

# Development Plan Amendment

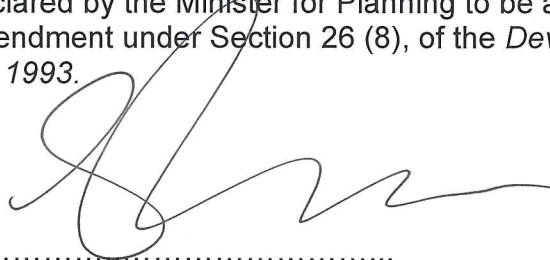
By the Minister

Playford Council Development Plan

## GREATER EDINBURGH PARKS EMPLOYMENT LANDS (PART 2)

### THE AMENDMENT – *For Approval*

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



.....  
Minister's Signature

25/8/14

.....  
Date of Gazette



Government of South Australia

Department of Planning,  
Transport and Infrastructure



# Approval DPA

## Background

The Greater Edinburgh Parks Employment Lands Development Plan Amendment (DPA) Part 2 by the Minister amends the Playford Council Development Plan.

The Greater Edinburgh Parks Employment Lands DPA was split into two parts with Part 1 approved by the former Minister for Planning in 2013.

Part 1 rezoned four parcels of land in the Cities of Playford and Salisbury from Primary Production Zone and Horticulture Zone to Urban Employment Zone to facilitate a world-class enterprise precinct that can capitalise on its proximity to the Edinburgh RAAF Base.

Part 2 (this DPA) considers an extension to the existing SCT Rail Intermodal development which was rezoned under Part 1 to support growth. Infrastructure Agreements were required to address significant stormwater and transport issues (although not required for lands rezoned under Part 1) which have taken additional time to investigate and resolve. For this reason, the land was not included for rezoning as part of Part 1 of the DPA. These Agreements have now been completed and finalised by the landowner, Council and the Minister for Transport, as appropriate.

Additional lands, which were investigated and considered as part of the initial DPA but not included in Parts 1 or 2 of the DPA, have not been progressed as a result of the necessary infrastructure agreements not being completed and / or planning directions still being resolved for some land parcels. These may be progressed under a separate Part 3 as required.

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 4 September 2013 in Adelaide.

## Consultation

The DPA consultation was commenced under the direction of the former Development Policy Advisory Committee (DPAC). The Department considers that the process undertaken and directions received by the former DPAC and former Minister for Planning met all statutory requirements.

A total of twenty nine (29) public submissions, including four (4) from councils, and seven (7) agency submissions were received in relation to the original DPA during the consultation period. The public meeting was well attended, with about 40 people in attendance.

Following consultation, the former DPAC recommended approval of the area affected by the DPA – Part 2, however, the former Minister for Planning resolved to split the DPA to enable the completion of infrastructure agreements over the land that is the subject of Part 2 of the DPA.

Part 2 of the DPA was not considered to warrant an additional consultation on the basis that:

- the zoning proposed under Part 2 reflected that proposed under Part 1 but which was delayed pending the outcome of Infrastructure Agreements
- the issues raised in the 2013 consultation addressing the affected area were considered to remain relevant.

Relevant issues raised during consultation of the original DPA are considered to have been addressed with the rezoning of adjacent and contiguous land under Part 1 of the DPA and / or the subsequent infrastructure agreements to support Part 2 of the DPA.

## **Approval Stage**

### ***Infrastructure***

Two significant infrastructure issues were identified that subsequently warranted Infrastructure Agreements as a basis for progressing Part 2 of the DPA.

- Stormwater – this was recognised as a significant issue for the broader Greater Edinburgh Parks Precinct as well as downstream areas with the future increase of development in the area. Both the Cities and Playford and Salisbury had undertaken investigations that provided an indication of the form of stormwater infrastructure required in the area.
  - An Infrastructure Agreement has since been completed between Council and the land owner that provides for the delivery of a long term, network solution into the future.
- Transport – the changes to zoning and therefore development are recognised to have impacts on the strategic and local road transport network. Transport investigations subsequently identified a range of potential traffic management solutions and an Infrastructure Agreement was completed between the Minister for Transport and the land owner that provides for the delivery of appropriate traffic management solutions into the future.

### ***Alterations to Development Plan***

The changes to be implemented by the Greater Edinburgh Parks Employment Lands DPA – Part 2 include the following:

#### **Playford Council Development Plan**

- (a) Amending the Council Index Map to identify the affected area as Urban Employment Zone rather than Primary Production Zone
- (b) Amending Zone Map Play/9 to identify the affected area as Urban Employment Zone rather than Primary Production Zone
- (c) Amending Policy Area Map Play/9 to identify the affected area as Policy Area 21 – Intermodal
- (d) Amending Precinct Map Play/9 to identify that the affected area is no longer part of Precinct 17 – Horticulture
- (e) Amending Concept Plan Map Play/43 – Greater Edinburgh Parks to identify the affected area as Intermodal Facilities (from Future Employment Land).

<b>AMENDMENT INSTRUCTIONS TABLE</b>					
<b>Name of Local Government Area:</b> City of Playford					
<b>Name of Development Plan:</b> Playford Council					
<b>Name of DPA:</b> Greater Edinburgh Parks Employment Lands (Part 2)					
<i>The following amendment instructions (at the time of drafting) relate to the <b>Playford Council Development Plan</b> consolidated on <b>27 June 2017</b>. 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.</i>					
Amendment Instruction Number	Method of Change  • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted.  • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert or Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
<b>COUNCIL WIDE / GENERAL PROVISIONS (including figures and illustrations contained in the text)</b>					
Amendments required (Yes/No): Yes					
<b>Spatial Extent Maps</b>					
21	Replace	Council Index Map:	With the contents of <b>Attachment A.</b>	N	N
22	Replace	The following maps: 1. Zone Map Play/9 2. Policy Area Map Play/9 3. Precinct Map Play/9:	with the contents of <b>Attachment B.</b>	N	N
<b>Bushfire Risk Maps</b>					
25	Replace	The following maps: 1. Bushfire Protection Area BPA Map Play/1 Bushfire Risk 2. Bushfire Protection Area BPA Map Play/17 Bushfire Risk:	with the contents of <b>Attachment C.</b>	N	N
<b>Concept Plan Maps</b>					
27	Replace	Concept Plan Map Play/43 – Greater Edinburgh Parks:	With the contents of <b>Attachment D.</b>	N	N

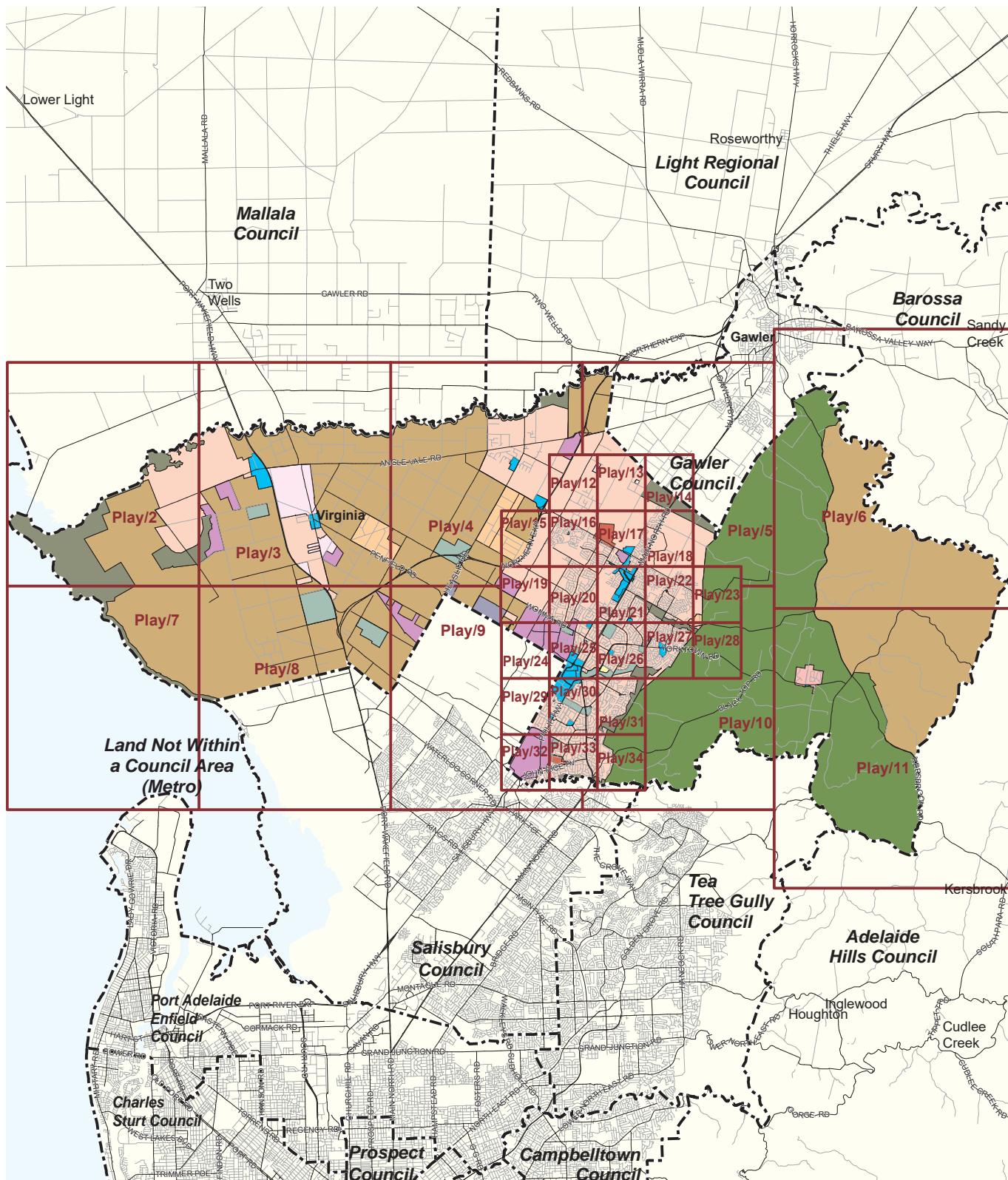


**ATTACHMENT A**

Council Index Map







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/44 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



ATTACHMENT B

Zone Map Play/9

Policy Area Map Play/9

Precinct Map Play/9









### MAP Play/1 Adjoins



 Zone Boundary  
 Development Plan Boundary

# Zone Map Play/9

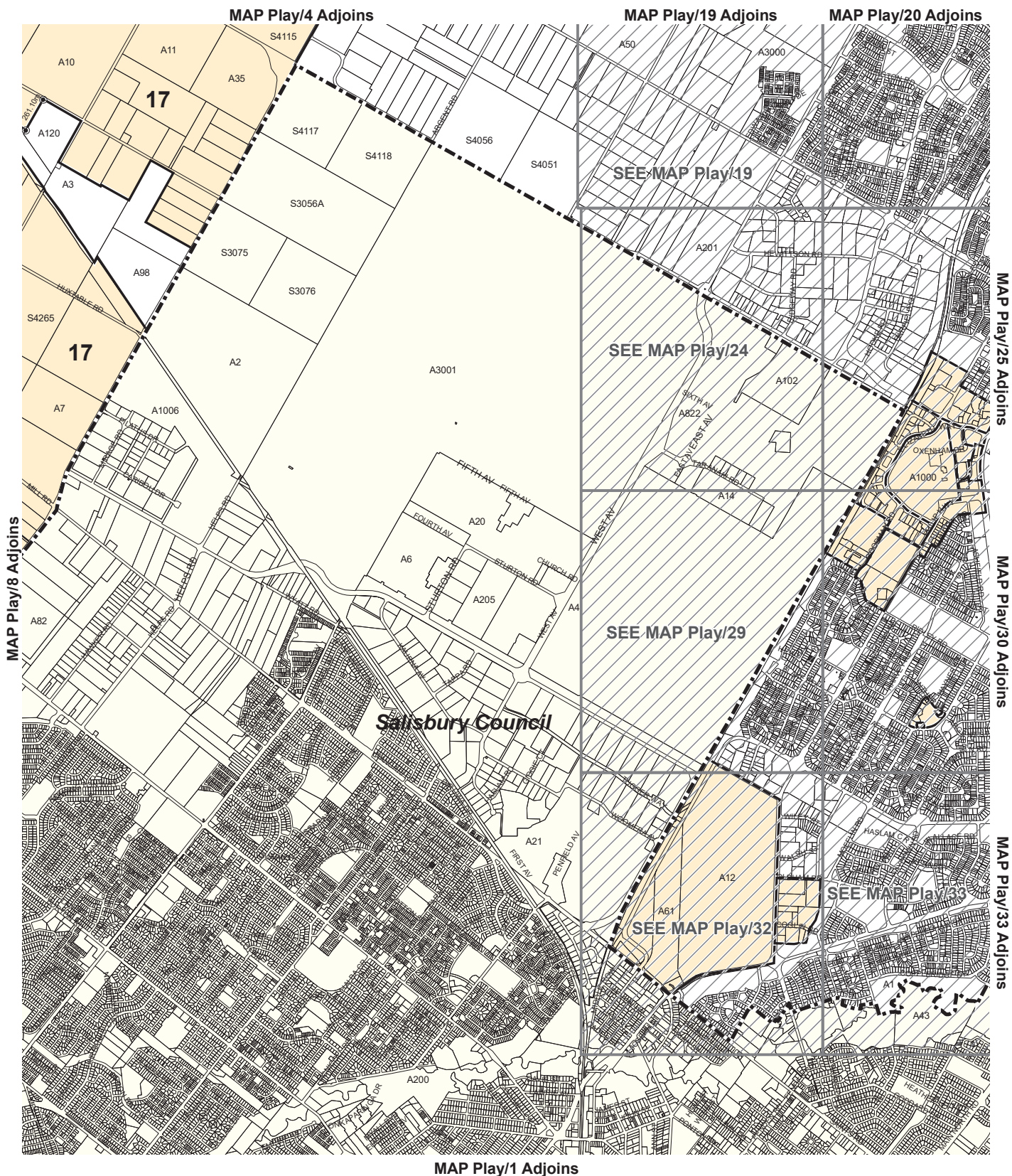












See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

#### Precinct

17 Horticulture

- Precinct Boundary
- Development Plan Boundary

# Precinct Map Play/9

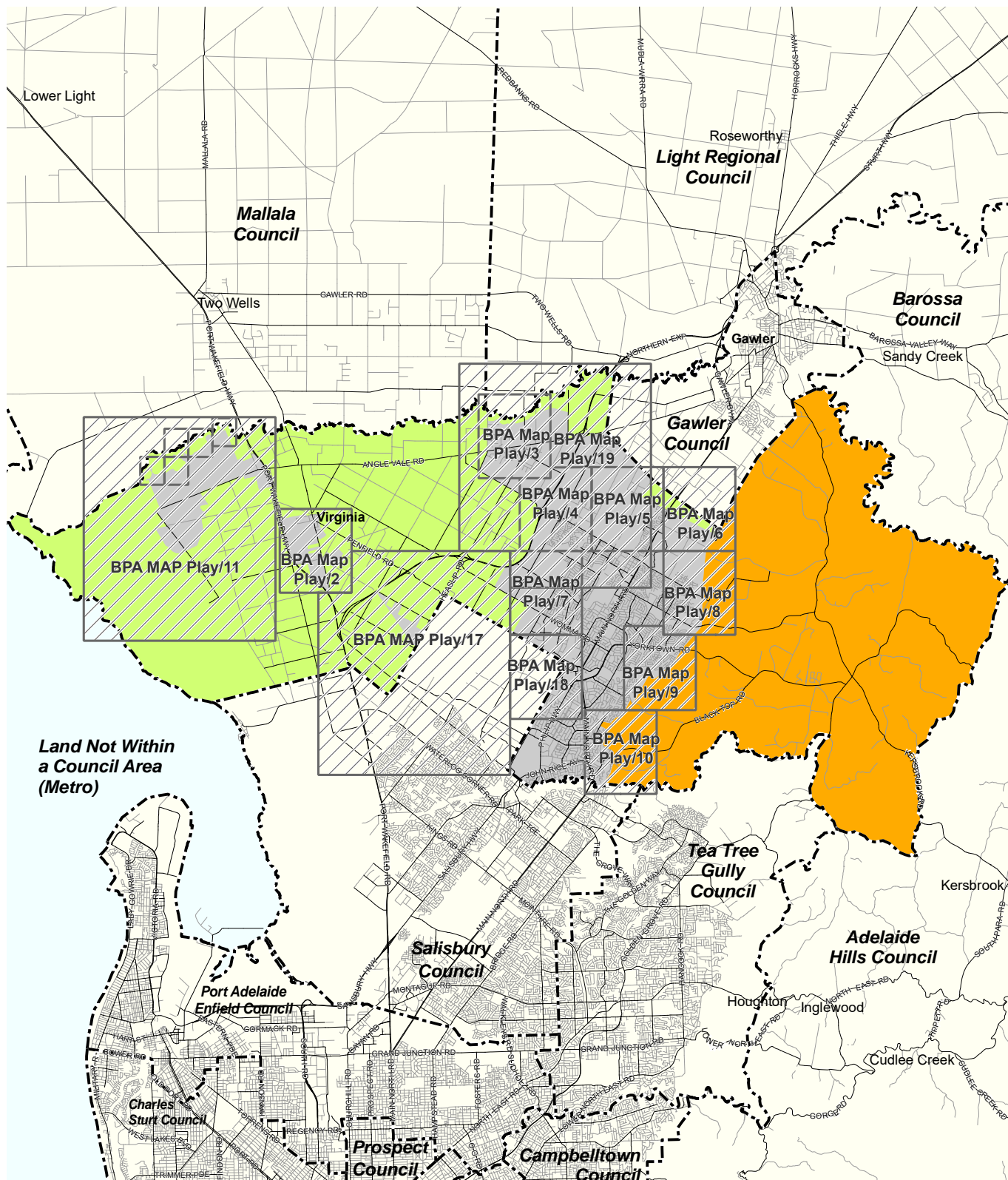
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**ATTACHMENT C**

Bushfire Protection Area BPA Map Play/1 Bushfire Risk  
Bushfire Protection Area BPA Map Play/17 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

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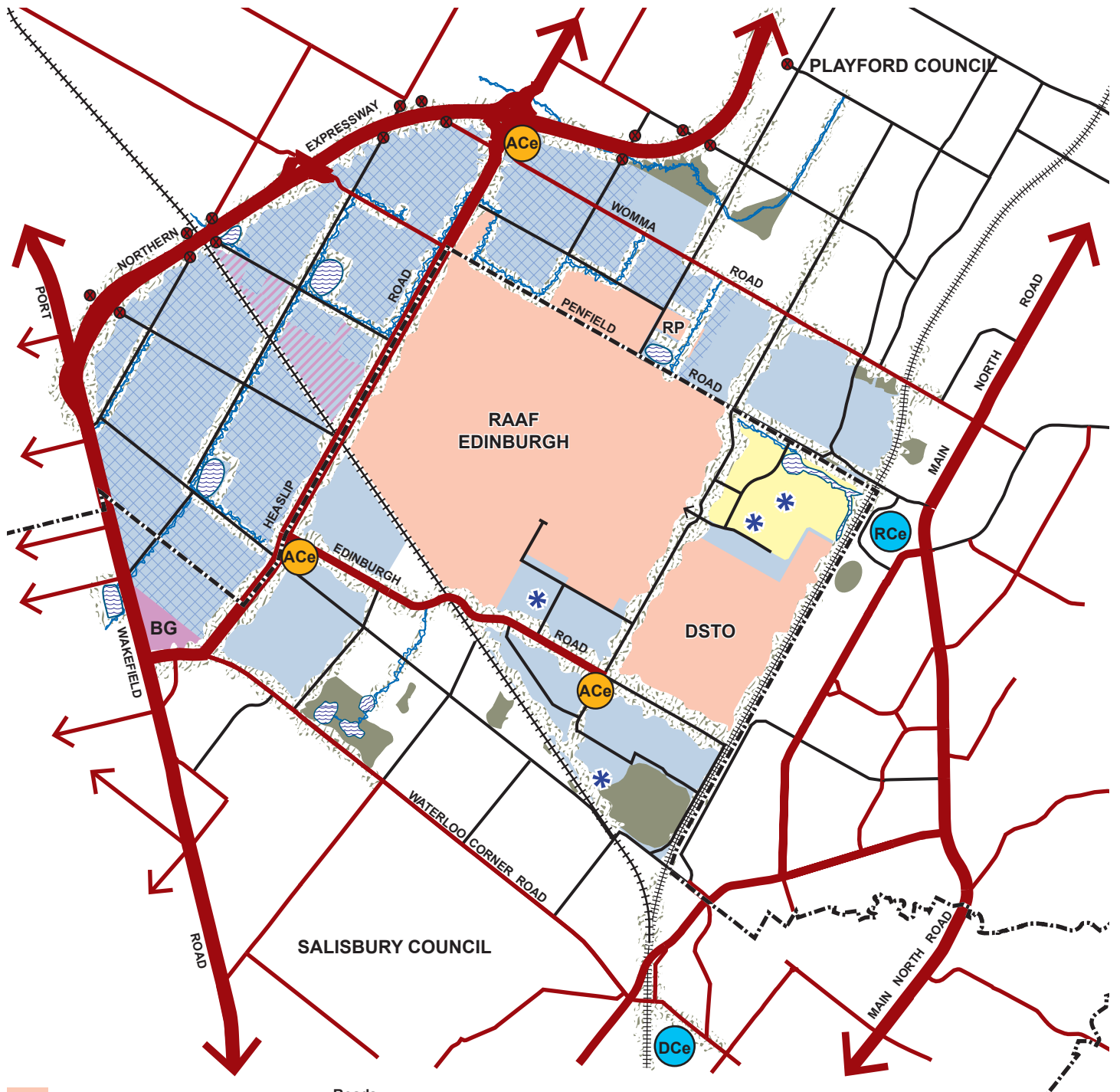




ATTACHMENT D

Concept Plan Map Play/43 – Greater Edinburgh Parks

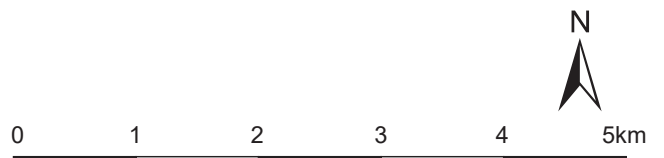




- Excluded (Defence land)
- RP Residential Park
- Employment Land
- Future Employment Land
- Stormwater Detention Basins
- BG Bulky Goods Node
- Intermodal Facilities
- Future Development Precinct
- Open Space / Green Corridor / Buffer
- Recreation

- Local Activity Centre
- District Centre
- 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

