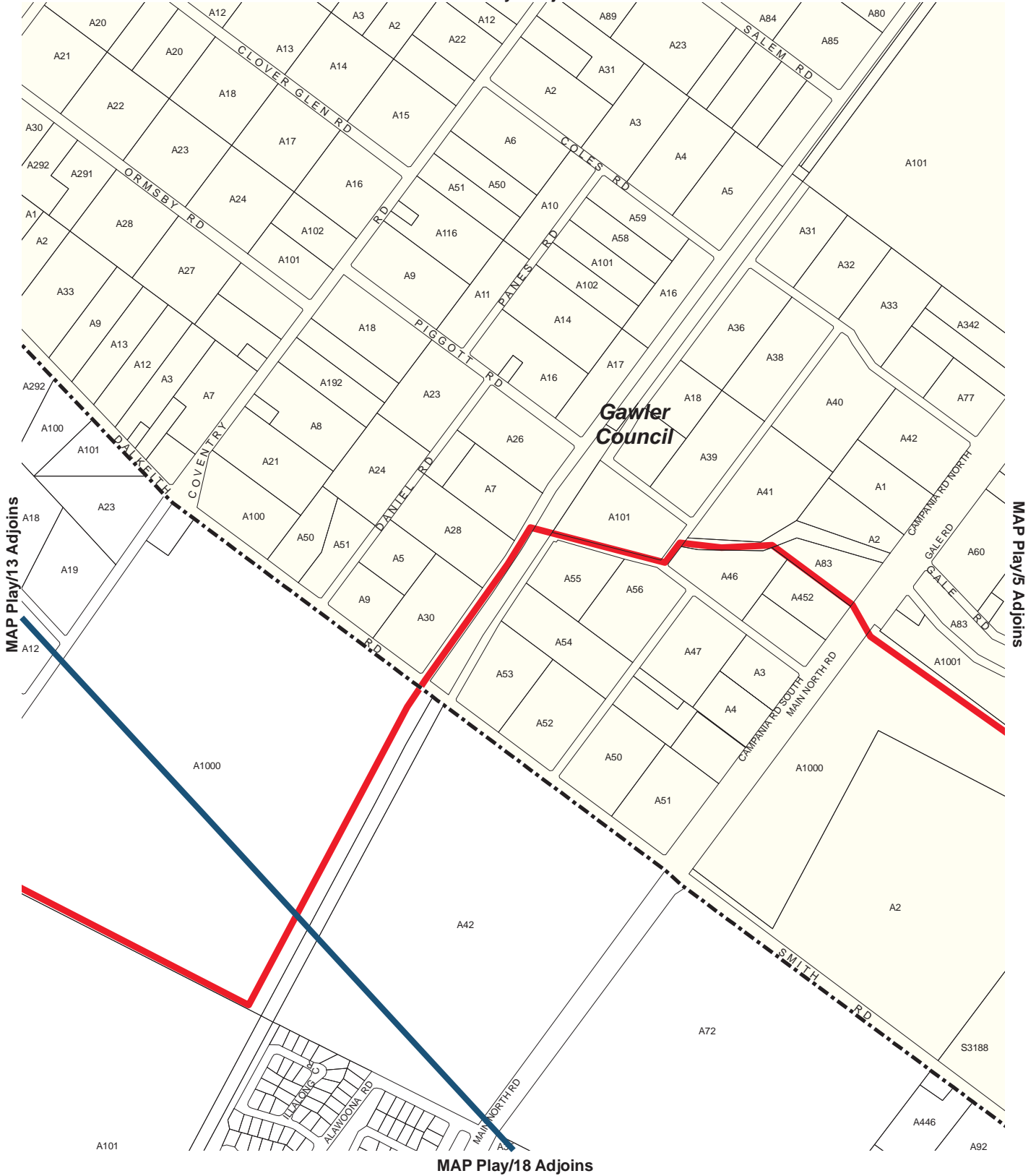


Overlay Map Play/13 DEVELOPMENT CONSTRAINTS

PLAYFORD COUNCIL

- South East Australia Gas Pipeline
- 275kv/132kv/66kv electricity transmission line
- Development Plan Boundary

MAP Play/5 Adjoins



MAP Play/18 Adjoins




Overlay Map Play/14 DEVELOPMENT CONSTRAINTS

PLAYFORD COUNCIL

- South East Australia Gas Pipeline
- 275kv/132kv/66kv electricity transmission line
- Development Plan Boundary



PLAYFORD COUNCIL

- Primary Arterial Roads
 Secondary Arterial Roads



 Areas of potential site contamination

PLAYFORD COUNCIL

MAP Play/4 Adjoins




MAP Play/19 Adjoins

- Designated Road: type A road
- Noise and Air Emissions Designated Area

Overlay Map Play/15 NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

PLAYFORD COUNCIL

 Strategic Transport Route
 Strategic Transport Routes Designated Area

[illegible]

 Affordable Housing Designated Area

PLAYFORD COUNCIL

 Areas of potential site contamination

PLAYFORD COUNCIL



Overlay Map Play/16

NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

Noise and Air Emissions Designated Area

[illegible]

Strategic Transport Routes Designated Area

PLAYFORD COUNCIL

[illegible]

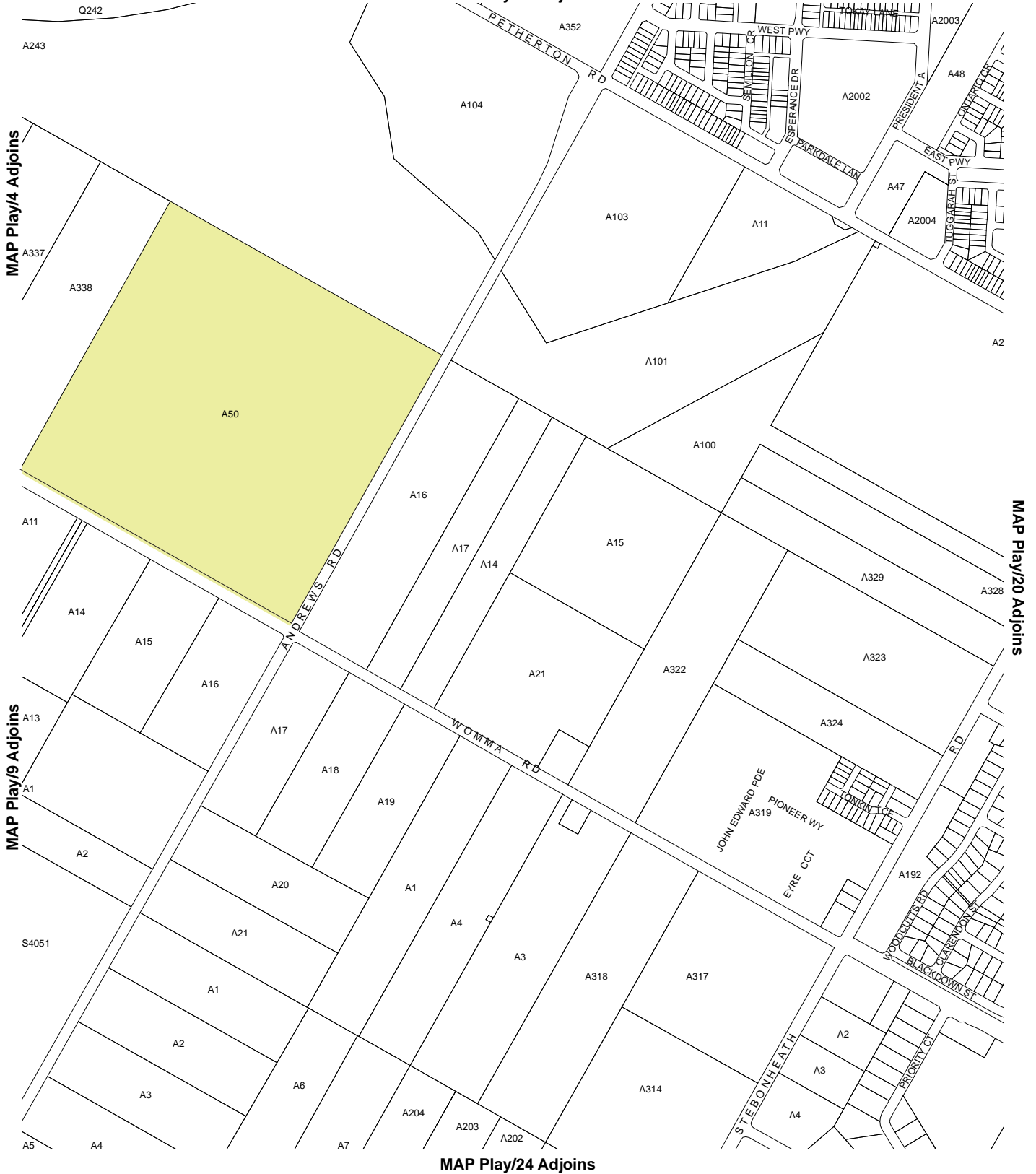
Overlay Map Play/16

AFFORDABLE HOUSING

PLAYFORD COUNCIL

Affordable Housing Designated Area

MAP Play/15 Adjoins



Overlay Map Play/19 DEVELOPMENT CONSTRAINTS

 Areas of potential site contamination

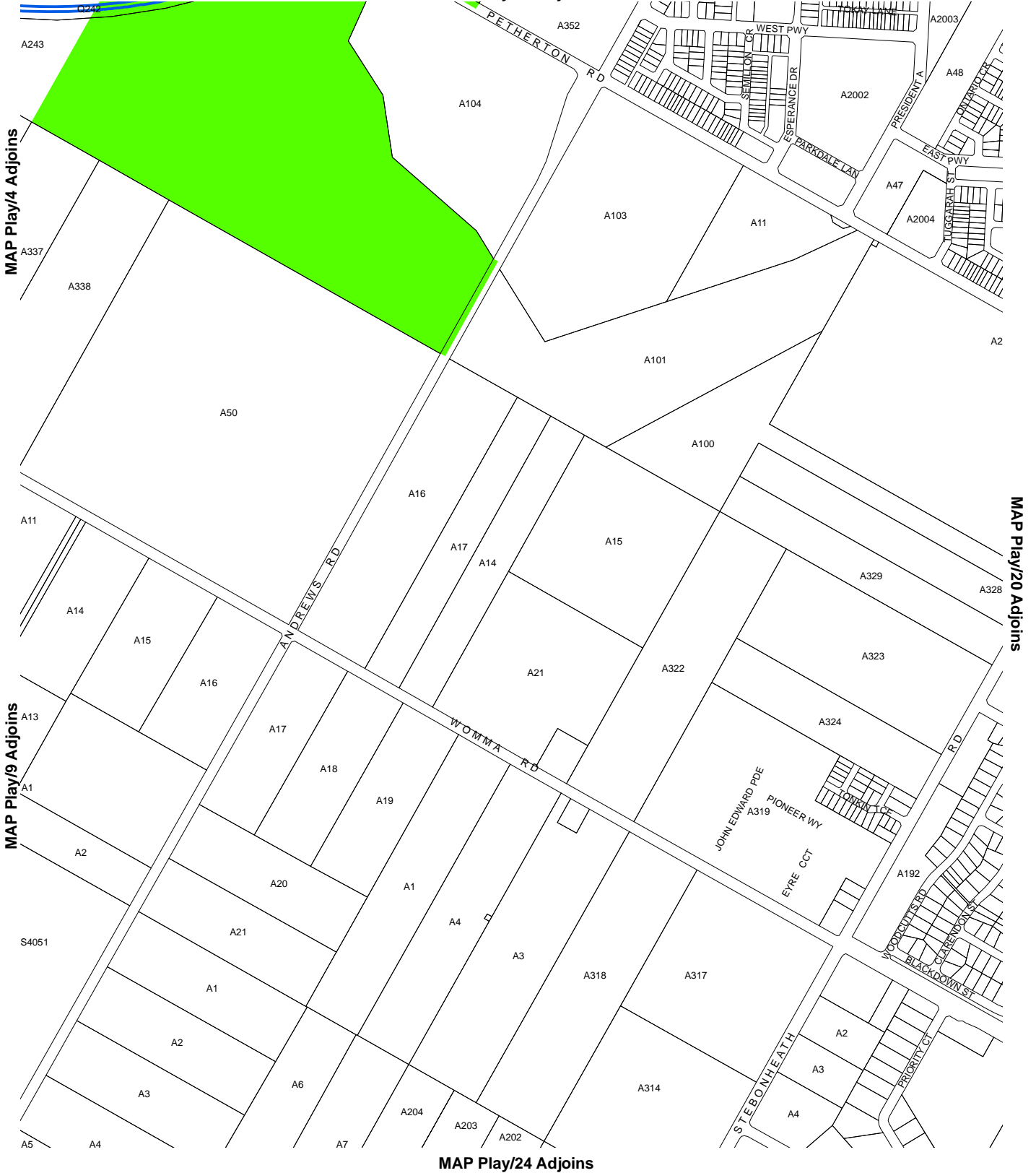
PLAYFORD COUNCIL

Overlay Map Play/19

NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

MAP Play/15 Adjoins



MAP Play/24 Adjoins

MAP Play/20 Adjoins



MAP Play/4 Adjoins

MAP Play/9 Adjoins



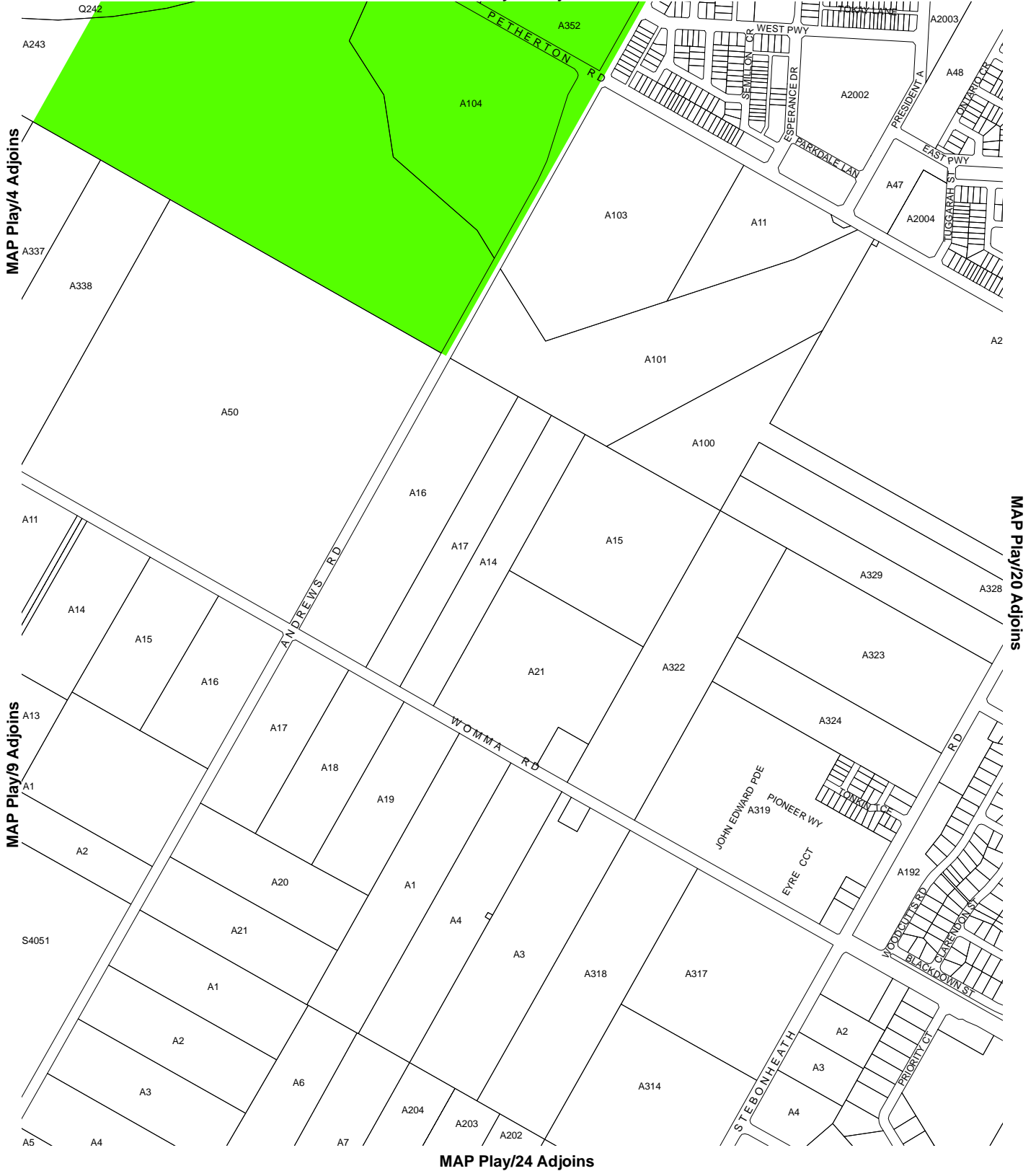
Overlay Map Play/19

STRATEGIC TRANSPORT ROUTES

-  Strategic Transport Route
-  Strategic Transport Routes Designated Area

PLAYFORD COUNCIL

MAP Play/15 Adjoins



Overlay Map Play/19 AFFORDABLE HOUSING

PLAYFORD COUNCIL

 Affordable Housing Designated Area

MAP Play/4 Adjoins

Light
Regional
Council

MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/4 Adjoins






ANGLE VALE

Overlay Map Play/36

STRATEGIC TRANSPORT ROUTES

PLAYFORD COUNCIL

-  Strategic Transport Route
-  Strategic Transport Routes Designated Area
-  Development Plan Boundary



MAP Play/4 Adjoins

Light
Regional
Council

MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/4 Adjoins



MAP Play/4 Adjoins



ANGLE VALE

Overlay Map Play/36 AFFORDABLE HOUSING

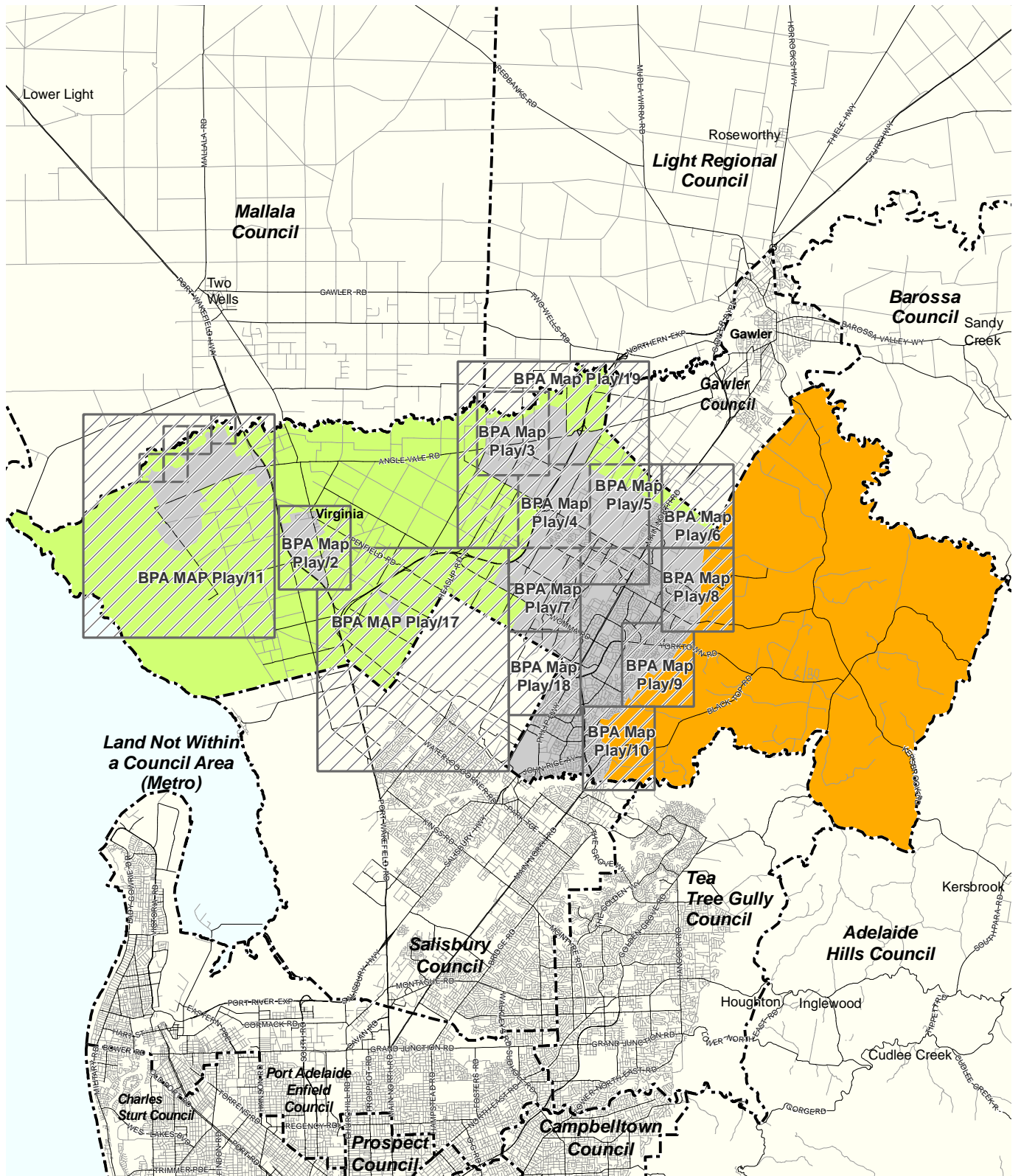
PLAYFORD COUNCIL

-  Affordable Housing Designated Area
-  Development Plan Boundary

ATTACHMENT E

Bushfire Risk Maps

Bushfire Protection Area BPA Map Play/1 Bushfire Risk
Bushfire Protection Area BPA Map Play/3 Bushfire Risk
Bushfire Protection Area BPA Map Play/4 Bushfire Risk
Bushfire Protection Area BPA Map Play/5 Bushfire Risk
Bushfire Protection Area BPA Map Play/6 Bushfire Risk
Bushfire Protection Area BPA Map Play/7 Bushfire Risk
Bushfire Protection Area BPA Map Play/19 Bushfire Risk



See enlargement map for accurate representation.



Bushfire Protection Area

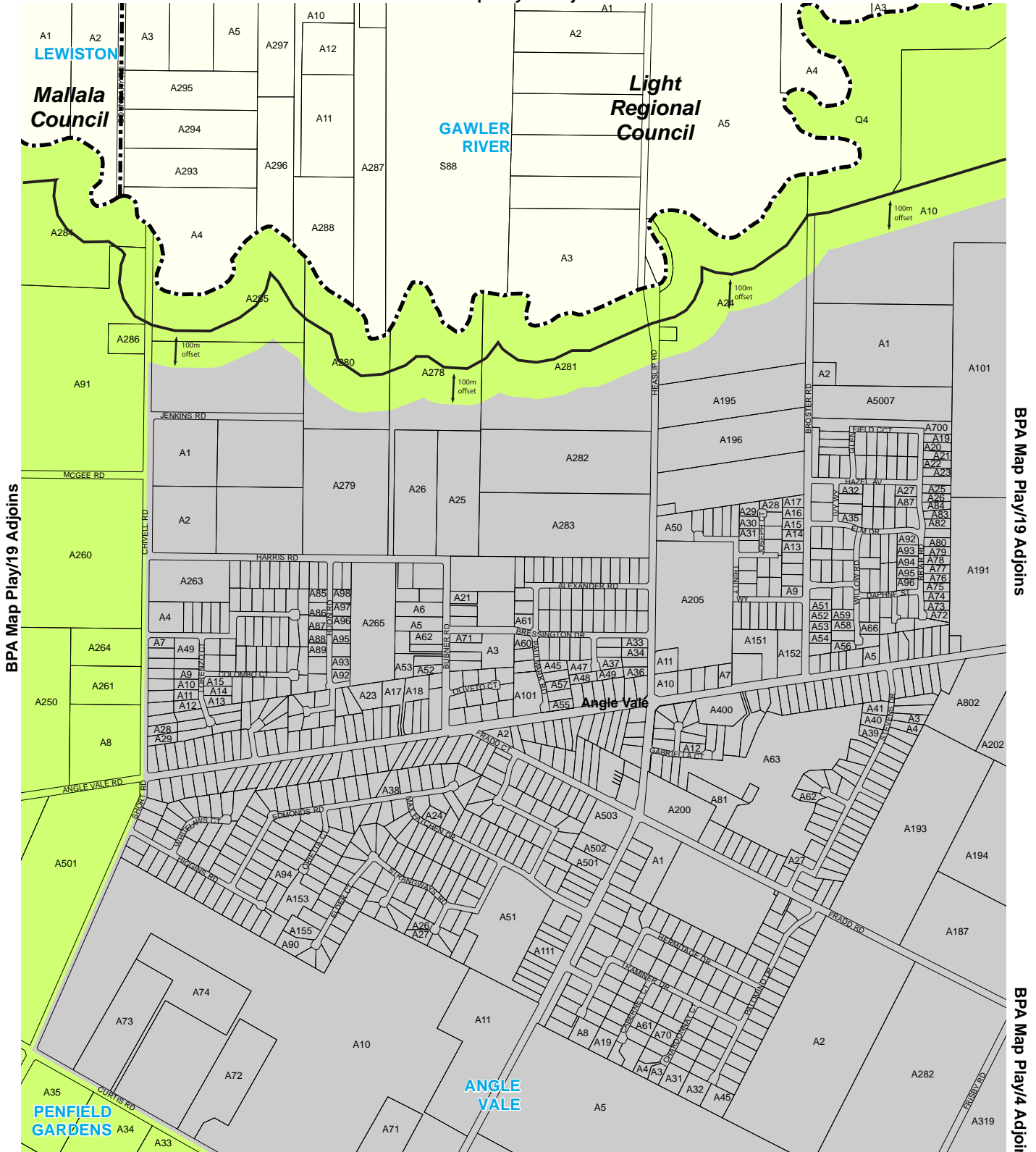
BPA Map Play/1

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

PLAYFORD COUNCIL

BPA Map Play/19 Adjoins



BPA Map Play/19 Adjoins

BPA Map Play/4 Adjoins

- Zone Boundary - (Metropolitan Open Space System)
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary

Bushfire Protection Area BPA Map Play/3 BUSHFIRE RISK

PLAYFORD COUNCIL

BPA Map Play/19 Adjoins



BPA Map Play/7 Adjoins



Bushfire Protection Area BPA Map Play/4 BUSHFIRE RISK

PLAYFORD COUNCIL

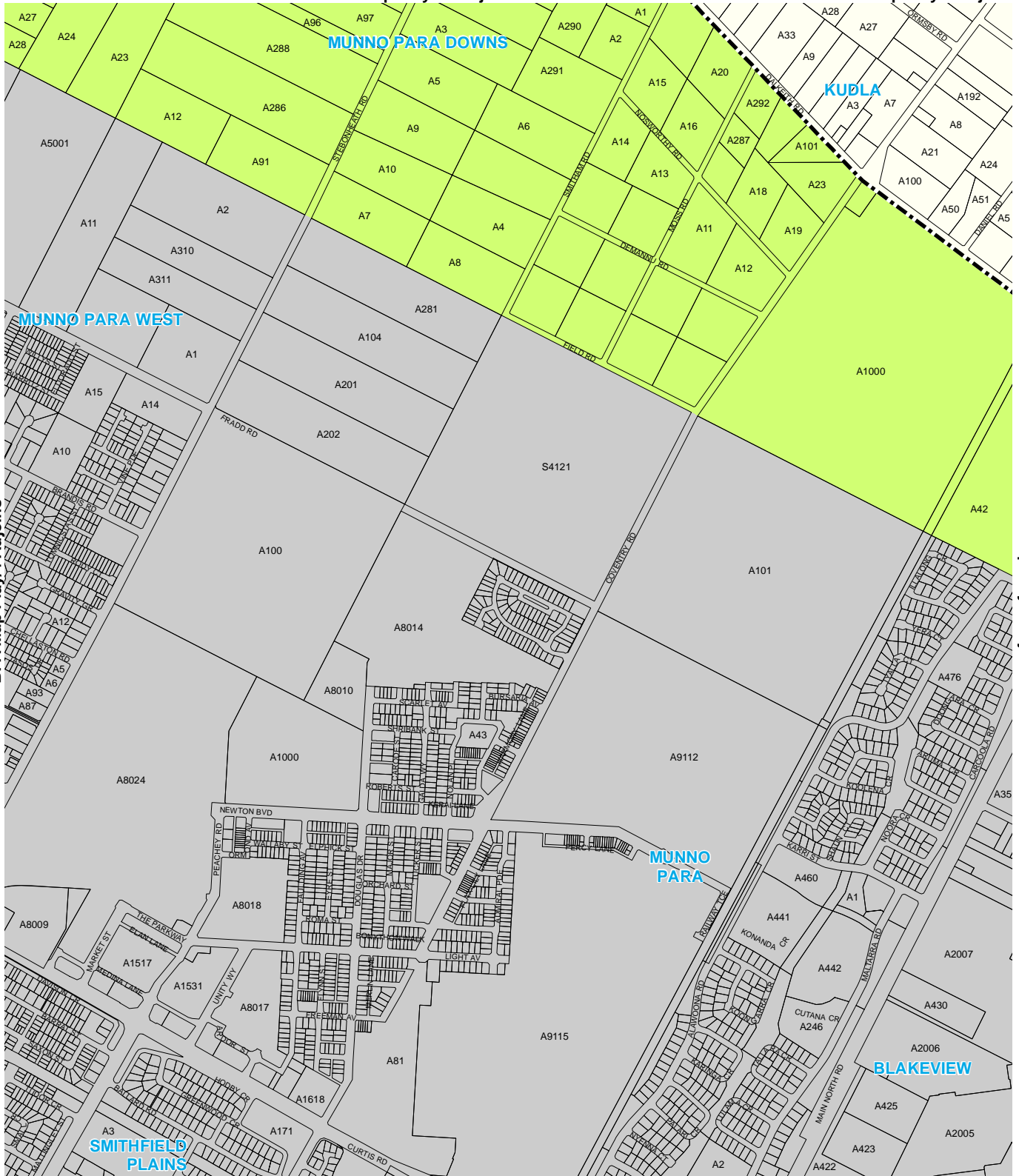
- | | |
|--|--|
| | General Bushfire Risk |
| | Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone |

BPA Map Play/19 Adjoins

BPA Map Play/1 Adjoins

BPA Map Play/4 Adjoins

BPA Map Play/6 Adjoins



BPA Map Play/19 Adjoins

BPA Map Play/1 Adjoins



Bushfire Protection Area

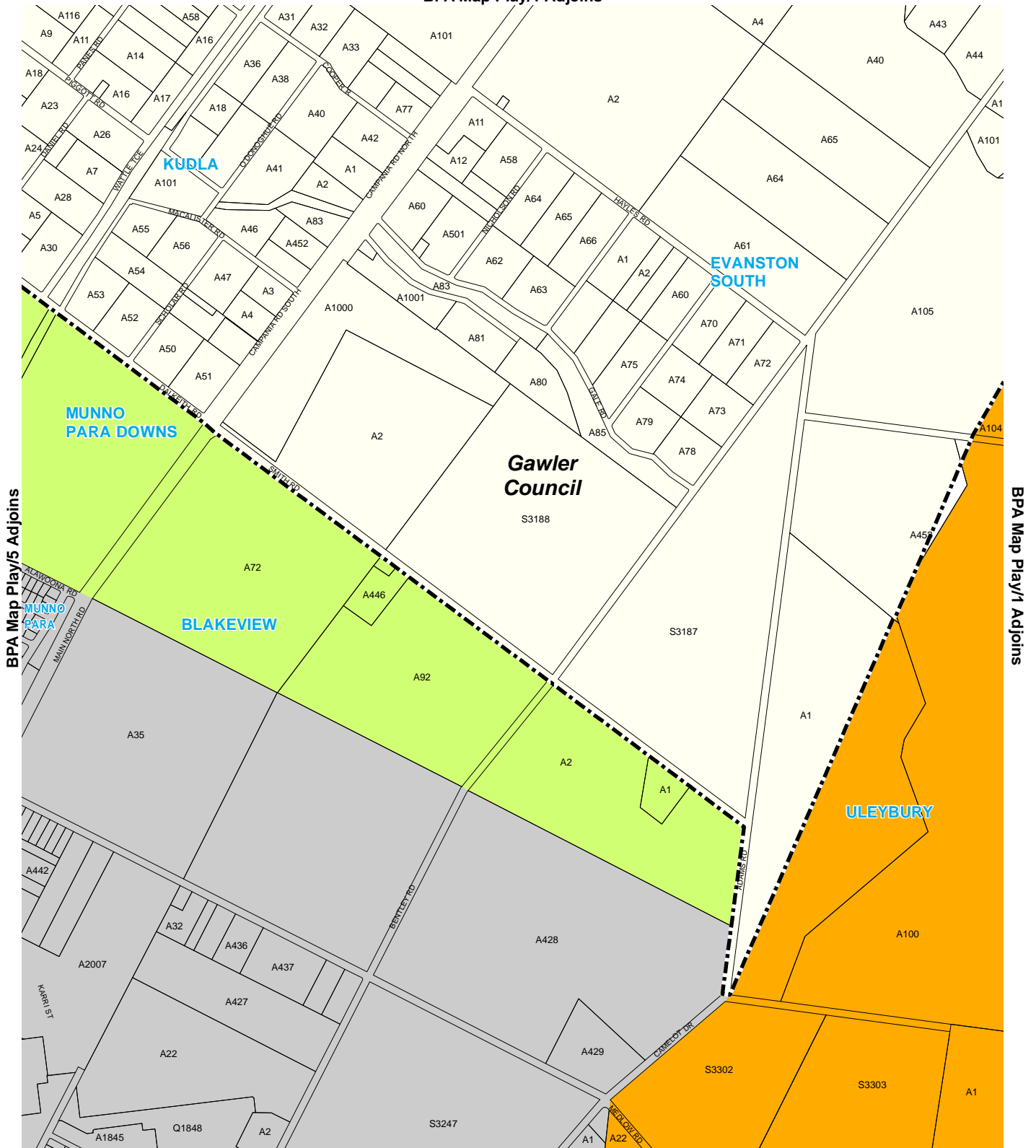
BPA Map Play/5

BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary

PLAYFORD COUNCIL

BPA Map Play/1 Adjoins



BPA Map Play/8 Adjoins

Bushfire Protection Area

BPA Map Play/6

BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

PLAYFORD COUNCIL

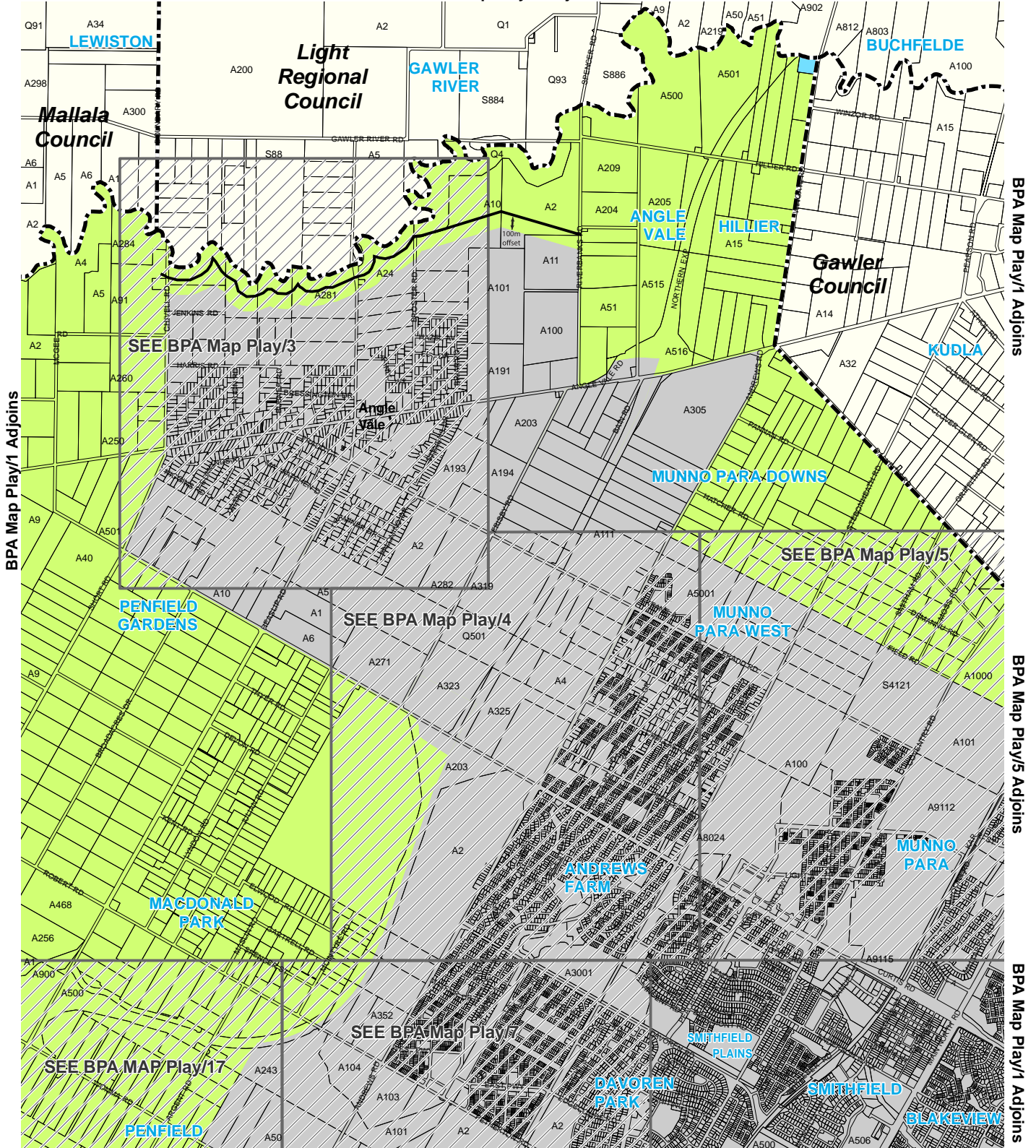
Bushfire Protection Area
BPA Map Play/7
BUSHFIRE RISK

0 500m

General Bushfire Risk
 Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
 Development Plan Boundary

PLAYFORD COUNCIL

BPA Map Play/1 Adjoins



BPA Map Play/1 Adjoins

BPA Map Play/5 Adjoins

BPA Map Play/1 Adjoins

BPA Map Play/17 Adjoins

See enlargement map for accurate representation.

BPA Map Play/7 Adjoins

BPA Map Play/1 Adjoins

- Zone Boundary - (Metropolitan Open Space System)
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary

Bushfire Protection Area

BPA Map Play/19

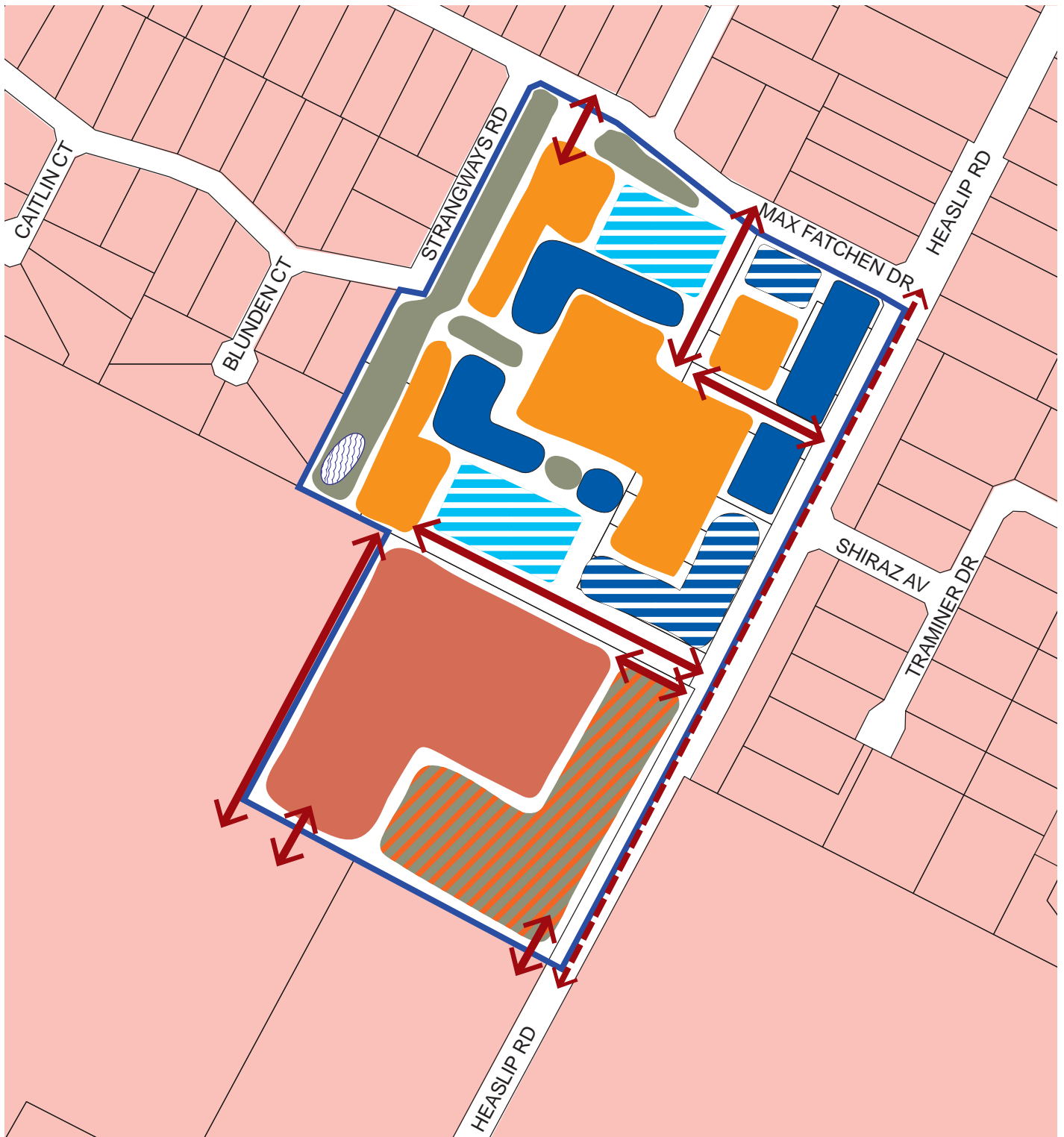
BUSHFIRE RISK

PLAYFORD COUNCIL

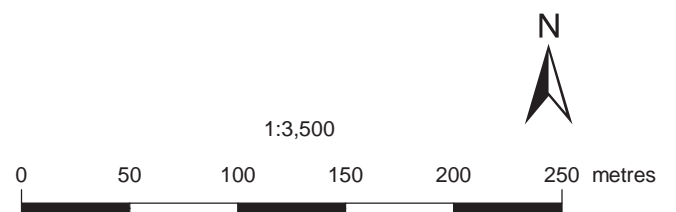
ATTACHMENT F1

Replacement Concept Plan Maps

Concept Plan Map Play/11 Angle Vale Neighbourhood Centre
Concept Plan Map Play/16 Munno Para West
Concept Plan Map Play/17 Munno Para West (Staging)
Concept Plan Map Play/18 Andrews Farm / Penfield
Concept Plan Map Play/43 Greater Edinburgh Parks



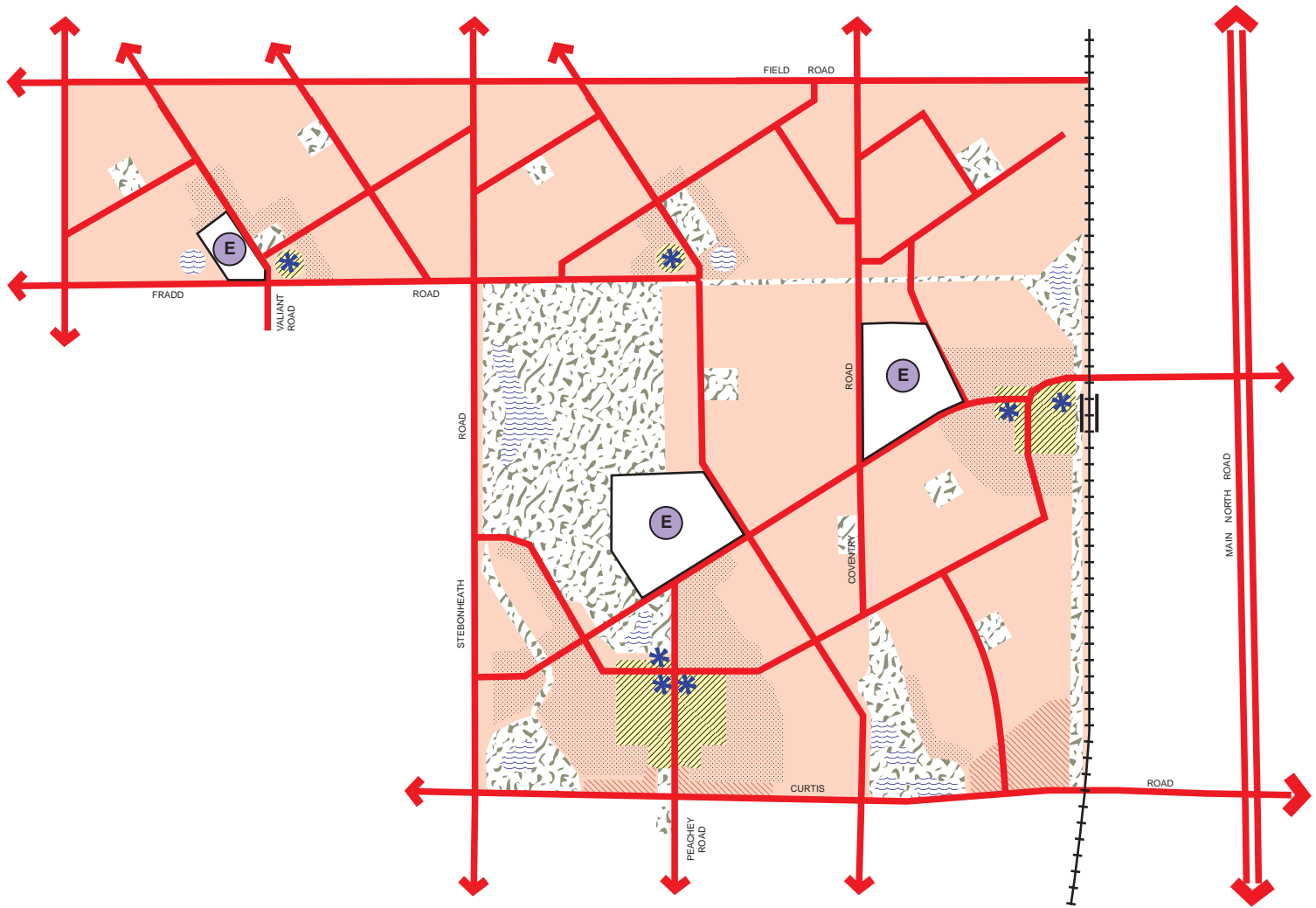
- Residential
- Supermarket
- Car Parking
- Tourism/Commercial/Retail
- Core Retail
- Retail/Commercial
- Open Space
- Open Space/Car Parking
- Stormwater
- Detention Basin
- Vehicle Access
- Arterial Road
- Concept Plan Boundary














Concept Plan Map Play/11

ANGLE VALE NEIGHBOURHOOD CENTRE

PLAYFORD COUNCIL



-  Arterial Roads
-  Collector Roads
-  Residential
-  Medium Density Residential
-  Activity Centre
-  Education
-  Employment
-  Detention Basin / Wetland / Lake
-  Open Space
-  Icon Building
-  Railway Station



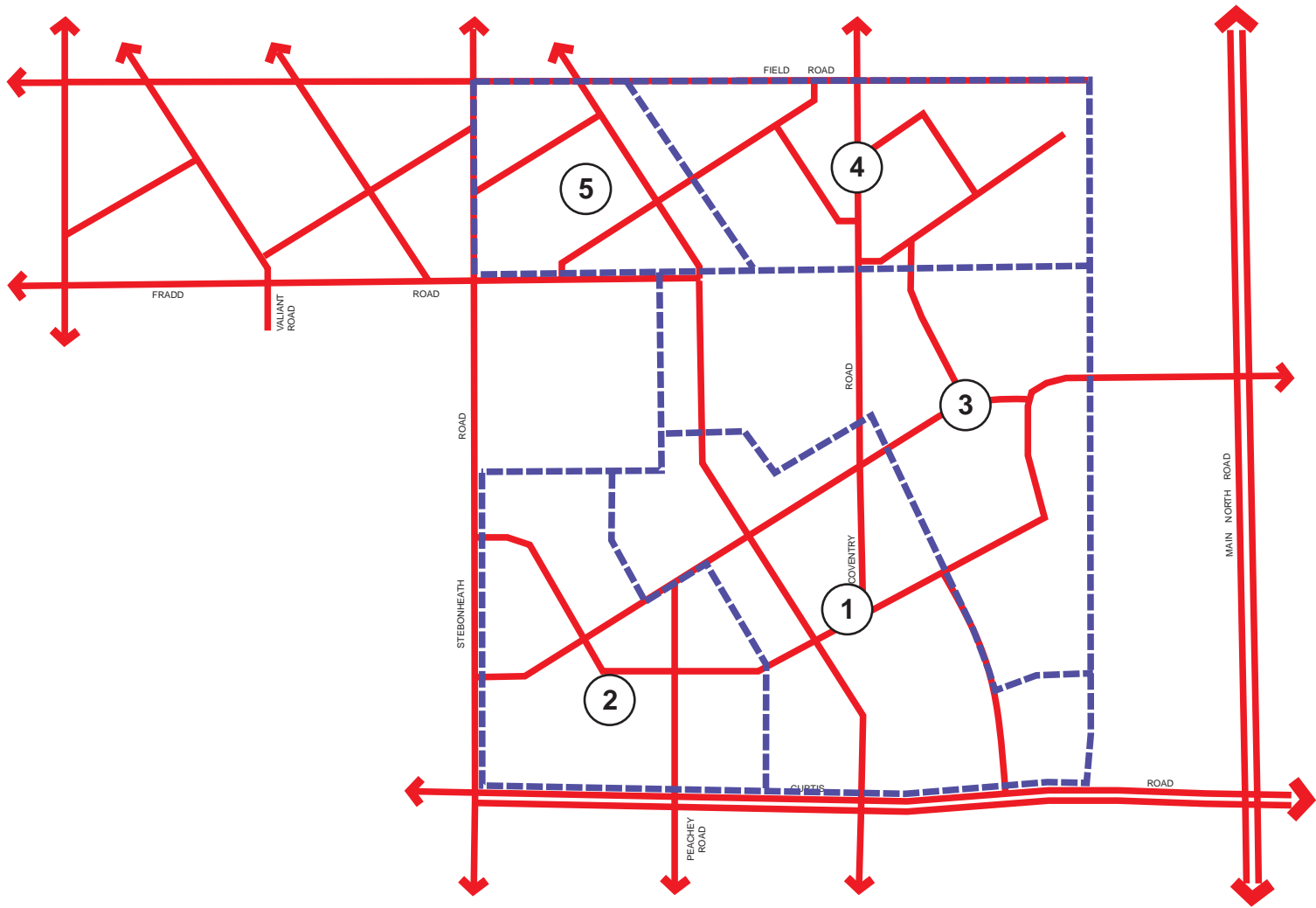
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MUNNO PARA

Concept Plan Map Play/16

MUNNO PARA WEST

PLAYFORD COUNCIL



- Stage Boundary
- Stage Numbers



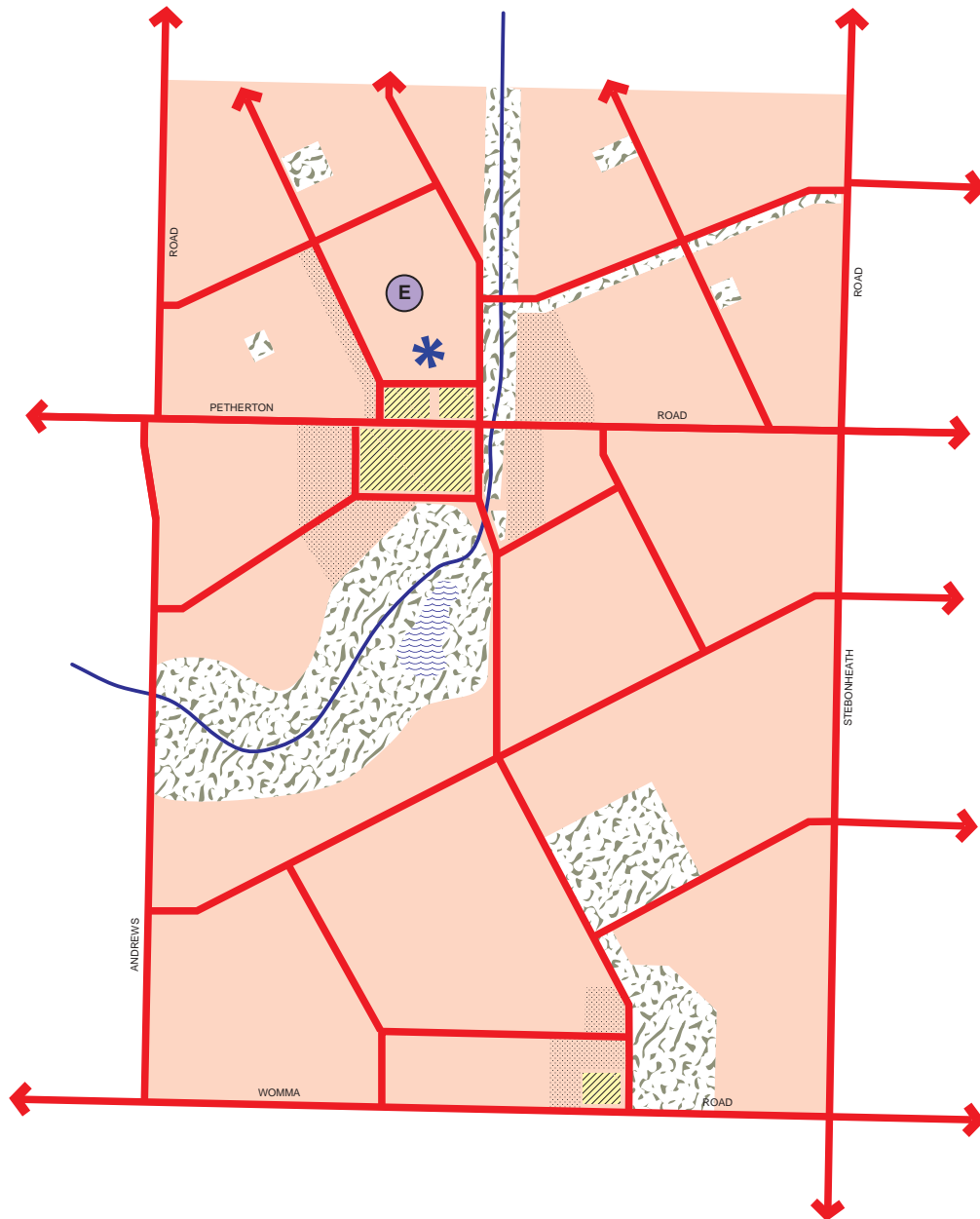
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






MUNNO PARA

Concept Plan Map Play/17

MUNNO PARA WEST (STAGING)

PLAYFORD COUNCIL



-  Collector Roads
-  Residential
-  Medium Density Residential
-  Activity Centre
-  Education
-  Open Space
-  Lake
-  Icon Building
-  Watercourse



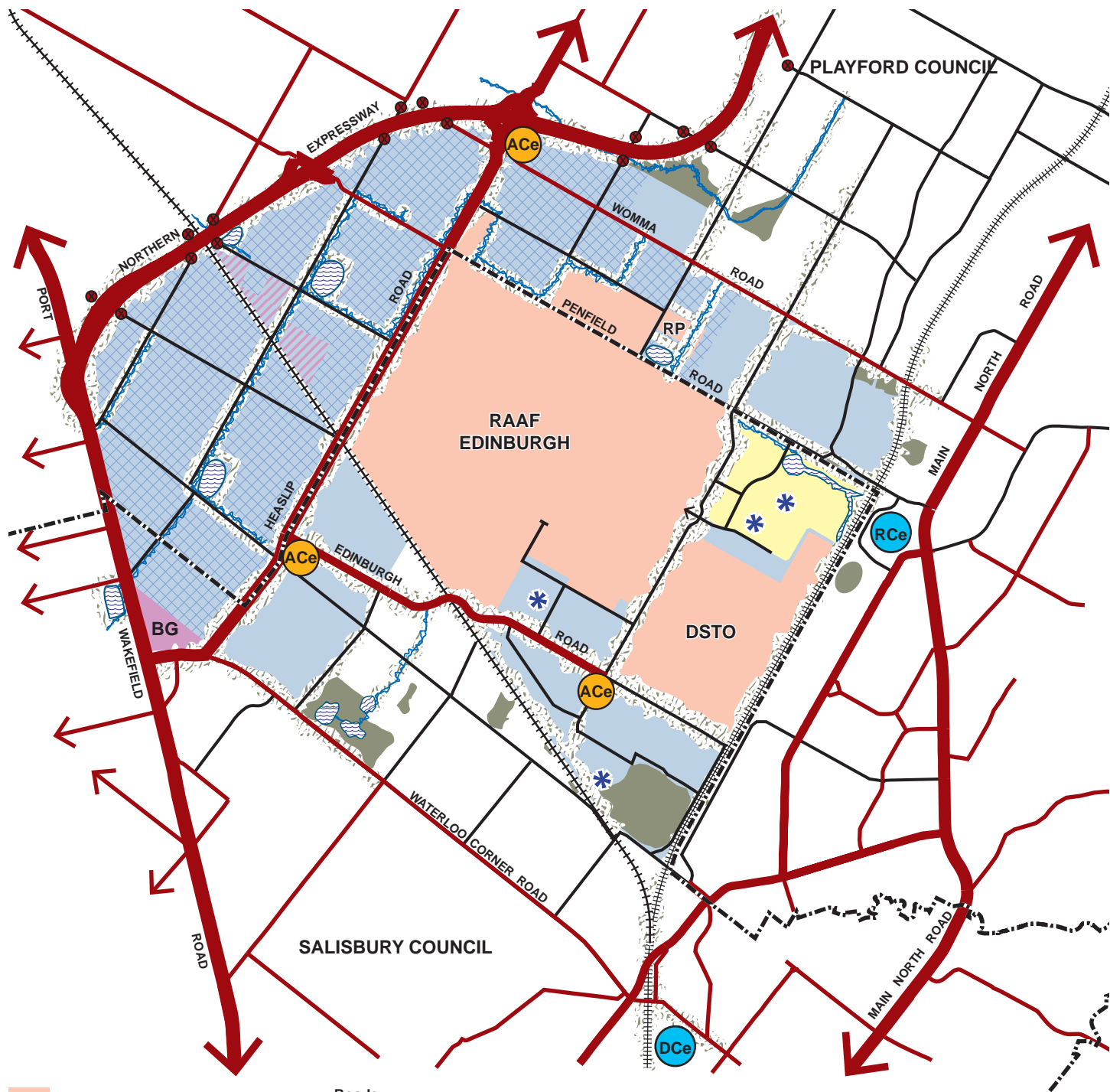
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ANDREWS FARM / PENFIELD

Concept Plan Map Play/18

ANDREWS FARM / PENFIELD

PLAYFORD COUNCIL



- Excluded (Defence land)
- RP** Residential Park
- Employment Land
- Future Employment Land
- Stormwater Detention Basins
- BG** Bulky Goods Node
- Intermodal Facilities
- Future Development Precinct
- Open Space / Green Corridor / Buffer
- Recreation
- ACe** Local Activity Centre
- DCe** District Centre
- RCe** Regional Centre
- * Icon Buildings

- Roads**
- Primary Freight
 - Secondary Freight
 - Arterial
 - Other Roads
 - Closed Road
 - Waterways/Drainage
 - Freight (Railway)
 - Passenger (Railway)
 - Development Plan Boundary



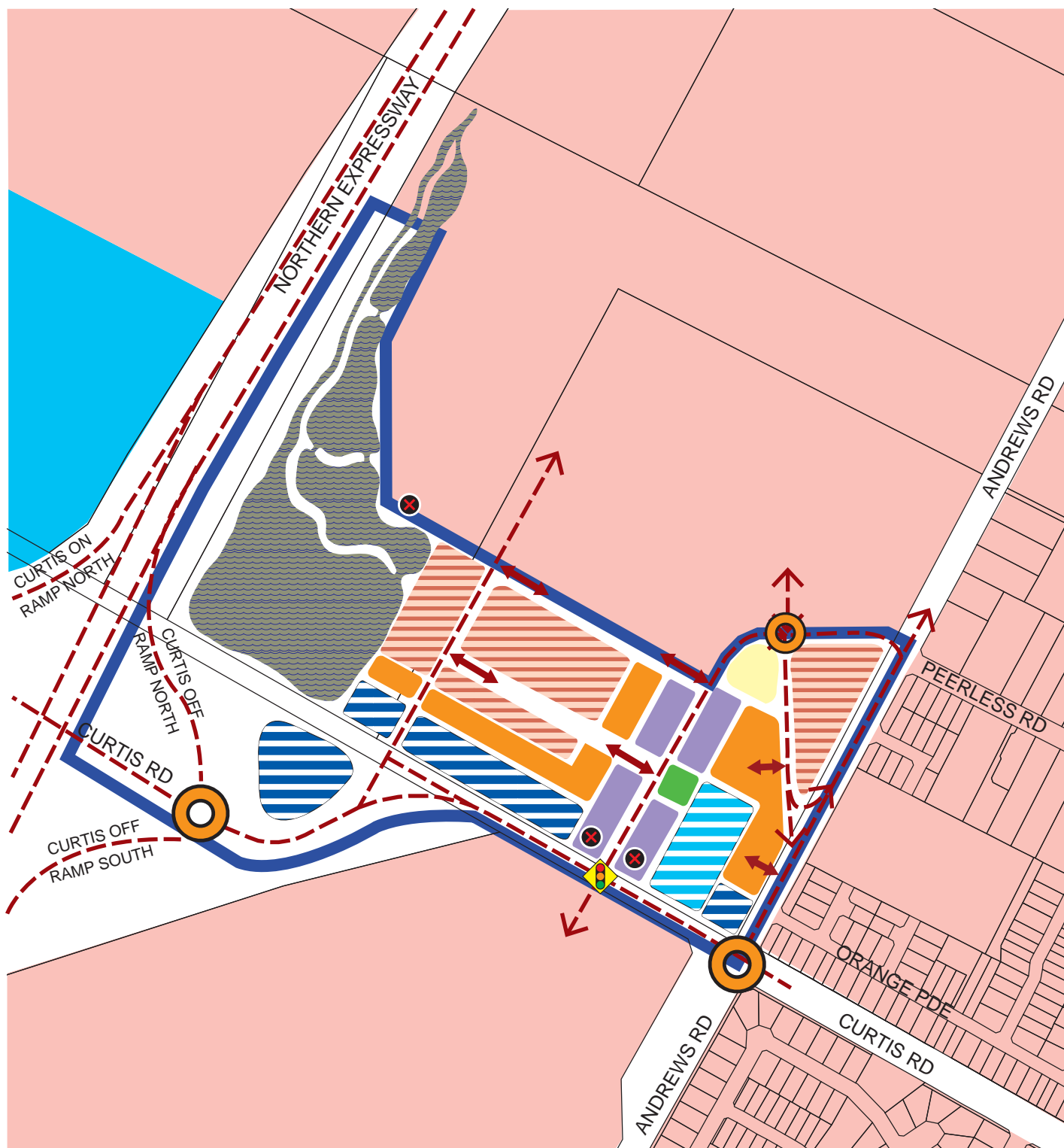
Concept Plan Map Play/43


















GREATER EDINBURGH PARKS

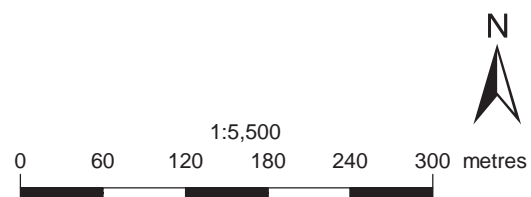
ATTACHMENT F2

New Concept Plan Maps

Concept Plan Map Play/34 Munno Para West Neighbourhood Centre
Concept Plan Map Play/36 Angle Vale Urban Growth Area
Concept Plan Map Play/37 Playford North Urban Growth Area
Concept Plan Map Play/39 Angle Vale Urban Growth Area Infrastructure
Concept Plan Map Play/40 Playford North Urban Growth Area Infrastructure
Concept Plan Map Play/44 Angle Vale Bulky Goods Retail



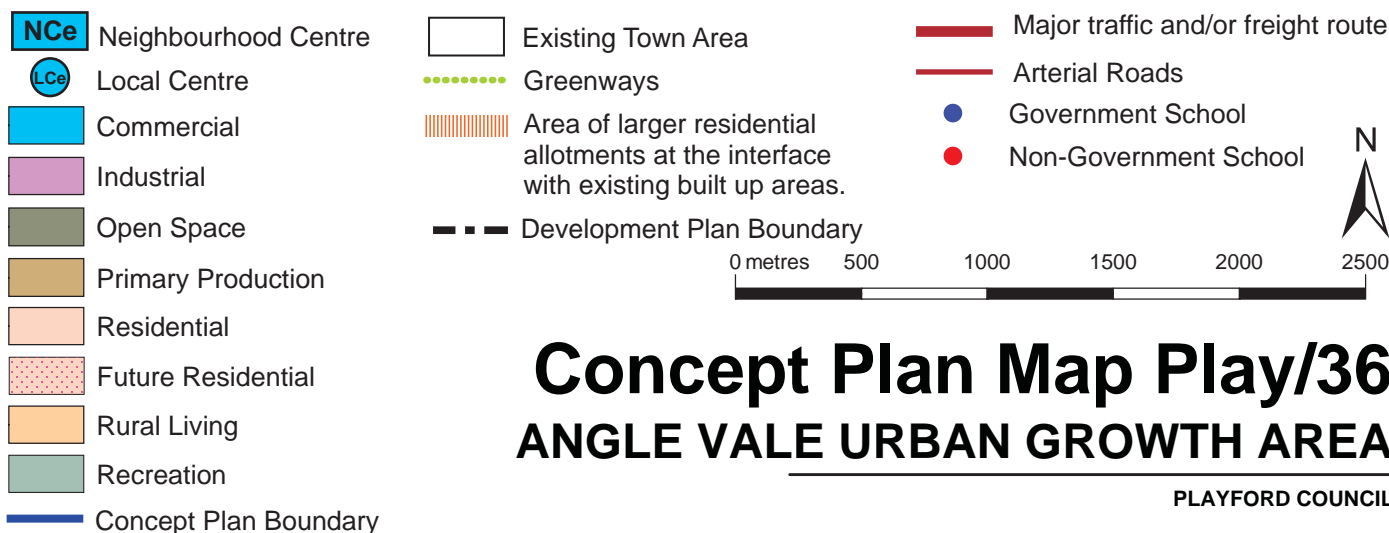
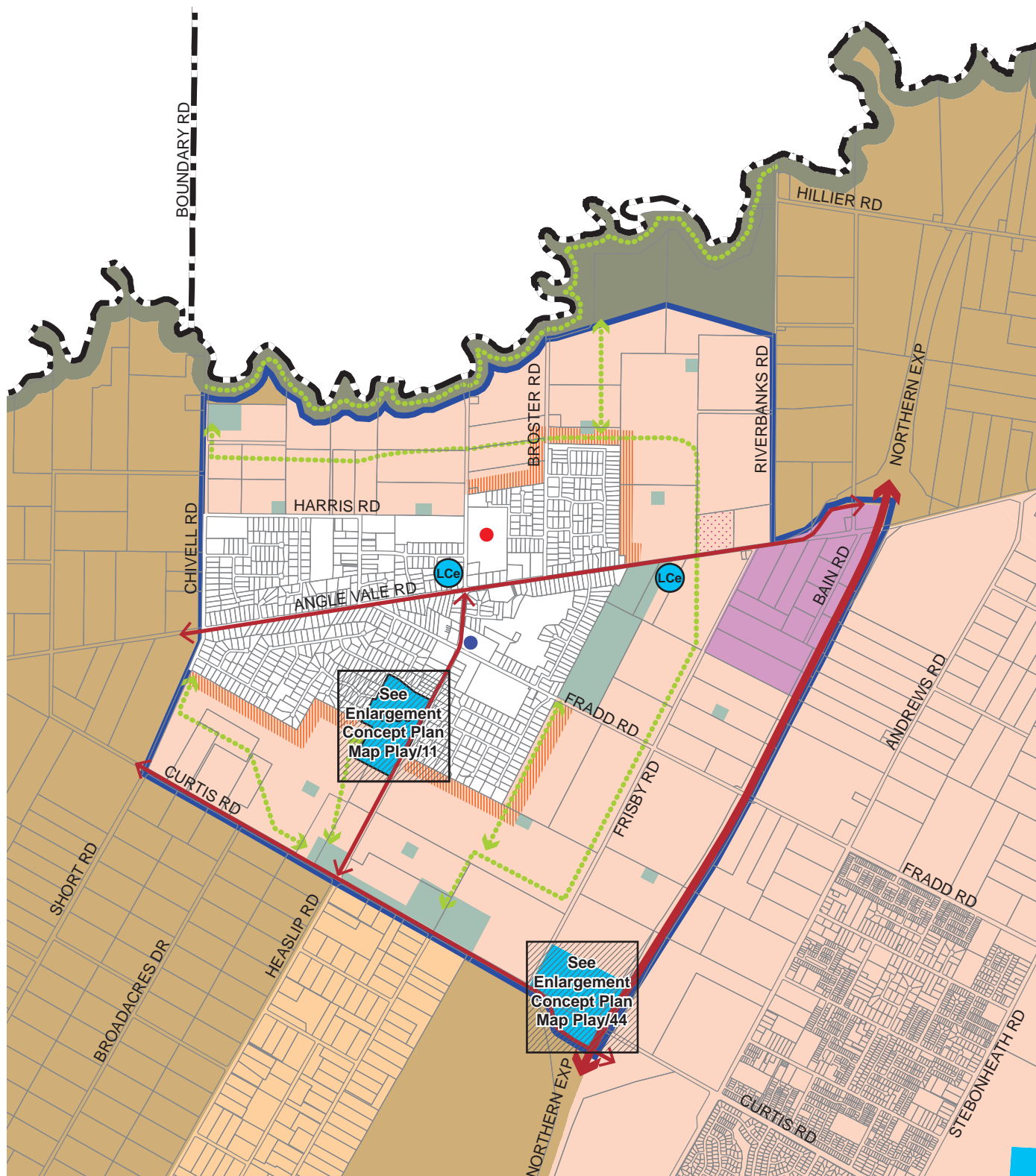
- | | | | |
|---|--------------------------------------|---|-----------------------|
|  | Residential |  | Roads |
|  | Commercial |  | Icon Buildings |
|  | Town Square |  | Traffic Signal |
|  | Main Street Retail |  | Vehicle Access |
|  | Super Market |  | Concept Plan Boundary |
|  | Retail/Commercial | | |
|  | Community Use | | |
|  | Open Space | | |
|  | Car Parking | | |
|  | Mixed Use/Medium Density Residential | | |
|  | Storm Detention Basin/Wetland | | |
|  | Intersection Treatment | | |

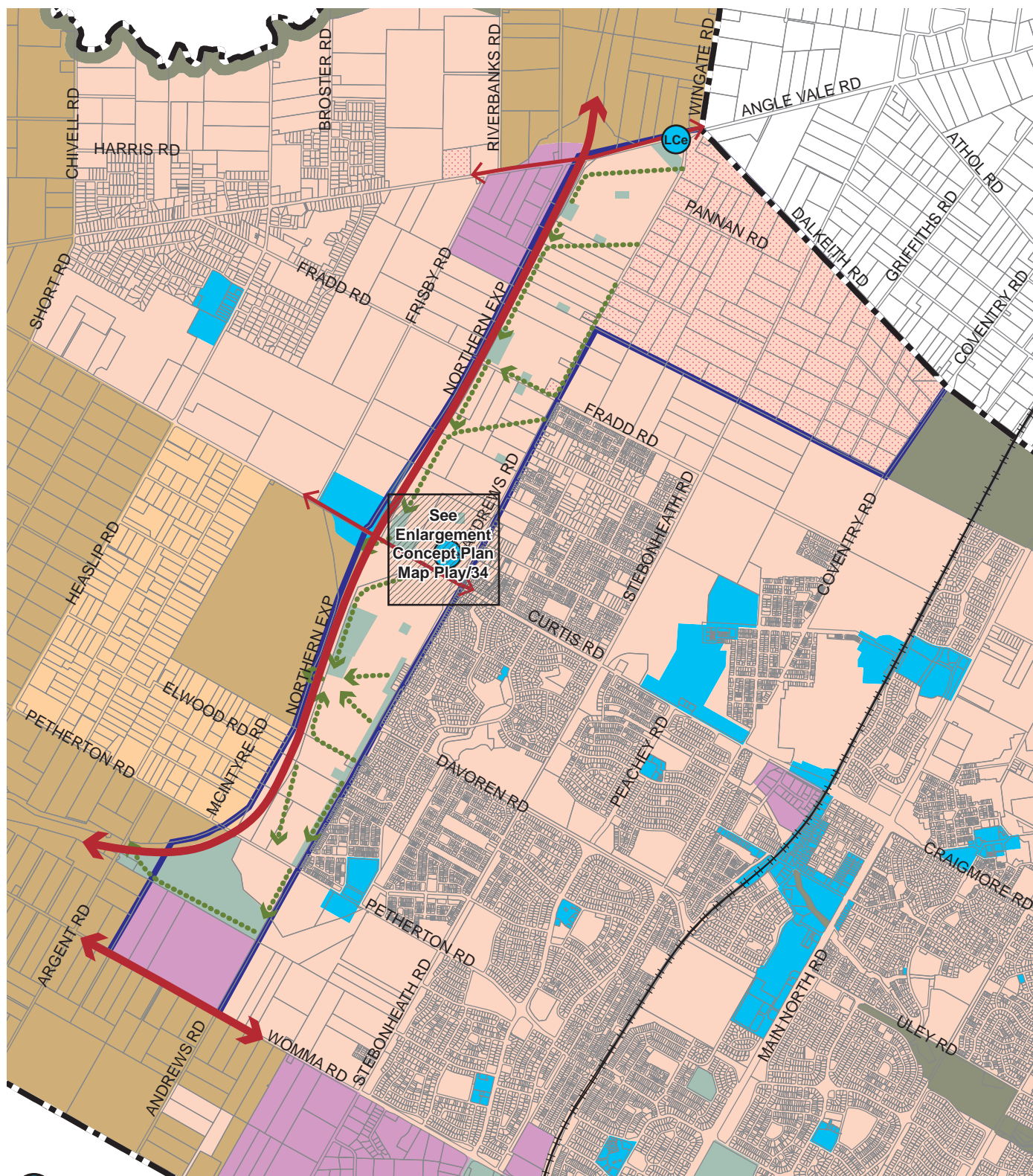


Concept Plan Map Play/34

MUNNO PARA WEST

NEIGHBOURHOOD CENTRE





Neighbourhood Centre



Local Centre



Commercial



Industrial



Open Space



Primary Production



Recreation



Residential



Future Residential



Rural Living



Major traffic and/or freight route



Arterial Roads



Greenways



Railways



Government School



Non-Government School



Concept Plan Boundary



Development Plan Boundary

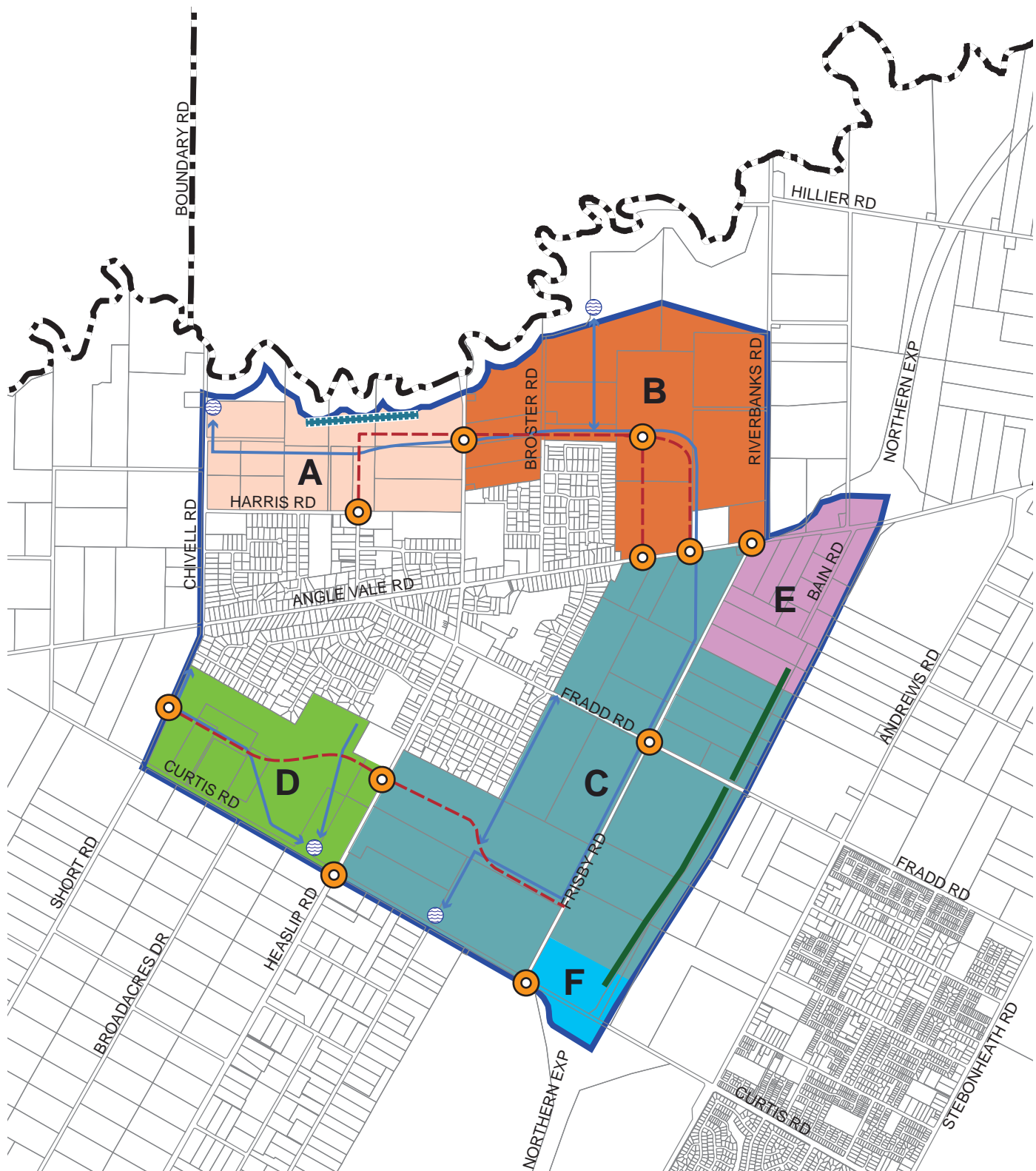


0 500 1000 1500 2000 2500 metres

Concept Plan Map Play/37

PLAYFORD NORTH URBAN GROWTH AREA

PLAYFORD COUNCIL



Area not covered by Infrastructure Precinct

A Infrastructure Precincts

Intersection Treatment

Stormwater Flow

Stormwater Detention Basin/Wetland

New Connector/Link Road

Levee

Noise Barrier

Concept Plan Boundary

Development Plan Boundary

0 metres 500 1000 1500 2000 2500



Concept Plan Map Play/39 **ANGLE VALE URBAN GROWTH AREA** **INFRASTRUCTURE**

PLAYFORD COUNCIL



- Area not covered by Infrastructure Precinct
- A** Infrastructure Precincts
- Intersection Treatment
- Stormwater Flow
- Stormwater Detention Basin/Wetland
- New Connector/Link Road
- Noise Barrier
- Railways
- ⚡ Electricity Substation

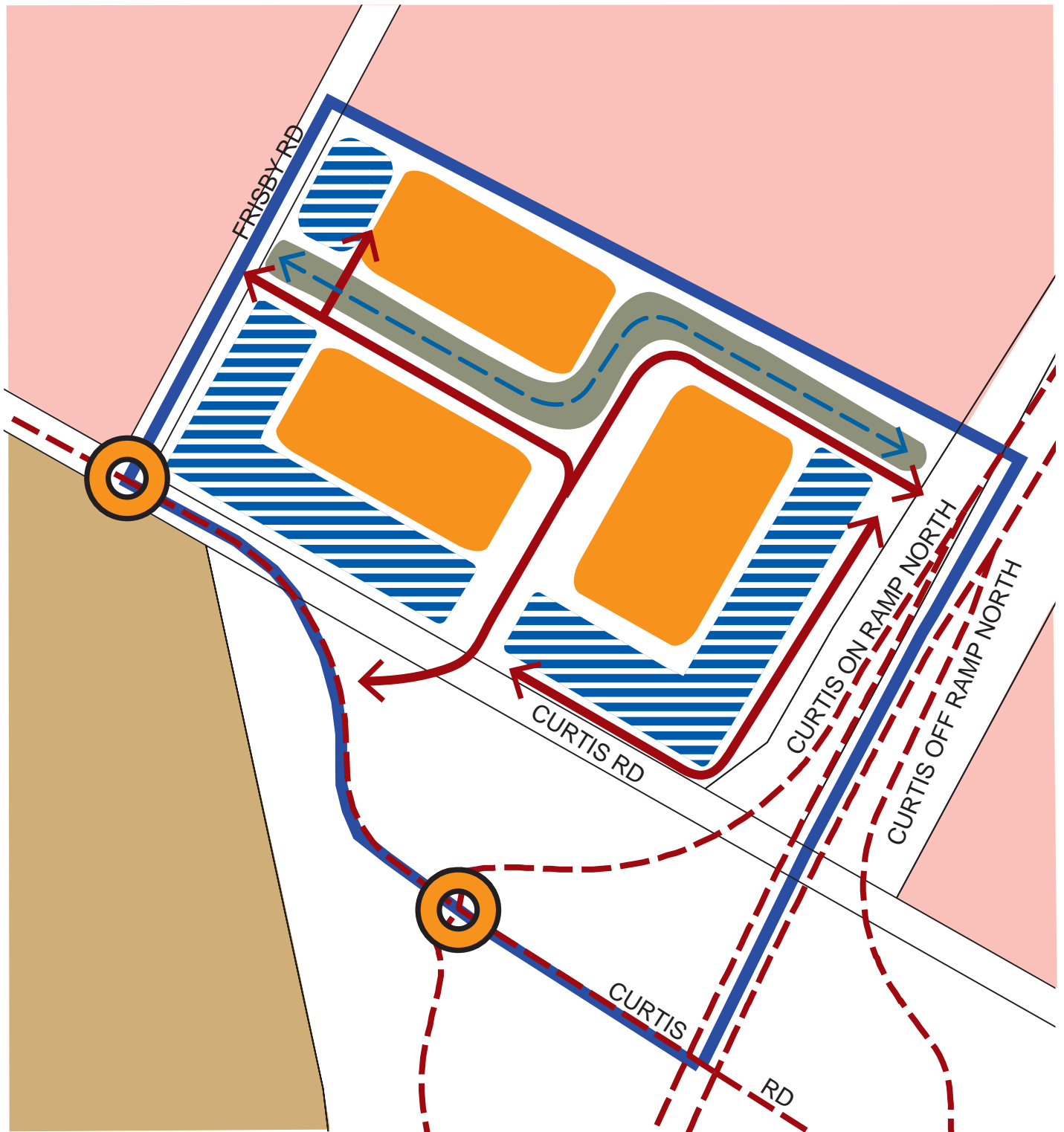
- Concept Plan Boundary
- Development Plan Boundary

0 500 1000 1500 2000 2500 metres

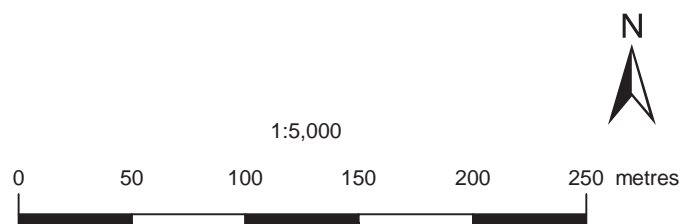


Concept Plan Map Play/40

PLAYFORD NORTH URBAN GROWTH AREA INFRASTRUCTURE



- Residential
- Primary Production
- Retail/Commercial
- Open Space/Drainage Corridor
- Car Parking
- Vehicle Access
- Stormwater
- Roads
- Intersection Treatment
- Concept Plan Boundary



Concept Plan Map Play/44

ANGLE VALE

BULKY GOODS RETAIL



Government of South Australia

Department of Planning,
Transport and Infrastructure

Playford Council Development Plan

PLAYFORD URBAN GROWTH AREAS (ANGLE VALE, PLAYFORD NORTH EXTENSION EXTENSION & VIRGINIA) & GENERAL SECTION AMENDMENTS

Development Plan Amendment

By the Minister

FOR CONSULTATION

Preface

The proposed changes to the Playford Council Development Plan are intended to assist in the implementation of the draft *Playford Growth Area Structure Plan*, which has also been released for consultation.

The draft zoning and policy framework contained in this Development Plan Amendment will be informed by consultation with the community, Council, landowners and other stakeholders and may be altered in response to submissions made by individuals and organisations.

Implementation of the draft Structure Plan also relies on the demonstrated co-ordination and commitment to necessary infrastructure, which may influence the way in which the DPA amendments proceed and when.

In particular, the DPA amendment could be 'divided' to allow a portion or portions of the growth areas to be contemplated for rezoning at different times based on the satisfactory resolution of related infrastructure matters.

The potential to 'divide' the amendment recognises the current fragmented land ownership pattern across the proposed growth areas and the likelihood that infrastructure co-ordination and commitments will be met over time either by individual landowners or groups of landowners with a common goal, provided the overall Structure Plan vision can be met.

The DPA proposes indicative groupings of parcels for infrastructure co-ordination purposes. This is intended to encourage submissions to assist in refining the concept further in recognition of the fact that forming the parcel groupings is a complex task that cuts across many stakeholder interests.

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Appendix A - The 30-Year Plan for Greater Adelaide: Policies and Targets

THE AMENDMENT

EXECUTIVE SUMMARY

INTRODUCTION

The *Development Act 1993* (the Act) 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.

This Development Plan Amendment (DPA) has been prepared by the Minister in accordance with sections 24(1)(h) and 26 of the Act. Section 24(1)(h) allows the Minister to prepare an amendment where of the opinion that the amendment is necessary to ensure or achieve consistency with the Planning Strategy.

A DPA (this document) explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may consist of:

- Executive Summary (this section)
- Analysis
- Conclusions and Recommended Policy Changes
- References/Bibliography
- The Amendment.

NEED FOR THE AMENDMENT

The *30 Year Plan for Greater Adelaide* (the Plan) released by the Government in February 2010 anticipates projected growth of up to 560,000 additional people across the Greater Adelaide region during the next 30 years. This moderate level of growth will contribute to prosperity and a diverse labour market, but will need to be carefully managed so that there is sufficient land for the additional housing and jobs necessary to support it. It will also be essential to plan the vital infrastructure and services needed to support population and economic growth.

The Plan sets targets for housing and jobs at a regional level and supports the achievement of a 25-year rolling supply of land, and 15-year supply of suitable land zoned ready for development at any time for residential, commercial and industrial purposes. This recognises the long lead times in bringing land to the market.

Significant development and population growth is anticipated in the Plan for the Northern Adelaide Region (see Figure 1). Much of this growth has already been planned for, with some 5000 hectares of land identified for new suburbs to accommodate, in conjunction with the existing planned projects, up to 67,600 additional dwellings and 169,000 additional people.

A further 1550 hectares of land has also been earmarked for new regional employment lands, which could accommodate new commercial and industrial development to contribute to the 30-Year Plan's target of 79,000 additional jobs for the Northern Adelaide Region.

The City of Playford will accommodate a significant portion of the Northern Adelaide Region's future development and increased population, with new residential growth areas adjacent to Andrews Farm and at Angle Vale, Buckland Park, Munno Para Downs and Virginia.

In combination with the future employment hub proposed at Greater Edinburgh Parks, which is the subject of a separate DPA, the growth areas will contribute significantly to meeting the 30-Year Plan's targets for dwellings, population and jobs, and the needs of the wider Greater Adelaide Region.

Given the proximity of the growth areas to existing built up areas and significant infrastructure investment, most of the land will contribute to the State Government's objective of a 15-year zoned supply of land for residential and employment purposes. Consequently, there is a need to undertake planning work on these growth areas to ensure that this objective is met in the timeframe envisaged by the 30-Year Plan.

AREA AFFECTED

The new land proposed to be rezoned to accommodate urban growth by this DPA is located within the northern region of Metropolitan Adelaide and within the Playford Council area and referred to as the 'area affected' on Figure 2. Throughout the analysis section of this DPA, the area affected is generally described as follows:

- Angle Vale – comprising about 944 hectares west of the Northern Expressway and consisting of the existing Angle Vale township and 700 ha of land to the north, south and west of the township
- Playford North Extension– an area covering about 729 ha of land east of the Northern Expressway in the suburbs of Penfield, MacDonald Park, Munno Para West and Munno Para Downs, and
- Virginia - approximately 650 ha of land consisting of the existing Virginia Township and 386 ha of adjoining land to the north, south and west of the township.

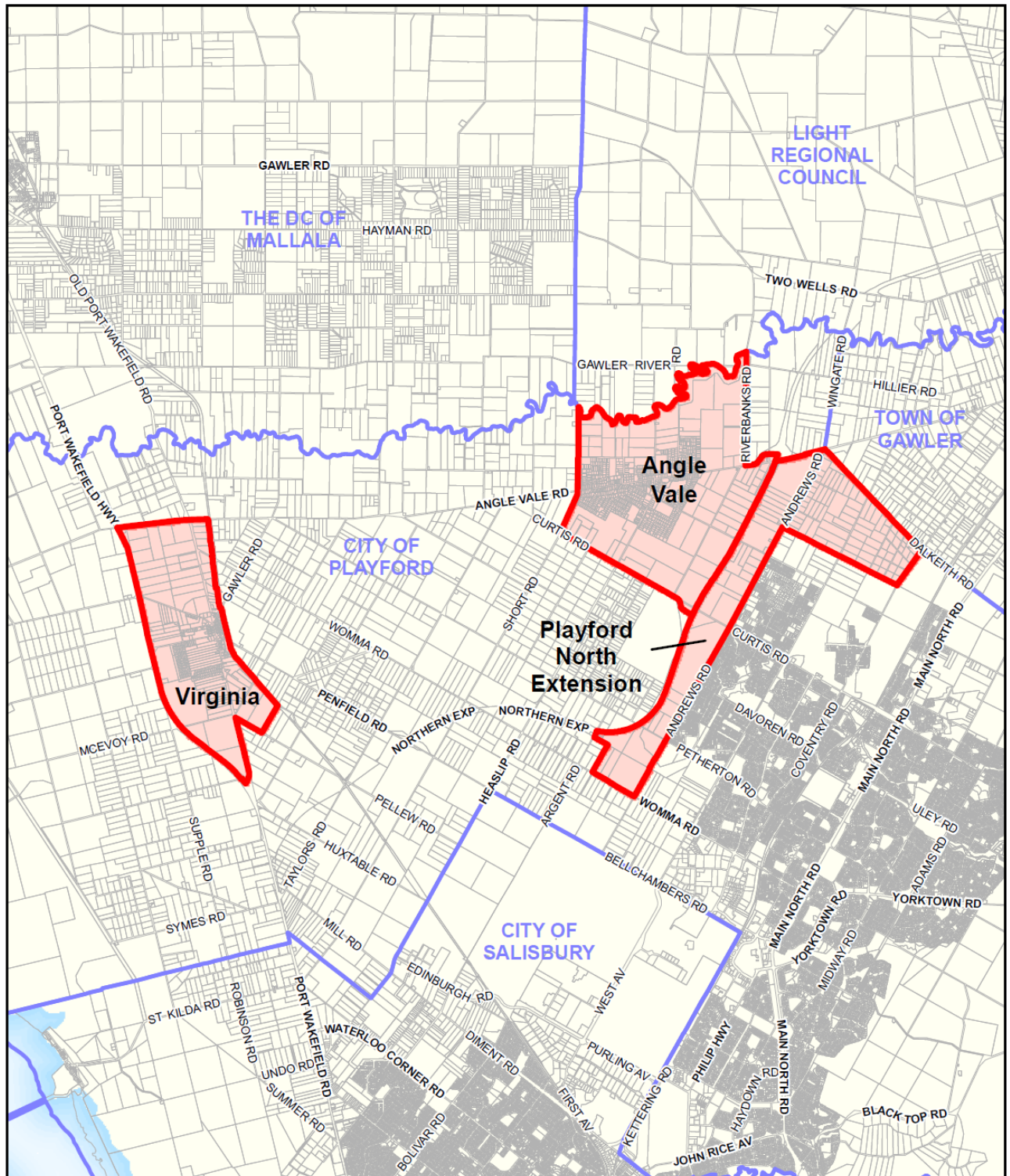
The total area affected is in excess of 2300 hectares south of the Gawler River.

Although the affected area is the primary focus of this DPA, there are some additional changes proposed as follows:

- The DPA includes a review of the General Section of the Playford Council Development Plan to ensure the land use provisions applicable to the new growth areas are generally consistent with the requirements and directions contained in the South Australian Planning Policy Library (SAPPL). Amendments to the General Section provisions have potential application to development proposed outside of the new growth areas.
- Replace the Residential Neighbourhood Zone currently relating to land at Buckland Park with the more recently formulated Suburban Neighbourhood Zone. The Residential Neighbourhood Zone is the precursor to the Suburban Neighbourhood Zone and as such there is a high degree of consistency between these two zones. The replacement of the Residential Neighbourhood Zone is intended to reduce unnecessary zone duplication within the Playford Council Development Plan.

In replacing the Residential Neighbourhood Zone effort has been made to ensure the land use requirements applicable to the Buckland Park area remain essentially unaltered.

FIGURE 2

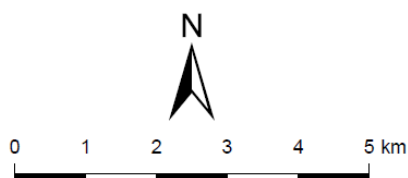


Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) DPA

- Area affected
- Cadastre
- Local government boundary

Cadastre supplied by DPTI and is current to 30 June 2012

Produced by DPTI - Planning Division
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PROPOSED POLICY CHANGE(S)

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

General Section

- Replace the following General Sections of the Development Plan to establish greater consistency with the latest version of the SAPPL:
 - (a) Centres and Retail Development
 - (b) Design and Appearance
 - (c) Hazards
 - (d) Infrastructure
 - (e) Interface between Land Uses
 - (f) Natural Resources
 - (g) Residential Development
 - (h) Transportation and Access
- Introduce a new General Section titled 'Medium and High Rise Development (3 or More Storeys)' from the SAPPL
- Amend the General Section on 'Heritage Places' to establish greater consistency with the SAPPL
- Amend the General Section on 'Outdoor Advertisements' to establish greater consistency with the SAPPL, including a name change to 'Advertisements'

New Overlays

- Introduce the following Overlays which will apply to 'designated areas' within the area affected:
 - (a) Affordable Housing
 - (b) Noise and Air Emissions
 - (c) Strategic Transport Routes

Zones, Policy Areas and Precincts

Angle Vale

- Introduce a new Suburban Neighbourhood Zone over most of the area affected, replacing the Township Zone and Precinct 33 as they relate to the existing township
- Expand the existing Neighbourhood Centre Zone southward along Heaslip Road
- Rezoning a portion of the Primary Production Zone near the Northern Expressway with frontage to Angle Vale Road to a Light Industry Zone
- Rezoning a portion of the Primary Production Zone near the Northern Expressway with frontage to Curtis Road to a Commercial Zone

Playford North Extension

- Introduce a new Suburban Neighbourhood Zone and associated land use Objectives and Principles of Development Control that will apply to most of the area affected, replacing the Primary Production Zone applicable to the majority of the area affected and a small portion of the Recreation Zone

- Introduce a Rural Living Zone over land along the Dalkeith Road frontage, expanding the application of the existing land use Objectives and Principles of Development Control for the Zone
- Introduce a Commercial Zone over land fronting Womma Road, expanding the application of the existing land use Objectives and Principles of Development Control for the Zone
- Incorporating a 'remnant' portion of the Recreation Zone on the western side of the Northern Expressway, being land outside of the growth area, into the adjacent Primary Production Zone
- Incorporating a 'remnant' portion of the Primary Production Zone on the western side of the Northern Expressway, being land outside of the growth area and forming part of Northern Expressway road reserve, into the adjacent Rural Living Zone

Virginia

- Expand the existing Town Centre Zone to incorporate the existing Commercial Zone and a portion of the Residential Zone
- Introduce a new Suburban Neighbourhood Zone and associated land use Objectives and Principles of Development Control that will apply to the southern half of the area affected, replacing the existing Primary Production Zone and Residential Zone that applies to the land
- Delete the Objectives and Principles of Development Control for the 'Commercial Virginia Policy Area 1' and 'Residential Virginia Policy Area 8' which are proposed to be replaced in response to the expanded Town Centre Zone and new Suburban Neighbourhood Zone
- Introduce a new Deferred Urban Zone and associated land use Objectives and Principles of Development Control that will apply to the northern half of the area affected, replacing the existing Primary Production Zone and Flood Plain Virginia Zone applicable to the land
- Expand the Industry Zone located south of the existing Town Centre Zone to include land fronting Moloney Road

Buckland Park

- Inclusion of the Buckland Park growth area into the Suburban Neighbourhood Zone, incorporating the requirements of the Residential Neighbourhood Zone into the new Zone to retain the established requirements.

Mapping

- Introduce new Overlay Maps for *Affordable Housing*, *Noise and Air Emissions* and *Strategic Transport Routes* to show where the policy for each Overlay will apply
- Amend *Overlay Maps - Development Constraints* to illustrate the extent of the location of high pressure gas pipelines for the whole council area and areas of known contamination within the proposed growth areas
- Amend *Zone*, *Policy Area* and *Precinct* maps to give effect to the rezoning of land described above
- Amend the Bushfire Protection Area maps by replacing the 'General Bushfire Risk' designation with 'Excluded' over the proposed growth areas where development satisfied the requirements of the Suburban Neighbourhood Zone, retaining the 'General Bushfire Risk' category for the proposed Rural Living Zone adjacent Dalkeith Road and within 100 metres of the MOSS Zone along the Gawler River.

Concept Plans

- Amend the Concept Plans for Munno Para West and Andrews Farm / Penfield to promote integration between areas being development for urban purposes, including areas being proposed to accommodate growth in this DPA at Playford North Extension
- Introduce new Concept Plan maps for Angle Vale, Playford North Extension and Virginia to illustrate key land use features including areas of open space, activity centre locations and cycle / pedestrian links
- Introduce new Concept Plan maps to illustrate key infrastructure elements required at Angle Vale, Playford North Extension and Virginia.

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 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 council's Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

CONSULTATION

The organisations and agencies to be consulted include:

- Department of the 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)
- Department for Communities and Social Inclusion
- Department for Education and Child Development
- Department of Health and Ageing
- Department of Treasury and Finance
- Department of Primary Industries and Regions
- Department of Further Education, Employment, Science and Technology
- Department for Manufacturing, Innovation, Trade, Resources and Energy
- Urban Renewal Authority
- SA Metropolitan Fire Service
- State Emergency Service
- SA Police
- Country Fire Service
- Environment Protection Authority
- City of Playford
- ElectraNet
- SA Power Network

- Australian Rail Track Corporation
- NBN Co Limited
- SA Water
- APA Group / Envestra
- Telstra
- Origin Energy
- Epic Energy
- SeaGas
- Adelaide and Mount Lofty Ranges NRM Board
- Gawler River Flood Authority
- Hon Leesa Vlahos - Member for Taylor
- Hon Tony Piccolo - Member for Light
- Conservation Council of SA
- Planning Institute of Australia – SA Division
- Urban Development Institute of Australia – SA Division
- Local Government Association
- Property Council of Australia – SA Division.

All written and verbal agency and public submissions made during the consultation phase will be recorded and considered by the Development Policy Advisory Committee (DPAC), 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 DPAC has considered the comments received and heard all the public representations, it will provide the Minister for Planning with a report on its findings.

The Minister will then either approve (with or without changes) or decline to proceed with 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

Future urban growth and employment prospects in Adelaide's Northern Region have been considered through a Structure Plan process that involved the preparation of background investigations and reports, with input from a range of stakeholders within State and local government, and affected landowners. The process has informed the preparation of the *Playford Growth Area Structure Plan – Strategic Investigations Report* which has in turn informed the land use and policy directions contained in this DPA.

The focus for this DPA is the delivery of growth areas that support population growth and housing, with the view to contributing to the 15 year land supply and providing a basis upon which the delivery of essential infrastructure and services can be based and planned for.

2. THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 South Australia's Strategic Plan

'South Australia's Strategic Plan provides an important blueprint for our state that identifies the aspirations for our future success. It is a plan that provides direction not only to the State Government, but also to business and community organisations to identify and align their long term visions with the Plan.' (Page 8, South Australia's Strategic Plan)

Consideration has been given to the various Targets set out under the six Priorities (Our Community, Our Prosperity, Our Environment, Our Health, Our Education and Our Ideas) established by the Strategic Plan.

Relevant Priorities, Goals and Targets from the Strategic Plan are listed in the Table below, with comment provided on how the policies proposed in this DPA will assist in achieving the Goals and Targets.

Table 1: Strategic Plan Summary

Strategic Plan Priorities/Goals/Targets		Response
OUR COMMUNITY		
Goal: We are committed to our towns and cities being well designed, generating great experiences and sense of belonging.		<p>Following the approval of the Better Development Plan and General DPA in December 2010, the current Playford Council Development Plan contains a comprehensive suite of policies that are relatively up-to-date with the latest SA Planning Policy Library. The General provisions of the Development Plan provide the overall context to guide development in the district that:</p> <ul style="list-style-type: none">• encourage walking and cycling through the establishment of linked, safe and convenient routes to activity centres, schools, public transport, and open spaces• supports the provision of open space that provides for a range of passive and active recreational pursuits to meet the needs of the
Target 1	Urban Spaces: Increase the use of public space by the community	
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	

		<p>community.</p> <p>This DPA supports and enhances these general requirements by introducing new Concept Plans for the new growth areas that identify key open space areas and pedestrian/movement networks to support activity in the new suburbs.</p>
Goal: Everyone can afford to rent or buy a home.		Requirements for the provision of affordable housing are proposed in the DPA.
Target 7:	Affordable Housing: South Australia leads the nation over the period to 2020 in the proportion of the homes sold or built that are affordable by low and moderate income households.	This involves the introduction of a new Affordable Housing Overlay that will apply to the new growth areas and where the minimum 15 percent affordable housing requirement will apply to all developments over 20 dwellings.
Target 8:	Housing stress: South Australia leads the nation over the period to 2020 in the proportion of low income households not experiencing housing stress	The criteria for 'affordable housing' are established under the South Australian Housing Trust Regulations 2010.
OUR PROSPERITY		
Goal: South Australia has a resilient, innovative economy.		The DPA facilitates development that will stimulate the local economy and supports the sustainable growth of Adelaide through the provision of urban neighbourhoods adjacent to key industry and retail hubs including the planned employment land at Greater Edinburgh Parks (which is the subject of a separate DPA) and Elizabeth Centre.
Target 35	Economic growth: Exceed the national economic growth rate over the period to 2020.	
Goal: South Australia has a sustainable population.		This DPA will support population targets and growth of Northern Adelaide by rezoning land thereby contributing to the overall supply of land that can be rolled out as the population grows and the demand for housing rises.
Target 45	Total population: Increase South Australia's population to 2 million by 2027.	The actual rate of growth will be affected by fertility and mortality rates, interstate and overseas migration, and related factors like employment generation.
Goal: South Australia's transport network enables efficient movement by industry and the community.		The DPA will ensure the new residential areas take advantage of existing strategic infrastructure, including the new Northern Expressway, planned upgrades to the local road network and other key infrastructure items such as the Lyell McEwen hospital.
Target 56	Strategic infrastructure: Ensure the provision of key economic and social infrastructure accommodates population growth.	
OUR ENVIRONMENT		
Goal: We reduce our greenhouse gas emissions.		This DPA will facilitate the development of over 14,000 new dwellings, all of which will need to comply with the latest energy efficiency requirements of the Building Code of Australia.
Target 60	Energy efficiency – Dwellings: Improve the energy efficiency of dwellings by 15% by 2020	
Goal: We reduce our reliance on cars in the metropolitan area, by walking, cycling and		The new growth area affected by this DPA will be designed to have an

increasing use of public transport.		integrated network of pedestrian and cycle trails and local road network facilitating quick and easy movement to existing and planned public transport hubs.
Target 63	Use of public transport : Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018	
Goal: We want Adelaide to grow up more than out.		<p>Although this DPA is not targeted towards infill development, it is aligned with broader strategic goals that seek to ensure there is a supply of land available to accommodate South Australia's growing population while the transition to a new urban form takes place over the coming decades.</p> <p>However, this DPA proposes an extension to existing urban areas and townships within the Northern Adelaide Region that envisages new housing to be constructed in a range of styles including multi-level buildings (over two storeys) in some locations.</p>
Target 68	Urban development: By 2036, 70% of all new housing in metropolitan Adelaide will be being built in established areas	
Goal: We look after our land, rivers and wetlands		<p>The areas proposed to accommodate urban growth in the DPA are highly modified landscapes, having largely been cleared for farming for an extended period of time. Native flora and fauna surveys reveal that very little remaining native species remain, however, the DPA and established Development Plan policy will support the retention of important remnant native vegetation.</p>
Target 69:	Lose no species: Lose no native species as a result of human impacts	
Goal: South Australia has reliable and sustainable water resources and is a leader in wastewater, irrigation, stormwater and groundwater management.		<p>The DPA encourages Water Sensitive Urban Design in both the public realm and on individual development sites, including water harvesting and re-use, to reduce demands on potable water supply.</p> <p>A series of basins / wetlands is proposed which can facilitate the harvesting and re-use of stormwater.</p> <p>A portion of the area affected can also access an existing reclaimed water scheme operated by SA Water.</p>
Target 73	Recycled stormwater: South Australia has the system capacity to harvest up to 35 GL of stormwater per annum by 2025.	
Target 74	Recycled wastewater: South Australia has the system capacity to recycle up to 50 GL of wastewater per annum by 2025.	

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia. 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.

The Planning Strategy that is relevant to this DPA is *The 30-Year Plan for Greater Adelaide* (the Plan). It provides discussion on a number of main themes including population characteristics, built form and employment.

In relation to expected changes to the size and composition of the population within the Greater Adelaide Region the Plan sets out the following:

- a total forecast population for Greater Adelaide of 1.85 million people by 2036 (the population is growing faster than was forecast in South Australia's Strategic Plan (2004) and the Prosperity Through People population policy (2004), which both forecast a target of 2 million people by 2050 for the entire state; this is now projected to be reached 23 years ahead of target, in 2027;)
- Greater Adelaide's population is older than the Australian average and our share of people aged over 65 is growing faster than the national average:
 - those aged over 65 will increase from 194,000 in 2006 to 407,000 in 2036, a 110 per cent increase
 - the proportion of aged people (over 65 years) in the population will increase from 18 per cent in 2006 to 22 per cent in 2036
 - the number of South Australians aged 85 years or more is projected to increase by 222 per cent by 2036, with those living in non-private accommodation projected to increase by more than 220 per cent from about 10,000 in 2006 to in excess of 31,000 in 2036;
- the three dominant household types in Greater Adelaide (couples with children, couples without children and lone-person households) will comprise about 84 per cent of total occupied private dwellings and of these:
 - lone-person households were the fastest-growing household type in the past decade and are projected to account for 33 per cent of all household types in Greater Adelaide by 2036;
 - lone-person households reflect the ageing of the population and changes in family relationships;
- changes in population dynamics has resulted in the need for more dwellings to accommodate the same number of people - in the 1950s to 1970s, when households were made up of large families, 300 extra homes were needed for every 1000 extra people; today, 420 homes are required for every 1000 people; and by 2036, 435 homes will be required for every 1000 people.

To meet the demands of a larger population and household needs, the Plan outlines a vision for a 'new urban form' including:

- Concentrating new housing in existing areas:
 - Township growth will be confined to larger regional towns where infrastructure and services can be provided. Growth will be contained for smaller townships and villages to protect their heritage and character.
- Locating new housing and new jobs in transport corridors:
 - The Plan contains a detailed strategy to locate the bulk of new housing in established areas around the existing public transport networks and transit corridors to create a transit-connected city;
- Placing an emphasis on good design and creating unique precincts
- Creating vibrant mixed-use precincts
 - A greater co-location of a greater mixture of building uses (e.g. street facing shops and services located under residential apartments, providing walkable neighbourhoods and easy access to services)
- Taking a new approach to Greenfields development
 - New Greenfield developments to contain a larger mixture of densities and housing types.
- Retaining the essential characteristics of rural towns
- Achieving a diversity of dwelling types
 - Achieve a greater mix of dwelling types to cater for the changing make-up of the population. These would range from single detached dwellings to low-rise attached accommodation, such as townhouses and villas, and

medium-density housing, such as well designed three-to-five storey apartment blocks in appropriate locations.

- Water and energy efficiency
- Greenways and a network of open spaces
 - A network of connected open spaces would characterise the major activity centres and transit corridors. These very distinct green buffers would improve amenity, have a cooling effect and provide a noise buffer between residential accommodation and transport thoroughfares.

The objectives, principles, policies and targets of the Plan that are of particular relevance to this DPA are identified and discussed in the table provided in Appendix 1.

One of the key factors for the DPA has been the areas designated for urban and township expansion shown on Map E4 in the Plan and reproduced above as Figure 1. These areas will provide a focus to accommodate much Northern Adelaide's population growth targets for the period 2009-2038 as outlined in the Table 2 below.

Table 2: Targets for Northern Adelaide

POPULATION TARGET	HOUSING	JOBS
169,000	67,600	79,000

The above figures combine infill and Greenfield development located inside and outside transit corridors. As the purpose of this DPA is to consider rezoning land for urban development rather than identifying redevelopment (infill) opportunities, the following targets for fringe growth are relevant.

Table 3: Fringe Growth targets

Population and dwellings	Net additional dwellings	Net additional population
Fringe growth (inside corridors)	5,500	14,300
Fringe growth (outside corridors)	30,800	81,300
Townships (outside corridors)	4800	12,700
TOTAL	41100	108300
Affordable housing (15%)	6165	16245*

(* - assumes that the average household size is the same as other dwelling types)

The Plan estimates that the gross land supply needed to accommodate fringe and township growth (including local employment areas) will be in the order of 5,020 hectares.

2.3 Consistency with Other Key Policy Documents

2.3.1 Strategic Infrastructure Plan for South Australia 2004/5 – 2014/15

The *Strategic Infrastructure Plan for South Australia* provides an overarching state framework for the planning and delivery of infrastructure by all government and private sector infrastructure providers. The Infrastructure Plan identifies strategic priorities for the period between 2005-06 and 2014-15 for 14 infrastructure sectors.

The policies and actions as outlined below are relevant to the planning and development of broad hectare land.

Transport:

- *Coordinate the development of urban planning and transport systems to maximise the economic, social and environmental benefits.*

Land:

- *Give greater consideration to population data and changing demographics in residential land supply planning.*
- *Ensure that planning for residential developments is more closely integrated with infrastructure and transport planning.*
- *Ensure residential land supply is available when needed to meet market demand.*

Community Services and Housing:

- *Encourage higher-density residential development in appropriate urban areas through planning for land use and infrastructure augmentation.*
- *Promote energy efficiency and environmental sustainability in new residential developments.*

A process has also been commenced to update the Strategic Infrastructure Plan for South Australia 2005/6 - 2014/15 to map out infrastructure priorities for the next 10 to 15 years in line with *the 30-Year Plan for Greater Adelaide*. 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 of government and the private sector with land use planning.

The Strategic Infrastructure Plan for South Australia Discussion Paper (2010) confirms that South Australia requires the on-going zoning and/or structure planning for major broad acre fringe developments and key redevelopment sites within greater metropolitan Adelaide. In particular the Discussion Paper on the Strategic Infrastructure Plan emphasises the importance of the progress of infrastructure and rezoning of new growth areas for both residential and employment lands.

The proposed expansion of urban lands at Angle Vale, Playford North Extension and Virginia provide the basis to consider the rezoning of land cognisant of infrastructure identified as part of the Structure Plan, and supportive of the State's investment in the Northern Expressway and public transport improvements.

2.3.2 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, and plans for 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 Northern Adelaide is an important focus to accommodate a significant proportion of Greater Adelaide's future growth of new dwellings, people and employment opportunities. The Plan's target is for Northern Adelaide to accommodate 169 000 additional people and 67 600 additional dwellings by 2036. The Northern Adelaide region accounts for almost 50 per cent of the total residentially zoned broad acre land supply in metropolitan Adelaide, and the Plan has identified about 5,000 ha of land in new growth areas in the region for future urban development. The proposed DPA will contribute to the achievement of these targets.

2.3.3 South Australian Health Care Plan 2007 – 2016

The South Australian Health Care Plan 2007 - 2016 provides a framework for the delivery of health services and identifies the Government's preferred model for health care service delivery.

The Health Care Plan is predicated upon preventative health measures and the provision of high volume, low complexity services being provided in close proximity to where people live supported by a hierarchy of hospital facilities.

Within this hierarchy there are planned to be three major hospitals, the new Adelaide Hospital, the Lyell McEwen Hospital and the Flinders Medical Centre. These hospitals will have the largest number of beds and facilities and will provide regional hospital services for the Central, Northern and Southern areas respectively.

These will be supported by a further level of district hospitals, the Modbury, the Queen Elizabeth and Noarlunga.

The Plan also identifies the provision of 10 GP Plus Health Centres across Adelaide. The GP Plus facilities will vary depending upon the needs of the community but typically will include 24 hour GP access, a variety of allied medical services such as physiotherapy, podiatry, dentistry and occupational therapy, support for chronic illness self-management, children's and youth health, specialist clinics, counselling, nursing and midwifery services, and aboriginal health. The GP Plus services are designed to reduce demand on acute hospitals for avoidable hospital admissions.

2.3.4 Housing Plan for South Australia 2005

The Housing Plan for South Australia has five main objectives and identifies the associated key actions that will deliver results. Of the five objectives, those of particular relevance to this DPA are as follows:

- Affordable housing and strong communities
- High need housing
- Environmental sustainability.

By providing additional land for housing, there is significant opportunity for this DPA to assist in provision of more affordable and high needs housing. In particular, the requirement for 15% affordable housing (including 5% high needs housing) in all new developments is built into the land use framework contained in the SA Planning Policy Library and formally adopted as part of the criteria for development assessment purposes as part of the DPA process. For new growth areas the Affordable Housing Overlay introduced into the South Australian Planning Policy Library as part of the last round of policy initiatives, enables affordable housing to be allocated over time where a development occurs in multiple stages

In addition, standards around energy and water and waste management efficiencies are improving to reduce living costs and achieve greater environmental sustainability.

2.3.5 Adelaide and Mount Lofty Ranges Natural Resource Management Plan

The Adelaide and Mount Lofty Ranges Natural Resource Management (NRM) Plan targets and outcomes relevant to these investigations are contained in Table 4 below.

Table 4: Adelaide and Mount Lofty Ranges NRM Targets

RELEVANT NRM TARGETS	OUTCOMES
T1 Stormwater and waste water used	75% of stormwater used 100% of waste water reused
T2 Surface water and groundwater	All water resources meet water quality guidelines to protect defined environmental values
T3 Water resources managed within sustainable limits	All water resources used within sustainable yield (allowing for variability).
T7 Condition and function of ecosystems (terrestrial, riparian)	Recovery RE: significant ecosystems
T9 Conservation status of native species (terrestrial, marine, aquatic)	No decline in conservation status from current levels

The attainment of the water related targets are supported by existing policy in the Playford Council Development Plan that promote water sensitive urban design measures in all developments.

In relation to native species, there are also provisions that support the protection and enhancement of native vegetation, with more specific controls for regulated and significant trees.

The *Native Vegetation Act 1991* applies within prescribed areas of greater Adelaide, including the Metropolitan Open Space System (MOSS) Zone within the Hundred of Yatala. In the City of Playford, the Act applies to areas south of the Gawler River and as such the rezoning of any MOSS Zone would mean that approval to clear vegetation under the Act would no longer be required and the control over vegetation clearance would default to the *Development Act 1993*.

As will be illustrated later, land north of the Angle Vale township is proposed to be rezoned from MOSS to allow consideration of urban development. As such, this may be viewed as a 'decline in conservation status' on the basis that approval to clear vegetation under the *Development Act 1993* relates to regulated trees, however, the affected area has been subjected to farming practices and has little apparent conservation value.

2.4 South Australian Planning Policy Library

The South Australian Planning Policy Library (SAPPL) contains the latest, best practice policies to be considered for adoption into Development Plans. The SAPPL is reviewed and updated to ensure it remains relevant and responsive to strategic directions.

Version 6 of the SAPPL was released in September 2011 following a review to update some of the General Section Library policies as well as introduce new zones and General Section topics primarily to assist in delivering on wider strategic directions for city growth along key transit corridors and for transit-oriented development sites.

The Playford Council Development Plan was comprehensively replaced following approval of Playford Council's Better Development Plan and General DPA in December 2010. The DPA introduced new mapping and policy based on an earlier version of the SAPPL.

A review has been undertaken as part of this DPA to determine the extent of differences between the latest version of the SAPPL and the Playford Council Development Plan. The review focussed on those General Sections of the Development Plan which are likely to be

most relevant to the future development of the areas proposed to accommodate urban growth as well the zone modules which could be used to best represent the strategic directions of the Planning Strategy.

As a result of this review, some General Sections of the Playford Council Development Plan are proposed to be amended via this DPA. Some policies will be introduced as replacements for existing policies, while others will be new policies. It should be noted that proposed updates to the General Sections will apply across the Council area, not just to the proposed growth areas.

In particular, the following have been selected from the SAPPL for consideration and review as part of the DPA.

Table 5: Planning Policy Library – General Sections and Zones

General Sections	
<ul style="list-style-type: none"> Centres and Retail Development Design and Appearance Hazards Heritage Places Infrastructure Interface between Land Uses 	<ul style="list-style-type: none"> Medium and High Rise Development (3 or more storeys) Natural Resources Outdoor Advertisements Residential Development Transportation and Access
Zones	
<ul style="list-style-type: none"> Suburban Neighbourhood Zone Open Space Zone Rural Living Zone Light Industry Commercial 	

2.4.1 General Section – Replacements

One of the characteristics of the last review of the SAPPL was the repositioning of policy from one General Section to another. Many of the changes sought to establish a policy framework that is issue based rather than tied to a particular land use type, consistent with a desire to accommodate a greater mix of land uses in areas identified for redevelopment.

Under earlier versions of the SAPPL some land use requirements appeared in a General Section dealing with a certain form of development which cast doubt on whether it applied to other land uses. For instance, specific policy on overshadowing of residential development appeared in the General Section titled Residential Development. This inferred that non-residential uses (e.g. offices, consulting rooms) were not subject to the same ‘test’ as a residential building when located adjacent to an existing residential activity.

There has also been fine-tuning of the SAPPL over time to clarify intent and improve policy expression. This has also led to further inconsistencies between some General Sections of the Playford Council Development Plan and the current SAPPL.

Due to the ‘rearrangement’ and improvements to the SAPPL, it is considered to be more efficient to ‘replace’ some whole General Sections in the Playford Council Development Plan notwithstanding that the intent of many policies within that section remain largely unaltered.

The following General Sections fit into the 'replacement' category:

- Centres and Retail Development
- Design and Appearance
- Hazards
- Infrastructure
- Interface Between Land Uses
- Natural Resources
- Residential Development
- Transportation and Access

Each replacement section is contained in The Amendment section of this DPA as an individual Attachment. Further commentary about the proposed changes to the above 'replacement' General Sections is provided later in this Analysis.

2.4.2 General Section – Amendments 'in Situ'

In reviewing the General Sections of the Playford Council Development Plan it became apparent that many of the differences with the SAPPL are benign and could be considered via a general Development Plan review process rather than through this more focussed DPA. As such, aside from the replacement of those General Sections mentioned above, other alterations proposed as part of this DPA focussed on amending only relevant General Sections where it might contribute to the assessment of development proposed in the new urban growth areas.

Amendments in-situ are proposed for the following General Sections:

- Heritage Places
- Outdoor Advertisements

The proposed alterations to the Heritage Places section introduce additional criteria about multi-storey additions and advertising in relation to State and Local heritage places.

Changes proposed to the Outdoor Advertisements section (proposed to be renamed 'Advertisements') include a new policy dealing with the placement of illuminated signs near traffic signals and devices, and two new policies dealing with the design and location of advertising in mixed use and corridor zones.

The proposed changes to each of these two General Section are detailed in the Amendment Instructions Table in The Amendment section of this DPA.

2.4.3 New General Section policy

In response to the desire to promote a new built form in designated areas, a new General Section - *Medium and High Rise Development (3 or more storeys)* - was introduced in to the SAPPL. It is proposed to introduce this into the Playford Council Development Plan as it is of relevance to development within the proposed growth areas.

In terms of how this may affect development in other parts of the Council district, a review of the Development Plan found that most zones do not specifically contemplate development over two storeys. In other words, the potential need to apply the new policies based on current development expectations is limited to a few zones or parts of some zones as follows:

- District Centre Zone
- Policy Areas 11 to 14 of the Local Centre Zone

- Neighbourhood Centre Zone
- Precincts 19 and 26 of the Regional Centre Zone
- Residential Neighbourhood Zone (proposed to be replaced by the new Suburban Neighbourhood Zone by this DPA)
- Residential Playford Zone
- Residential Regeneration Zone.

The introduction of the new General Section will be relevant to taller buildings proposed in any of the zones mentioned above.

There are a number of zones that do not specify any maximum building height. However, some of these zones support conservation, open space and primary production type uses and therefore the opportunity for tall buildings is likely to be limited.

2.4.4 New Overlays and Zones

The latest Library provides options to apply new Overlay policy in 'designated areas'. The Overlays include:

- *Affordable Housing* – applies to the whole of the proposed Suburban Neighbourhood Zone
- *Noise and Air Emissions* - applies to the whole of the proposed Suburban Neighbourhood Zone to assist in managing potential interface issues between land uses in a mixed use environment and reducing the potential impacts on residents living near strategic transport routes (road and rail)
- *Strategic Transport Routes* – relates to land fronting the Northern Expressway and Port Wakefield Highway, identified as strategic routes for the purposes of the new Overlay.

As the requirements of these Overlays will only be applied to land being rezoned as part of this DPA, there are no implications for other parts of the Council. The option of applying the new Overlays to other areas within the Council district will need to be considered through separate DPA processes.

As for the growth areas, it is proposed to rezone the land to a combination of the following:

- Suburban Neighbourhood Zone
- Rural Living Zone
- Neighbourhood Centre Zone (expanding the existing zone at Angle Vale)
- Town Centre Zone (expanding the existing zone at Virginia)
- Light Industry Zone
- Commercial Zone
- Industry.

As with the Overlays, there are no direct implications for land use policy beyond the proposed growth areas, inclusive of the existing built-up areas within the townships of Angle Vale and Virginia.

3 INVESTIGATIONS INFORMING THIS DPA

3.1 Introduction

The Guidelines for Structure Planning prepared and issued by the Department of Planning, Transport and Infrastructure in November 2010 for Playford Projects identified a significant list of investigations for structure planning purposes and recognised that many of these are relevant and important to inform amendments to the Development Plan for the area. A list of documents prepared for Structure Planning and DPA purposes are contained in the references list, and are largely considered to be the outcomes of investigations for the purposes of this DPA.

The draft *Playford Growth Area Structure Plan* provides a summary of the investigations undertaken and proposes a land use response that is relevant to this DPA.

It is not proposed to reiterate all of the findings contained in the draft Structure Plan as part of this DPA, but to focus on key elements that are relevant to the amendments being proposed to the Playford Council Development Plan as a framework for implementing the Structure Plan.

3.2 Draft Playford Growth Area Structure Plan – A Land Use Framework

The Structure Plan for the growth areas provides the blueprint for the future land use pattern that is focussed on the delivery of housing. It is estimated that about 1118 hectares or almost 60 per cent of the entire area proposed for urban development will be divided and used for housing, including rural living purposes.

The remaining land is expected to accommodate areas for:

- open space and stormwater management (16%)
- infrastructure (15%)
- community services and facilities, including centres (2.5%)
- industrial and commercial activities (>5%)

The following table provides a more detailed summary of how the land is expected to be used.

Table 6: Land Use Summary

Land Use	GROWTH AREA LOCATION						TOTAL (all areas)	
	Angle Vale		Playford North Extension		Virginia			
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area	%
Existing residential land (lots < 4000m ²)	0	0.0	0	0.0	26.29	4.5	26.29	1.3
Residential allotments	412.0	58.4	371.69	53.6	334.49	57.7	1118.14	56.4
Rural Living	0.0	0.0	62.66	9.0	0	0.0	62.66	3.2
Roads / buffers / other infrastructure (excl. ElectraNet corridor)	103.0	14.6	96.92	14.0	84.14	14.5	284.09	14.3
ElectraNet corridor	0.0	0.0	12.69	1.8	0	0.0	12.69	0.6
Public open space (including 50% of stormwater management system)	98.7	14.0	75.46	10.9	49.43	8.5	223.61	11.3

Stormwater management (excluding land counted as public open space)	25.9	3.7	44.12	6.4	26	4.5	95.99	4.8
Neighbourhood / Town Centre	4.7	0.7	5.6	0.8	20.71	3.6	31.03	1.6
Bulky Goods Retail Centre	12.9	1.8	0	0.0	0	0.0	12.93	0.7
Industrial / commercial	47.8	6.8	7.78	1.1	37.8	6.5	93.4	4.7
Local centres	0.1	0.0	0.32	0.0	0.48	0.1	0.94	0.05
Schools	0.0	0.0	16	2.3	4.59	0.8	20.59	1.0
TOTAL	705.1		693.2		583.9		1982.31	

The above figures for the Virginia growth area include all areas intended to accommodate urban growth over the lifespan of the *30-Year Plan for Greater Adelaide*. To meet the strategic goals for a 15-year land supply, land extending north of the existing Virginia township to Angle Vale Road is proposed to be set aside for future development using measures to ensure development does not occur in the intervening period that would prejudice its longer term availability for urban use.

The table below illustrates the proposed split in the use of land within the proposed urban growth areas at Virginia.

Table 7: Virginia Land Use Summary

Land Use	Total Area (ha)	%	15-year supply	%	Deferred Urban	%
Existing residential allotments	26.29	4.5	26.29	8.0	0	0.0
Residential allotments	334.49	57.3	169.99	51.6	164.5	64.7
Roads / buffers / other infrastructure (excl. Electranet corridor)	84.14	14.4	42.5	12.9	41.64	16.4
Public open space (including 50% of stormwater management system)	49.43	8.5	21.53	6.5	27.9	11.0
Stormwater management (excluding land counted as public open space)	26	4.5	16.39	5.0	9.61	3.8
Neighbourhood / Town Centre	20.71	3.5	14.85	4.5	5.86	2.3
Industrial / commercial	37.8	6.5	37.8	11.5	0	0.0
Local centres	0.48	0.1	0.16	0.0	0.32	0.1
Schools	4.59	0.8	0	0.0	4.59	1.8
TOTAL	583.9		329.5		254.4	

3.3 Existing Zoning and Policy Framework

Development Plans provide the primary means to guide and assess development proposed across South Australia. These documents are geographically based and typically relate to a whole Council district or to parts of the State outside of a Council jurisdiction such as the State's more remote north and its coastal waters.

The growth areas affected by this DPA are wholly contained within the area covered by the Playford Council Development Plan and therefore it will be central to guiding future development in the proposed urban growth areas.

In addition, portions of the growth areas are near or adjoin land in another Council jurisdiction and therefore the zoning of land in the adjacent Councils has also been considered.

3.3.1 Playford Council Development Plan (Consolidated 20 December 2012)

Figures 3A to 3C illustrate the existing zoning relevant to the land identified for urban growth at Angle Vale, Playford North Extension and Virginia respectively, as well as the surrounding areas.

The following sections provide a description of the existing land use zone and policy framework as it relates to: existing built up areas; the new areas being set aside for urban development; and the land surrounding the proposed expanded urban area.

Angle Vale (Figure 3A)

Existing built-up areas

The existing urban zoned areas at Angle Vale comprise land in either the Township Zone or Neighbourhood Centre Zone.

Much of the town lies within the Township Zone, which accommodates primarily detached dwellings at low densities and a range of services and facilities to meet the needs of the local community. It also envisages accommodation for visitors.

The land within the Township Zone at Angle Vale more specifically falls within Precinct 33. The following requirements apply to this Precinct:

- community facilities and activities centred in and around the Angle Vale Primary School
- residential flat buildings, group dwellings and multiple dwellings should only be located within the area bounded by Angle Vale Road, Heaslip Road and Fradd Court.

Development within the established urban areas are reliance on on-site wastewater disposal systems. An advisory minimum allotment size of 1800 square metres has been established in the Township Zone presumably influenced by the wastewater disposal method.

The Neighbourhood Centre Zone is established as Angle Vale's premier shopping and commercial district, providing the focus for community and business activity. This stance is supported by restrictions on shops within the wider Township Zone.

The centre is referred to as Precinct 16 in the Development Plan for which additional criteria apply that:

- limit vehicular access from Heaslip Road (with no access from Strangways Road)
- restrict the gross retail leasable floor area to 4000 square metres.

An indicative layout of the centre is provided via *Concept Plan Map Play/11 – Angle Vale Neighbourhood Centre*.

Implications for DPA policy amendments:

The existing Township Zone is proposed to be replaced by a new Suburban Neighbourhood Zone that encourages a wide variety of allotment sizes and housing types. The ability to achieve the desired housing mix will be affected by various factors including the provision of utility services such as reticulated water and wastewater, willingness to

establish and connect to an alternative wastewater system that might support a range of housing forms and individual landowner intentions amongst others.

The highly dispersed ownership pattern within the Township Zone and the existing reliance on on-site wastewater disposal suggests that any redevelopment within the existing built up areas will be subdued pending an alternative method of disposal. On this basis, the current minimum allotment size applicable to the Township Zone will be carried across into the proposed Suburban Neighbourhood Zone to limit the division of land until an alternative wastewater disposal system is in place.

The Neighbourhood Centre Zone will be retained but expanded to include additional land to the south to accommodate additional centre and community activities to meet the needs of a larger population and visitors. The existing limit on retail floorspace and Concept Plan will need to be revised accordingly.

New urban land

All of the land adjacent to the existing township forms part of a much wider Primary Production Zone which promotes:

- open rural areas, horticulture, glasshouses, vineyards, orchards and pasture
- primary production activities supported by primary production related industrial and commercial activities such as packing sheds, cold storage facilities and small-scale processing facilities
- protection of primary production from encroachment by incompatible land uses
- protection of scenic qualities of rural landscapes.

Those parts of the Primary Production Zone that are affected by the proposed growth areas include:

- Urban Buffer Policy Area 6 – this surrounds the existing township area and supports low-intensity primary production that is compatible with urban activity
- Precinct 17 Horticulture – the only requirement concerns the location of intensive animal keeping, being 1000 metres from several zones including the Township Zone
- Precinct 18 Rural Fringe – contemplates primary production activities on allotments of 10 hectares or more.

The only other Zone within the growth areas and not already dedicated for urban use is the Metropolitan Open Space System (MOSS) Zone, which extends along the Gawler River. This zone generally encompasses land within 100 metres of the River's centreline along much of the Council boundary, but widens in a number of areas including between Brosters Road and Riverbanks Road which falls within the area affected by this DPA.

The Zone seeks to achieve a number of objectives including a desire to retain areas for open space and recreation, protect riparian zones and enhance the character and scenic beauty of rivers, creeks and the coastline.

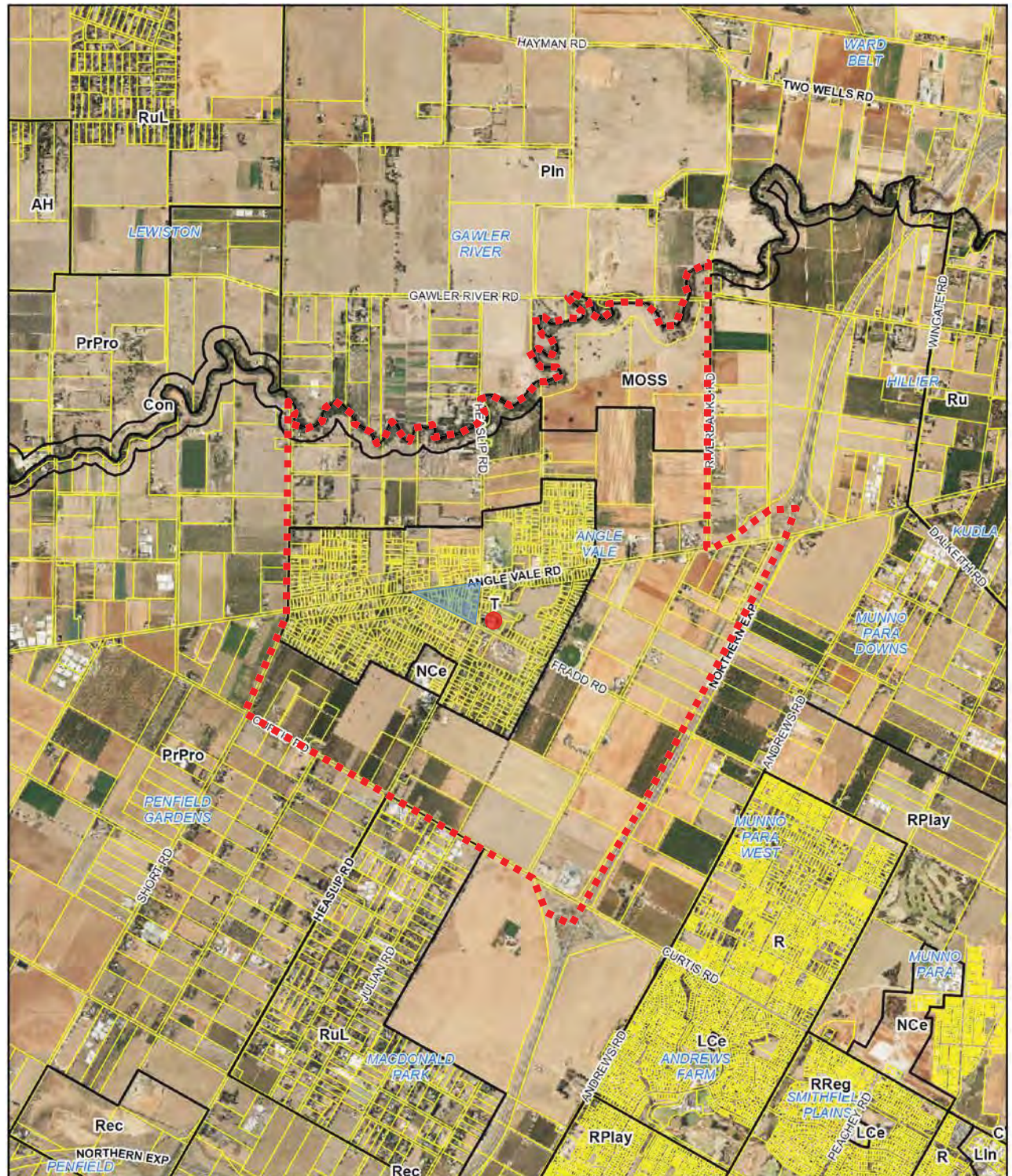
Implications for DPA policy amendments:

The proposed change in the use of land from primary production and rural landscapes to a range of urban activities requires replacement of the entire Primary Production Zone for the affected area at Angle Vale. This will also necessitate adjustments to both the Policy Area and Precincts within the Primary Production Zone.

The draft Structure Plan also contemplates a reduced MOSS Zone north of the existing town between Brosters Road and Riverbanks Road.

FIGURE 3A:

EXISTING ZONING FOR ANGLE VALE



■■■■ Angle Vale urban growth area

● Angle Vale Primary School

□ Zoning

■ Area for residential flat buildings, group dwellings and multiple dwellings

□ Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

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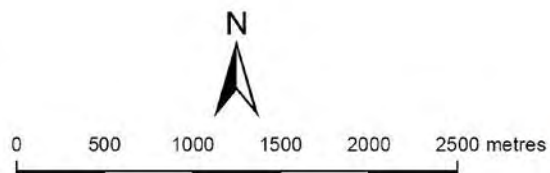
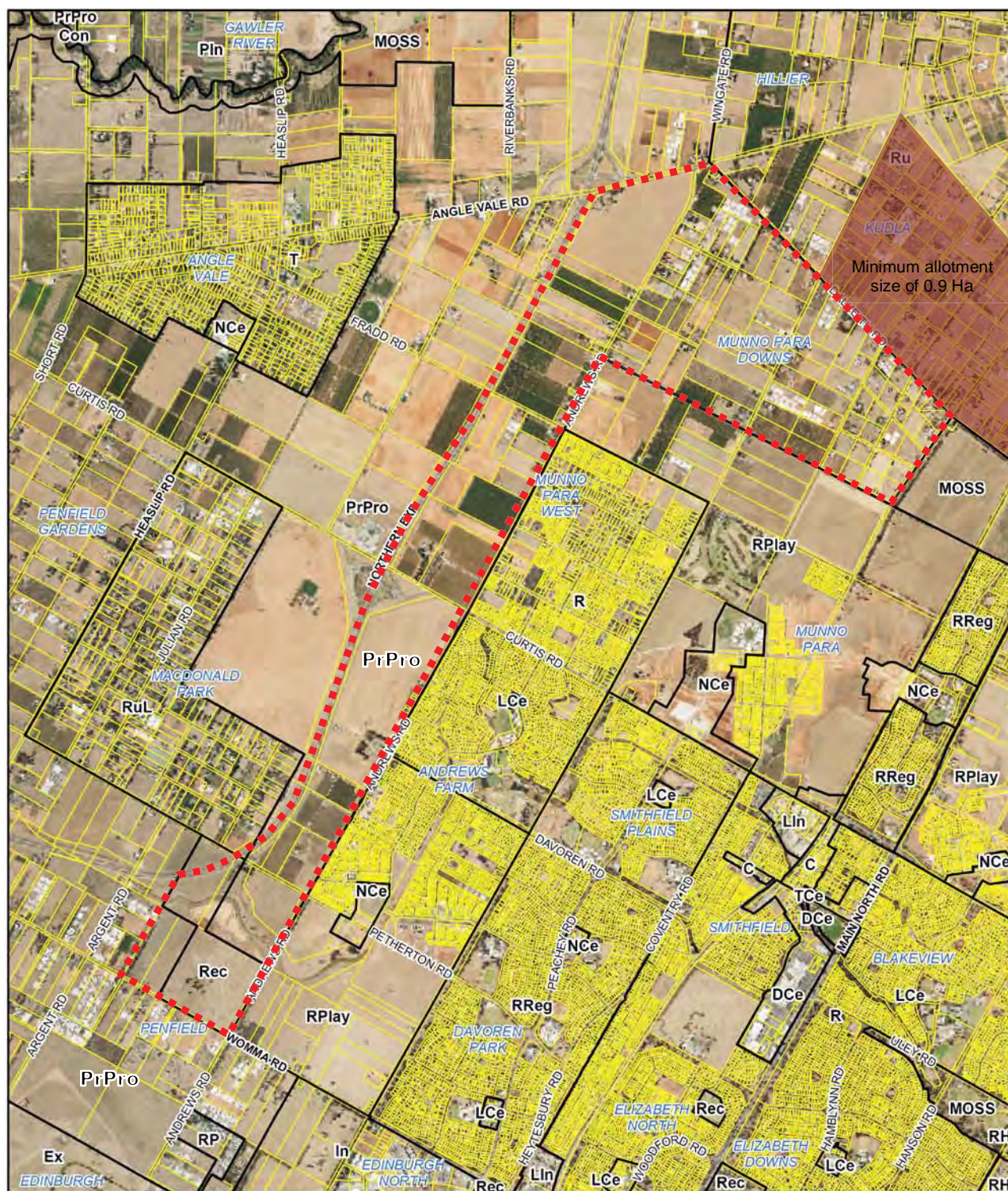


FIGURE 3B

EXISTING ZONING FOR PLAYFORD NORTH EXTENSION



■■■■ Playford North Extension urban growth area

Zoning
 Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
 Aerial imagery supplied by DEWNR and Aerometrex.

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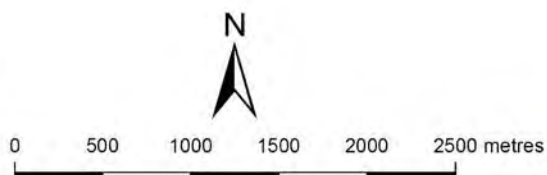
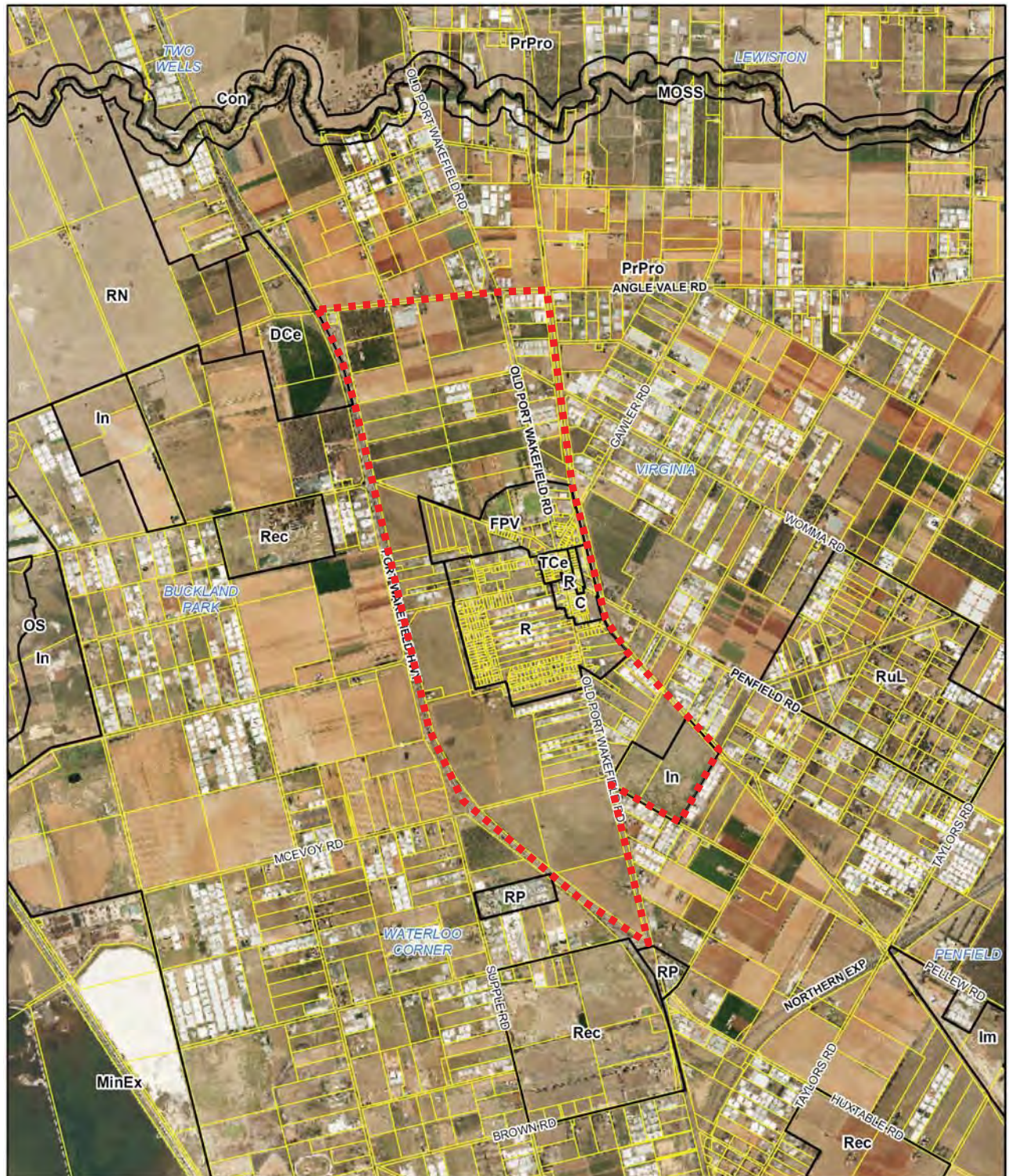


FIGURE 3C

EXISTING ZONING FOR VIRGINIA

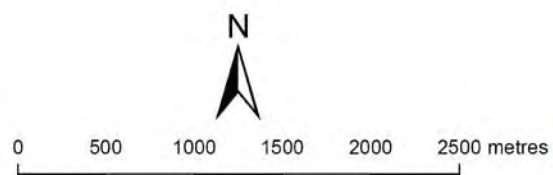


■■■■ Virginia urban growth area

□ Zoning
□ Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

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Land surrounding the proposed urban boundary

Land east of Riverbanks Road and north of Angle Vale Road is mostly within Precinct 17 of the Primary Production Zone as described above. The only land outside this Zone is land closest to the Gawler River which forms part of the linear MOSS Zone.

All the areas to the south of Angle Vale Road and west of the Angle Vale growth area is part of the proposed Playford North Extension growth area (refer to Figure 3A), which is discussed below.

Land to the west and south is almost entirely within Precinct 17 of the Primary Production Zone, with the following exceptions:

- land south of Curtis Road and adjacent to the Northern Expressway is within Urban Buffer Policy Area 6 and Precinct 18 of the Primary Production Zone
- the MOSS Zone continues in a westerly direction along the Gawler River
- a Rural Living Zone south of Curtis Road, which accommodates houses on larger parcels of at least 1 hectare with ancillary farming activities.

The land use zoning outside the growth areas is likely to be retained, however, the relationship between these existing zones and the new growth areas is relevant in terms of promoting land use compatibility.

The general land use expectations for the Moss and Rural Living zones do not appear to be problematic in this context. However, there are several aspects to the Primary Production Zone worth highlighting.

Firstly, there are requirements within the Zone for development to minimise the potential for nuisance to adjacent areas and residential uses. In particular, the existing criteria require:

- noise to be below a specified level at night
- activities that require aerial spraying to be separated from a residential zone, Township Zone, Rural Living Zone or Rural Policy Area 5 by 300 metres or 40 metres if an appropriate vegetation buffer is in place
- in other cases, that development include a landscape buffer on the boundary of at least 5 metres in width when adjacent to a residential zone, Township Zone, Rural Living Zone or Rural Policy Area 5
- dwellings to be located more than 500 metres from an existing intensive animal keeping operation (where not associated with that activity).

Secondly, industrial uses are generally discouraged but will be considered on their merits when located:

- outside of Urban Buffer Policy Area 6 and Rural Policy Area 5 and involves a winery or the packing, processing or storage of primary produce
- within Precinct 18 Rural Fringe and no closer than 300 metres to a Residential Zone.

Lastly, intensive animal keeping is also discouraged via a non-complying development designation other than when located:

- in Policy Area 6 or Precinct 17 and at least 1000 metres from specified zones
- in Policy Area 5 and involves the keeping of dogs or a piggery.

The selection of a zone type for the new growth areas will determine whether the above requirements will apply in a similar manner or whether amendments are required to the Primary Production Zone provisions to ensure interface issues are taken into account.

Implications for DPA policy amendments:

By and large the existing Primary Production Zone and General Section provisions of the Development Plan (existing and proposed) provide a suitable basis to consider the potential impacts of new rural developments on other land uses.

However, some requirements within the Primary Production Zone only apply where a proposed development will occur near a prescribed zone, including the existing Township Zone at Angle Vale. As such the proposed Suburban Neighbourhood Zone should also be referenced in the relevant Primary Production Zone policies (e.g. existing Principles of Development Control 17, 18 and 20).

Existing Urban Buffer Policy Area 6, which currently surrounds Angle Vale township, is proposed to be retained on the western side of the Angle Vale township. This provides additional assurance that new rural development responds effectively to the existing built-up areas along the eastern side of Short Road and Chivell Road.

The potential to extending Policy Area 6 requirements to areas adjacent to the new growth areas was not considered necessary on the basis that the proposed update of the General Section titled *Interface between Land Uses* in combination with adjustments to the Primary Production Zone are sufficient to address rural/urban interface issues.

Playford North Extension (see Figure 3B)

Existing built-up areas

None.

New urban land

Apart from an area in the southern most portions of the Playford North Extension growth area which is zoned Recreation, all of the land is within the Primary Production Zone as described above.

Those parts of the Primary Production Zone that are affected by the proposed growth area include:

- Rural Policy Area 5 – primarily for agricultural purposes, but also accommodating dwellings on smaller farms of 4 or more hectares and potentially some forms of intensive animal keeping
- Urban Buffer Policy Area 6 (as above)
- Precinct 18 Rural Fringe (as above).

Implications for DPA policy amendments:

The proposed change in the use of land from primary production and rural landscapes to a range of urban activities requires replacement of the entire Primary Production Zone for the affected area at Playford North Extension. This will also necessitate adjustments to the extent of both the Policy Areas and Precinct within the Primary Production Zone.

The Recreation Zone will also be replaced to allow urban uses to be contemplated on part of the land noting that some of this zone is proposed to be set aside for recreational purposes on the Concept Plan in any case.

Land surrounding the proposed urban boundary

Most areas to the west of the Playford North Extension growth area are separated by the Northern Expressway route. The land west of the Expressway consists of:

- the proposed Angle Vale growth area between Curtis and Angle Vale roads
- a Primary Production Zone south of Curtis Road, which falls within Policy Area 6 and Precinct 18 of this zone
- a Rural Living Zone north of Petheron Road
- a small portion of the Recreation Zone which has been separated from other land in this zone by the construction of the Northern Expressway.

The Primary Production Zone also extends around the southern end of the proposed growth area and across Womma Road, being land eastward of the Northern Expressway. This part of the Zone falls within Policy Area 5 which contemplates intensive animal keeping in the form of kennels and piggeries that could cause nuisance to urban residential areas if inappropriately located.

All the land directly to the east of Andrews Road from the new growth areas is part of the established and growing urban areas at Andrews Farm, Davoren Park and Munno Para West, apart from a MOSS Zone (see above) fronting Dalkeith Road.

Much of the land outside the northern boundary of the growth area is within the Town of Gawler, although land north of Angle Vale Road is part of Precinct 17 of the Primary Production Zone.

Implications for DPA policy amendments:

The proposed updates of the General Section titled *Interface between Land Uses* in combination with adjustments to the Primary Production Zone are generally considered sufficient to address rural/urban interface issues.

However, the opportunities within Policy Area 5 of the Primary Production Zone for intensive animal keeping requires further consideration. In most parts of the Primary Production Zone, intensive animal keeping is restricted within 1000 metres of a residential area or zone consistent with the general separation recommended in the EPA's *Guide to Separation Distances*.

Policy Area 5 'wraps' around the southern end of the Playford North Extension growth area and comprises:

- land between Womma Road and the Edinburgh RAAF base, measuring less than 1200 metres wide
- land from the westerly edge of the growth area to Heaslip Road measuring nearly 1500 metres wide.

If the 1000 metre separation were applied to the proposed Suburban Neighbourhood Zone, then opportunities for a piggery appear limited on this factor alone. In short the allowance for a piggery in Policy Area 5 appear ambitious in the context of an expanding urban area and therefore it seems prudent that the Primary Production Zone and Policy Area 5 be amended to better reflect the changing circumstances.

In addition, the proposed introduction of the Suburban Neighbourhood Zone will result in a couple of 'pockets' of the Recreation Zone and Primary Production Zone remaining west of the Northern Expressway. It is proposed to amalgamate these pockets into the adjacent Primary Production Zone and Rural Living Zone respectively.

Virginia (see Figure 3C)

Existing built-up areas

The existing urban areas at Virginia comprise land in the Town Centre Zone, Commercial Zone and Residential Zone.

The Town Centre Zone appears to perform a similar function to the Neighbourhood Centre Zone at Angle Vale described earlier, in that it accommodates 'a wide range of retail, office, administrative, community, cultural and entertainment facilities appropriate to the needs of the community'. *Precinct 32 Virginia Centre* provides more specific guidance regarding the form of development expected in the Town Centre Zone in this case, particularly its relationship with Old Port Wakefield Road.

The Commercial Zone complements the role of the Town Centre Zone, with a focus on non-retail employment and business opportunities. The desired development attributes are conveyed through the additional policy for Commercial Virginia Policy Area 1, where Objective 1 states:

Promotion of Virginia township as a trade and service centre for the surrounding northern Adelaide Plains market gardening region by the provision of a range of services and facilities including commercial, small light industrial and service industrial activities

The Residential Zone supports 'a range of one and two storey dwelling types, small scale non-residential uses that serve the local community and primary and secondary schools'. The form of development anticipated in Virginia township's Residential Zone is detailed in Residential Virginia Policy Area 8, and encourages single storey detached dwellings with medium density housing in 'appropriate locations'. However, like Angle Vale land division is generally restricted to a minimum of 1200 square metres due to a on-site effluent disposal requirements.

The general land use pattern for Virginia is illustrated in the *Concept Plan Map Play/23 – Virginia Town Structure*.

Implications for DPA policy amendments:

The Commercial Zone and portions of the Residential Zone are proposed to be included within an expanded Town Centre Zone.

The development of the larger Town Centre Zone will be guided largely by the existing policies for the Zone and those applicable to Precinct 32. However, some specific local requirements that currently apply in the Commercial Zone are proposed to be carried across to the expanded Town Centre Zone. The existing Concept Plan for Virginia will also be replaced.

In addition, the existing reliance on on-site wastewater disposal suggests that any redevelopment within the existing built up areas will be affected by an alternative method of disposal method becoming available. On this basis, the current minimum allotment size applicable to the Residential Virginia Policy Area 8 will be carried across into the proposed Suburban Neighbourhood Zone for the 'existing town area' shown of the town's Concept Plan.

New urban land

To the immediate north of the Town Centre Zone is the Flood Plain Virginia Zone, which provides for low density living on parcels greater than 1 hectare. The capacity to

withstand the effects of flood waters from the Gawler River is a key consideration for the Zone.

Aside from an Industry Zone that is situated to the south of the existing township area, all the growth areas outside of the Virginia town zones is within Precinct 17 of the Primary Production Zone (both described earlier). All of the land north of the existing town area is also affected by the Gawler River's flood waters.

With the proposed expansion of the Virginia township, the existing Industry Zone will form part of the southern boundary to the growth areas. This portion of the Industry Zone is referred to as Industry Virginia Policy Area 3 in which the use of land is guided by the following 2 Objectives:

- 1 *A policy area primarily for industrial and commercial activities, which are related to and support primary industry and horticultural activities.*
- 2 *Development that is compatible with a rural or horticultural setting.*

Implications for DPA policy amendments:

The proposed change in the use of land from primary production and rural landscapes to a range of urban activities requires replacement of the entire Primary Production Zone for the affected area at Virginia. This will also necessitate adjustments to both the Precinct 17 for the Primary Production Zone.

Policy Area 3 fronts Moloney Road which is shared with the new urban areas to the north. The intent of Objective 2 should be widened to take this into account. In addition, Principle of Development Control 5 for the Policy Area requires landscaping to be established along the boundary with the Horticulture West Policy Area 4 of the Primary Production Zone. There is no common boundary between these two Policy Areas and therefore it is proposed to amend the PDC to support landscaping in Policy Area 3 along the Moloney Road frontage to assist in achieving a higher level of amenity for residential areas north of this road.

Land surrounding the proposed urban boundary

Land east of Port Wakefield Road and surrounding the Virginia growth area is zoned Primary Production, Horticulture Precinct 17.

Also featured east of Port Wakefield Highway are:

- a Rural Living Zone located over 500 metres from the area affected by this DPA
- a Residential Park Zone at the southern tip of the proposed growth area at the Port Wakefield Road/ Old Port Wakefield Road / King Road intersection, providing various forms of lower cost housing, camping sites and cabins.

In relation to land on the western side of Port Wakefield Road:

- most is within the Primary Production Zone, Horticulture West Policy Area 4 which encourages intensive market gardening opportunities (including greenhouses / hydroponic operations)
- opposite the Angle Vale Road / Port Wakefield Road intersection is a District Centre Zone that forms part of, and a 'gateway' to, the Buckland Park urban growth development area - the centre provides for a full range of goods and services when fully development.
- a Residential Park Zone has been established south of McEvoy Road and between Supple Road/Port Wakefield Road

- a Recreation Zone exists to the south of the above Residential Park Zone - this part of the Recreation Zone is known as Motor Sport Policy Area 7 which accommodates motor racing.

Objective 3 of Policy Area 7 states:

Maintenance of the integrity and development options for Adelaide International Raceway and Speedway Park.

Implications for DPA policy amendments:

The proposed updates of the General Section titled *Interface between Land Uses* in combination with adjustments to the Primary Production Zone are generally considered sufficient to address rural/urban and industry/residential interface issues.

The potential for noise impacts on new residential areas in the proposed urban growth area from the activities within Motor Sport Policy Area 7 will be considered as part of the Suburban Neighbourhood Zone and through future development proposals.

3.3.2 Adjacent Councils' Development Plans

The northern areas of the proposed growth areas at Angle Vale and Playford North Extension share a boundary with the Light Regional Council and Town of Gawler respectively.

Light Regional Council

The land north of the Angle Vale growth area and across the Gawler River is within the Primary Industry Zone of the Light Regional Council Development Plan. The Zone objectives seek to retain the land for farming on large properties, predominantly for cereal cropping and grazing with designated areas for horticulture (Policy Area 3) and market gardening (Policy Area 2). The retention of the rural landscape character and native vegetation are also identified as key priorities.

All of the areas north of Gawler River form part of Policy Area 2 which has the following Objectives.

Objective 1: The development of market gardening as the principal activity in the area, together with low-intensity farming use. Parts of the area may be suitable for other horticultural activities if undertaken on a low-intensity scale, not inhibiting the area's development for market gardening.

Objective 2: The preservation and enhancement of the soil and water resources, air quality, topography and native flora of the Gawler River and its environs, with development having due regard to its flooding characteristics.

Parts of Market Gardening Policy Area 2 close to the Gawler River are also identified as the Gawler River Flood Plain Policy Area 1 which has the following Objective.

Objective 1: Protection of life and property from the effects of flooding by:
 (a) *the prevention of development which could cause a potential hazard in the event of a major flood;*
 (b) *development on the Gawler River flood plain which minimises impedance to the flow of floodwaters; and*

- (c) *development on the Gawler River flood plain in a manner which recognises that the level of flood hazard varies within the flood plain.*

Town of Gawler

The northern boundary of the Playford North Extension growth area is formed by Dalkeith Road, being a boundary between the Playford and Gawler council districts.

According to the Gawler (CT) Development Plan the land north of Dalkeith Road is part of a Rural Zone that promotes agricultural activities on allotments generally greater than 4 hectares in area.

However, a smaller minimum allotments size of 0.9 hectares applies to land between Stebonheath Road and Main North Road along Delkieth Road (refer to Figure 3B), and is supportive of rural residential activities and small scale agricultural pursuits.

Implications for DPA policy amendments:

No amendments are considered necessary as part of this DPA to the land use policy and zoning requirements within the adjacent Development Plan areas for the Gawler and Light Regional councils.

The Playford Council Development Plan includes policy in the General Section of the Development Plan under the heading *Interface Between Land Uses - Rural Interface* that provide a basis to ensure development within any new urban area is cognisant of and reduces impacts from existing rural activities, typically through physical separation and use of vegetated buffers. This General Section is proposed to be updated as part of this DPA and will introduce a new Principle of Development Control that states:

New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

Furthermore, the potential impact from farming and horticultural activities in the adjacent Councils on the proposed urban growth areas will be influenced by:

- the MOSS Zone within the Playford Council that will separate the new urban growth area at Angle Vale from primary production undertaken in the Light Regional Council area
- rural residential development in the Gawler Council, particularly in the area north of Dalkeith Road that supports smaller lots and small scale farming activity.

3.4. Existing uses and landscapes

Outside of the established built-up areas at Angle Vale and Virginia, the growth areas and surrounding landscape comprises mainly horticultural and rural residential activities. Livestock and agricultural pursuits are also present based on the available land use data.

Greenhouses are prevalent in the rural areas surrounding Virginia, in particular, as well as large areas of vines and fruit trees.

The land is described as very flat with a gradient of less than 1 percent, allowing distant view across the landscape, including the Adelaide hills.

Land within the area affected and the wider locality appears to be largely cleared of native vegetation presumably as a consequence of the long history of farming activity. Much of the observable vegetation can be found in the existing town areas at Angle Vale and Virginia, along road and rail reserves and property boundaries, and around rural homes.

The northern extent of the Angle Vale growth area is formed by the Gawler River, a significant landscape feature.

In terms of non-rural related land uses, a motorway and residential park are located near Virginia, but are separated by the Port Wakefield Road corridor.

The Playford North Extension area is wedged between the Northern Expressway and the planned urban areas east of Andrews Road. Areas east of Andrews Road are at different stages of development and comprise some of Adelaide's current urban land supply.

The Northern Expressway forms a significant barrier between the Playford North Extension growth area and the rural and rural living areas west of that road. Outside the northern parts of the growth area and in the adjacent Town of Gawler the land displays generally made up of rural and rural residential holdings, with smaller holdings east of Stebonhealth Road.

The observed land uses are broadly consistent with the current zoning framework described above.

3.5 Housing

3.5.1 Introduction

Information about population has been considered at length as part of the draft Structure Plan process and as such has not been reproduced in any detail as part of this DPA.

Commentary about population growth and household characteristics is nevertheless relevant to the land use policy considerations for this DPA because it can be used as an indicator to the sorts of housing forms that may be desired and the types of services that may be needed over time as the population increases and changes.

Such predictions and forecasts only provide a starting point and should be monitored to ensure service delivery is tuned in to the needs and expectations of new and existing residents. However, there are other factors that will influence what is provided. Community acceptance of higher density housing forms in fringe locations where detached housing on larger allotments have typically dominated and cater to younger families, affordability considerations and other matter further complicate the land use decision.

With the above context, the following sections outline what sort of housing is being planned for and the rates at which it might be provided subject to the vagaries of population growth and market preferences.

3.5.2 Supply and demand

The draft Structure Plan proposes that much of the developable land in the new growth areas will comprise residential development. The following table estimates the number of residential allotments / dwelling yield that may be supported within each of the growth areas based on an assumed average lot size and using the 'net residential land' calculated in Table 5 previously.

Table 8: Residential land use summary

	GROWTH AREA LOCATION			TOTAL	25% discount applied
	Angle Vale	Playford North Extension	Virginia (15-year supply)		
Gross land area (ha)	705.1	693.2	329.5	1728	1296
Net residential land (ha)	412.0	371.7	170.0	954	715
Average lot size (m ²)	700	470	600	-	-
Dwelling Yield (allotments)	5885	7908	2833	16627	12470
Gross residential density	8.3	11.4	8.6	-	-
Net residential density	14.3	21.3	16.7	-	-

The actual development outcomes may produce higher or lower dwelling numbers if the average lot size or available land components change, and the figures should therefore be used as a guide only.

The draft Structure Plan also adopts a 25% discount factor for the proposed growth areas to recognise the fragmented ownership pattern across each of the growth areas, thereby making allowances for individual landowner decisions and market fluctuations and preferences. In other words, the total land available for residential development in Table 8 is a theoretical position that assumes all of the land is used for the intended purpose based on a successful rezoning, but does not take into account that landowners can and do continue to use land for primary production and other purposes and therefore may not make the land available for development within a desired land supply period.

The 'discounted' values for the respective growth areas are provided in the table below.

Table 9: Discounted Residential Land Supply and Dwelling Count

	GROWTH AREA LOCATION			TOTAL
	Angle Vale	Playford North Extension	Virginia (15-year supply)	
Net residential land (ha)	309	279	127	715
Dwelling Yield	4414	5931	2125	12470

It is further anticipated that the development of the growth areas will commence slowly pending completion of the development and redevelopment in other areas including Blakeview, Penfield, Munno Para and others. An indicative schedule for the release of residential allotments in the affected areas is provided in the Structure Plan and reproduced below for convenience.

Table 10: Allotment Release schedule

Year	Angle Vale	Playford Extension North	Virginia (15 year supply)	Virginia (deferred)	TOTAL
1	0	0	0	0	0

2	50	50	35	0	135
3	80	100	90	0	270
4	120	125	100	0	345
5	150	150	100	0	400
6	200	200	100	0	500
7	200	250	100	0	550
8	200	300	100	0	600
9	200	300	120	0	620
10	200	300	120	0	620
11	230	300	120	0	650
12	230	300	120	0	650
13	230	350	120	0	700
14	230	350	120	0	700
15	230	350	120	0	700
16	230	350	120	0	700
17	230	350	100	0	680
18	230	350	100	0	680
19	230	300	100	0	630
20	200	300	100	0	600
21	200	300	80	0	580
22	200	250	60	0	510
23	150	150	0	0	300
24	120	100	0	40	260
25	74	56	0	60	190
TOTAL	4414	5931	2125	100	12570
Residual	0	0	0	1956	1956

3.5.3 Dwelling types and affordability

The mix of dwelling / allotment types for the Playford North Extension growth area are assumed to reflect the mix of housing types currently being developed within nearby project areas such as Munno Para, Munno Para West and Blakeview. In the case of Angle Vale and Virginia, the average allotment size is expected to be larger reflecting community desires and market expectations. These initial expectations are expressed in the following table.

Table 11: Allotment Mix

Allotment type	Allotment size (sqm)	Angle Vale (%)	Playford North Extension (%)	Virginia (%)
Homestead	800-1200	10	1.5	7.5
Traditional	550-800	40	14.9	40
Courtyard	400-550	27.5	38	30
Villa	250-400	15	36.9	15
Medium density	150-250	3	4.4	2.5
Retirement village	350	4.5	4.4	5
Average allotment size		700	470	600

The range of different allotment types anticipated should assist sufficient variation to meet the needs of different households, including support for State Government targets on affordable housing.

The criteria for affordable housing are published under the *South Australian Housing Trust Regulations 2010*. The latest criteria published in January 2013 establish a purchase price point of \$288 000 in Greater Adelaide. Information on 2013 land and house/land

packages in Playford's current urban project areas indicate affordable housing products would be achievable for allotments types under 400 square metres.

The affordable housing potential at Angle Vale and Virginia townships are somewhat more difficult to gauge due to the premium house land sizes needed for wastewater servicing purposes. However, it is reasonable to assume that affordable products would also be achievable in these locations if the site area were able to be reduced pending an alternative wastewater management solution.

Implications for DPA policy amendments:

The proposed Suburban Neighbourhood Zone is proposed to apply to all of the residential areas targeted for urban growth. The zone provisions support a mix of allotment and site area sizes to encourage a variety of housing types, supportive of affordable housing outcomes. The Affordable Housing Overlay will also apply to each of the areas affected to require the provision of affordable housing through the development processes.

3.6 Utility Infrastructure Services

3.6.1 Introduction

The following sections provide a summary of the key points made in the regard to utility infrastructure investigations considered during the preparation of the draft Structure Plan.

Importantly, commitment to the provision of infrastructure will be required before the rezoning of any land is finalised to ensure urban development occurs in a co-ordinated and orderly manner. In this regard, the proposed amendments to the Development Plan are intended to assist relevant stakeholders regarding infrastructure negotiations, including the need for parties to collaborate based on preliminary 'infrastructure precincts' (parcel groupings) and identified precinct requirements consistent with the draft Structure Plan.

There are mechanisms available to manage the delivery of infrastructure, including statutory deeds of agreement, coupled with infrastructure 'triggers' in development plans.

Given the complexities of this process, particularly where multiple land owners are involved, these mechanisms to manage infrastructure delivery as part of the overall Structure Plan process will need to be finalised before any infrastructure precinct is rezoned.

3.6.2 Potable Water

Location	Existing service	Servicing options
Angle Vale	The existing town area has water supply available, however there is only limited capacity to accommodate additional growth before significant network upgrades are needed.	SA Water is currently investigating the water servicing options for the City of Playford as part of its planning for infrastructure to support the Plan. While these investigations continue, SA Water will work with developers to provide advice regarding water and wastewater solutions to their developments.
Playford North Extension	The area is currently supplied by the Barossa Trunk Main. Land south of Fradd Road is in the EL 103 Zone and north of Fradd Road is in the EL 118 Zone. A number of small water mains are installed in the existing road network and larger mains run along Petherton Road, Womma	It is likely that Angle Vale and Playford North Extension can be more easily serviced by

	Road and Curtis Road, traversing private property between Andrews Road and the Northern Expressway north of Petherton Road.	extensions to the existing network due to their close proximity to trunk main infrastructure.
Virginia	The existing town area has water supply available, however there is only limited capacity to accommodate additional growth before significant network upgrades are needed.	

Implications for DPA policy amendments

Requirements for service provision in new development are contained in several General Sections of the Playford Council Development Plan.

The section dealing with *Land Division* includes the following:

Objective 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing underutilised infrastructure and facilities.

*PDC 1 When land is divided:
(b) a sufficient water supply should be made available for each allotment*

In addition, the section on *Infrastructure* requires:

Objective 1 Infrastructure provided in an economical and environmentally sensitive manner.

*PDC 1 Development should not occur without the provision of adequate utilities and services, including:
(b) water supply*

The provision of a suitable water supply is a fundamental tenement of the land use development framework and the existing requirements are considered sufficient for the purposes of this DPA.

The manner of delivery is subject to negotiation between the developer of the land and the service provider, noting that the Development Plan would support a range of techniques for water supply that can reduce reliance on reticulated potable water sources.

3.6.3 Reclaimed Water

A reclaimed water scheme is proposed by SA Water to supply new developments at Blakeview, Munno Para West and Penfield.

The Playford North Extension urban growth area between Petherton Road and Fradd Road will be able to access this scheme, although an augmentation charge will apply should access be sought.

Implications for DPA policy amendments

None – see comments in relation to potable water above.

3.6.4 Wastewater

Location	Existing service	Servicing options
Angle Vale	No wastewater network exists – the township is currently serviced by individual systems at a household level.	SA Water is currently investigating wastewater servicing options for the City of Playford as part of its planning for infrastructure to support the planned urban growth area development. While these investigations continue, SA Water will work with developers to provide advice regarding wastewater solutions to their developments.
Playford North Extension	Existing and planned development (land already zoned for urban use) can be connected to the wastewater network treated by the Bolivar Wastewater Treatment Plant.	
Virginia	No wastewater network exists – the township is currently serviced by individual systems at a household level.	<p>New development at Playford North Extension and further north within the Town of Gawler will require a new SA Water wastewater trunk main, which has been proposed in preliminary analysis to run along Andrews Road.</p> <p>It is the State Government's intention that new growth areas will be connected to appropriate sewer networks for wastewater disposal, which may require the extension of existing networks or the provision of new facilities and networks.</p>

Implications for DPA policy amendments

Requirements for service provision in new development are contained in several General Sections of the Playford Council Development Plan.

The section dealing with *Land Division* includes the following:

Objective 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing underutilised infrastructure and facilities.

PDC 1 When land is divided:
(c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health

In addition, the section on *Infrastructure* requires:

Objective 1 Infrastructure provided in an economical and environmentally sensitive manner.

PDC 1 Development should not occur without the provision of adequate utilities and services, including:
(e) effluent disposal systems

Current requirements dealing with wastewater disposal generally accept that a variety of solutions probably exist that could satisfy Health Commission and EPA standards, including on-site management.

The proposed Suburban Neighbourhood Zone anticipates development outcomes that are unlikely to be achieved via individual on-site disposal systems due to the larger site areas required and the affect this could have on the ability to achieve affordable housing criteria and targets, in particular.

While the Zone's development expectations may be sufficient to guide decisions about the appropriate method of wastewater disposal generally, the lower residential densities envisaged within the Angle Vale and Virginia growth areas has the potential to create some confusion about the priorities. To overcome this additional text is proposed to be included in the Desired Character statement for the Suburban Neighbourhood Zone that supports common effluent disposal systems (in preference to individual on-site systems) accepting that on-site systems may be appropriate within the existing town areas of Angle Vale and Virginia.

3.6.5 Stormwater

Location	Existing service	Servicing options
Angle Vale	<p>There is very little by way of a formal drainage system in any of the new growth areas. However, there are a number of Council drainage easements including:</p> <ul style="list-style-type: none"> the properties along the western side of Moss Road between Field Road and just north of the 275kv power line a small portion of the properties and Lots 295 and 296 Dalkeith Rd 	Preliminary solutions to manage stormwater have been developed for each growth area using a series of drainage swales / open channels connected to detention / retention basins and wetlands.
Playford North Extension		
Virginia		<p>It has been suggested that conventional drainage systems using roads and underground pits and pipes, will be insufficient to convey flood waters given the very flat topography.</p> <p>The solutions are necessarily unique reflecting the individual size and characteristics of the catchments and sub-catchments.</p>

Implications for DPA policy amendments

Requirements for service provision in new development are contained in several General Sections of the Playford Council Development Plan.

The section dealing with *Land Division* includes the following:

Objective 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing underutilised infrastructure and facilities.

PDC 1 When land is divided:
(a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an

environmentally sensitive manner

In addition, the section on *Infrastructure* requires:

Objective 1 Infrastructure provided in an economical and environmentally sensitive manner.

*PDC 1 Development should not occur without the provision of adequate utilities and services, including:
(c) drainage and stormwater systems*

The design of stormwater management systems is guided by the requirements in the General Section entitled *Natural Resources*, which is proposed to be updated as part of this DPA to reflect the latest version of the SAPPL. The section includes policy under the subheading *Water Sensitive Development* that provides the basis to assess the performance of proposed development in terms of achieving water quality improvements, the discharge rate from a development and mitigation of peak flows, stormwater reuse, protection from flooding and other related matters.

While the requirements in the SAPPL and existing Development Plan are considered to be comprehensive, co-ordination of stormwater systems across each of the urban growth areas at Angle Vale, Playford North Extension and Virginia is likely to be difficult due to the diverse land ownership pattern and the potential for development to progress on a piecemeal basis where stormwater solutions may tend to be formed on a 'ready to go' basis.

To contend with this issue, additional requirements are proposed as part of this DPA to encourage collaboration between land owners on key infrastructure items or features when located within the same designated area or 'infrastructure precinct'. Several 'precincts' have been identified in each of the three growth areas to allow development to proceed on a precinct by precinct basis once the listed infrastructure items have been resolved.

3.6.6 Telecommunications

There are numerous existing telecommunication cable networks along various road reserve corridors in the affected area. These will need to remain in the current alignment and will form the basis for expansion of the network throughout the urban growth areas.

Future servicing of the site will be the responsibility of the National Broadband Network (NBN). NBN is responsible for providing broadband cabling to the area. During the development it is the responsibility of the developer to provide pits and pipe work.

The site will be able to be serviced with telecommunications infrastructure, the specific requirements and augmentation will be managed through any future land division.

Implications for DPA policy amendments

None.

There are existing requirements in the Playford Council Development Plan under the General Section on *Infrastructure* to guide new telecommunication services.

3.6.7 Local gas network

Location	Existing service	Servicing options
Angle Vale	Existing gas infrastructure is located within a number of road reserve corridors which will need to be retained.	APA Group has advised that the current gas supply infrastructure has sufficient capacity to service the proposed urban development.
Playford North Extension	Playford North Extension has numerous gas mains along the various road corridors which will need to be retained.	There is unlikely to be any need for off-site infrastructure upgrades to service the urban growth area.
Virginia	<p>The existing township is supplied by a reticulation network which extends throughout the town centre and recent residential development that surrounds this area.</p> <p>The supply for Virginia is via the Gate Station located at the end of Park Road (near Port Wakefield Road) and is supplied from the Moomba to Adelaide high pressure pipeline. Gas is delivered via a 100 millimetre pipe along Park Road into the Virginia Town Centre.</p>	There is unlikely to be any need for off-site infrastructure upgrades to service the proposed urban growth area.

Implications for DPA policy amendments

None.

There are existing requirements in the Playford Council Development Plan under the General Section on *Infrastructure* to guide new gas services.

3.6.8 High pressure gas pipelines

The Playford Council district is traversed by two high pressure gas pipelines:

- the South East Australian Gas Pty Ltd (SEA Gas) high pressure gas transmission line which runs between Port Campbell and Adelaide
- the Epic Energy high pressure gas transmission line which brings gas from Moomba to the Torrens Island power station.

SEA Gas and Epic Energy have both been engaged as part of the high level structure planning process undertaken for the Playford region, consistent with the directions in the 30-Year Plan to preserve these pipelines and critical infrastructure corridors, to determine the potential safety impacts and ensure that risks to the pipeline are fully considered as part of the planning process.

The pipelines are licensed and regulated by the Minerals and Energy Resources Division of the Department for Manufacturing, Innovation, Trade, Resources and Energy (DMITRE) under the *Petroleum and Geothermal Energy Act 2000*, and must be designed, constructed, operated and maintained in accordance with Australian Standard AS2885 '*Pipelines – Gas and Liquid Petroleum*'.

The Australian Standard defines a 'measurement length' representing an area in which there will be a 'significant safety impact in the event of a worst case pipeline failure'.
(Source: *Guideline for the Planning and Development of Land in the Vicinity of High*

The 'measurement length' relates to various design and capacity characteristics of a pipeline and therefore is unique to a pipeline. The 'measurement length' for the SEA Gas and Epic Energy pipelines is 640 metres and 400 metres respectively.

Within the pipeline 'measurement length', AS2885 requires the pipeline operator to define land through which the pipeline passes as:

- a Primary Location Classification – areas are assigned as rural, rural residential, residential or high density (i.e. areas where large number of people congregate, including of public infrastructure)
- a Secondary Location Classification (where necessary) – areas where additional consideration and requirements might apply such as 'sensitive use' locations where the consequences of a failure may be increased because it is developed for use by sectors of the community who may be unable to protect themselves from the consequences of a pipeline failure.

Sensitive uses include schools, hospitals, aged care facilities and prisons.

As a classification moves from rural to residential, the level of pipeline protection required generally increases to ensure protection of the pipeline and to manage the risk to persons, property and the environment.

In some areas 'sensitive uses' may not be appropriate. For instance, Epic Energy has previously undertaken a risk assessment and determined 'sensitive uses' should be at least 267 m from the centreline of the pipe to ensure public safety, based on the current environment.

Where a change in the use of land and/or building and construction activity has occurred or is proposed, a detailed Safety Management Study is required (including a risk assessment) to determine the physical and procedural controls required to be implemented to ensure that requirements of AS 2885 are met.

Importantly, techniques have been applied in other places that both protect the infrastructure and facilitate development within the area defined by the 'measurement length'. The purpose of physical protective measures is to prevent loss of pipeline integrity (pipeline rupture) resulting from an identified third party interference event by either physically preventing contact with the pipe, or by providing adequate resistance to penetration of the pipe itself.

Protective measures include (but are not limited to) increased wall thickness (normally not practicable for an operating pipeline as it requires pipe replacement), increased depth of cover (noting that there are practical depth of cover limitations in order to ensure maintainability), buried concrete or other hard cover above or adjacent to a pipeline (this has been shown by studies to significantly reduces the potential for failure) and restriction of access via bollards, fencing etc.

Sections of the area affected by this DPA are within the 'measurement length' of the two pipelines mentioned above. As such, it is appropriate that the policy framework take into account the implications of the pipeline 'measurement length' to ensure future development accords with AS 2885.

Implications for DPA policy amendments

The DPA proposes to recognise the existence of the pipelines in the Desired Character statement for the Suburban Neighbourhood Zone to ensure that new development

proposed within the Area Affected complies with Australian Standard AS2885 *Pipelines – Gas and Liquid Petroleum* and that minimum pipeline safety requirements are met.

The location of the pipelines is also proposed to be included on *Development Constraints* mapping in the Playford Council Development Plan.

3.6.9 Local electricity network

Location	Existing service	Servicing options
Angle Vale	Most electricity lines servicing Angle Vale are currently contained within road reserve corridors.	<p>The proposed development will require one new distribution substation within the urban growth area, the Hillier substation, and associated 66kV line connections to the existing Angle Vale-Evanston 66kV line.</p> <p>The Hillier substation will require an area of 1.0 ha for its operation. In addition, SA Power Networks (SAPN) will be upgrading the existing Angle Vale substation.</p>
Playford North Extension	The study area is traversed by a number of electrical services.	Development of Playford North Extension will require one new connection point substation (275kV/66kV/11kV), one new distribution substation (66kV/11kV) and two new overhead 66kV lines to connect the new Penfield North Substation to the Penfield Substation and the Smithfield West Substation (66/11kV).
Virginia	<p>Virginia is supplied by a 66 kV sub-transmission feeder line which is fed via Bolivar from the Parafield Gardens West 275kV substation.</p> <p>A local distribution network consisting of a medium voltage (11KV) feeder system supplying the low voltage distribution network supplies power to individual properties within Virginia.</p>	<p>The growth area is considered to be practically serviced by the 11kV transmission network within Virginia, which will be extended as required to service new development.</p> <p>The Virginia substation currently has sufficient capacity for the very early stages of development, but will require additional augmentation in the short term (subject to the rate of growth of the township).</p>

Implications for DPA policy amendments

There are existing requirements in the Playford Council Development Plan under the General Section on *Infrastructure* to guide new electricity supply services.

The *Infrastructure* section is proposed to be updated as part of this DPA and will introduce new policy regarding the undergrounding of local electricity lines (excluding lines having a capacity greater than or equal to 33kV).

3.6.10 High voltage network

High voltage transmission lines impact portions of the area affected as follows:

- at Playford North Extension, the lines run roughly parallel to and 400m south of Dalkeith Road between Coventry Road and Angle Vale Road
- at Angle Vale, the lines traverse private property in the north-eastern extremity of the proposed growth area.

Currently easements to ETSA or Electranet are in place over the vast majority of the properties that fall within 25m either side of the transmission line, providing for a 50m clearance. This enables 24 hour access for maintenance and management of the line.

Due to the age of the transmission lines it is anticipated that the lines will be replaced and upgraded within the foreseeable future. The current line must remain operational whilst the upgrade and replacement works are undertaken and therefore the new line will be positioned close to the existing line prior to that line being decommissioned.

This means that the existing transmission line corridor will need to be duplicated at some point. Allowance for this has been made in the draft Structure Plan and will also need to be taken into account as the growth areas develop.

The transmission line currently runs through the MOSS Zone in the northern portion of the Angle Vale urban growth area. Although a portion of the MOSS Zone is proposed to be included into the new Suburban Neighbourhood Zone, the wider transmission line corridor will still be wholly contained in the MOSS Zone.

Implications for DPA policy amendments

The land underneath and adjacent to the 275kV transmission line will need to be kept free of structures and provides an opportunity for an open space corridor or to retain the land in large allotments.

This will be particularly pertinent to the northern parts of the Playford North Extension growth area. In this regard, policy is proposed to be included in the new Suburban Neighbourhood Zone as follows:

Land within 100 metres of the Rural Living Zone adjoining the northern boundary of the Playford North Extension Urban Growth Area shown on [Concept Plan Map Play/37–Playford North Urban Growth Area](#) should be retained for the existing and duplication of high voltage transmission infrastructure.

3.7 Movement Networks

3.7.1 Roads

Predicted traffic volumes have been used to identify potential improvements to local and arterial road networks for each of the three proposed urban growth areas.

The predicted traffic volumes were cast around initial expectations about the land use mix (ie, number of dwellings, commercial and retail floor space, and industrial development), and the vehicle movements distributed around the local road network assuming likely or preferential travel directions.

These predictions and assumptions helped gauge the performance of local roads and intersections under future traffic conditions, and considered whether changes are likely to be required to ensure the safe and efficient operation of the transport road network.

In each of the three cases, various road and intersection upgrades were identified, which were considered in preparing the draft Structure Plan.

Implications for DPA policy amendments

The DPA proposes the Transportation and Access section of the Playford Council Development Plan be updated for consistency with the SAPPL and that a new Strategic Transport Routes Overlay be applied to the Northern Expressway and Port Wakefield Road to avoid parking on the carriageway and ensure development does not impede traffic flows on these roads.

At the zone level, requirements are proposed for the Suburban Neighbourhood Zone and the relevant parts of the Commercial and Light Industry zones to support the provision of key link roads and intersection upgrades consistent with the draft Structure Plan.

3.7.2 Public Transport

Public transport to Northern Metropolitan Adelaide will focus on the Adelaide-Gawler Train Line. This will be supported by a network of feeder buses.

The first stage of the Adelaide Gawler train line upgrade was completed in November 2010, however electrification of the train line scheduled for 2013 has been deferred by the Government.

Six train stations are within the wider area, namely Munno Para, Smithfield, Broadmeadows, Womma, Elizabeth and Elizabeth South.

Bus services will typically run only along major roads and will connect to major nodes such as centres and transport interchanges.

The draft Structure Plan provides an indicative route for local public transport services that connect proposed growth areas at Angle Vale and Playford North Extension. A separate local public transport service would link Virginia (along Old Port Wakefield Road) with residential areas at Burton and Paralowie to the south via Port Wakefield Road and Waterloo Corner Road.

The routes represent an end state network and do not indicate that any or all services will be provided in the short term. All new services will be subject to budget bids at the appropriate time.

Implications for DPA policy amendments

The provision of public transport services is not within the purview of a land use policy document used to assess proposed development. However, intentions regarding the provision of public transport / bus routes are useful because they can inform proposals for land division, particularly the formation of roads and intersection treatments that may be need to support local bus services.

In this regard, the formation of a public transport route has been considered during the preparation of the DPA based on the preliminary service routes identified in the draft

Structure Plan. The requirements proposed for the Suburban Neighbourhood Zone, in particular, seek to capture the intention for a continuous route that could underpin a local bus service route.

3.7.3 Pedestrians and cycling

There are few, if any, formal pedestrian and bicycle pathways in the proposed growth areas at present. Opportunities for more formalised non-vehicular travel networks will be provided in each of the proposed growth areas through integrated open spaces and drainage swales.

Other opportunities exist to link with existing networks and open space corridors including:

- the Stuart O'Grady bikeway adjacent to the Northern Expressway, which provides a basis to develop local cycle networks for Angle vale and Playford North Extension
- the substantial trail along Smith Creek, which runs in an east-west direction for about 8 km and traverses the Playford North Extension area
- the Gawler River, which provides an opening for a linear park with shared use paths for recreation linking with local open space networks at Angle Vale, Virginia and Buckland Park.

Implications for DPA policy amendments

The provision of non-vehicular movement network is supported by the DPA and established Development Plan requirements.

Concept Plans proposed to be introduced into the Development Plan for Angle Vale, Playford North Extension and Virginia establish a basis for local drainage swale systems to perform a dual function – one as stormwater management feature and another as an open space link.

3.8 Community infrastructure and facilities

3.8.1 Activity Centres

Activity centres typically contain a range of retail, commercial and community uses, and increasingly planning policies may also allow residential development as well.

To ensure the provision of new and the expansion of existing centres fits into the existing and planned activity centres network at the fringes of the Northern Adelaide Region, a Regional Retail Analysis was commissioned to assess retail supply and demand characteristics across the region and provide guidance for retail planning within the proposed new growth areas. The analysis included a review of various retail studies prepared by different consultant groups for each of the proposed growth areas.

The provision and scale of new and expanded activity centres, and how this might be distributed, is discussed at length in the draft Structure Plan and readers are encouraged to refer to that document for details.

In summary, two new neighbourhood scale activity centres are proposed within the Playford North Extension growth area to accommodate retail, commercial and community development. The existing centres at Angle Vale and Virginia will be retained but with a larger footprint.

Local activity centres are also provided for, however, two local centres at Virginia are within the northern parts of the growth area which is not being considered for urban development as part of this DPA.

Aside from retail floor space, activity centres can accommodate a range of commercial, health and community uses, such as banks / credit unions, real estate agents, a library, doctor / dentist surgery, child care centres, offices and other related and complementary uses. Typically, these uses take up around 20% of floor space within neighborhood and local activity centres.

Implications for DPA policy amendments

In all the growth areas, the provision of local scale activity centres is guided by the requirements of the proposed Suburban Neighbourhood Zone and the related Concept Plans. These requirements, in conjunction with the Noise and Air Emissions Overlay that applies to this Zone, are considered to provide a reasonable basis for assessment purposes and ensure potential impacts on any adjacent house is appropriately considered.

For neighbourhood level activity centres, the approach taken in the Playford North Extension area differs to the approach taken at Angle Vale and Virginia.

For Angle Vale and Virginia the position of the neighbourhood scale centres has a head start simply because of the existing zoning and land use pattern. In this regard:

- the Neighbourhood Centre Zone at Angle Vale has been retained but increased in size by including undeveloped land to the south of the existing zone (land to the north, west and east is already developed with housing)
- the Town Centre Zone at Virginia has been expanded to include the adjacent Commercial Zone and portion of the Residential Zone.

For the Playford North Extension growth area, a more flexible approach has been adopted where the provisions of the Suburban Neighbourhood Zone in combination with Concept Plans for both neighbourhood centres at Munno Para Downs and Munno Para West. This provides some capacity to refine the centres as part of the more detailed land division phase when the position of roads is known.

The approach taken at Playford North Extension was also considered for Angle Vale and Virginia on the basis that the Concept Plans developed for each of the neighbourhood scale centres provides a reasonable level of surety. However, it was unclear during the preparation of the DPA whether such an approach would have unintended consequences for the existing centre landowners in those locations, particularly if it were seen to be a 'down grading' from a centre status to a mixed use environment under the Suburban Neighbourhood Zone. The consultation process for the DPA provides an opportunity to further consider the approach taken in these cases.

3.8.2 General community services provision

There are a range of community services and facilities accessible from the growth areas that can potentially be used by, or accommodate the needs of, early settlers. For example:

- existing health services are available at the Lyell McEwin Hospital (scheduled for expansion between 2014 and 2016), Calvary Central Districts Private Hospital, Gawler Hospital

- there is capacity within some of the existing schools and the Elizabeth TAFE, with other post secondary education facilities available at UniSA's Mawson Lakes Campus and University of Adelaide's Roseworthy Campus
- library services are available at the Civic Centre in Elizabeth and Elizabeth TAFE
- a number of community centres owned by the City of Playford
- a multi-purpose community centre facility to be developed as part of the town centre on Curtis Road, near the Mark Oliphant School in Munno Para West.

The range of community services required as a result of population growth is subject to monitoring and assessment by the respective service providers, and may involve upgrading / expansion of facilities at existing locations or the identification of new sites possibly within the proposed grow areas.

Implications for DPA policy amendments

Aside from the expectation that new or expanded centres will accommodate a range of services, the Suburban Neighbourhood Zone caters to a range of uses outside of these nominated centres. The Zone generally makes provision for community centres, consulting rooms, schools, and recreation centres to name a few.

This flexibility allows the various private and public service providers to respond to gaps in service provision in the context of population growth rates and household characteristics.

3.8.3 Open space and recreation

The City of Playford is well serviced with open space, having the highest proportion of open space to population of any metropolitan Council. Open space areas comprise passive recreation spaces, active recreation spaces (ovals and courts and specialist facilities) and operational spaces ie land used for the primary purpose of operations such as drainage, and buffers (acoustic and visual).

There are a number of district and regional sporting facilities within proximity to the growth areas as shown in Table 12.

Table 12: Key sports facilities

Reserve	Playing fields / facilities	Use
Argana Park	4 (plus 22 netball courts)	High
Broadmeadows	1	Medium
Kooranowa	1	Low
Kalara	2	Low
Ramsay Park	4	High
Dauntsey Reserve	2	Medium
Smithfield Reserve	1	High
Stebonheath Park	Skate Park	

In addition, a new district level facility incorporating two playing ovals, courts and a clubroom facility with room for expansion is currently under construction at Curtis Road, Angle Vale.

The provision of additional formal outdoor recreation facilities would need to take into account the variable intensity of use at existing facilities and the construction of the new district facility along Curtis Road. It has been suggested that the demand generated by the additional population may be able to be met by the existing and planned facilities.

Indoor recreation facilities are noted as being limited within the vicinity of the Playford North Extension growth area. Based on the projected population of Playford North Extension and the population of the surrounding suburbs, investigations indicate there may support for a facility comprising two to three courts. The favoured location is noted as being the Andrews Road centre since the Stebonheath Road centre is likely to have indoor recreation facilities available within one of the adjacent schools.

Neighbourhood and local parks will be required to service the new population. A hierarchy of open space is established through the Playford Council Development Plan, in particular:

- neighbourhood parks of a minimum 0.5 ha to be located within 500m of the dwellings they serve
- local parks of a minimum 0.2 ha to be developed within 300m of the dwellings that they serve.

Implications for DPA policy amendments

The Concept Plan for the Suburban Neighbourhood Zone provides for the development of open spaces, neighbourhood and local reserves and green corridors with linkages to key trail and cycle networks. The zone provisions also support the provision of indoor recreation centres.

3.9 Nuisances, risks and hazards

3.9.1 Traffic and transport noise

Roads

The Northern Expressway and Port Wakefield Highway are major sources of road noise adjacent to the proposed growth areas. Based on the investigations, some noise attenuation will be required to buffer residential development from both the Northern Expressway and Port Wakefield Road, and potentially Curtis, Heaslip and Womma roads (subject to the location of commercial uses).

Acoustic advice provided in relation to the Northern Expressway and Port Wakefield Road illustrates the potential construction requirements that may be required in locations adjacent to these roads with and without a fixed noise barrier in place. The following table illustrates what effect noise may have on construction treatments for dwellings near the Northern Expressway under different conditions.

Table 13: Northern Expressway

	No noise barrier	3 metre high noise barrier (eg, earth mound)	5 metre high noise barrier (eg, 3m earth mound and 2m fence)
No Development	50m		
Level 3 Treatment for dwellings required	50m – 80m	19m – 40m	None

Level 2 Treatment for dwellings required	80m – 130m	40m – 100m	None
Level 1 treatment for dwellings required	130m – 190m	100m – 130m	19m – 70m
No Treatment for dwellings required	Beyond 190m	Beyond 130m	Beyond 70m

The noise mitigation provided by the 3 metre noise barrier relates to single storey dwellings and therefore buildings more than one storey in height will require treatments to reduce internal noise levels. A 5 metre high barrier provides additional noise protection for the second storey.

Without noise barriers the setback required and additional architectural treatments at ground level are more substantive. In order to maximise the development potential of the land and achieve dwelling targets, the draft Structure Plan proposes acoustic barriers (to a maximum height of 5 metres) along the Northern Expressway and at the interchanges with Angle Vale and Curtis Roads.

The interface with Womma Road is expected to be addressed with a combination of open space and commercial uses to provide an adequate buffer to residential uses.

Rail

Acoustic modelling has also been undertaken for the Adelaide-Darwin railway line at Virginia. The modelling indicates that houses within 110 metres of the centreline of the railway line will require some form of acoustic treatment to reduce internal noise levels without any form of acoustic barrier.

Additional investigations were undertaken to explore the options for acoustic barrier design treatments having regard to aesthetics, cost and maintenance qualities. A range of noise wall treatments is anticipated and has been factored into the associated infrastructure planning.

In relation to the railway line, a 4 metre high barrier is proposed adjacent to the residential areas.

Implications for DPA policy amendments

The DPA proposes to update the *Interface Between Land Uses* policies in the General Section of the Development Plan to ensure noise generating activities reduce potential noise emissions to acceptable levels when located near noise sensitive uses (ie housing).

In addition, a new *Overlay – Noise and Air Emissions* is proposed to reinforce the need for new development to provide an acceptable level of acoustic amenity for occupants in noise sensitive developments and also to reinforce the need for new development to be designed and sited to improve air flow and turbulence to assist in the dispersion of air pollutants when near designated road and rail networks.

The application of the Overlay is determined by maps introduced into the Development Plan. These maps spatially designate roads, rail and mixed land use zones as a basis for applying the requirements of Ministers Specification SA 78B. For the purposes of the Overlay, the following are designated for the purposes of Ministers Specification SA 78B:

- Northern Expressway
- Angle Vale Road at Angle Vale and Playford North Extension
- Heaslip Road and Angle Vale

- Curtis Road at Angle Vale
- Port Wakefield Road and Virginia
- the train line at Virginia.

In addition, the requirements for noise barriers along the Northern Expressway, Port Wakefield Road and the Adelaide-Darwin railway line are included on Concept Plans within the DPA. The requirements for noise barriers are reinforced through policy statements.

Aircraft

The Development Plan contains existing provisions for building near airports and to ensure development takes into account the aircraft noise from the Edinburgh Airfield Defence Airfield. The area affected is outside the Australian Noise Exposure Forecast (ANEF) 25ANEF or greater contour and therefore noise from the airfield and aircraft will not require any measures to be taken to reduce noise exposure for activities within the proposed growth areas.

Implications for DPA policy amendments

None.

3.9.2 Site contamination

Preliminary site investigations (site history) have been undertaken for all of the proposed growth areas to determine whether further investigations are warranted to assess site contamination.

The findings suggest that a standard development application and approval procedure should be applied to land used previously used for agricultural purposes as such areas can be made suitable for residential use with readily available techniques and methods.

However, further investigations were recommended in relation to the following:

- a former asbestos repository on the corner of Andrews and Womma roads
- a munitions storage facility (Smithfield Magazine Area).

Implications for DPA policy amendments

The following policy applies across the Playford Council area:

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.

The above requirement applies generally across the Council area. However, given that several areas are known to be contaminated or potentially contaminated, additional measures are considered appropriate to ensure that further assessment occurs before the subject areas can be developed.

In this regard, the contaminated / potentially contaminated sites will be shown on *Overlay Maps – Development Constraints* and referred to in the Suburban Neighbourhood Zone for Playford North Extension.

3.9.3 Flooding

Investigations undertaken for the draft Structure Plan considered flood affected areas in the proposed growth areas and possible solutions to protect areas from inundation.

The extent of flooding along the Gawler River is well documented and is identified as a feature on existing Development Constraints maps in the Playford Council Development Plan.

The most significant area of flooding from the Gawler River occurs in the northern half of the Virginia urban growth area. All the land in the Flood Plain Virginia Zone and the areas north of this zone to the Gawler River is subject to inundation. A potential solution to the flooding issue involves significant levee and diversion structures over tens of kilometres which have not been considered viable at this time.

Flows from the Gawler River also inundate parts of the proposed Angle Vale growth area, however, investigation suggest that a levee 0.5 m high (plus freeboard) and approximately 700 m long would provide protection for the existing residential area and the north-west corner of the urban growth area from a 1:100 ARI flood event.

Other lower lying areas are noted as being flood prone, however, it is likely that these will be incorporated into the stormwater management system to manage additional urban runoff and for water quality improvement.

Implications for DPA policy amendments

The existing General Section of the Development Plan titled *Hazards* includes policy on flooding that require flood potential to be taken into consideration when developing land.

The existing requirements are sufficient, however, the specific solution for flood affected areas north of Angle Vale has been incorporated in to the proposed Suburban Neighbourhood Zone to ensure development does not occur until the levee is in place.

The land north of Virginia is part of the longer term residential land supply program and is being reserved for that purpose, notwithstanding the need to address flooding issues.

3.9.4 Bushfire Risk

The existing townships at Angle Vale and Virginia are 'excluded' from the bushfire protection planning provisions of the Development Plan. All of the remaining areas affected are within the *General Bushfire Risk* category based on the existing Bushfire Protection Area maps in the Playford Council Development Plan.

Urban areas are typically 'excluded' from bushfire planning controls, although a Bushfire Risk category may be applied along the urban edge to take into account the bushfire characteristics of the land outside the urban area.

For areas affected by this DPA development in the growth areas is expected to occur over an extended period of time, which means the rural landscape and hence current bushfire risk characteristics are likely to prevail until the land is required for urban use. In order to take this into account the growth areas are proposed to be identified as 'excluded' unless the development being proposed it is of a non-urban type in which case the current *General Bushfire Risk* category will apply. For example, a house located in a rural setting that is not contiguous with the urban area would be assessed against the bushfire protection planning provisions of the Development Plan.

The only exception to the above relates to land north of the Angle Vale township and adjacent to the MOSS Zone along the Gawler River. In this area, the *General Bushfire Risk* classification is proposed to be retained in the new Suburban Neighbourhood Zone when located within 100 metres of the Moss Zone.

The above is consistent with the approach taken in other locations in the Greater Adelaide region, including Buckland Park.

Implications for DPA policy amendments

Policy is proposed to be included in the new Suburban Neighbourhood Zone as follows:

The General Bushfire Risk classification will apply to development in those parts of the zone shown as Excluded in Bushfire Protection Area BPA Maps – Bushfire Risk, if any of the following apply:

- (a) the development does not form part of the contiguous urban area*
- (b) the development is on an allotment that is not connected to a mains water supply.*

Bushfire Protection Area maps will be amended by replacing the General Bushfire Risk classification with Excluded over most of the proposed growth areas.

3.9.5 Noise from existing (non-rural) land uses

Adelaide International Raceway

Houses constructed within 1200 metres of the Adelaide International Raceway (measured from the centre of the sprint car track) will be required to adopt 'Low' construction requirements set out in the Australian/New Zealand Standard (AS/NZS) 2107. This affects a very small area of the southern portion of the Virginia Urban Growth Area.

Additional acoustic mitigation in the form of property treatments will be required in areas affected by sprint car racing. Barriers are not effective in mitigating noise from sprint car racing events due to the low frequency character of noise at the receiver location.

Implications for DPA policy amendments

The location of the motorway should be taken into account when determining appropriate acoustic treatments in areas adversely affected by events held at the raceway. There are existing policies in the Development Plan that can be applied to development proposals in area affected by noise.

High pressure gas pipeline – venting stations

There are two venting stations within or in proximity to the area affected.

The SEA Gas pipeline has a venting station located at Fradd Road adjacent the Munno Para Par 3 golf course. The facility is over 550 metres from the boundary of the Playford North Extension urban growth area within the existing Residential Playford Zone. There are already dwellings located closer to the noise source than land proposed for urban development in this DPA. SEA Gas is already considering options for attenuation to the vent.

A second venting station serving the Epic Energy pipeline is located on the northern side of Park Road, near the Port Wakefield Road / Park Road junction. It has been predicted that night time noise levels for residential development would be likely to exceed the criterion of the Environment Protection (Noise) Policy 2007 within 220 metres of the

venting station. Residential development within 220 metres may require individual acoustic treatment of other measures adopted to mitigate noise impact from the station itself.

Land surrounding the Epic Energy pipeline venting station is within the proposed Deferred Urban Zone and in excess of 600 metres from the proposed Suburban Neighbourhood Zone and therefore well outside of the noise impact area associated with the station.

Implications for DPA policy amendments

None as part of this DPA.

The Epic Energy venting station will need to be considered as part of any subsequent DPA to consider the future use of land in the area proposed as a Deferred Urban Zone.

3.9.6 Aircraft safety – building heights

Height limits apply to areas surrounding the Edinburgh Defence Airfield. Any building or structure exceeding a prescribed height limit requires approval.

These height limits are described in the Playford Council Development Plan via *Concept Plan Map Play/25 – Edinburgh Defence Airfield Defence (Air Control) Regulations*.

For the proposed urban growth areas a height limit of 45 metres or more applies throughout most of the area affected. An exception is the Playford North Extension growth area south of Curtis Road where a height limit of 15 metres applies.

Areas currently under development in the Playford Council favour low rise development of one and two storeys. If this trend continues the restrictions on buildings heights cause by the airport will not be a factor in the assessment process for most applications.

The Development Plan currently contains provisions to prevent inappropriate development occurring where taller buildings and structure may threaten air safety.

Implications for DPA policy amendments

None.

This proposed Suburban Neighbourhood Zone generally anticipates development will be no greater than 3 storeys (or about 9 metres) and therefore most forms of development would be unlikely to trigger additional approval requirements on aircraft operational safety grounds.

In addition, there are existing requirements in the Development Plan under the *General Section – Building near Airfields* that restrict development exceeding the specified building heights.

3.9.7 Rural / urban interface

Impacts at the interface between rural and urban land uses can arise from a range of activities including extended and late night harvesting, dust, and spray drift.

Reducing the potential for these types of impacts has two benefits. Firstly it ensures occupiers of sensitive land uses can enjoy a rural setting and secondly that a farm can continue to operate without necessarily having to significantly alter farm management practices and processes. The proposed urban growth areas will essentially allow the urban

boundary to shift potentially exposing primary producers at this new to complaint from future residents.

Advice from Department of Primary Industries and Regions advocates that a 40 metre buffer strip between a dwelling and the edge of the proposed crop area is appropriate to manage the rural / urban interface and this requirement is supported by the SAPPL.

Implications for DPA policy amendments

The DPA proposes to replace the General Section – *Interface Between Land Uses* of the Development Plan with an updated version from the SAPPL. One of the changes to this section is the introduction of a new policy as follows:

New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

The above policy provides a greater assurances that primary producers at the edges of the new urban areas will not be adversely affected and that incoming residents are protected from current farm operations. This new reinforces existing Principle of Development Control 10 in the same General Section which states:

Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

3.10 Heritage

3.10.1 Indigenous

The Aboriginal Affairs and Reconciliation Division of the Department of Premier and Cabinet has advised that the Central Archive, which includes the Register of Aboriginal Sites and Objects, has no entries for Aboriginal sites within the urban growth areas.

However, the surrounding areas are known to have been the subject of cultural activities before European settlement. This is most evident along the Gawler River where the *Gawler River Open Space Strategy* indicates that there are 13 recorded sites of indigenous significance and a recent survey by Australian Cultural Heritage Management Pty Ltd (ACHM) found an additional two sites along the river.

There are procedures under the *Aboriginal Heritage Act 1988* for the discovery of, and search for, Aboriginal sites, objects and remains, still have over-riding effect. Pursuant to section 20 of the Act, if an Aboriginal site, object or remain is uncovered on private land, the relevant Minister must be contacted. Section 23 states that a person must not damage, disturb or interfere with any Aboriginal site, object or remains until the site has been assessed and directions are given by the Minister. In order to minimise any potential effects during the development of the land:

- construction workers will need to be briefed regarding compliance with, and legal ramifications to, the issues outlined in the Act
- all work will need to be immediately ceased if an Aboriginal site, objects or remains are uncovered until the directions of the Minister are known.

As the *Aboriginal Heritage Act 1988* has an over-riding effect in relation to cultural heritage matters, developers should observe due diligence protocols with regard to Aboriginal cultural heritage and be aware of the risks of developing such areas. It is recommended that any future developer should undertake a full cultural heritage survey (anthropological and archaeological) prior to the commencement of ground disturbance activities in the area.

Implications for DPA policy amendments

None.

The procedures under the *Aboriginal Heritage Act 1988* apply and provide protection should sites, objects or remains be found during development of the land.

3.10.2 Non Indigenous

There are a number of heritage places within the proposed growth areas as follows.

Table 14: Listed heritage places

Location	Local Heritage	State Heritage
Angle Vale	<ul style="list-style-type: none">• Sylvan Glade, lot 400 Angle Vale Road• Former Church Manse, lot 254 Angle Vale Road• Former Ebenezer Chapel Cemetery and Hall, lots 2 and 3 Angle Vale Road• House, lot 191 Angle Vale Road• House, lot 307 Frisby Road• House, Lot 313 Frisby Road	<ul style="list-style-type: none">• Angle Vale Bridge (Laminated Timber Arch), Heaslip Road,
Playford North Extension	<ul style="list-style-type: none">• Barn, Lot 101 Dalkeith Road• House and outbuilding complex('Stebonheath'), Lot 97 Stebonheath Road• House ('Tudor Vale'), Lot 325 Curtis Road	<ul style="list-style-type: none">• Dwelling, Lot 107 Petherton Road• Two former munitions factory buildings, Lot 2 Curtis Road
Virginia	<ul style="list-style-type: none">• Virginia Oval', lot 255 Old Port Wakefield Road• House', lot 6 Gawler Road, Virginia• Virginia Uniting Church, lot 203 Phineas Street• Virginia Institute, lot 130 Old Port Wakefield Road• Our Lady of the Assumption Catholic Church, lot 107 Penfield Road	None

Implications for DPA policy amendments

The Playford Council Development Plan contains requirements that support the retention of heritage places and values.

Some alterations to the General Section – *Heritage Places* are proposed as part of this DPA that will put in place additional matters to be considered when considering proposals for heritage places including the retention of unpainted stonework or brickwork, and retaining the street presence of heritage places.

Additional procedural requirements apply to development affecting a State Heritage Place including a referral to the Minister administering the *Heritage Places Act 1993*.

3.11 Flora and Fauna

Flora and fauna assessment of the urban growth areas generally confirm the highly modified nature of the landscape as a result of past and current farming practices. The following provides a summary of the findings of relevance to this DPA.

Angle Vale

- Remnant vegetation is largely located on road corridors and private property with none protected with reserve or national parks status
- The vegetation survey for the Northern Expressway found that limited over-storey exists and is typically limited to individual trees
- The Northern Expressway survey also found that a total of 23 mammal species occurred in the wider region, 14 were native and of these six would not likely occur in the Angle Vale urban growth area due to the lack of adequate vegetation
- Over 140 avifauna species were recorded in the wider region, many of which occur at the Gawler River and would not likely occur in the urban growth area
- 16 reptile species are thought to occur in the wider region, although only two of these are likely to be found outside of the Gawler River and the remaining 14 are common reptiles often found in backyards throughout Adelaide
- Six amphibians have been recorded in the wider region, three of which are likely to occur within the urban growth area.

The field survey identified three 'no-go' zones as follows:

- a site near Broster Road and close to the existing built up area – land alongside the existing residential parcels in this locality is owned by the City of Playford
- two separate sites east of Chivell Road and along the Jenkins Road alignment

In addition to the protection provided in the *Development Act 1993* for regulated and significant trees, the *Native Vegetation Act 1991* applies to the MOSS Zone along the Gawler River. However, the *Native Vegetation Act 1991* will not apply to land removed from the MOSS Zone to accommodate urban growth.

Playford North Extension

- Remnant vegetation is largely confined to small occurrences along road corridors and on private properties
- Weed species are prevalent in the area including weeds of national significance and declared plants
- Native and introduced grasslands and herbland occur along the majority of the roadside easements
- Small populations of Wire grass were recorded on Andrews Road, one in a new location not previously recorded, and some on Angle Vale Road between Andrews Road and the Northern Expressway
- Red-leg grass was identified on the corner of Stebonheath Road and Dalkeith Road
- Previous studies have identified 18 mammal species within the wider area, however, the western grey kangaroo, the short beaked echidna and the water rat would not occur within the area due to inadequate habitat.

The advice provided in relation to the Playford North Extension growth areas recommended:

- The native grassland on Andrews Road and Angle Vale Road be flagged off to avoid damage to the grassland component species such as Wire grass
- The Red-leg grass on the corner of Stebonheath Road and Dalkeith Road should also be protected to avoid disturbance and the potential for the species to become locally extinct.

- Wire grass is listed as rare in South Australia under the National Parks and Wildlife Act 1972 and should not be disturbed in a way that threatens its survival or longevity - if disturbance or removal is required, consultation should be undertaken with DEWNR and a permit is likely to be required.

Virginia

- The majority of the area is cleared of native vegetation, with the land now consisting of crops and exotic grassland / herb land of no conservation value.
- Native vegetation is confined to small degraded patches and isolated trees on roadsides and private properties.
- No flora or fauna of state or national conservation significance were recorded during the survey
- Threatened species historically recorded in the Urban Growth Area are unlikely to occur given the lack of suitable habitat and poor condition of remaining vegetation.

In addition to the protection provided in the *Development Act 1993* for regulated and significant trees, the *Native Vegetation Act 1991* applies to the land west of Old Port Wakefield Road. This Act is traditionally used to protect vegetation outside of urban areas. Its application does not however impede urban development occurring as the significant trees and patches of vegetation are proposed to be retained within open space reserves and/or road reserves.

Implications for DPA policy amendments

Should it be considered necessary to seek the removal of any regulated or significant tree trees, approval will be required to be sought from the planning authority using processes under the *Development Act 1993*. As the State Government recently introduced amended policies applying to 'regulated/significant' trees, no new policies are proposed as part of this DPA in relation to this matter.

Requirements under the *Native Vegetation Act 1991* also apply to some parts of urban growth areas at Virginia and, to a lesser degree, Angle Vale.

In relation to native vegetation that is not subject to regulated or significant tree controls under the *Development n Act 1993* and is outside of those areas subject to the *Native Vegetation Act 1991*, the Development Plan requires development to minimise disturbance and encourage retention, possibly incorporated within public open spaces and reserves.

4. CONCLUSIONS AND RECOMMENDED POLICY CHANGES

4.1 Introduction

The current zoning and land use policy applicable to the proposed growth areas is not conducive for urban development and needs to be replaced if the draft Structure Plan vision is to be realised.

The Amendment section of this DPA sets out all of the changes proposed that, if approved, will provide the basis to guide and assess future development proposals. The following sections provide an overview of the changes proposed to both the General Section (Council-wide) policies and to the specific zoning requirements.

4.2 Recommended Planning Policy

4.2.1 General Section amendments

Section 2.4 above provides a summary of the key elements of the Library that influenced the preparation and changes proposed to the General Section of the Playford Council Development Plan as part of this DPA.

Some of the proposed amendments are standalone and easily identifiable. No further explanation is considered necessary in relation to these amendments.

However, there are a number of General Sections where the nature of the amendments are not immediately obvious, and relate to the replacement General Sections mentioned earlier in section 2.4.1.

The proposed amended replacement General Sections are important in ensuring the Development Plan remains up to date with the Library, and are worth highlighting because the amended policy could be called upon by the relevant planning authority when assessing development proposals outside the proposed growth areas.

The differences between the replacement General Sections and those currently in the Playford Council Development Plan vary in terms of significance. In some cases the nature of the changes are regarded as fairly benign and largely relate to form rather than altering the intent and purpose of existing policy. All of the replacement General Sections include changes of this type.

Other changes are a result of recasting the General Section to clarify intent, remove repetition, improve legibility and extend the application of existing policy to other forms of development to ensure application within mixed use environments.

The more substantive amendments to each replacement General Section are summed up in the following table.

Table 15: Key Changes – Replacement General Sections

General Section title	Key Changes
<i>Centres and Retail Development</i>	<ul style="list-style-type: none">• removal of the 'centres hierarchy' consistent with the SAPPL to allow retail activity in mixed use areas (the existing activity centres at Angle Vale and Virginia townships will be expanded to accommodate the needs of a growing population)• relocation of policy concerning parking facilities to the General Section for <i>Transportation and Access</i>, thus reinforcing the expectation that requirements for undercroft and semi-basement parking be applied to all forms of development (not only within centres)• removal of policy limiting the size of a shop outside of a centre consistent with strategic direction for mixed use developments.
<i>Design and Appearance</i>	<ul style="list-style-type: none">• introduction of new policy on 'Development Adjacent to Heritage Places'• inclusion of existing policy on 'Overshadowing' from the General Section titled <i>Residential Development</i> to ensure the requirements can be applied to non-residential buildings near existing dwellings• inclusion of existing policy on 'Visual Privacy' from the General Section titled <i>Residential Development</i> to ensure the requirements can be applied to non-residential buildings near existing dwellings• introduction of new policy under a new heading 'Relationship to the

General Section title	Key Changes
	Street and Public Realm' supporting non-residential activities on the ground floor of mixed-use buildings to promote active street frontages in mixed use areas
Hazards	<ul style="list-style-type: none"> changes to update policies in relation to bushfires and site contamination for consistency with the SAPPL
Infrastructure	<ul style="list-style-type: none"> changes to update policies in relation to electricity transmission infrastructure
Interface Between Land Uses	<ul style="list-style-type: none"> strengthening requirements relating to the design and siting of noise generating uses, including entertainment venues inclusion of new policy for assessment of development with potential to emit odours inclusion of new policy to require a landscape buffer in new urban development areas to separate urban and rural activities
Natural Resources	<ul style="list-style-type: none"> changes to update policies on stormwater and water sensitive urban design and general alteration to be consistent with the SAPPL
Residential Development	<ul style="list-style-type: none"> relocation of policy on overshadowing to the General Section on <i>Design and Appearance</i> relocation of policy on 'Visual Privacy' to the General Section on <i>Design and Appearance</i>, including policy dealing with building heights on battleaxe allotments introduction of policy on communal open space relocation of policy on noise to the General Section on <i>Interface Between Land Uses</i> relocation of requirements on parking (including undercroft garaging) and access to the General Section on <i>Transportation and Access</i> replacement of policies on carports/outbuildings and private open space to provide greater consistency and simplify existing requirements inclusion of affordable housing policy
Transportation and Access	<ul style="list-style-type: none"> introduction of additional policy on bicycle parking facilities inclusion of parking requirements for residential development from the General Section on <i>Residential Development</i> provision of reduced car parking in mixed use areas where car parking might be shared insertion of policy relating to parking in mixed use and corridor zones

Local addition policy (green text in the Development Plan) has generally been retained to minimise the potential for unintended and unforeseen consequences for areas outside the new growth areas. This includes the retention of specific requirements applicable to residential development, carports/ garages, private open space, dwelling setbacks, access ways for hammerhead allotments and criteria for home business.

4.2.2 New General Section and Overlays

Comments about the new General Section on *Medium and High Rise Development (3 or More Storeys)* and the three new Overlays are provided in sections 2.4.3 and 2.4.4. The key features of these proposed additions to the Development Plan are summed in the table below.

Table 16: New General Section and Overlay Policy

Module / Overlay	Key Features
Medium and High Rise Development (3 or More Storeys)	<ul style="list-style-type: none"> seeks to provide additional certainty in respect to design matters relating to multi-storey buildings including clear entrance ways, visual privacy, separation between buildings and outlook, and site storage requirements
Affordable Housing Overlay	<ul style="list-style-type: none"> applicable to the whole of the area affected shown on Figure 2 requires a minimum 15% affordable housing to be provided in developments proposing 20 or more dwellings
Noise and Air Emissions Overlay	<ul style="list-style-type: none"> only applicable to the area affected shown on Figure 2 policy that requires siting and design to mitigate noise and air quality to sensitive developments may be linked to requirements under the Building Code to mitigate noise impacts on selected sensitive uses from roads/rail
Strategic Transport Routes Overlay	<ul style="list-style-type: none"> only applicable to the area affected shown on Figure 2 policy that seeks to maintain the role and function of key roads identified via maps when undertaking development in designated areas

4.2.3 Zone Changes

A summary of the proposed zone changes is illustrated in Figures 4A to 4C. The current zoning is also shown on these figures for comparison purposes.

Most of the land within the urban growth areas is proposed to be included in a new Suburban Neighbourhood Zone. Much of this land is currently zoned for primary production, however, the existing residential areas at Angle Vale (Township Zone) and Virginia (Residential Zone) are also proposed to be included in this new zone.

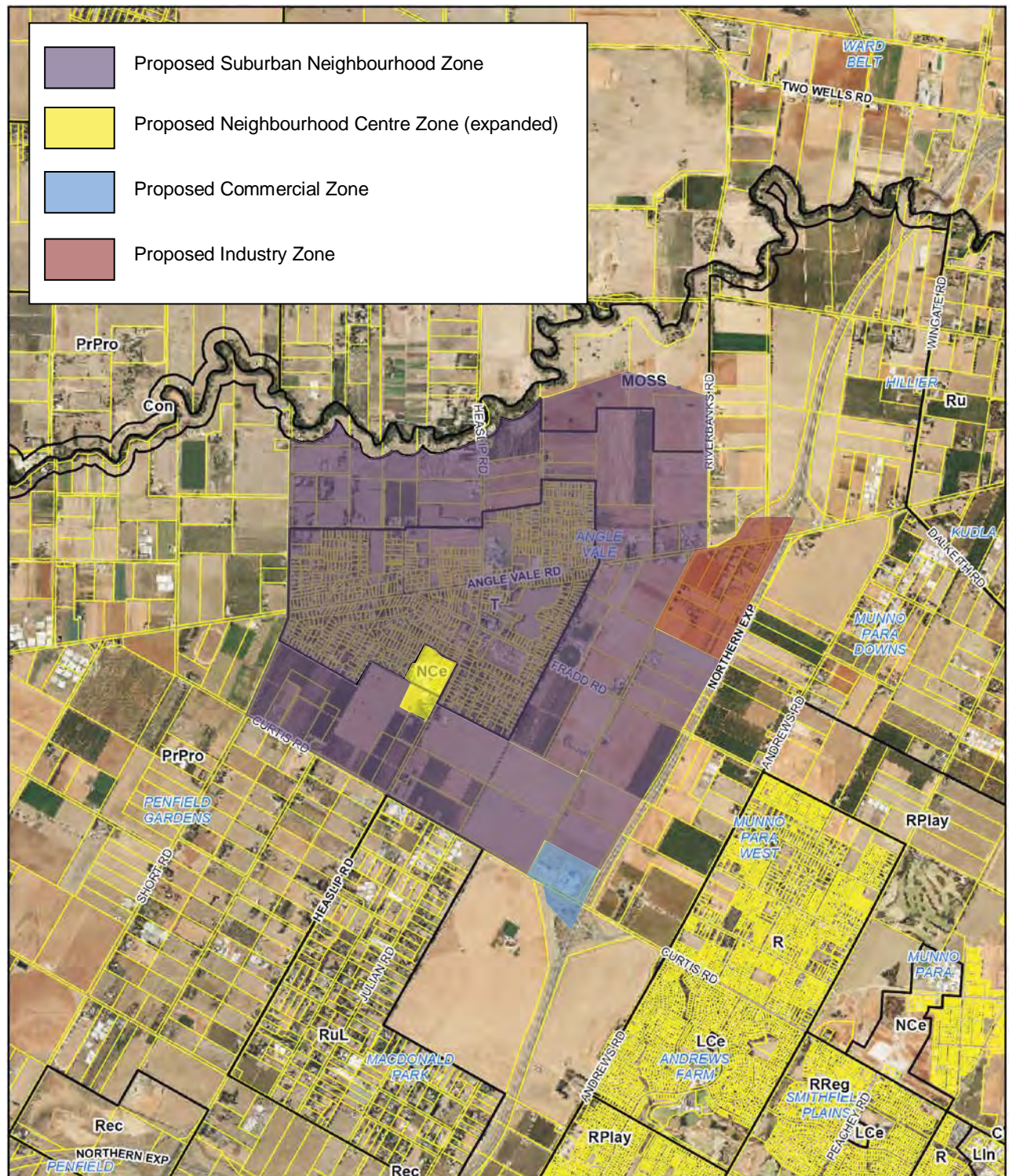
The key features of the new zones to be introduced are summed below.

Table 17: Zone Characteristics

Suburban Neighbourhood Zone	Deferred Urban Zone
<ul style="list-style-type: none"> supports a variety housing types to meet the needs of different households provision for local and neighbourhood activity centres to promote equitable access to shopping and other community services development that is sympathetic to the layout and character of the Angle Vale and Virginia townships, including larger allotments in these areas a high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity 	<ul style="list-style-type: none"> a zone that seeks to limit development so that the land is not development in a manner that would preclude future urban development provision to expand existing uses that would not prejudice the potential for future urban development

FIGURE 4A:

PROPOSED ZONING FOR ANGLE VALE



Existing Zone boundaries
Cadastral

Cadastral supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

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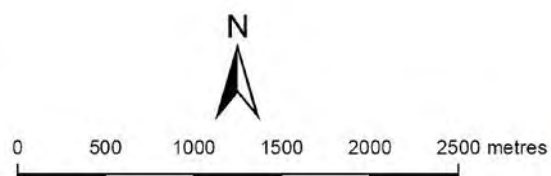
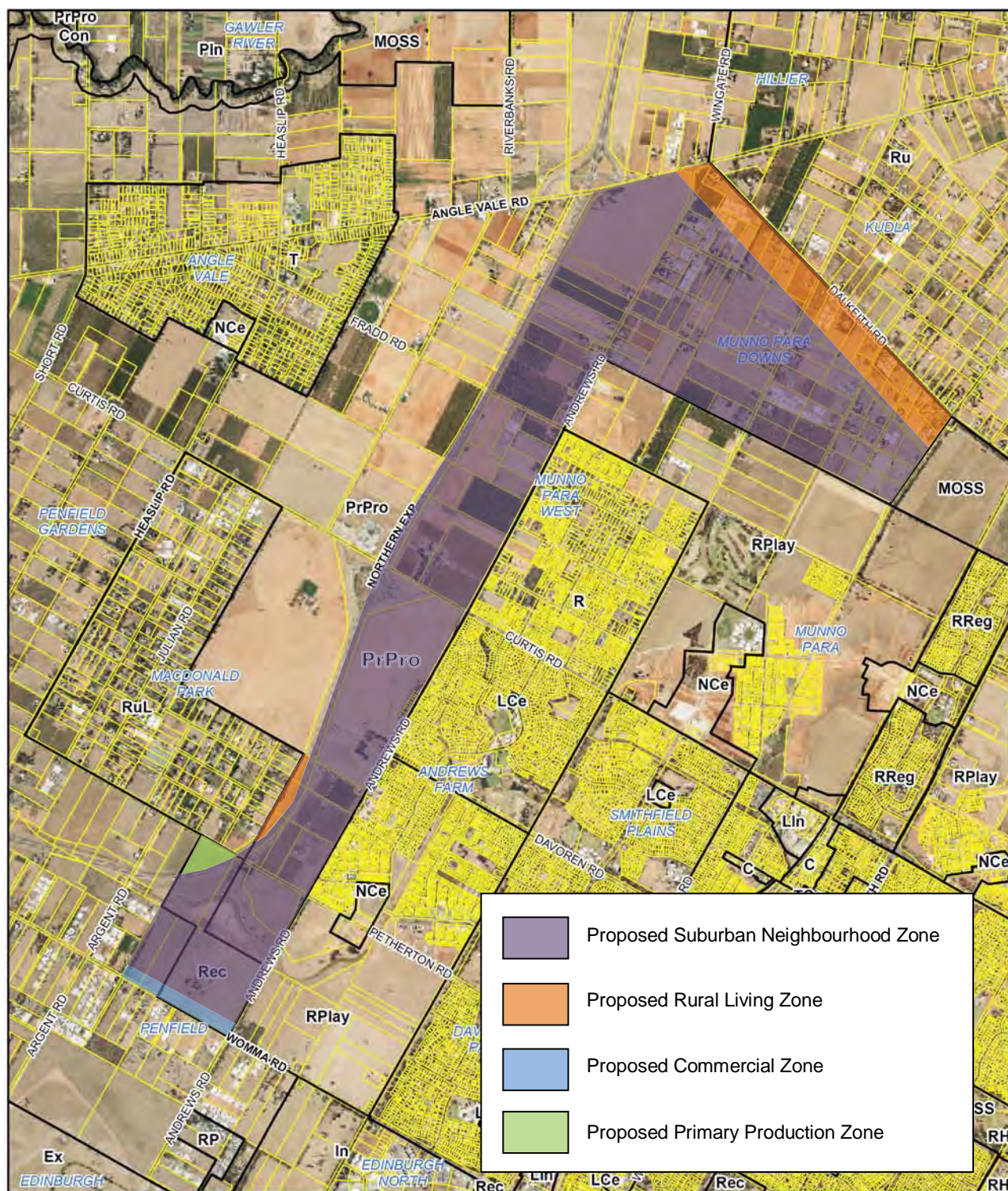


FIGURE 4B

PROPOSED ZONING FOR PLAYFORD NORTH EXTENSION



Existing Zone boundaries

Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

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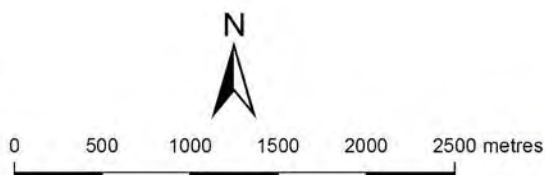
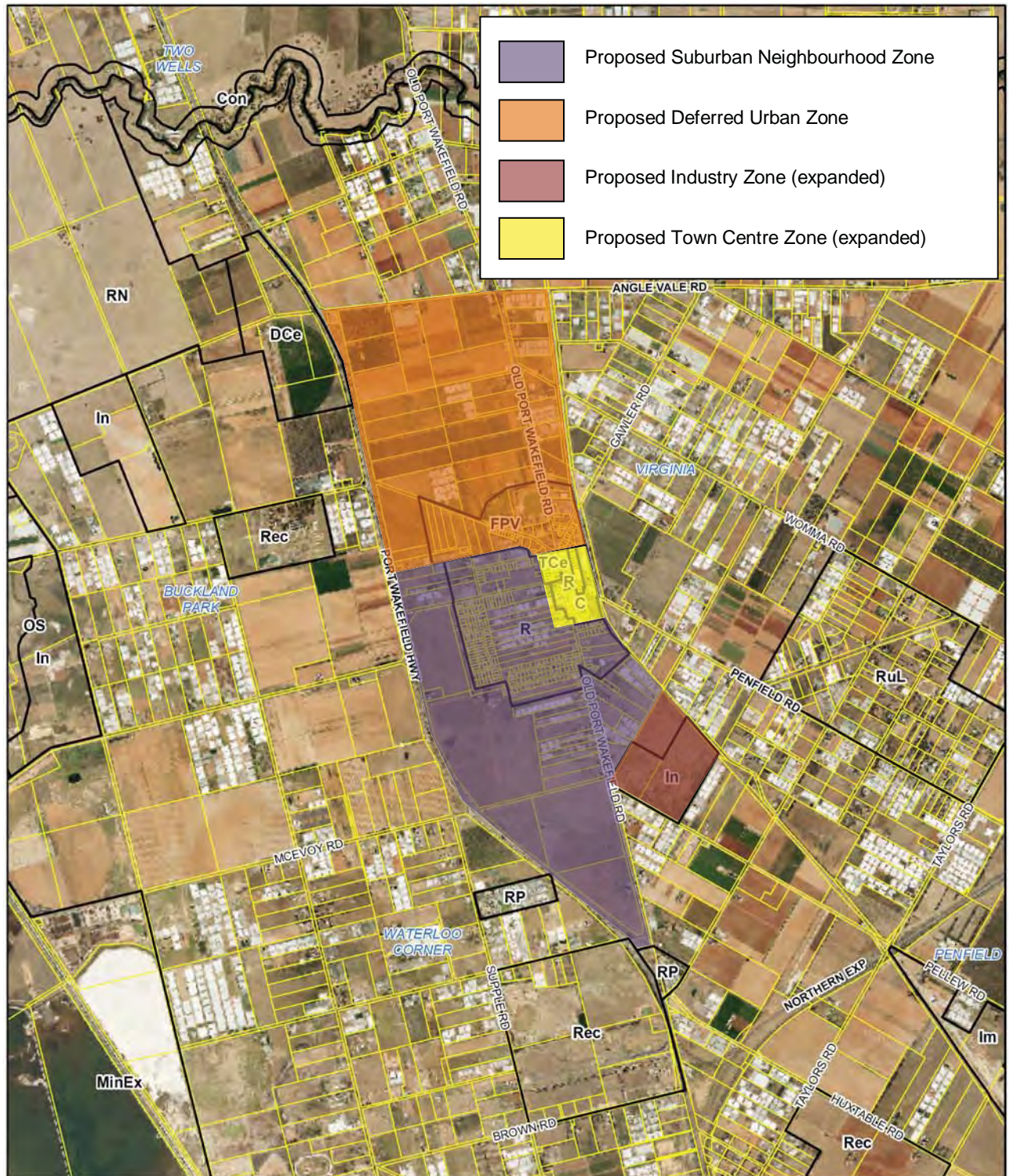


FIGURE 4C

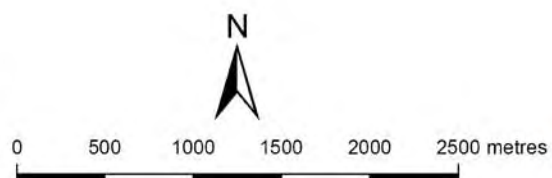
PROPOSED ZONING FOR VIRGINIA



Existing Zone boundaries
Cadastral

Cadastral supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

Produced by DPTI - Planning Division
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The proposed Suburban Neighbourhood Zone recognises differences between the individual growth areas through the use of Desired Character statements that promote of development outcomes suitable to the location and in the case of Virginia and Angle Vale the existing urban character.

The new zones contain a list of 'envisaged uses' that differs slightly from the model zone presented in the SAPPL. The difference between the SAPPL zones and the ones proposed is the DPA is displayed as 'green text' in The Amendment section.

The Suburban Neighbourhood Zone will also replace the Residential Neighbourhood Zone at Buckland Park given the similarities between the two zones. Importantly, the replacement of the Residential Neighbourhood Zone is intended to be a policy neutral exercise and the key land use policy requirements remain unaffected.

4.2.4 Policy intervention for local infrastructure services

Development Plans contain various requirements to meet contemporary expectations about services that should be available within an urban metropolitan setting. The Playford Council Development Plan is no different and provides a means to consider whether new developments broadly meet these expectations.

These services might be explained as two main types. Those services that are of a regional nature and are typically required in response to metropolitan growth pressures or trigger an extension or upgrade to an existing system enjoyed and used by others. Reticulated effluent and water supply systems, major electricity and gas connections and strategic transport corridors and key intersection upgrades might arguably be thought of in such terms.

The second category might best be described as locally based services and essentially includes those attributable to a new development area or an individual project. An obvious example is the provision of local roads essential for accessing individual allotments as part of a new subdivision and which usually act as a conduit for other household level service connections such as water and wastewater systems. These services are generally provided by and at the expense of the developer of the land.

From a land use policy perspective, the locally based infrastructure services provide a basis to consider the way in which individual parcels relate to each other to achieve a cohesive and orderly urban environment. The ability to achieve such results is likely to be more challenging if multiple landowner interests are involved as is the case for the proposed growth areas affected at Angle Vale, Playford North Extension and Virginia.

The existing policy environment within many Development Plans provides general guidance about the end vision usually through a Concept Plan or similar policy tool, but are rarely explicit about when or if individual sections of a wider development area should proceed in the absence of a desired infrastructure service. For instance, a Concept Plan illustrating a preferred new connector road between two existing roads that cuts across several different landowner properties may be frustrated if anyone of those landowners has little interest in developing their land. If the road was considered important for bushfire safety reasons (ie improve escape routes during a bushfire) or desired for access to key community services to reduce travel distances then the local authority may be faced with the prospect of formulating an alternative or considering acquisition (and compensation).

An alternative policy approach might be to restrict any development occurring until the connector road in the example above was actually agreed between all the affected landowners. While this approach provides a basis to coordinate provision of the connector road it also runs the risk that no development occurs if any one or more of the landowners

is disinclined to pursue development of their land. Depending on the local circumstances, the capacity to form the connector road would need to be weighed against other imperatives.

In crafting the policy for this DPA the preferred approach is one that looks to encourage coordination and collaboration within identified parcel groupings. The groupings at this stage have been based around the delivery of:

- a stormwater drainage and detention system
- key link roads (that may eventually accommodate a public transport service)
- provision of noise barriers along the Northern Expressway, Port Wakefield Road and the railway line
- establishment of a levee to protect flood affected areas north of Angle Vale.

Based on these initial considerations, the DPA proposes general groupings of allotments in each growth areas as illustrated on Figures 5A to 5C.

The proposed groupings are by no means definitive, but represent preliminary groupings based on the limited criteria mentioned above and do not take into account a full range of solutions that may deliver the vision contained in the draft Structure Plan.

For example, the extent of an 'infrastructure precinct' founded initially for stormwater management reasons cannot reasonably anticipate a full range of alternative schemes that may well have advantages over and above what has been considered to date, is able to satisfy the Water Sensitive Design requirements of the Development Plan, and provides a quality urban outcome that can be appropriately and reasonably maintained.

The infrastructure precincts proposed in the DPA should be viewed as a concept to be informed by the consultation process for the DPA, as well as infrastructure negotiations that are expected to occur outside the land use policy environment.

4.2.5 Angle Vale MOSS Zone

A portion of the MOSS Zone north of Angle Vale is proposed to be included in the new Suburban Neighbourhood Zone. One of the consequences is that the *Native Vegetation Act 1991* will no longer apply and the removal of any remnant vegetation will be determined based on the requirements of the *Development Act 1993*.

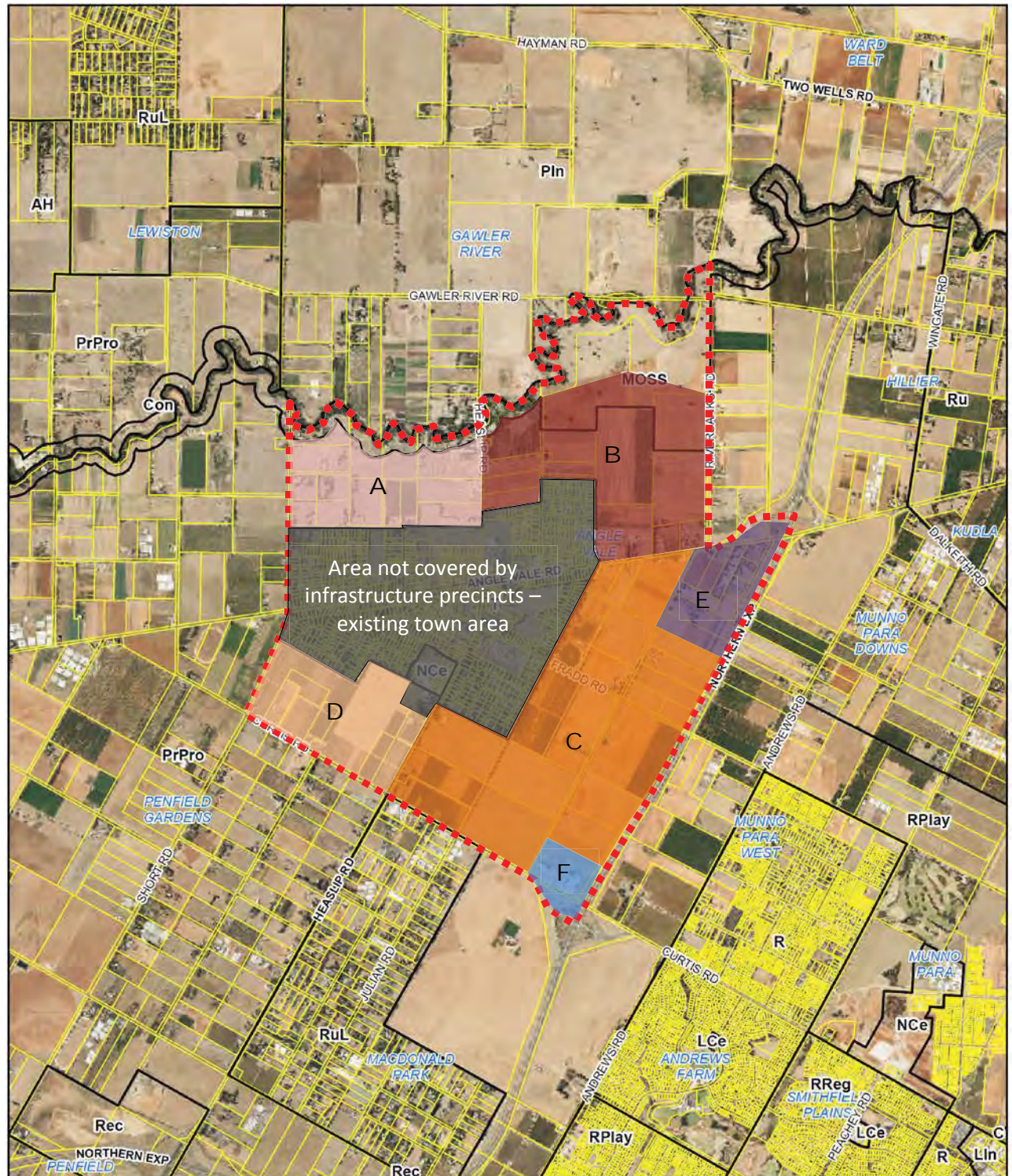
In this regard, flora and fauna investigations discussed earlier for the Angle Vale growth area identified three 'no-go' areas, none of which appear in the areas south of the Gawler River and in the MOSS Zone.

In addition, aerial photos show that there the subject has largely been cleared for farming purposes. Of the limited existing vegetation present on the land, none has been identified as significant for the purposes of the *Development Act 1993*.

In the absence of any formal process to retain isolated plants / trees on this portion of land, it will be a matter of negotiation or agreement between a developer of the land and relevant authority to retain existing trees within a future urban area, say as part of the open space contribution.

FIGURE: 5A

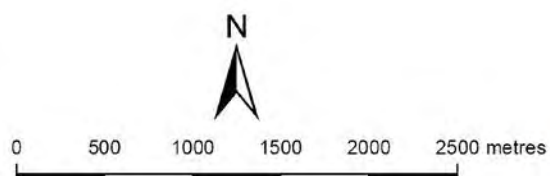
ANGLE VALE TOWNSHIP - INDICATIVE INFRASTRUCTURE PRECINCTS



- Zoning
- Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

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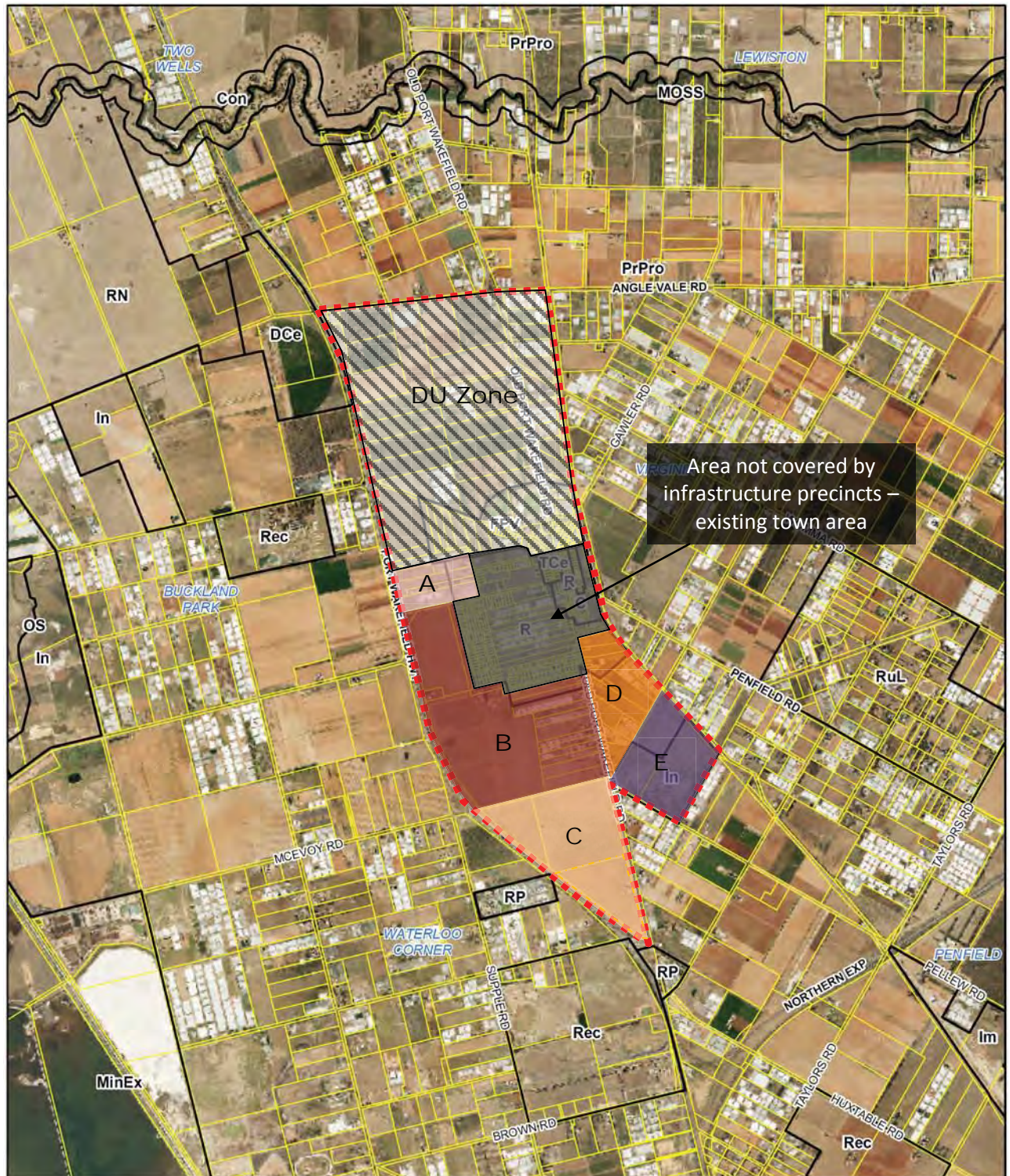


PLAYFORD NORTH EXTENSION – INDICATIVE INFRASTRUCTURE PRECINCTS



FIGURE 5C

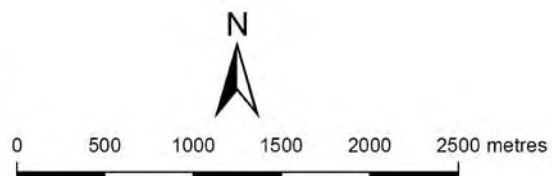
VIRGINIA - INDICATIVE INFRASTRUCTURE PRECINCTS



- Zoning
- Cadastre

Cadastre supplied by DPTI and is current to 30 June 2012
Aerial imagery supplied by DEWNR and Aerometrex.

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4.3 Assessment Matters

4.3.1 Complying, Non-complying and Merit Development

Different types of development are subject to three main types of assessment processes – complying, ‘on-merit’ or non-complying.

Provided development can satisfy any quantitative criteria established for complying development in the Development Plan or the *Development Regulations 2008*, development designated as complying must be granted Development Plan Consent.

The model Suburban Neighbourhood Zone and Deferred Urban Zone within the Library provide opportunity to identify activities as complying development (subject to conditions) over and above those listed in Schedule 4 of the *Development Regulations 2008 – Complying development*. No additional activities are proposed to be identified as complying in either of the new zones in light of the various matters that will need to be taken into account when assessing development applications including bushfire risk, flooding, transport noise, site contamination and infrastructure amongst others.

All forms of development not listed as either complying or non-complying is required to be assessed on-merit against all the relevant provisions in the Development Plan (i.e. General Section, Overlay modules and specific zone provisions) by the relevant planning authority. All the desired land uses fit into this category.

Some minor adjustments have been made to the complying and non-complying development lists for some existing zones to take into account the zone changes for the proposed urban growth areas, including the deletion of redundant and superfluous references to Policy Areas or Precincts that will no longer exist.

4.3.2 Categories of Notification

The *Development Regulations 2008* or the Development Plan can assign public notification to development as either Category 1 or 2. The *Regulations* may also assign development to Category 2A.

Development assigned Category 1 cannot be notified, whereas Category 2 development allows notification to adjacent landowners or occupiers. In either case, no third party appeal rights to the Environment, Resources and Development Court exists.

Any uses not assigned to either category 1 or 2 defaults to Category 3 for public notification purposes. Such developments invoke wide notification and allow third party appeals against the decision of the planning authority.

The categories of public notification proposed for development in the Suburban Neighbourhood Zone provide that, except where non-complying, those kinds of development desired in the zone will be Category 1. All forms of development not listed as Category 1 will be Category 2 development for notification purposes. Category 3 applies to non-complying developments.

This approach is considered appropriate given the impacts associated with development can be effectively assessed through the application of the proposed and existing land use policy applicable to this Zone and the Council generally.

The categories of public notification proposed for development in the Deferred Urban Zone do not list any uses as Category 1 or 2 other than in matters affecting a heritage place (ie demolition). This particular listing is taken from the existing Flood Plain Virginia and

Primary Production zones that currently apply over the land affected by the Deferred Urban Zone.

The existing notification requirements that apply in the Industry, Light Industry, Neighbourhood Centre, Town Centre and Commercial zones have not been affected by this DPA other than where references to Policy Areas or Precincts are no longer required (ie. deletion of a Policy Area)

5. STATEMENT OF STATUTORY COMPLIANCE

Section 26 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in the Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

5.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Section 2.2 of this document and in Appendix A. It is the intent of the DPA to support the achievement of the Planning Strategy policies.

5.2 Accords with Other Parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the other parts of the Playford Council Development Plan as discussed in Section 3.3.1 of this document.

5.3 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 discussed in Section 3.3.2 of this document.

5.4 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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THE 30-YEAR PLAN FOR GREATER ADELAIDE: POLICIES AND TARGETS

POLICIES and TARGETS	RESPONSE
The Vision for Greater Adelaide - Principles	
<p>Principle 1: A compact and carbon efficient city.</p> <p>Create a compact and efficient city capable of supporting population and economic growth without creating an unsustainable demand on infrastructure and natural resources.</p>	<p>The Planning Strategy encourages a form of development that reduces reliance on private vehicle use through more liveable, accessible and connected communities. Creating communities that are more self-reliant in term of</p> <p>The DPA aims to support larger communities at Angle Vale, Playford North Extension, and Virginia which attract additional local services and facilities to service the growing population over time. Having additional services closer to where people live reduces travel demands and enhances community self-reliance and sustainability.</p> <p>The ability to reduce vehicle dependency is also addressed within the requirements relevant to the future design and layout of new suburbs which encourage convenient access to local provided services and promote walking and cycling as alternatives to vehicular use.</p>
<p>Principle 2: Housing diversity and choice.</p> <p>Ensure there is a mixture and diversity of housing types and promote a high level of choice to cater for the changing needs of new and existing residents including the ageing population, families and professionals.</p>	<p>The DPA proposes to introduce new zoning and land use requirements over much of the affected areas to support a diverse mix of housing to meet the needs of the population as it grows and changes.</p> <p>In particular, the new Suburban Neighbourhood Zone encourages low to medium density residential development generally up to three storeys height, with potential for taller buildings that can accommodate a greater number of people close to activity centres.</p> <p>The suite of policies enables development to meet current expectations in housing while allowing for innovation in design in response to household characteristics and community choices which can change over the life of the development of the new urban areas.</p>
<p>Principle 5: World class design and vibrancy:</p> <p>New developments should reflect world class building and suburb designs to create the sustainable urban character for the future and encourage a vibrant and creative culture.</p>	<p>In addition to residential activity, the land use policy proposed in the DPA provides for a variety of uses such as shops, cafes, consulting rooms, child care centres, schools and the like to be conveniently located to the community and encourage place making where people can gather and interact.</p> <p>In addition, there are requirements proposed as part of the DPA and existing requirements in the Development Plan that promote an urban form that supports passive energy design, improved</p>

POLICIES and TARGETS	RESPONSE
	water management and more active communities through walking and cycling.
<p>Principle 6: Social inclusion and fairness</p> <p>To promote an inclusive, fair and equitable city where people have access to the services and jobs that they need, wherever they live.</p>	<p>In addition to supporting various housing types, the proposed Suburban Neighbourhood Zone also identifies a range of non-residential uses as being appropriate in the Zone. This permits the types of services and facilities to be considered and provided based on the community profile and rate of population growth.</p> <p>Each of the proposed urban growth areas provides for new or expanded neighbourhood level activity centres as the foci for local services within easy reach of the residents they are intended to serve.</p> <p>These centres along with other smaller local activity centres, commercial areas, industrial parks, and schools facilitate the creation of locally based employment within the growth areas. However, the provision of major employment lands within the Northern Adelaide Region has been earmarked by the Planning Strategy for Greater Edinburgh Parks and is a short distance away from the proposed new residential areas.</p>
<p>Principle 9: Affordable living</p> <p>Promote a liveable and affordable lifestyle for new and existing residents by maintaining competitive house process, reducing the over reliance on motor vehicles and designing housing and suburbs to reduce water and energy costs.</p>	<p>As mentioned above in relation to Principle 1, the proposed land use framework will promote the attainment of an affordable lifestyle.</p> <p>In addition, the Building Code requires new homes to satisfy energy efficiency rating and the provision of an alternative water supply to supplement mains water (usually through connection to a rainwater tanks). While meeting these requirements may result in additional upfront costs, the long term efficiencies in relation to heating and cooling, and water consumption should assist in attaining a more sustainable and affordable urban environment.</p>
Urban Design - Policies	
<p>2. Maximise and increase the quality of public spaces, and require excellent design in the public realm.</p>	<p>The Playford Council Development Plan contains a General policy section on 'Open Space and Recreation' providing the basis for the provision and design of public spaces across the Council area. This general section is relatively consistent with the best practice policy contained in the latest version of the Planning Policy Library.</p> <p>The 'Open Space and Recreation' policies will be supplemented by the requirements of the Suburban Neighbourhood Zone, which includes new Concept Plans that identify the open space network.</p>

POLICIES and TARGETS	RESPONSE
<p>12. Develop and promote a distinctive range of building typologies for residential housing density, which responds to metropolitan Adelaide's existing character and climate.</p>	<p>The proposed Suburban Neighbourhood Zone has been selected from the suite of zones available from the Planning Policy Library on the basis that its primary focus on lower density housing best reflects the housing preferences and character within established built up areas.</p> <p>Although some diversity in housing is encouraged in the Suburban Neighbourhood Zone, this is expected to be limited and focussed around areas close to activity centres, public transport stops and open spaces.</p>
Affordable Housing - Policies	
<p>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:</p> <ul style="list-style-type: none"> • 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 on surplus government land. <p>4. Provide for the integration of new affordable housing with other new dwellings in development to avoid inappropriate concentrations of social housing.</p> <p>5. Ensure that the standard of affordable housing is at least consistent with other dwellings in a development, for example, in appearance, construction, materials, energy efficiency and water conservation measures.</p>	<p>The DPA proposes to introduce the Affordable Housing Overlay that will apply to the Suburban Neighbourhood Zone.</p> <p>The requirements that apply to new development do not distinguish between the 'affordable housing' component and housing generally. This will ensure an assessment by the relevant planning authority against the Development Plan is based on a similar set of requirements to ensure 'affordable' and other housing types are similar in terms of appearance and character.</p> <p>The requirements for water and energy efficiencies under the Building Code are applicable to all new housing.</p>
Health and Wellbeing - Policies	
<p>1. Design pedestrian and cycle friendly areas in growth areas and existing neighbourhoods to promote active communities.</p> <p>4. Increase housing density and encourage a variety of high-quality shops to locate near railway stations and major bus stops so people can buy groceries and fresh food on their way home, rather than making a separate car journey.</p>	<p>The proposed Suburban Neighbourhood Zone and associated Concept Plans support the provision of local activity centres and parks that are connected via movement networks. These aspects of the land use framework will encourage walking and cycling and to create places for people to meet and interact.</p> <p>The proposed Zone also encourages higher density housing to be located near open spaces, activity centres and public transport to help activate spaces and create a greater sense of</p>

POLICIES and TARGETS	RESPONSE
	safety.
Greater Adelaide Open Space System - Policies	
<p>2. Ensure open space is accessible by all communities and will:</p> <ul style="list-style-type: none"> • link, integrate and protect biodiversity assets and natural habitats • provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres • be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time • encourage passive recreation opportunities such as provision of a variety of paths and children's play equipment. <p>3. Provide neighbourhood open spaces within safe, comfortable walking distances of residents in new growth areas.</p>	<p>The framework for the provision of open space has been considered during the preparation of the Structure Plan and is reflected in the proposed Concept Plans contained in the DPA.</p> <p>The Concept Plans and relevant Objectives and principles of development control will be used to assess detailed proposals to ensure the location and type of open space being provided is suitable, accessible and adaptable.</p>
Water - Policies	
<p>8. Ensure appropriate policy links and consistency between Stormwater Management Plans, Structure Plans and Development Plans to address stormwater and flood management matters.</p>	<p>The Structure Plan investigations identified a stormwater management regime to be applied to the new growth areas. The network of stormwater channels, detention basins and wetlands are shown on the proposed Concept Plans and supported by the requirements of the Suburban Neighbourhood Zone and existing General section policy in the Development Plan that promote water sensitive urban design outcomes.</p>
Communities and social inclusion - Policies	
<p>7. Create safe and inviting public spaces that will encourage community participation by a wide range of people</p> <p>10. Ensure urban renewal activity focuses on place making and building stronger communities</p>	<p>The existing Playford Council Development Plan includes requirements on 'Crime Prevention' to assist in delivering safe and secure urban spaces. These requirements are supported by the changes proposed in the DPA, which encourages</p>
Mixed Use activity centres - Policies	
<p>29. Ensure activity centres promote mixed-use development rather than separate residential, commercial and retail developments.</p> <p>31. Minimise the impact of commercial activities on residential communities by ensuring mixed-use centres comply with</p>	<p>The existing townships of Angle Vale and Virginia include activity centres.</p> <p>The Town Centre Zone at Virginia and the Neighbourhood Centre Zone at Angle Vale are proposed to be extended as part of this DPA to allow the provision of additional services and facilities to cope with a larger population.</p>

POLICIES and TARGETS	RESPONSE
Structure Plan guidelines.	Both expanded centres will be informed by new Concept Plans.
New metropolitan and township growth areas - Policies	
<p>32. Ensure new urban growth occurs in designated urban and township expansion areas shown on Map D7. This map shows the indicative areas of land that will be considered for urban growth. The actual boundaries of land will be identified for public consultation when the process of updating the relevant Development Plan is undertaken.</p> <p>33. Provide sufficient other new growth areas for a 25-year rolling supply of land, of which 15 years is zoned for urban development.</p>	<p>The intention of the DPA is to support the achievement of targets within the 30-Year Plan for Greater Adelaide by securing a supply of land to meet urban growth needs over the next 15 years.</p> <p>The areas proposed for rezoning generally align with those areas identified in the Planning Strategy, although the investigations undertaken as part of the Structure Plan and informing the DPA propose the following differences:</p> <p><i>Angle Vale</i></p> <ul style="list-style-type: none"> inclusion of a portion of the current MOSS land in the Suburban Neighbourhood Zone north of Angle Vale – this land is no longer required for open space purposes, however, the area is affected by flood waters from the Gawler River which will need to be taken into account to ensure future urban development is suitably protected primary production land between Frisby Road and the Northern Expressway has been included into the Suburban Neighbourhood Zone – the value of retaining this land for primary production is compromised as a result of urban encroachment and restricted access (being land that would otherwise be ‘sandwiched’ between the new urban areas and the Expressway). <p><i>Playford North Extension</i></p> <ul style="list-style-type: none"> land between the existing ElectraNet electricity transmission line and Dalkeith Road at Munno Para Downs was not originally included within the Playford North Extension in the Plan, but was the subject of detailed investigation as part of the Structure Plan process. <p><i>Virginia</i></p> <ul style="list-style-type: none"> land located adjacent the intersection of Old Port Wakefield and Port Wakefield roads the existing Industry (Virginia) Zone land on Nash Road, including land located between this zone and Old Port Wakefield Road land between Old Port Wakefield Road and the Adelaide to Darwin railway line.

POLICIES and TARGETS	RESPONSE
	<p>The areas identified provide a compact expansion to existing urban areas and are located to take advantage of superior rail and road infrastructure and transport systems, including the new Northern Expressway.</p>

