

WALLAROO CODE AMENDMENT
DEMO SUPER FUND, SILVERGATE (SA) PTY LTD AND
SILVERGATE (SA) NO. 2 PTY LTD
(The Designated Entity)

FOR CONSULTATION

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HAVE YOUR SAY

This Code Amendment is on consultation from **Friday, 23 August 2024 to 5:00PM on Friday, 18 October 2024.**

During this time, the public and identified stakeholders can lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be provided via one of the following:

- a) Online on the SA Planning Portal (URL: plan.sa.gov.au/en/codeamendments)



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- b) Via email to engagement@futureurban.com.au

- c) Via post to:

Wallaroo Code Amendment
Future Urban
Level 1/74 Pirie Street
ADELAIDE SA 5000

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk. They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy overrides the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the State.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Technical and Numeric Variations

Different Technical and Numeric Variations (TNVs) apply spatially across various areas of the State. The data in these layers populate policies within a zone, sub zone, overlay or general development policies. While a TNV may spatially apply at a particular location, it has no work to do unless it is specifically referenced in the relevant Code policies. Assessment provisions in the Code can reference TNVs to provide for local variation in the policy.

1.7 Amending the Planning and Design Code

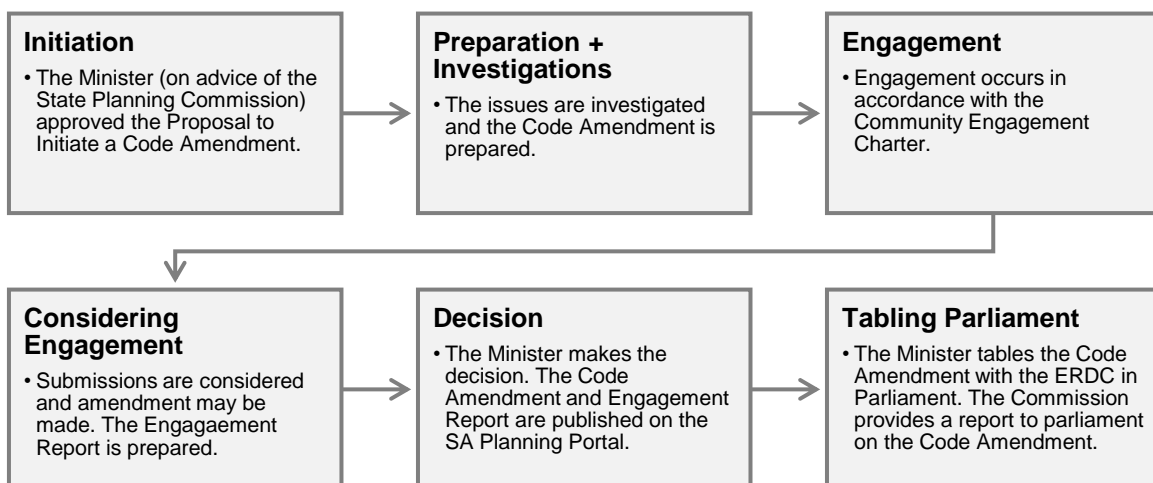
The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process. A summary of this process is provided in **Figure 1.1** below.

Figure 1.1 Summary of the Code Amendment Process



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the Amendment

The basis for seeking a rezoning to the Affected Area has come about due to:

- Wallaroo being identified as a key township for the Copper Coast Council (the Council) and the Mid North and Yorke Peninsula Region (the Region). Currently there are no growth areas identified for employment or residential land in the Regional Plan, the Council's Strategic Plans or by the existing zoning. The Designated Entity is aware that the Regional Plan for the Region is being prepared with the draft expected to be released in late 2024 that will identify growth opportunities in the Region;
- The population in the Township and the Region is growing. There is a need for continued opportunities for residential growth to support the growing population;
- Critically, there is a need for suitably zoned land to support employment type land uses in Wallaroo. Land supply investigations have identified that there is currently no available land zoned for Employment or Strategic Employment in Wallaroo and limited availability in the other local townships of Kadina and Moonta;
- Employment statistics demonstrate that there are residents within Wallaroo that are needing to travel outside of the Township to access employment opportunities in industries that would be supported by the proposed rezoning;
- The Proponent has had numerous companies, two residential land developers and a technical education provider indicate interest in the future use of the Affected Area;
- While land supply investigations indicate that there is currently a 15-30 year supply of residential zoned land in the Region, the basis for rezoning the southernmost portion of the Affected Area to the Neighbourhood Zone is to:
 - » provide an orderly transition and opportunities to appropriately manage the interface between the proposed Employment Zone, existing Rural Zone, and residential zoned land;
 - » provide an orderly expansion of existing residential zoned land;
 - » facilitate future residential expansion of the Wallaroo township to the east;
 - » take into account that existing residential zoned land may not be utilised due to land owner's not making the land available and infrastructure provision; and
 - » ensure that residential land supply is provided for Wallaroo into the future, which in turn will support anticipated industry growth.

2.2 Affected Area

The Affected Area comprises approximately 107 hectares of land shown in **Figure 2.1** and **Appendix 1**. The Code Amendment seeks to rezone the Affected Area from the Rural Zone to the Employment Zone (77 hectares) and Neighbourhood Zone (30 hectares).

The Affected Area is relatively flat with frontage to four local roads and one State Maintained Road, the Spencer Highway. Of the local roads, Bowman Road is the only road which is bituminised. The Affected Area has previously been used for cropping, but is currently vacant.

The surrounding locality contains:

- land used for primary production uses, such as cropping and grazing, some with associated dwellings;

- residentially zoned land to the immediate west of the Affected Area with some allotments containing new dwellings; and
- a Council owned decommissioned landfill to the north west of the Affected Area.

Wallaroo's main street is located approximately 3km west from the Affected Area.

Figure 2.1 Affected Area



Affected area | LEGEND

 - - - - - Affected area boundary



2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Rural Zone and within the following Overlays:

- Key Outback and Rural Routes Overlay;
- Native Vegetation Overlay;
- Limited Dwelling Overlay;
- Hazards (Bushfire – Regional) Overlay; and
- Hazards (Flooding – Evidence Required).

The following Technical and Numeric Variations apply to the Affected Area:

- Minimum dwelling allotment size 40 hectares; and
- Minimum site area 100 hectares.

The Rural Zone predominantly seeks to ensure rural land is used for a range of primary production activities and associated value adding, processing, warehousing and distribution.

A copy of the policies that apply within the Rural Zone are available in **Appendix 2**. The full suite of policies can be found on the Plan SA website here: <https://code.plan.sa.gov.au>.

A summary of the Overlays that apply to the land, their Desired Outcome, and their impact on the development of the land are summarised in **Table 2.1** below.

Table 2.1 Summary of Overlays relating to the Affected Area

Overlay	Desired Outcome	Impact on Development
Key Outback and Rural Routes Overlay	Safe and efficient movement of vehicle and freight traffic on Key Outback and Rural Routes. Provision of safe and efficient vehicular access to and from Key Outback and Rural Routes.	New access points are limited and must be designed to ensure safety is not compromised. New or changed access points, including development which may result in increased traffic movements, is referred to the Commissioner of Highways.
Native Vegetation Overlay	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.	Does not identify areas where there is native vegetation, however seeks to protect native vegetation if any is identified on the land.
Limited Dwelling Overlay	Establishment of additional dwellings in primary production areas is limited to avoid undermining primary production.	Development of a dwelling is limited to a dwelling replacement only.
Hazards (Bushfire – Regional) Overlay	Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.	Ensures land division and habitable buildings are designed to mitigate bushfire risk, particularly in relation to access, vegetation and water supply.
Hazards (Flooding – Evidence Required)	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.	Development should include measures to prevent the entry of water.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Remove the Rural Zone from the Affected Area;
- Rezone the Affected Area to the Employment Zone and Neighbourhood Zone;
- Retain the following Overlays to the Affected Area:
 - » Key Outback and Rural Routes Overlay;
 - » Native Vegetation Overlay;
 - » Hazards (Bushfire – Regional) Overlay;
 - » Hazards (Flooding – Evidence Required);
- Remove the following Overlay from the Affected Area:
 - » Limited Dwelling Overlay;
- Remove the following Technical and Numeric Variations from the Affected Area:
 - » Minimum dwelling allotment size 40 hectares;
 - » Minimum site area 100 hectares;
- Apply the Key Outback and Rural Routes Overlay to a portion to land parcels on the western boundary of the Affected Area adjacent Bowman Road;
- Apply the following Overlay to the Neighbourhood Zone portion of the Affected Area:
 - » Affordable Housing Overlay;
 - » Interface Management Overlay (a 30 metre strip along the eastern and northern boundaries of the Neighbourhood Zoned portion of the Affected Area);
- Apply the following TNVs to the Neighbourhood Zone portion of the Affected Area:
 - » Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm;
 - » Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 15m; residential flat building is 15m;
- Apply a new Concept Plan to the Affected Area:
 - » Proposed Concept Plan contained in **Appendix 11** Error! Reference source not found..

Spatial mapping of the zones, overlays and TNVs is provided in **Appendix 1**. A copy of the Employment Zone, Neighbourhood Zone and Affordable Housing Overlay policies that are proposed to apply to the Affected Area are contained in **Appendix 3**.

The General Development Policies that will apply to the Affected Area are contained within Part 4 – General Development Policies of the Code and can be accessed via the following link: <https://code.plan.sa.gov.au>.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine;
- engagement is inclusive and respectful;
- engagement is fit for purpose;
- engagement is informed and transparent;
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- letters will be sent to adjacent owners and occupiers, the Council, Local Member of Parliament, relevant government agencies/departments and other identified stakeholders;
- information will be provided to the public via the PlanSA Have Your Say website and the Future Urban website;
- a community drop-in session will be held; and
- interested parties will have the opportunity to provide a written submission via the PlanSA Have Your Say website and by post or email to Future Urban.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- (a) online via PlanSA Have Your Say website (URL: plan.sa.gov.au/en/codeamendments)



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- (b) by email to engagement@futureurban.com.au

- (c) by post to:

Wallaroo Code Amendment
Future Urban Pty Ltd
Level 1/74 Pirie Street
ADELAIDE SA 5000

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the Code Amendment which stakeholders and the community can influence (i.e. are negotiable) are:

- whether the Employment Zone and Neighbourhood Zone are the most appropriate Zones for the Affected Area;
- whether there are any gaps in the investigations undertaken to consider the impact of the rezoning on the surrounding area;
- whether the Overlays and TNVs applied address key matters stakeholders would like to see future development meet; and
- elements of the Concept Plan which will guide future development of the Affected Area, particularly elements such as vehicle access and interface management.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- the geographic extent of the amendment, in other words the extent of the Affected Area;
- the residential and commercial expectations of the proposed Zones; and
- the policy wording within the Planning and Design Code.

3.4 What will happen with my feedback?

The Designated Entity is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Designated Entity when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

The Designated Entity will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister for Planning, and then published on the SA Planning Portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister for Planning, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (the Committee) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The Code Amendment will achieve the strategic outcomes of the State and the Council in the following ways:

- ensuring adequate employment land supply for the Region;
- facilitating employment uses to support job and business growth, in turn supporting population growth;
- infrastructure and services to support future employment and residential land uses;
- identification of potential hazards, including flooding and bushfire, and the introduction of appropriate measures to mitigate risk;
- ensuring safe access and egress to the Affected Area without disruption to the key outback route; and
- interface between different land uses.

4.1.2 Consistency with the State Planning Policies

State Planning Policies (the SPPs) define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the State's interests in land use. There are 16 SPPs and six special legislative SPPs.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a SPP.

This Code Amendment is consistent with the SPPs as demonstrated in **Appendix 4**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the SPPs, the SPPs will prevail.

This Code Amendment is consistent with the Regional Plan as demonstrated in **Appendix 4**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents, including Copper Coast Council Strategic Plan 2019-2029 "Moving Towards 2029".

This Code Amendment is consistent with the relevant objectives in these strategic policy documents as demonstrated in **Appendix 4**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Roads	<p>The Affected Area is surrounded by Spencer Highway, Bowman Road, Rosslyn Road and Ellis Road. Vehicle access to/from the Affected Area is provided via a formal access point on Ellis Road and informal access points on Rosslyn Road, Bowman Road and Heath Road. Bowman Road is currently in the care and control of the Council, however is expected to be transferred to the care and control of DIT as part of a designated freight route.</p> <p>The Employment Zone would be serviced by provision of two east-west collector roads with associated intersections with Bowman Road. A further collector road, oriented north-south, is envisaged with connection to Spencer Highway. Formal turn treatments would be warranted to accommodate movements safely and efficiently at the future intersections on both Bowman Road and Spencer Highway without impacting through traffic on these roads. No direct property access would be permitted to Bowman Road or Spencer Highway.</p> <p>The Neighbourhood Zone would be serviced by a new (public) local road network with a central collector road. The new collector road could be accessed via T-intersections created on Rucioch Road and Ellis Road, both of which will be formalised through future development. Such connections will satisfy the requirements of the Hazards (Bushfire – Regional) Overlay of the Code in that at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire will be provided.</p> <p>Access points from the Affected Area to Bowman Road can be achieved with minimal impact the freight route that includes Bowman Road.</p> <p>Consideration should be given to:</p> <ul style="list-style-type: none"> reducing the speed limit of Bowman Road from 100km/hour to 60-70km/hour, which would have minimal impact on traffic speeds given acceleration/deceleration on Bowman Road; and

	<ul style="list-style-type: none"> • implementation of a roundabout at the intersection of Rucioch Road and Bowman Road, creating a higher order intersection and access point for the future Neighbourhood Zone. <p>Where new access points are proposed onto Bowman Road intersection treatments will be required. The precise nature of road upgrades will be determined as part of the planning application.</p>
Wastewater	<p>The existing township of Wallaroo is currently serviced by a Community Wastewater Management System (CWMS), inclusive of wastewater collection, treatment and disposal reuse. The CWMS is owned and operated by the Council.</p> <p>Along with the township expansion of the new Commercial and Residential precincts will come requirements to extend the existing wastewater network to development whether by gravity system or pumping mains. A new wastewater network would be designed in accordance with current editions of Australian Standards.</p> <p>The following is a general expectation of wastewater main upgrades for future development:</p> <p>COMMERCIAL PRECINCT</p> <ul style="list-style-type: none"> • Install approximately 1,000m of 150mm PVC approach wastewater pumping main. • Installation of 225mm and 150mm PVC internal wastewater mains to service the ultimate development, subject to the demands of the commercial and light industrial businesses. <p>RESIDENTIAL PRECINCT</p> <ul style="list-style-type: none"> • Install approximately 1000m of 150mm PVC approach wastewater pumping main. • Residential allotments will require 150mm and 100mm PVC internal mains to service the ultimate allotment yield.
Stormwater	<p>The future stormwater management for the Affected Area will involve the strategic positioning of stormwater detention basins and wetlands.</p>

	<p>The investigation has identified two natural low points, one at the northern boundary and one at the south-western boundary, on the Affected Area that would be suitable for location of future detention basins which have been depicted on the proposed Concept Plan.</p> <p>Two external catchments feed into the ridge of the Affected Area. Stormwater from the external upstream catchments would be captured and managed (routed) through or adjacent the Affected Area. Further assessment of the regional flood data and associated information will be undertaken as part of the planning application phase to ascertain the extent of regional flood flow occurring across the site. Preparation of a Stormwater Management Plan (SMP) will provide a comprehensive understanding of potential flood risks and inform appropriate mitigation measures for future development.</p> <p>The SMP will demonstrate how Council's requirement that peak post-development flows discharging from the Affected Area will not exceed the pre-development flows up to and including the critical 1% AEP (Annual Exceedance Probability) event.</p>
Government Agency Infrastructure Planning	Response/Comment
SA Water	<p>Future commercial and residential development will need closer assessment of the infrastructure requirements during the planning and detailed design phases. Future development will require a significant extension of the existing SA Water system network including potable water mains for drinking and firefighting purposes. All water infrastructure will be designed to the requirements of SA Water Corporation and the relevant Australian Standards.</p> <p>The following is a general expectation of potable water main upgrades for the development:</p> <p>COMMERCIAL PRECINCT</p> <ul style="list-style-type: none"> • Install approximately 1,700m of 250-300mm PVC approach water mains. • Installation of 200mm and 150mm internal potable water mains to service the site will be subject to the demands of the commercial and light industrial business needs.

	<p>RESIDENTIAL PRECINCT</p> <ul style="list-style-type: none"> • Install approximately 500m of 250-300mm PVC approach water mains. • Residential allotments will require 200mm, 150mm and 100mm PVC internal potable water mains to cater for household use and firefighting requirements. <p>Augmentation requirements would be expected to be incremental based on rate of development and informed by SA Water.</p>
<p>Other</p>	<p>Response/Comment</p>
<p>SA Power Networks</p>	<p>Based on SAPN's published feeder capacity information, the feeder line asset has approximately 1.8MVA of spare capacity.</p> <p>Any necessary upgrade of the existing 11,000volt distribution network for residential type projects will normally be completed at SAPN expense when necessary (funded in part by augmentation charges).</p> <p>The following is a general expectation of electrical infrastructure upgrades for future development:</p> <p>COMMERCIAL PRECINCT</p> <ul style="list-style-type: none"> • Installation of 11,000volt connection from existing SAPN asset extended to the Employment Zone. • Installation of high voltage and low voltage electrical underground mains in common service trench to service the Affected Area. This will be subject to the demands of future commercial land uses. • Installation of appropriate new public lighting asset to suit future development. <p>RESIDENTIAL PRECINCT</p> <ul style="list-style-type: none"> • Installation of 11,000volt connection from existing SAPN asset extended to the residential zoned land. • Future residential development will be designed and constructed in accordance with the relevant Australian Standard AS1158 lighting code and SAPN standard specifications. <p>Provision will be made for underground electrical infrastructure to all new allotments including common trench arrangement, HV and LV cables, service pillars for each allotment and</p>

	<p>appropriate public lighting located within the designated Council public road reserves.</p> <p>The anticipated future development is likely to proceed in a staged sequence and will be subject to SAPN individual stage assessments for determination of standard augmentation charges or loads on the existing electrical asset greater than would be expected.</p>
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The above upgrades to infrastructure can be economically provided to the Affected Area by the Designated Entity, as such no further agreements or other arrangements are required to fund the infrastructure. Infrastructure assets such as roads and open space that will ultimately be vested with the Council will be subject to further agreement with the Council to ensure that relevant infrastructure is consistent with Council requirements at a planning application stage.

Electricity and water will be provided by the relevant service providers with any associated costs for connections to be met by the Designated Entity.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Honourable Nick Champion MP, Minister for Planning (the Minister) in the Proposal to Initiate.

The investigations undertaken to inform the Code Amendment include:

- Traffic Advice (refer **Appendix 5**);
- Services and Infrastructure (including stormwater) (refer **Appendix 6**);
- Environmental – preliminary site investigations (refer **Appendix 7**);
- Zone Conflicts (refer Error! Reference source not found.);
- Economic Viability of Land for Primary Production (refer Error! Reference source not found.);
- Topographical survey (refer **Appendix 10**);
- Concept Plan (refer **Appendix 11**);
- Land Supply Investigations (refer **Appendix 12**); and
- Search of the Taa wika Aboriginal Cultural Heritage Database.

Details of the investigations, including outcomes and recommendations, are contained in **Table 4.1** below.

Table 4.1 *Investigations*

Investigation	Outcomes/Recommendations
Traffic	Access points and required road treatments to key access points to support future development anticipated by the Code Amendment. Final road upgrades/treatments to be determined at the development application stage. Infrastructure Agreements with the Council and/or DIT would be entered into at this time.

	<p>The Key Outback and Rural Routes Overlay will continue to apply to the Affected Area will be extended down Bowman Road to ensure that DIT are a relevant referral agency for development that proposes new and/or changed access points onto these roads.</p> <p>Recommended Policy Change</p> <p>Key Outback and Rural Routes Overlay to continue to apply to the Affected Area adjacent the Spencer Highway.</p> <p>Apply the Key Outback and Rural Routes Overlay to the Affected Area adjacent Bowman Road, in anticipation of Bowman Road becoming a State Maintained Road.</p> <p>Apply the proposed Concept Plan as shown in Appendix 11.</p>
<p>Services and Infrastructure</p>	<p>Stormwater</p> <p>Stormwater management is addressed in Section 4.2 of this report.</p> <p>Council’s Stormwater Management Design Guideline has advised that Council would seek to follow the WSUD principles including pollution reduction objectives. Stormwater quality treatment measures are to be integrated with the proposed drainage systems.</p> <p>Water mains</p> <p>Future development will require a significant extension of the existing SA Water system network including potable water mains for drinking and firefighting purposes. Information in relation to potable water is detailed in Section 4.2 of this report.</p> <p>Wastewater</p> <p>The existing township of Wallaroo is currently serviced by a Community Wastewater Management System (CWMS), inclusive of wastewater collection, treatment and disposal reuse. The CWMS is owned and operated by Copper Coast Council.</p> <p>Further detail can be found in Section 4.2 of this report.</p> <p>Electricity</p> <p>Based on SAPN’s published feeder capacity information, the feeder line asset has approximately 1.8MVA of spare capacity.</p> <p>Any necessary upgrade of the existing 11,000volt distribution network for residential type projects will normally be completed at SAPN expense when necessary (funded in part by the augmentation charges). Further detail can be found in Section 4.2 of this report.</p> <p>Communications</p> <p>BYDA records indicate multiple communications infrastructure assets are near the Affected Area. This includes various existing pit & pipe communications:</p> <ul style="list-style-type: none"> • Telstra cables extending along the northern side of Spencer Highway; • Telstra cables along northern side of Heath Road;

	<ul style="list-style-type: none"> • Telstra have the existing underground cables along eastern side of subject land. Western side of Rosslyn Road closest side to the Affected Area; • The nearest NBN communication asset is located at corner of Copper Coast Hwy and Bowman Road. <p>High level discussions have been held with telecommunications provider NBN Co who have confirmed the Affected Area is within the existing NBN fixed line network footprint.</p> <p>Gas</p> <p>No formal reticulated gas infrastructure is located within the Wallaroo township or the vicinity of the Affected Area. The existing Wallaroo township currently has contractors who accommodate supply and delivery of Liquid Petroleum Gas (LPG) bottles to existing homeowners. This could be utilised for future development.</p> <p>Recommended Policy Change</p> <p>Apply the Employment Zone and Neighbourhood Zone as shown in Appendix 1 to the Affected Area.</p> <p>Apply the Concept Plan (refer Appendix 11) showing required infrastructure, including the size and position of stormwater detention basins.</p>
Environmental	<p>The preliminary site investigations identified for the Employment Zoned land:</p> <ul style="list-style-type: none"> • One prescribed PCA was identified to have occurred onsite: <ul style="list-style-type: none"> » Fill or soil importation (not a prescribed PCA for planning purposes under PD14) - Possible complete source-pathway-receptor linkage via exposure to soils; » No prescribed PCAs were identified to have occurred on adjacent land; • Two prescribed PCAs were identified to have occurred distant offsite: <ul style="list-style-type: none"> » Class 1 – Landfill site – Possible complete source-pathway-receptor linkage via landfill gas migration and seepage of landfill leachate to groundwater; » Class 3 – Animal burial – Unlikely complete source-pathway-receptor linkage via groundwater migration. <p>For the Neighbourhood Zoned land:</p> <ul style="list-style-type: none"> • One prescribed PCA was identified to have occurred onsite: <ul style="list-style-type: none"> » Fill or soil importation (not a prescribed PCA for planning purposes under PD14) - Possible complete source-pathway-receptor linkage via exposure to soils. <p>Recommended Policy Change</p> <p>The general site contamination provisions of the Code continue to apply to the assessment of future development of the Affected Area at the planning application stage where a more sensitive land use is proposed.</p>

<p>Zone and land use assessment</p>	<p>An assessment was undertaken of the Township Main Street Zone, and Employment Zone. The purpose of the report was to understand existing land uses in the town centre and ensure that the land uses envisaged in the Employment Zone would not compete with the existing non-residential land uses.</p> <p>Having regard to the desired outcomes, zone provisions, restricted development and public notification requirements, the Employment Zone will not compete with the existing non-residential land uses or desired outcomes of the Township Main Street Zone.</p> <p>The intent of the Code Amendment is to facilitate employment generating uses, such as warehousing, bulky goods, light industry and general industry, which cannot currently be facilitated in the Rural Zone, nor are these uses supported in the Township Main Street Zone. In addition, there is very limited vacant land available in the Township Main Street Zone. Sensitive uses within and adjacent to the Township Main Street Zone limits the potential for certain land uses, such as industrial. In addition to the limited available land within the Zone, the Township Main Street Zone does not support large format uses such as bulky goods and warehousing.</p> <p>The assessment concluded that application of the Employment Zone over approximately 77 hectares of rural land will not impact, interfere or compete with the function of the Township Main Street Zone.</p> <p>Recommended Policy Change</p> <p>Apply the Employment Zone over a portion of the Affected Area.</p>
<p>Economic feasibility of primary production</p>	<p>Primary production of the 17 sections has been assessed in two components, firstly technical viability, and secondly economic viability. Technical viability considers the physical features of the property, along with soil and climate suitability, trafficability and access to irrigation water. Economic viability looks at the likely profitability of a primary production enterprise once input costs and fixed costs are considered. Economic viability was not assessed where an enterprise was deemed technically unviable.</p> <p>The assessment concluded that the properties located on the outskirts of the township of Wallaroo, including sections 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 679, 680, 681 and A628 cannot support an economically viable primary production enterprise. In addition, while section A626 could potentially support an economically viable grain production enterprise, it would have limited returns. Other enterprise options assessed for section A626 were found to be economically unviable. Assessments deemed to be economically unviable are due to a combination of property size, water availability/access and general productivity.</p> <p>Recommended Policy Change</p> <p>Apply the Employment Zone over a portion of the Affected Area.</p>
<p>Topographic Survey</p>	<p>A topographic survey was undertaken to determine the gradient of the Affected Area and any existing infrastructure on or adjacent to the land. The survey is provided in Appendix 10.</p> <p>The survey was used to inform other investigations and has demonstrated that the Affected Area is relatively flat.</p>
<p>Interface Management</p>	<p>The Code Amendment will result in interface between residential, employment and rural land uses. Consideration has been given to management of the</p>

	<p>interface on future sensitive land uses (residential) and enabling existing and future less sensitive land uses to continue.</p> <p>The Interface Management Overlay provides policies to protect land uses at the interface. The Code Amendment proposes to apply the Overlay to a portion of the Neighbourhood Zoned land.</p> <p>A Concept Plan has been prepared that includes buffer areas that will protect sensitive uses from non-sensitive land uses.</p> <p>Recommended Policy Change</p> <p>Apply the Interface Management Overlay to a portion of the Neighbourhood Zoned land as shown in Appendix 1.</p> <p>Apply the proposed Concept Plan as shown in Appendix 11.</p>
Land Supply	<p>An analysis of existing land supply within Wallaroo and the broader Council area, population demographics, growth and need for rezoning for employment and residential land has been undertaken.</p> <p>The Land Supply investigations identified that:</p> <ul style="list-style-type: none"> • the population of Wallaroo and the Region is growing; • there is currently not enough jobs to service residents, who are needing to travel outside of the township for work; • there is no employment zoned land in Wallaroo indicating limited opportunity for job growth; • there is existing land zoned residential, however availability of this land uncertain due to: <ul style="list-style-type: none"> » land owner intention; and » infrastructure provision. <p>A copy of the Land Supply Report is contained in Appendix 12.</p> <p>Recommended Policy Change</p> <p>Apply the Employment Zone and the Neighbourhood Zone to the relevant portions of the Affected Area.</p>
Alignment with new Regional Plan	<p>The draft Yorke Peninsula and Mid North Regional Plan has not been released by the State Planning Commission. However, the Designated Entity has provided information about the Code Amendment for inclusion in the Regional Plan.</p>
Taa wika Aboriginal Cultural Heritage Database and Register	<p>No registered site or objects were identified on the Affected Area through the search.</p> <p>The Narungga Nations Aboriginal Corporation will be engaged with through the Code Amendment process.</p>

4.3.2 Recommended policy changes

The above investigations confirm that the policy contained within the Code is adequate to guide future redevelopment of the Affected Area. Accordingly, this Code Amendment does not seek to change any policy contained within the Code and will only result in the changes to the spatial application of the Employment Zone, Neighbourhood Zone, Overlay boundaries and inclusion of a Concept Plan as described in section 2.3.2 of this report.