

APPENDIX 6. STRATEGIC PLANNING ANALYSIS

(1) STATE PLANNING POLICIES

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

SPP Key Principles

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

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 1 Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p>	
<p>1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The proposed Code Amendment seeks to facilitate the ongoing and expanded use of the land for employment generating purposes. The Affected Area is well serviced by existing essential infrastructure.</p> <p>The accommodation of additional zoned employment land will assist servicing the strong housing and population growth which the Gawler region has experience over the last decade and more.</p> <p>The Town of Gawler is expected to accommodate an additional 10,476 residents over the next 14 years. Whilst there are designated greenfield areas identified with capacity to accommodate residential growth, employment lands are currently defined through existing zoning, with Employment and Strategic Employment Zones located within the Council area. Analysis has indicated that such employment type zones are primarily concentrated in the northern portion of the Council area, are extensively developed and are in the form of smaller parcels which do not support a large/integrated bulky goods/service trade precinct.</p> <p>The Affected Area is well suited to accommodating employment generating uses given its frontage, access and exposure to Main North Road and noting that portion of the land is presently used for such purposes.</p>
<p>1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p>	<p>The proposed Code Amendment will see the logical and orderly delivery of formal employment lands within the metropolitan Adelaide region and the Town of Gawler in particular. The land is well connected to existing infrastructure and is supported by a State Maintained Road.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<p>The Affected Area has direct access to Main North Road and is convenient to the Suburban Activity Centre Zone and Gawler Green Shopping Centre located immediately to the south of the Gawler Racecourse.</p>
<p>SPP 2 Design Quality: To elevate the design quality of South Australia’s built environment and public realm.</p>	
<p>2.10 Facilitate development that positively contributes to the public realm by providing active interfaces with street and public open spaces.</p>	<p>The Code Amendment seeks to provide a policy environment which facilitates the successful delivery of a modern and comprehensive redevelopment of the Affected Area. Attainment of design quality is a general expectation built into the Code, and the Concept Plan is an additional tool intended to guide appropriate interface management outcomes.</p>
<p>SPP 4 Biodiversity: To maintain and improve our state’s biodiversity and its life supporting functions.</p>	
<p>4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.</p>	<p>The Affected Area is not one of recognized natural character. Numerous planted trees exist on the site, five of which are significant and eleven of which are regulated. An assessment of the trees has been undertaken by a suitably qualified arborist to consider the environmental values of the trees and identify any that should be retained as part of a future development of the Affected Area.</p> <p>The Regulated and Significant Tree Overlay will continue to apply to the Affected Area that will provide appropriate policy guidance in relation to any tree damaging activity.</p>
<p>SPP 5 Climate Change: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p>	
<p>5.2 The good design of public places to increase climate change resilience and future liveability.</p>	<p>The Code Amendment will deliver a zoning environment which supports the further development of employment lands.</p> <p>The nature of future development of the Affected Area is such that there will be no additional public land or spaces created, however opportunity exists to contribute to an upgrade of the existing public realm at the interface of the land, including the provision of street trees and the like.</p>
<p>5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</p>	<p>Through the proposed Code Amendment, the Affected Area will be located within the following Overlays:</p> <ul style="list-style-type: none"> • Defence Aviation Area Overlay (All structures over 45 metres) • Hazards (Bushfire - Urban Interface) Overlay • Hazards (Flooding General) Overlay • Prescribed Water Resources Area Overlay

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<ul style="list-style-type: none"> • Regulated and Significant Tree Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay <p>These Overlay's provides clear guidance on matters related to natural hazards and management of same.</p> <p>Notwithstanding, investigations and engagement will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk for future development of the Affected Area. Consultation with the Country Fire Service (CFS) will occur during the engagement phase of the Code Amendment process.</p>
<p>SPP 6 Housing Supply and Diversity: To promote the development of well-serviced and sustainable housing and land choices where and when required.</p>	
<p>6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p>	<p>Portion of the Affected Area is presently used for non-residential uses.</p> <p>The Town of Gawler has substantive areas zoned and planned for residential growth. Conversely, it has limited vacant land zoned for large format employment generating uses.</p> <p>Reinforcing the existing non-residential use of the Affected Area via this Code Amendment will also deliver a zoning environment which supports the employment growth of Gawler, which otherwise, has little to no land set aside for such purposes.</p> <p>The rezoning of the Affected Area will not significantly impact on residential land supply, noting the general capacity of broad hectare land within the Gawler region.</p>
<p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</p>	<p>The reinforcement of the employment land use of the Affected Area via this rezoning process will support access of the local population to jobs and large format retail.</p>
<p>SPP 7 Cultural Heritage: To protect and conserve heritage places and areas for the benefit of our present and future generations.</p>	
<p>7.1 Recognise and protect Indigenous cultural heritage sites and areas of significance.</p>	<p>The Code Amendment is not anticipated to impact on areas of Indigenous cultural heritage significance.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	Investigations undertaken to date have confirmed that there are no Aboriginal Site's or Object's registered for the Affected Area.
<p>SPP 11 Strategic Transport Infrastructure: To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p>	
<p>11.1 Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).</p>	<p>Preliminary engagement has been undertaken with DIT to identify an access solution which ensures all traffic to and from the Affected Area occurs via a new controlled intersection to Main North Road. This solution, which will be funded by the Proponent, has been identified by MFY as the optimum traffic outcome which should not unduly impact on the function of the State Maintained Road, whilst also ensuring an improvement to the traffic conditions on adjacent local roads.</p> <p>A copy of MFY's investigation report is contained in Appendix 9.</p> <p>In addition to the proposed access solution, through the proposed Code Amendment the Affected Area will be subject to the following Overlays:</p> <ul style="list-style-type: none"> • Advertising Near Signalised Intersection Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay <p>These Overlays ensure that future development of the land will result in safe and convenient access arrangements and ensure that advertising will not result in unsafe traffic outcomes.</p>
<p>11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</p>	<p>Main North Road is a State Maintained Road which is a major form of transport infrastructure in the locality. The proposed Code Amendment seeks to leverage from this existing investment and provide opportunity for further economic growth and investment.</p>
<p>11.3 Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</p>	<p>The Code Amendment proposes a range of infrastructure investigations. The identification and funding of any off-site infrastructure is critical and will be considered throughout the rezoning process.</p>
<p>11.4 Minimise negative transport-related impacts on communities and the environment.</p>	<p>The Affected Area has frontages to Main North Road and Sheriff Street. Existing crossovers are provided to both.</p> <p>The Main North Road, Sheriff Street and First Street intersection contains a number of conflict points and has been partially closed. Advice obtained from MFY</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<p>suggests that the intersection does not meet relevant Australian Standards and Austroad design criteria.</p> <p>MFY have considered potential access arrangements for the Affected Area in the context of these existing constraints. As part of these recommendations, it has been suggested that:</p> <ul style="list-style-type: none"> • no access be provided to Sheriff Street; • access be provided to and from Main North Road; and • access to Main North Road be controlled with either a roundabout or a traffic signal. <p>Preliminary modelling has indicated that a controlled access can be achieved to Main North Road. Such modelling will be advanced as part of the investigations proposed to inform the Code Amendment.</p>
<p>SPP 14 Water Security and Quality: To ensure South Australia’s water supply is able to support the needs of current and future generations.</p>	
<p>14.5 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</p>	<p>The future development of the Affected Area will take into account the characteristics of the land and ensure that WSUD principles are incorporated into designs.</p>
<p>14.6 Support development that does not adversely impact on water quality.</p>	<p>The Affected Area is subject to the Prescribed Water Resources Area Overlay. The Code provides appropriate controls to ensure that the future development of the land protects water quality.</p>
<p>SPP 15 Natural Hazards: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p>	
<p>15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</p>	<p>The Affected Area is located within the following Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Urban Interface) • Hazards (Flooding General) <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations will be undertaken to understand the likely impact of these Overlays and ensure appropriate measures are taken to</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	mitigate against risk. This will include consultation with the CFS during the engagement stage of the Code Amendment process.
SPP 16 Emissions and Hazardous Activities: To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.	
State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>16.1 Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:</p> <ul style="list-style-type: none"> a) supporting a compatible land use mix through appropriate zoning controls b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver. 	<p>It is acknowledged that the Affected Area is within a General Neighbourhood Zone, with existing residential uses located to the north, south and east.</p> <p>Investigations have been undertaken as part of the Code Amendment to consider the interface with the adjacent residential uses. In addition to the policies within the Zone Overlay that manage the residential interface and amenity, a Concept Plan is proposed that includes, among other things, a minimum no build setback area from the east and west boundaries of the Affected Area that adjoin the existing residential properties and acoustic barrier.</p> <p>The Concept Plan will ensure that future development of the Affected Area maintains appropriate separation from existing residential development, provides opportunities for landscaping and fencing treatments along these boundaries and minimises massing of future built form.</p>
<p>16.2 Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</p>	<p>Site contamination is not anticipated to be an impediment to the future development of the land, given the uses envisaged by the intended Employment Zone.</p> <p>The site contamination General Development Policies in the Code will apply to the Affected Area through this Code Amendment ensuring that should more sensitive land uses be proposed in the future the suitability of the use for the Affected Area will be assessed and any risks appropriately managed.</p>

(2) REGIONAL PLANS

The Regional Plan – The 30 Year Plan for Greater Adelaide

The key policy themes of the 30 Year Plan for Greater Adelaide (the Regional Plan) 2017 Update which are most relevant to this Code Amendment are:

- transit corridors, growth areas and activity centres;
- design quality;
- housing mix, affordability and competitiveness;
- the economy and jobs; and
- transport.

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

The key targets from the Regional Plan relevant to the Code Amendment are contained in the following table.

Regional Plan Themes and Policies	Code Amendment Alignment with Regional Plan
Transit corridors, growth areas and activity centres	
P1 Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.	The Affected Area is located within the planned urban lands to 2045 as contained in the 30-Year Plan.
P12 Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.	The Code Amendment seeks to provide an area for ongoing employment generating uses and future development which can be connected/accessible to existing infrastructure. The Affected Area is within an existing built-up area which has the potential for further intensification and growth.
Health, Wellbeing and Inclusion	
P47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include: <ul style="list-style-type: none"> • diverse housing options that support affordability • access to local shops, community services and facilities • access to fresh food and a range of food services 	An integrated and comprehensive development outcome is capable of being delivered in this location. This will assist in the creation of a healthy neighbourhood through the establishment of water sensitive urban landscaping and tree planting within the public realm.

Regional Plan Themes and Policies	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> • safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities • walkable connections to public transport and community infrastructure. <p>P49 Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p>	
Infrastructure	
<p>P86 Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> • walking and cycling paths and facilities • local stormwater and flood management including water sensitive urban design • public open space • sports facilities • street trees • community facilities, such as childcare centres, schools, community hubs and libraries <p>P86 Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.</p>	<p>The Code Amendment will include a review of both service and social infrastructure provision in order to identify existing capacity and the potential need for augmentation.</p> <p>Relevant agreements (as required) can be entered into should the need for augmentation be identified.</p>
Biodiversity	
<p>P93 Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p>	<p>The Affected Area adjoins a public open space reserve which contains stormwater infrastructure. Such presents an opportunity for enhancement of the greenway/landscaping within the locality.</p>
Climate Change	
<p>P105 Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> • protect valuable primary production land 	<p>The proposed Code Amendment will support a compact urban form with the Affected Area located within a designated urban area.</p>

Regional Plan Themes and Policies	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas conserve areas of nature protection areas safeguard the Mount Lofty Ranges Watershed reduce vehicle travel and associated greenhouse gas emissions. 	
Water	
<p>P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p>	<p>The Code includes policies which are instructive in respect water quality, use and management. Engineering investigations will ensure that future proposed urban development will not be contrary to the relevant water policies.</p> <p>It is noted that the Stormwater Management Overlay does not apply to the Employment Zone and will not apply to the Affected Area as part of the Code Amendment. To ensure appropriate future water management, efficiency and use, the Designated Entity proposes to enter into an LMA (refer Appendix 7) that will inform future development of the Affected Area.</p>
Emergency Management and Hazard Avoidance	
<p>P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> avoidance adaptation protection 	<p>It is acknowledged that the Affected Area is subject to the following Overlays:</p> <ul style="list-style-type: none"> Hazards (Bushfire - Urban Interface) Hazards (Flooding General) <p>These Overlay's provides clear guidance on matters related to natural hazards. Notwithstanding, detailed investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk, including engagement with the CFS.</p>

(3) OTHER STRATEGIC PLANS

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

The following table identifies the key aspects within other strategic documents which are relevant to this Code Amendment:

Document	Code Amendment Outcome
<p>Gawler Community Plan 2030+</p> <p><i>Goal 1.1.1 Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.</i></p> <p><i>Goal 1.2.5 Strengthen the position and promotion of Gawler as a regional hub.</i></p> <p><i>Goal 2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.</i></p> <p><i>Goal 2.4.2 Engage with the business community to attract business and job opportunities and promote Gawler as a regional hub.</i></p>	<p>The Code Amendment will promote Gawler as a regional hub and support the supply of well-located commercial land that attracts businesses and job opportunities in the area by rezoning the Affected Area to the Employment Zone and supporting the continued use of the Affected Area for commercial uses.</p>
<p>Gawler Economic Development Strategy 2020-2025</p>	<p>The Strategy highlights that in 2019, retail trade was the second highest employment sector within the Town of Gawler and the fourth highest sector in terms of gross revenue.</p> <p>The Strategy highlighted that many people working in the Town of Gawler reside outside of the area, whilst many residents of the Town of Gawler work outside of the area (approx. 59%).</p> <p>Critically the Strategy highlighted a sustained decline in the number of businesses operating in the Council area. The decline in retail business over the previous five years was 21.6%, which was expressed in the Strategy as being of concern. The need to revitalise the local economy and reverse current business trends was made clear.</p> <p>The Code Amendment will support the intent of the Designated Entity to invest in the Council area and support the generation of more than 200 permanent jobs.</p> <p>Whilst Mainstreet Activation is Pillar 1 of the Strategy, the land uses arising from the Code Amendment will not detract from the retail services which exist and are sought within Murray Street.</p>