

## **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.

### 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><b>State Planning Policy 1 – Integrated Planning:</b> 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>(1.7) Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</i></p>	<p>The proposed Code Amendment seeks to deliver the rationalisation of residential growth within Greater Adelaide. The Code Amendment has the potential to facilitate the future development of 30-40 allotments and deliver an appropriate and desired offering in the eastern foothills of Metropolitan Adelaide.</p> <p>The proposed Code Amendment will see the logical and orderly delivery of residential growth within the metropolitan Adelaide region, providing for the consolidation of build form.</p> <p>The Affected Area is well serviced and connected by water, power and wastewater infrastructure and located immediately adjacent the existing built-up residential area.</p> <p>The Code Amendment will facilitate the delivery of a range of new low-density residential outcomes.</p> <p>The current zoning does not support the redevelopment of the Affected Area in this manner.</p>
<p><b>State Planning Policy 2 – Design Quality:</b> To elevate the design quality of South Australia's built environment and public realm.</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>(2.14) 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>The Code contains both General Development and Zone policies which promote design quality through the development application process.</p> <p>On the basis that the General Neighbourhood Zone be applied to the Affected Area, policies relating to design will apply to the Affected Area, which provide a particular focus on building form, setbacks, materiality and landscaping.</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>
<p><b>State Planning Policy 6 – Housing Supply and Diversity</b> 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>(6.7) 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 a zoning environment which supports the growth of Highbury that otherwise has little to no available residential growth potential.</p> <p>Development outcomes sought will be well-designed and take into account the Affected Area’s characteristics, including topography and natural features.</p> <p>The Code Amendment will deliver the rezoning of some 1.84ha of land to support residential growth. The area in question is well serviced by existing infrastructure and services both existing and proposed.</p> <p>The proximity of the Affected Area to metropolitan Adelaide and existing services offers a unique opportunity to provide a diverse range of housing choice which is not readily found in other locations in the northern residential market. Given the characteristics of the Affected Area, there is opportunity to integrate natural features into the future design.</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><b>SPP 10 Mineral and Energy Resources:</b> To protect key resources that contribute to our state’s economy and provide valued employment opportunities.</p> <p><i>(10.1) Define and protect mineral resources operations, associated infrastructure and undeveloped mineral resources from encroachment by incompatible land uses.</i></p>	<p>Preliminary engagement was undertaken with the Department for Energy and Mining (DEM) and the Environment Protection Authority (EPA). In addition, contact has been made with the owners of the former quarry to the east and the former landfills to the south.</p> <p>Arising from this engagement, it has been identified:</p> <ul style="list-style-type: none"> <li>• no resource extraction activity is likely to occur from the land to the south or east; and</li> <li>• the location is not considered to be a strategic resources area.</li> </ul>

	<p>Engagement with DEM, EPA and the various landowners adjacent will continue throughout this Code Amendment process.</p> <p>A site contamination audit is being undertaken to ensure interface impacts between the adjacent uses and former uses can be appropriately mitigated.</p>
<p><b>SPP 15: Natural Hazards:</b> To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</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>The Affected Area is located within the:</p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - Urban Interface) Overlay; and</li> <li>• Hazards (Flooding - Evidence Required) Overlay.</li> </ul> <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations have been undertaken which confirm the land is not susceptible to flooding.</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;
- infrastructure;
- biodiversity;
- climate change;
- 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
<b>Transit corridors, growth areas and activity centres</b>	
<p><b>P1</b> 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.</p> <p><b>P4</b> Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.</p> <p><b>P11</b> 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><b>P12</b> 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 connected/accessible to existing infrastructure. The Affected Area is contiguous with the existing built-up residential area and represents a logical expansion of the urban area and associated infrastructure.</p> <p>The Code Amendment does not propose any changes to the boundaries of the EFPA.</p>
<b>Design Quality</b>	
<p><b>P26</b> 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><b>P29</b> 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>The proposed Code Amendment will introduce the General Neighbourhood Zone which will facilitate residential development and a form of low density, low scale housing, which is expected to be in high demand in this location.</p> <p>The General Development Policies contained in the Code, including those under the heading <i>Design in Urban Areas</i>, provide sufficient guidance to ensure design quality is achieved.</p>

<b>Housing mix, affordability and competitiveness</b>	
<p><b>P36</b> Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p><b>P42</b> Provide for the integration of affordable housing with other housing to help build social capital.</p>	<p>The Code Amendment is proposing to apply the General Neighbourhood Zone, which facilitates residential development. This zone is considered sufficiently flexible to enable the ultimate developer(s) to deliver allotments (and associated housing product) which responds to market preference and choice in this location.</p> <p>An increase in the supply of residential zoned land will increase competition in the north-eastern residential land markets and therefore assist in controlling pricing pressures. Affordable housing outcomes will be attainable.</p>
<b>Health, Wellbeing and Inclusion</b>	
<p><b>P47</b> Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> <li>• diverse housing options that support affordability</li> <li>• access to local shops, community services and facilities</li> <li>• access to fresh food and a range of food services</li> <li>• safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity</li> <li>• diverse areas of quality public open space (including local parks, community gardens and playgrounds)</li> <li>• sporting and recreation facilities</li> <li>• walkable connections to public transport and community infrastructure.</li> </ul> <p><b>P49</b> 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>The proposed rezoning will facilitate an orderly and economic extension of the adjacent residential area. In connecting to existing residential development, future allotments will enjoy access to the variety of facilities which have been established in the locality. The ultimate increase in the number of dwellings arising from the rezoning will have minimal impact on the demand for local services.</p> <p>These outcomes are supported by relevant policies of the Code that would apply to the Affected Area through the rezoning and therefore would be key assessment criteria for any future land division and residential development application.</p>

<b>Infrastructure</b>	
<p><b>P86</b> 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"> <li>walking and cycling paths and facilities</li> <li>local stormwater and flood management including water sensitive urban design</li> <li>public open space</li> <li>sports facilities</li> <li>street trees</li> <li>community facilities, such as childcare centres, schools, community hubs and libraries</li> </ul>	<p>Investigations have confirmed that future development that may be facilitated as a result of the Code Amendment is able to be serviced by infrastructure.</p> <p>The Affected Area is within walking distance to public open space and walking/cycling trails.</p>
<b>Biodiversity</b>	
<p><b>P93</b> Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p> <p><b>P99</b> Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none"> <li>link, integrate and protect biodiversity assets and natural habitats</li> <li>provide linkages to encourage walking and cycling to local activities</li> <li>incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity</li> </ul>	<p>Environmental investigations have identified protected trees and habitats. Future development is able to be designed to retain protected vegetation where possible. The Code includes policies which will encourage appropriate outcomes in respect to any land identified to be of biodiversity value and identify the health and condition of regulated/significant trees.</p> <p>The Affected Area is within close walking distance to public open space, including walking trails along the linear park.</p>
<b>Climate Change</b>	
<p><b>P105</b> Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> <li>protect valuable primary production land</li> <li>reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas</li> <li>conserve areas of nature protection areas</li> <li>safeguard the Mount Lofty Ranges Watershed</li> </ul>	<p>The proposed Code Amendment will support a compact urban form with the Affected Area located within a designated urban area and adjacent to existing residential development in the General Neighbourhood Zone.</p>

<ul style="list-style-type: none"> <li>• reduce vehicle travel and associated greenhouse gas emissions.</li> </ul>	
<b>Water</b>	
<p><b>P115</b> 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.</p> <p>Investigations have been undertaken in relation to stormwater management. The investigations confirm that future development that may occur as a result of the Code Amendment is capable of being designed so that it complies with relevant policies.</p>
<b>Emergency Management and Hazard Avoidance</b>	
<p><b>P118</b> 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"> <li>• avoidance</li> <li>• adaptation</li> <li>• protection</li> </ul>	<p>The Affected Area is subject to the following Overlays:</p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - Urban Interface) Overlay; and</li> <li>• Hazards (Flooding - Evidence Required) Overlay.</li> </ul> <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations have been undertaken which confirm the land is not susceptible to flooding.</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><b>Strategic Plan 2025 (City of Tea Tree Gully)</b></p>	<p>Key indicators from the Strategic Plan that are relevant to this Code Amendment are:</p> <ul style="list-style-type: none"> <li>• Community Wellbeing – creating a sense of belonging, inclusion and connection</li> <li>• Environment – creating environmentally valuable places and reducing the carbon footprint</li> </ul>



	<ul style="list-style-type: none"><li>• Places – well designed housing, sustainable practices and neighbourhoods are easy to move around, and safe</li><li>• Leadership – focused on the longer-term interests of the community</li></ul> <p>Code Amendment investigations have been undertaken to ensure that the Affected Area is suitable for residential purposes, with the resulting Zone supporting an urban form and density consistent with the Council's Strategic Plan.</p>
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