

APPENDIX 4. STRATEGIC PLANNING OUTCOMES

(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.

Principles of Good Planning

The Principles of Good Planning are set out by section 14 of the *Planning Development and Infrastructure Act 2016*. The Principles most relevant to the rezoning of land for residential purposes are summarised below:

Principle	Code Amendment Outcome
<p>(a) long-term focus principles as follows:</p> <ul style="list-style-type: none"> i. policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations; ii. policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs; 	<p>The Code Amendment is delivering land for residential purposes that was identified for this purposes within the 30 Year Plan for Greater Adelaide, which seeks to balance the release of land in an ecologically sound manner and achieves liveability for future generations.</p> <p>In addition, the Code Amendment is responding to a State wide peak in housing demand which is contributing to a housing affordability crisis (i.e. is responding to emerging challenges).</p>
<p>(b) urban renewal principles as follows:</p> <ul style="list-style-type: none"> i. preference should be given to accommodating expected future growth of cities and towns through the logical consolidation and redevelopment of existing urban areas; ii. the encroachment of urban areas on areas of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances; 	<p>The 30 Year Plan for Greater Adelaide provides targets for both urban consolidation (infill) and expansion of urban areas (greenfield), at a ratio of 85% infill and 15% greenfield. Notwithstanding this, the Plan also identifies land to accommodate greenfield growth. The Affected Area is identified for these purposes.</p> <p>In addition, the land is not within an area of rural, landscape or environmental significance noting that such areas are protected by the Environment and Food Production Area, and the Affected Area is not within this area.</p>

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	Code Amendment Outcome
<p>1. Integrated Planning</p> <p><i>Objective: To apply the principles of integrated planning (Figure 2) to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.</i></p>	

State Planning Policy		Code Amendment Outcome
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>The proposed rezoning will increase the zoned land supply within Strathalbyn in an area that can be serviced by infrastructure, forms a logical extension of the township and has been earmarked for future growth.</p> <p>The Affected Area is within walking distance to the heart of the township, including supermarkets, schools and recreations facilities.</p>
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.	
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.	
1.9	Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.	
2	<p>Design Quality</p> <p><i>Objective: To elevate the design quality of South Australia's built environment and public realm.</i></p>	
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.	The Master Planned Township Zone has been selected as the most appropriate zone given the existing character of the township. The zone contains policies that are complementary to existing township settlement patterns, adjacent rural landscapes and natural features.
6	<p>Housing Supply and Diversity</p> <p><i>Objective: to promote the development of a well-serviced and sustainable housing and land choices where and when required.</i></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>Currently, 92.8% of dwellings in Strathalbyn are separate houses. In 2016, 94.9% were separate houses. This demonstrates that new development within the township is having an impact on the dwelling type variety.</p> <p>Rezoning the Affected Area to a zone that caters for various housing types will provide further opportunity for development of diverse housing options, including affordable housing.</p> <p>The Affected Area has had previous investigations relating to infrastructure and there are no major obstacles in this regard.</p>
6.2	The timely supply of land for housing that is intergraded with, and connected to, the range of services, facilities, public transport and infrastructure needed to support the liveable and walkable neighbourhoods.	
6.3	Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure;	

State Planning Policy		Code Amendment Outcome
	promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.	Any augmentation or upgrades required can be funded through developer contributions.
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.	<p>The Affected Area is within walking distance of the main street (just over 1km) and approximately 1.5km from the local schools. There are recreational facilities such as an oval and tennis courts close to the Affected Area. Future development of the Affected Area will facilitate a healthy neighbourhood and promote active travel.</p> <p>Through the Code Amendment it is proposed to apply the Affordable Housing Overlay to the Affected Area to help facilitate affordable housing outcomes within any proposed future development.</p>
6.6	A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	
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).	
6.8	Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.	
6.11	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.	
8	Primary Industry <i>Objective: a diverse and dynamic primary industry sector making the best use of natural and human assets.</i>	
8.4	Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.	Code Amendment investigations will include assessment of the interface with the surrounding land uses and an appropriate policy response will be determined.
15	Natural Hazards <i>Objective: to build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</i>	
15.1	Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme head events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay; and • Hazards (Flooding – Evidence Required) Overlay².

² A Flooding Hazards Mapping Update Code Amendment is being undertaken by the Department for Trade and Investment. No changes are proposed to this Overlay within the Alexandrina Council.

State Planning Policy		Code Amendment Outcome
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.	These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations will be undertaken to understand the likely impact of natural hazards such as flooding and ensure appropriate measures are taken to mitigate against risk. Engagement will be undertaken with the Country Fire Service (CFS) for assessment and direction on the potential impacts of bushfire on any future development that may occur as a result of the rezoning.
15.6	Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.	

(2) REGIONAL PLANS

The Regional Plan

The key policies and targets of The 30 Year Plan for Greater Adelaide which are most relevant to this Code Amendment are summarised below.

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.

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 prescribed by The 30-Year Plan.</p> <p>The Code Amendment seeks to provide zoning to facilitate 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>
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>The Affected Area is within walking distance to shops and services and will provide more land supply in an area where demand is high.</p> <p>Rezoning the Affected Area to a zone that caters for various housing types will provide an opportunity for development of diverse housing options, including affordable housing.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<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>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>The Affordable Housing Overlay will be applied to encourage the provision of at least 15% affordable housing within the development.</p> <p>The region has endured significant price increases of both houses and land within the last 12 months, well above the increases seen in Adelaide. 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.</p>
Health, Wellbeing and Inclusion	
<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 	<p>The future development of the Affected Area, supported by the rezoning, presents an opportunity to provide a healthy neighbourhood within walking distance to shops and community facilities.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> ▪ 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>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 support positive physical, mental and social health outcomes.</p>	<p>The proposed Master Planned Township Zone will facilitate a variety of housing options, as well as introduce more public open space.</p> <p>The proposed Code policy will support future development that includes greenways, walking and cycling paths and public open space. If deemed necessary, this can be incorporated into the Code by way of a concept plan.</p>
The economy and jobs	
<p>P62 Manage the interface between townships and adjacent primary production activities and areas of nature protection.</p>	<p>Investigations will be undertaken to ensure appropriate interface management strategies are in place.</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 	<p>Investigations will be undertaken in relation to trees, walking and cycling paths, stormwater, flood mitigation and public open space to ensure any new development contributes to and is integrated with existing community infrastructure.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> ▪ sports facilities ▪ street trees ▪ community facilities, such as childcare centres, schools, community hubs and libraries 	
Biodiversity	
<p>P97 Minimise or offset the loss of biodiversity where this is possible and avoid such impacts where these cannot be mitigated (for areas not covered by the <i>Native Vegetation Act 1991</i>).</p>	<p>There is currently minimal vegetation on the subject land. The Native Vegetation Overlay will continue to apply to the Affected Area, which offers further protection to existing vegetation.</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>Any future development of the Affected Area will be required to provide a minimum 12.5% public open space. This will contribute to the existing network of public open space within Strathalbyn. Subject to investigations, there may also be a requirement for stormwater detention within the site which could be used for irrigation.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<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>Water</p>	
<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>Investigations will determine likely future stormwater infrastructure, including any detention basins that may be required.</p> <p>The Code includes policies which are instructive in respect water quality, use and management.</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 (See Map 13).</p>	<p>Overlays that apply to the Affected Area provide guidance on matters related to natural hazards.</p> <p>Investigations will be undertaken to understand the likely risk of flooding and determine the infrastructure required to mitigate flood risk.</p> <p>Engagement will occur with the CFS to assess bushfire risk and the need for any policy response.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
P122 Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.	