

APPENDIX 4. STRATEGIC PLANNING OUTCOMES

This investigation report can also be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

(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 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 Affected Area is located on the outskirts of the Wallaroo Township and is bordered by the Infrastructure Zone, Rural Living Zone and Neighbourhood Zone. The rezoning proposes a logical expansion of the Township providing opportunities for employment growth and housing to support the growing population, as well as managing the interface between residential and non-residential land.</p> <p>The Affected Area is well connected to existing transport routes.</p>
<p>State Planning Policy 4 - Biodiversity: To maintain and improve our state's biodiversity and its life supporting functions.</p> <p><i>(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.</i></p> <p><i>(4.2) Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions.</i></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>The Native Vegetation Overlay will continue to apply to the Affected Area.</p> <p>Stormwater investigations have been undertaken as part of the Code Amendment.</p>

<p>State Planning Policy 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><i>(5.3) Facilitate climate-smart buildings to reduce our demand for water and energy.</i></p> <p><i>(5.4) Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.</i></p> <p><i>(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.</i></p> <p><i>(5.6) Facilitate green technologies and industries that reduce reliance on carbon-based energy supplies and directly or indirectly reduce our greenhouse gas emissions.</i></p>	<p>The Proponent is investigating options to facilitate off-grid energy provision for future dwellings on the Neighbourhood Zoned land. A similar project was undertaken at the University of Adelaide Roseworthy Campus. The project would be the first of its kind in a residential development in South Australia and could pave the way for future housing estates to adopt an off-grid model.</p> <p>The Affected Area is subject to hazard overlays that apply to bushfire and flooding. These Overlays will continue to apply to the Affected Area, ensuring that future development is appropriately protected to mitigate from natural hazards.</p>
<p>State Planning Policy 9 – Employment Lands: To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p> <p><i>(9.1) Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.</i></p> <p><i>(9.2) Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</i></p> <p><i>(9.4) Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.</i></p> <p><i>(9.5) Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.</i></p> <p><i>(9.6) Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well</i></p>	<p>The Affected Area is extremely well positioned for employment uses, with its current use resulting in an underutilisation. Land supply investigations have identified a need for employment land in Wallaroo and the Region more broadly.</p> <p>The Employment Zone provides an adaptable policy framework to allow commercial and employment type uses, flexible to market demand.</p> <p>The Affected Area is well located in respect to transport connections and proximity to the Wallaroo town centre.</p> <p>The rezoning will not prejudice the use of other land in the locality. Importantly, due to the type and nature of land uses contemplated within the Employment Zone, existing retail uses within the township will not be displaced. Thus ensuring the character and viability of the township will be maintained.</p>

<p><i>serviced; and is not constrained by abutting land uses.</i></p> <p><i>(9.12) Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</i></p>	
<p>State Planning Policy 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><i>(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).</i></p> <p><i>(11.7) Identify and protect operations of key transport infrastructure, corridors and nodes (passenger and freight).</i></p>	<p>The Affected Area, in particular the Employment Zoned land, is positioned to take advantage of the existing road network and the major freight route. Access arrangements to the Affected Area have been investigated as part of the Code Amendment to identify and ensure that key transport infrastructure, corridors and nodes are not impacted by the proposed rezoning.</p>
<p>State Planning Policy 12 – Energy: to support the ongoing provision of sustainable, reliable and affordable energy options that meet the needs of the community, business and industry.</p> <p><i>(12.2) Facilitate renewable sources of energy supply, such as solar or wind, at the local level.</i></p>	<p>The Code Amendment will facilitate residential development that will investigate the use of an off-grid energy system.</p>
<p>State Planning Policy 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><i>(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.</i></p> <p><i>(14.6) Support development that does not adversely impact on water quality.</i></p>	<p>Stormwater investigations have been undertaken to identify measures that future development must incorporate to minimise risks to water quality and flooding.</p>

(2) REGIONAL PLANS

The Regional Plan

The key policies and targets of the Yorke Peninsula Regional Land Use Framework (2007) which are most relevant to this Code Amendment are detailed in the table 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
<p><i>Objective 7: Provide serviced and well-sited industrial land to meet projected demand.</i></p>	<p>The Affected Area is located where it can be serviced for traffic and other infrastructure.</p>
<p><i>Objective 20: Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors.</i></p>	<p>The Neighbourhood Zoned portion of the Affected Area can be explored for opportunities to provide diverse, affordable and sustainable housing, including consideration of the Affected Area for off-grid housing.</p>
<p><i>Wallaroo is identified as a key township within the Region. Strategies to facilitate commercial, industrial and residential growth sustainably in and around the township include:</i></p> <p><i>5.1 Encourage industry clusters (mining, primary production and aquaculture value adding processing and storage activities) in strategic locations (such as freight transport nodes) to maximise transport efficiencies and support industry development.</i></p> <p><i>8.6 Retain and support industrial and commercial operations (for example, by providing appropriate buffers to minimise conflicts) and manage the impacts of external influences, such as noise, vibration and native vegetation disturbance.</i></p> <p><i>8.7 Support the growth of 'green' technologies by setting aside employment lands and ensuring flexibility in zoning to allow new industries to establish.</i></p> <p><i>9.6 Commercial areas proposed outside town centres must demonstrate that they:</i></p> <p>» <i>will avoid adverse incremental or cumulative impacts on existing town centres</i></p>	<p>The Employment Zoned land is located in such a way that it can utilise an existing major freight route. It is also positioned between the existing Infrastructure Zone and Rural Zone, resulting in a cluster of industry based land.</p> <p>The land uses supported by the Employment Zone can support existing primary production activities in the form of processing or storage facilities.</p> <p>The rezoning enables appropriate buffers to be established between existing and proposed Neighbourhood Zoned land and employment/primary production land through use of a Concept Plan and application of the Interface Management Overlay to a portion of the Affected Area.</p> <p>The proposed Employment Zone will not encourage land uses that will result in competition with the town centre, as demonstrated in the investigations undertaken (refer Appendix 8).</p> <p>The Affected Area borders the edge of the existing township, as such the rezoning will result in a logical expansion of the existing built up area.</p>

- » *are clustered rather than linear development and do not adversely affect the efficiency and safety of arterial roads*
- » *are convenient and equitable to access, including by walking*
- » *are supportive of the desired future character of the town*
- » *are not using land of strategic importance to industry.*

10.2 Expansion of towns should:

- » *ensure new areas are continuous with and form compact extensions of existing built-up areas*
- » *prevent linear development along the coast and arterial roads*
- » *not encroach on areas of importance to economic development*
- » *not encroach on environmentally sensitive areas*
- » *support the cost-effective provision of infrastructure and services (for example, health and education), avoiding unnecessary expansion or duplication of existing regional infrastructure and services*
- » *promote strong links between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space*

(3) OTHER STRATEGIC PLANS

The table below identifies other documents relevant to this proposed Code Amendment.

Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents
<p><i>Copper Coast Council Strategic Plan 2019-2029 "Moving Towards 2029"</i></p> <p>GOAL 2: <i>To responsibly manage the natural and built environment to ensure its sustainability and diversity to the community.</i></p> <ul style="list-style-type: none"> • <i>Strategy 2.1 Planning: To establish and implement planning and development policies in accordance with legislation, economic and community demand.</i> <p>GOAL 3: <i>To facilitate economic prosperity, balanced growth and the enhancement of the Copper Coast.</i></p> <ul style="list-style-type: none"> • <i>Strategy 3.1 Investment and Employment: To facilitate local economic growth fostering job opportunities for those seeking employment.</i> 	<p>The proposed rezoning will facilitate business growth and employment opportunities in Wallaroo, where there is currently no suitably zoned land to support light industry, manufacturing, warehousing and storage.</p>