

APPENDIX 4. 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><i>(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.</i></p> <p><i>(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p> <p><i>(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.</i></p> <p><i>(1.9) Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.</i></p>	<p>The proposed Code Amendment seeks to deliver planned residential growth within Greater Adelaide. The proposal has the potential to yield approximately 2,500-3,000 allotments and will deliver an appropriate and desired offering in the south east of the Fleurieu region.</p> <p>The proposed Code Amendment will see a logical expansion of an existing township and ensure there is adequate land supply for projected growth.</p> <p>Development of the Affected Area through a master planned neighbourhood, accompanied by a Concept Plan, will ensure there is adequate staging and provision of necessary infrastructure. The Code Amendment will deliver a range of new low-density residential outcomes in a walkable neighbourhood.</p>
<p>SPP 2 Design Quality: To elevate the design quality of South Australia’s built environment and public realm.</p>	
<p><i>(2.9) Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.</i></p> <p><i>(2.10) Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</i></p> <p><i>(2.13) Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.</i></p>	<p>The Master Planned Township Zone will facilitate development that is complementary to existing township settlement patterns, adjacent rural landscapes and natural features.</p> <p>The future development of the land will deliver public open space in a manner that provides both local amenity and a stormwater management function.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>(2.14) Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.</i></p>	
<p>SPP 4 Biodiversity: To maintain and improve our state’s biodiversity and its life supporting functions.</p>	
<p><i>(4.4) Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.</i></p>	<p>Development of a large master planned neighbourhood presents an opportunity to provide a connected green infrastructure system.</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><i>(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.</i></p> <p><i>(6.2) The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</i></p> <p><i>(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.</i></p> <p><i>(6.4) The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</i></p> <p><i>(6.6) A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p> <p><i>(6.7) Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).</i></p>	<p>The Code Amendment will deliver the rezoning of approximately 241ha of land to support residential growth in an area with limited zoned land supply.</p> <p>Development outcomes sought will be well-designed and take into account the Affected Areas characteristics, including topography and natural features.</p> <p>The Code Amendment seeks to apply the Affordable Housing Overlay to the whole of the Affected Area, which provides incentives for provision of affordable housing.</p> <p>The Affected Area is within a planned growth area and can be developed to minimise land use conflicts.</p> <p>The Master Planned Township Zone will facilitate coordinated development of a walkable, healthy neighbourhood. The zone also facilitates a variety of housing types and allotment sizes to ensure a diverse range of housing is provided, flexible to market preferences.</p> <p>The Affected Area is not within an Environmental and Food Production Area.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>(6.8) <i>Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</i></p> <p>(6.11) <i>Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</i></p>	
<p>SPP 8: Primary Production: A diverse and dynamic primary industry sector making the best use of natural and human assets.</p>	
<p>(8.4) <i>Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.</i></p>	<p>Master planning of the Affected Area will ensure the interface with primary production areas is managed effectively. The Concept Plan will also be used to reinforce buffer and interface areas.</p>
<p>SPP 9: Employment Lands: To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p>	
<p>(9.2) <i>Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</i></p> <p>(9.7) <i>Encourage appropriate retail development through the implementation of best practice retail planning guidelines.</i></p> <p>(9.8) <i>Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</i></p>	<p>Investigations have reviewed previous work undertaken and determined the appropriate amount of retail and commercial space to support the growth area.</p>
<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>(11.3) <i>Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</i></p> <p>(11.4) <i>Minimise negative transport-related impacts on communities and the environment.</i></p>	<p>Infrastructure agreements are required to ensure contributions are made towards the funding and provision of required infrastructure. This process is made considerably easier due to the Affected Area being in single ownership.</p> <p>The Code Amendment will apply the Noise and Air Emissions Overlay to mitigate against road and rail related noise.</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) <i>Identify and minimise the risk to people, property and the environment from</i></p>	<p>The Affected Area is located within the:</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>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.</i></p> <p><i>(15.4) Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.</i></p> <p><i>(15.6) Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.</i></p>	<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay; and • Hazards (Flooding – Evidence Required) Overlay. <p>These Overlays provide clear guidance on matters related to natural hazards. No changes are proposed to the application of these overlays.</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;
- health, wellbeing and inclusion;
- the economy and jobs;
- infrastructure;
- biodiversity;
- open space, sport and recreation;
- water; and
- emergency management and hazard avoidance.

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 identified priorities or targets	Code Amendment Alignment with Regional Plan
Transit corridors, growth areas and activity centres	
<p>P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.</p> <p>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.</p>	<p>The Affected Area is located within the planned urban lands to 2045 as contained in the 30-Year Plan.</p> <p>The Code Amendment seeks to provide an area for low density, low scale residential development which is contiguous to the existing built-up area and represents a logical expansion of the township and associated infrastructure.</p>
Design Quality	
<p>P26 Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide’s changing housing needs, reflects its character and climate, and provides a diversity of price points.</p>	<p>The Code Amendment will introduce a zone which will facilitate a range of housing typologies and can respond to local demand and changing household needs.</p> <p>The introduction of the Master Planned Township Zone will ensure a coordinated and well-</p>

<p>P28 Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.</p> <p>P29 Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</p> <p>P30 Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p>	<p>designed development which is compatible with the character of the existing township.</p>
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Housing mix, affordability and competitiveness

<p>P36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p>P37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> ▪ ancillary dwellings such as granny flats, laneway and mews housing ▪ dependent accommodation such as nursing homes ▪ assisted living accommodation ▪ aged-specific accommodation such as retirement villages ▪ small lot housing types ▪ in-fill housing and renewal opportunities. <p>P42 Provide for the integration of affordable housing with other housing to help build social capital.</p> <p>P43 Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).</p>	<p>The Code Amendment will introduce the Master Planned Township Zone which facilitates residential development.</p> <p>This zone is considered sufficiently flexible to enable development of allotments (and associated housing product) which responds to market preference and choice in this location. Currently around 92% of dwellings in Goolwa are separate houses and a rezoning presents an opportunity to increase housing diversity and offer a variety of housing choices for all ages.</p> <p>An increase in the supply of residential zoned land will increase competition in the Fleurieu residential land markets and therefore assist in relieving pricing pressures. The Affordable Housing Overlay will be applied to ensure provision of at least 15% affordable housing within the development.</p>
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<p>P44 Enable and encourage the provision of affordable housing through linking incentives, including the benefits of re-zoning such as planning policy bonuses or concessions to new affordable housing supply.</p> <p>P46 Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</p>	
<p>Health, wellbeing and inclusion</p>	
<p>P47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <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 ▪ 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> <p>P50 Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p> <p>P53 Encourage the integration of green infrastructure in the public and private realms to</p>	<p>The 2016 Masterplan identified the core road network, the general location of facilities and services for the growth area and will form the basis of a concept plan.</p> <p>The Master Planned Township Zone contains policies to ensure future development has good quality open space, landscaping, tree planting and activity centres.</p> <p>The 2016 Master Plan will be reviewed and amended to reflect the investigations that will be undertaken on the Code Amendment, such as the size and location of any activity centre, buffer areas and road network.</p>

<p>support positive physical, mental and social health outcomes.</p>	
<p>The economy and jobs</p>	
<p>P62 Manage the interface between townships and adjacent primary production activities and areas of nature protection.</p>	<p>Investigations have been undertaken to ensure appropriate interface management strategies are in place, these are largely through use of a Concept Plan and the Noise and Air Emissions Overlay.</p>
<p>Transport</p>	
<p>P75 Increase the number of neighbourhoods, main streets and activity centres where place is given greater priority than vehicle movement by adopting a 'link and place' approach.</p> <p>P77 Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.</p>	<p>The Code Amendment will introduce a Concept Plan which identifies a local traffic network as well as shared paths which lead to the proposed activity centre. These shared paths also seek to integrate with the existing residential community.</p> <p>New housing will not impact the existing airport or rail line. The Code Amendment proposes use of the Noise and Air Emissions Overlay to mitigate noise and air emissions from the adjacent rail corridor.</p>
<p>Infrastructure</p>	
<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>P88 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 includes investigations relating to hard and soft infrastructure which identify existing capacity and the potential need to augment services.</p> <p>Relevant infrastructure agreements will be entered into where necessary.</p> <p>Use of the Emerging Township Activity Centre Subzone a Concept Plan is proposed to ensure infrastructure and future activity centre are identified.</p>

Biodiversity	
<p>P93 Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p>	<p>Investigations have been undertaken to inform environmental opportunities (such as greenways along existing vegetated drainage lines) and constraints (such as areas of native vegetation). These are identified on the Concept Plan.</p>
Open space, sport and recreation	
<p>P99 Ensure quality open space is within walking distance of all neighbourhoods to:</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 ▪ incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity ▪ contain appropriate and low- maintenance species and locate trees to maximise shade ▪ encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment ▪ foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities. <p>P103 Ensure that public open space is adequately greened and irrigated (where appropriate) to act as a natural cooling system to reduce heat island effects in urban areas.</p> <p>P104 Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.</p>	<p>A new master planned neighbourhood provides the opportunity to ensure open space and other facilities are well designed and within walking distance to all future residents. Policies within the Master Planned Township Zone will facilitate these outcomes.</p>
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>P117. Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:</p> <ul style="list-style-type: none"> ▪ run-off from infill development ▪ urban flooding from increased short-duration intense rainfall events associated with climate change ▪ pollution from roads and other developed areas. 	<p>The Code includes policies which are instructive in respect water quality, use and management.</p> <p>Engineering investigations ensure that the proposed urban development will not be contrary to the relevant water policies.</p>
<p>Emergency management and hazard avoidance</p>	
<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>P120 Decrease the risk of loss of life and property from extreme bushfires through creating buffers in new growth areas that are in or adjacent to areas identified as high risk from bushfires.</p> <p>P122 Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.</p>	<p>Overlays that apply to the Affected Area provide guidance on matters related to natural hazards.</p> <p>The hazard overlays provide policy to mitigate bushfire and flooding risk. No changes are proposed to application of these overlays.</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>Strategic Management Plan Alexandrina 2040 (Alexandrina Council)</p>	<p>Key indicators from the Strategic Plan that are relevant to this Code Amendment are:</p> <ul style="list-style-type: none"> • Liveable – distinctive villages, places, spaces and transport networks to support active lifestyles, vibrant cultures and productive enterprise • Green – nature is valued and resources are managed sustainably • Connected – safe, healthy and enjoy accessible infrastructure and services <p>The Code Amendment investigations have confirmed that the Affected Area is suitable for residential purposes. The zone selected supports an urban form and density consistent with the Council’s Strategic Plan.</p>
<p>Alexandrina Connecting Communities – Community Strategic Plan 2014-23</p> <p>Alexandrina Council Community Wellbeing Action Plan 2022–26</p> <p>A2040 Live. Green. Connected. Our plan to thrive 2020-2024</p> <p>Disability Access and inclusion plan 2021-2024</p> <p>Alexandrina Council Community Land Management Plan 2023-27 [Draft]</p>	<p>These documents were reviewed as part of the Social Infrastructure Assessment.</p> <p>The Code Amendment supports these documents by introducing the Master Planned Township Zone, Emerging Township Activity Centre Subzone and a Concept Plan which promotes the creation of public open space networks, shared paths, active travel, sport and recreation facilities, community facilities and public spaces.</p>