

(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>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 has been identified for future employment land by the State Government, City of Playford and City of Salisbury and will increase employment land supply in a growth area. The Affected Area is can be serviced by infrastructure is very well connected to existing transport routes and intermodal facility.</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>The Affected Area is currently underutilised and strategic visioning for the area has established that the highest and best use of the land is for employment purposes.</p> <p>The Strategic 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 with infrastructure and transport connections. Development of the site is desirable and will leverage off recent and planned infrastructure investment.</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 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>(11.2) Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</i></p>	<p>Rezoning of the Affected Area will assist in maximising use of the North-South Corridor.</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 identify measures that future development must incorporate to minimise risks of flooding. The Proponent intends to detain stormwater on site through detention basins and enter into an infrastructure deed to equitably contribute to the provision of required infrastructure.</p>
<p>State Planning Policy 16 - Emissions and Hazardous Activities: To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.</p> <p><i>(16.1) Protect communities and the environment from risks associated with industrial emissions</i></p>	<p>The Gas and Liquid Petroleum Pipelines Overlay applies over a significant proportion of the Affected Area. This Overlay applies some restrictions on land uses, however, it is not expected to impact future development of the land. Future land uses will be selected in consultation with the relevant referral agency.</p>

<p><i>and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:</i></p> <p><i>a) supporting a compatible land use mix through appropriate zoning controls</i></p> <p><i>b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses</i></p> <p><i>c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.</i></p>	
---	--

(2) REGIONAL PLANS

The Regional Plan

The key policies and targets of the *30-Year Plan for Greater Adelaide* (2017 update) 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
The economy and jobs	
<p>P55 Promote certainty to undertake development while at the same time providing scope for innovation.</p> <p>P56 Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</p> <p>P68 Focus business clusters and manufacturing hubs around key transport infrastructure such as road, air, rail, sea terminals and intermodal facilities to maximise the economic benefits of export infrastructure.</p> <p>P73 Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.</p>	<p>The existing use and zoning of the Affected Area does not represent the highest and best use of the land. The land has been identified for future employment use.</p> <p>The Strategic Employment Zone will introduce a flexible and adaptive policy framework to facilitate warehousing, logistics and distribution type uses. The zoning will facilitate development on well-located and serviceable land which will maximise use of existing transport linkages. The Affected Area is particularly well located in terms of freight routes.</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>Stormwater investigations have been undertaken which identify mitigation measures to ensure stormwater is distributed appropriately. The Proponent intends to retain stormwater on site through use of detention</p>

	basins. Discussions are occurring with the relevant councils to ensure infrastructure and treatments contribute to the broader flood mitigation strategy.
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>P119 Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.</p>	The Gas and Liquid Petroleum Pipelines Overlay will continue to apply over the Affected Area. The Code Amendment investigations and future development will ensure risks are minimised.

(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
City of Playford Strategic Plan 2020-2024	The Code Amendment supports Community Theme 4: Supporting business and local employment opportunities.
Playford Community Vision 2043	The Code Amendment supports the Plan's aspiration for prosperity - economic development: a thriving local economy.
Playford Growth Area Structure Plan – December 2013	The Code Amendment seeks to realise the strategic vision of the Structure Plan.
City of Salisbury City Plan 2035	<p>City Plan 2035 contains a vision for Salisbury to be 'a progressive, sustainable and connected community'. It has three directions that capture the social, environmental and economic influences on Salisbury, and one direction that addresses factors within Salisbury Council itself.</p> <p>Several 'Foundations' are then identified for each of the 4 directions. Council has determined that these Foundations are the goals that we will seek to achieve for Salisbury. They are supported by critical actions that outline the Council's priority deliverables over the life of the plan.</p>

	<p>The Plan includes critical actions to review the existing economic growth strategy and develop plans to progress economic activity in Technology Park and Edinburgh Parks.</p>
<p>City of Salisbury Strategic Growth Framework - Waterloo Corner and Bolivar Corridor</p>	<p>The purpose of this Strategic Growth Framework is to:</p> <ul style="list-style-type: none"> • Present a fully informed, consolidated and coordinated growth framework to inform future Council decisions relating to infrastructure planning and funding and the orderly sequencing and management of Council and/or Proponent led Code Amendments. • Take both a long term 30-year perspective on development potential and forward planning, within a flexible framework that can support existing or short-term development interest within a coordinated and orderly development pattern. • Produce a framework that appreciates the regional context with a level of investigation and regional coordination to be used to directly inform the upcoming State Government's Regional Planning process. • Promote and encourage economic growth and job creation for the City of Salisbury community. • Identify infrastructure delivery mechanism options that could support an intensification of development while ensuring fair apportionment of costs between the landowners, developers, City of Salisbury, Adjacent Council's and State Government. <p>The Strategic Growth Framework identifies the Affected Area within Planning Area 1 – Future Strategic Employment (potential for an eco-industrial park). The Framework identifies the land as Strategic Employment Zone in the North Structure Plan.</p>