

(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	Code Amendment Outcome
<p>State Planning Policy 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>The proposed rezoning will increase the zoned land supply on Hindmarsh Island and provide vacant land size options which are not currently/readily available. The land can be serviced by infrastructure and forms a logical extension of the existing zoning arrangement.</p> <p>The Affected Area is close to Goolwa, which has supermarkets, schools, recreational facilities and other employment land.</p>
<p>State Planning Policy 6 – 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>	
<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>(6.4) 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>(6.11) 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.</i></p>	<p>Hindmarsh Island is experiencing high demand and growth, however, there is a limited range of allotments sizes being released to the market.</p> <p>Median house prices have significantly increased on Hindmarsh Island and there is a need to cater for a more diverse allotment range. Currently there is no supply of allotments over 2,000sqm.</p> <p>The Affected Area is currently underutilised land and is not used for primary production or within an Environment and Food Production Area.</p> <p>Hindmarsh Island is not suitable for higher density/intensive development due to access and environmental constraints, and therefore, the Affected Area is highly suited to a slight intensification of density where on-site or</p>

State Planning Policy	Code Amendment Outcome
	CWMS wastewater connections can be accommodated.
<p>State Planning Policy 15 – Natural Hazards</p> <p><i>Objective: to build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</i></p>	
<p><i>(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.</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>	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay¹; and • Hazards (Flooding – Evidence Required) Overlay². <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations have been undertaken to understand the likely impact of natural hazards such as flooding and ensure appropriate measures are taken to mitigate against risk.</p> <p>Engagement has been undertaken with the CFS for assessment and direction on the potential impacts of bushfire on any future development that may occur as a result of the rezoning.</p>

(2) REGIONAL PLANS

The Regional Plan

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;
- housing mix, affordability and competitiveness;
- 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.

¹ The State-wide Bushfire Hazards Overlay Code Amendment is being undertaken by the State Planning Commission. No changes were proposed to the Bushfire - High-Risk Overlay during consultation stage of the Code Amendment. The Code Amendment is not yet finalised.

² A State-wide Flood Hazard Code Amendment is being undertaken by the State Planning Commission. Changes to the Flooding Hazards Overlays in this location are not yet known.

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 very low density residential development which is contiguous to the existing built-up area can connect to necessary infrastructure.</p>
Housing mix, affordability and competitiveness	
<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>A slight intensification will ensure the land is developed to its highest and best use and provide a land size option that is currently not available. This will cater for an alternative market to existing and planned land developments in the region.</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>
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 	<p>The Code includes policies which are instructive in respect water quality, use and management.</p> <p>Engineering investigations will ensure that future proposed development will not be contrary to the relevant water policies and in accordance with council standards.</p>

<ul style="list-style-type: none"> ▪ pollution from roads and other developed areas. 	
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>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. Early engagement has occurred with the CFS to assess bushfire risk and the need for any policy response.</p> <p>The Affected Area is not subject to inundation or flooding and is located at a high point 180m away from the 1956 Murray River Flood zone.</p>

(3) OTHER STRATEGIC PLANS

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 will ensure that the Affected Area, is suitable for intensification of residential uses, with the resulting zone to support an urban form and density consistent with the Council’s Strategic Plan.</p>

Integrated Water Management Plan for the Rural Communities of Goolwa and Hindmarsh Island (October 2012)

With reference to *Alexandrina Council's Integrated Water Management Plan (2012)*, it is understood that Council prefers exploring opportunities for stormwater treatment and storage through the provision of bio-infiltration and retention basins at locations where stormwater naturally collects within the development catchment. Council additionally have advised that no concentrated runoff be permitted to adjoining properties and to contain storm events up to 100 ARI within the site.

These requirements have been factored into the preliminary basin sizing and location model.