28 February 2020

State Planning Commission

c/o – The Department of Planning, Transport and Infrastructure

Level 5, 50 Flinders St

ADELAIDE SA 5000

Attention: DPTI Planning Reform Team

By Email: DPTI_PlanningReformSubmissions@sa.gov.au

RE: SUBMISSION ON PHASE 3 (URBAN AREAS) DRAFT PLANNING & DESIGN CODE IN RELATION TO THE EXPANSION OF THE TOWNSHIP OF DUBLIN

Executive Summary:

Leinad Land development seeks an amendment to the Draft Planning and Design Code to rezone the following land to the immediate south-east and south of the Dublin Township from the future ‘Rural Zone’ to the ‘Township Zone’ as well as the removal of the ‘Environment and Food Production Area Overlay’ from this land.
This submission has been prepared on behalf of Leinad Land Developments ['Leinad'] in response to Phase Three (Urban Areas) of the draft Planning and Design Code ['The Code'] scheduled to become operational in September 2020.

This submission relates to several parcels of land under the control of Leinad which are located at the southern end of the Dublin Township and immediately to the south of Dublin itself.

Leinad seek the introduction of a supportive planning and policy framework to encourage development and support the expansion of the Dublin Township in an orderly, economic and sustainable manner. At the present time, Leinad’s vision for expansion is not supported by the existing policy framework which applies within the Mallala Council Development Plan with residential development to the south of the Township not permitted given the areas designation within the ‘Environment and Food Production Area’ (EFPA).

This correspondence is provided in response to the Phase Three (Urban Areas) Draft Planning and Design Code and seeks both a revision of the EFPA boundary as well as the rezoning of land to the south of the Dublin Township to introduce a policy framework capable of facilitating orderly township expansion.

Accordingly, this submission:

- Sets out the location and details of those land parcels under the control of Leinad;
- Outlines background investigations that have occurred to date;
- Confirms the position of the Adelaide Plains Council in relation to the revision of the EFPA boundary as well as the rezoning of land to the south of the Dublin Township;
- Summarises the current and prevailing zoning and policy framework applicable to the subject land as well as the proposed new Zoning framework to be introduced via the Code;
- Outlines Leinad’s ‘vision’ for the Township and its alignment with Council’s Strategic Directions Report; and
- Provides recommended amendments to the Code and EFPA boundary to assist to facilitate the expansion of the Dublin township.

1.0 SUBJECT LAND

The subject land comprises several parcels of land under the control of Leinad which are located at the southern end of the Dublin Township and immediately to the south of Dublin itself. Figure 1.1 identifies the spatial arrangement of the Leinad land parcels that are identified as Sites 1-4. Table 1.1 formally identifies the land title arrangement for each land parcel.
Figure 1.1 Subject Land

Table 1.1 Land Parcels and Existing Use

<table>
<thead>
<tr>
<th></th>
<th>Site 1</th>
<th>Site 2</th>
<th>Site 3</th>
<th>Site 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificates of Title</td>
<td>S435 CT5583/58</td>
<td>S242 CT5278/402</td>
<td>A12 CT6094/957</td>
<td>A80 CT5660/68</td>
</tr>
<tr>
<td></td>
<td>S299 CT5663/399</td>
<td>S243 CT5278/495</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S165 CT5625/69</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S127 CT5684/958</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S163 CT5684/958</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S128 CT5593/258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S164 CT5486/425</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S162 CT5486/425</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S300 CT5546/561</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A799 CT5663/660</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S301 CT5593/257</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S302 CT5593/253</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S436 CT5583/59</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A22 CT6090/419</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Approx. Land Area

- Site 1: 1,450Ha
- Site 2: 27,440m²
- Site 3: 4,500m²
- Site 4: 2,600m²

Existing Land Use

- Site 1: Primary Production
- Site 2: Primary Production
- Site 3: Vacant
- Site 4: Shop
2. BACKGROUND/HISTORY
During 2012, Leinad undertook comprehensive background investigations in relation to Site 1, to support the expansion and re-zoning of the Dublin Township. The background investigations included the following analysis:

- Population projections and demographic analysis (Connor Holmes);
- Environmental (Flora and Fauna) analysis (EBS Ecology);
- Stage 1 Environmental Site History (TMK Engineers);
- European and Cultural Heritage Analysis (ACHM);
- Traffic and Transport Analysis (Murray F. Young (MFY));
- Human Service Requirements (Connor Holmes);
- Centre Analysis, Retail Floor Space and Employment Analysis (Connor Holmes);
- Civil Engineering including analysis of recycled water, sewer, electricity, stormwater/flooding, gas and telecommunications; and
- Analysis of buffer and separation distances to surrounding incompatible land use activities e.g. IWS waste site and primary production activities.

As illustrated spatially in Figure 2.1, the background investigations identified a potential Stage 1 development area of approximately 168 hectares across a northern portion of Site 1 immediately to the south of the township.

The investigation determined that Stage 1 could accommodate approximately 1,260 dwellings (approximately 3,750 residents) at a dwelling density of around 7.5 dwellings per hectare. Notwithstanding, assuming lower residential densities with average allotment sizes in the order of 1,200m², this area would only accommodate in the order of 560 dwellings at a density of just over 3.0 dwellings per hectare.

Figure 2.1 Developable Area – Background Investigations
Informed by these background investigations, Leinad delivered several presentations to Mallala Council (now Adelaide Plains Council) on 24 September 2012; 7 February 2013; 26 May 2014 and to Council’s Strategic Planning and Development Policy Committee on 11 August 2014.

Consequently, on 11 August 2014, Mallala Council endorsed the Statement of Intent (SOI) for the ‘Dublin Township Development Plan Amendment’ which is attached as Appendix 1. The Council endorsed:

- The SOI being forwarded to the Minister for Planning requesting his agreement to the proposed amendment; and

- Delegated Authority for the General Manager Infrastructure and Planning Services to negotiate any minor amendments to the SOI as requested by the Minister.

On the same date (11 August 2014) Mallala Council also endorsed a ‘Funding Deed’ between the Council and Leinad for the preparation of the ‘Dublin Township Development Plan Amendment’. The Funding Deed is available upon request.

However, on 1 December 2015, the ‘Environment and Food Production Area’ (Township Growth Boundary) was introduced by the Minister for Planning and the Dublin Township DPA was placed on hold. Environment and Food Production Areas (EFPPs) have since been introduced under the Planning, Development and Infrastructure Act 2016 (1 April 2017) and as illustrated by the highlighted areas in Figure 2.2 below, the land to the south of Ruskin Road alignment, which includes Site 1 and Site 2, is captured within the EFPA area.

The overarching intent of the EFPA is to protect food producing and rural areas from urban encroachment and encourage residential development within the existing urban footprint. Land division for residential purposes is prevented within the EFPA.

Figure 2.2 EFPA surrounding Dublin (Source: Location SA Map Viewer)
Most recently, on 22 July 2019, the Adelaide Plains Council passed the following motion:

"that the Chief Executive Officer formally write to the Department of Planning, Transport and Infrastructure and the Minister for Planning to give advanced notice of the Adelaide Plains Council's desire to have strategic holdings reviewed throughout the Council area as part of the imminent Environment Food Production Areas review process"

We understand that on 23 July 2019, the Council wrote to the Minister for Transport, Infrastructure and Local Government (Hon Stephan Knoll MP) to advise of this motion.

Leinad fully supports this motion and the position of Council.

3. CURRENT PLANNING POLICY FRAMEWORK

The Mallala Council Development Plan (consolidated 13 December 2018) identifies three (3) separate zones which apply to the various parcels which make up the subject land and this is illustrated in Figure 3.1. The zone framework is summarised as follows:

- Site 1 is located predominantly within the 'Primary Production Zone' (PrPro), however Sections 435 and 436 are located within the 'Coastal Conservation Zone' (CstCon) to the west;
- Site 2 is also located within the 'Primary Production Zone' and its north-west boundary abuts the 'Township Zone';
- Sites 3 and 4 are located within the 'Township Zone' (T).

Figure 3.1 Current Zoning (Source: Mallala Council Development Plan Map Mal/4)
We also note that the desired future arrangement of land uses within the Dublin Township is expressed within Concept Plan Map Mal/6 of the Development Plan.

The current policy framework is restrictive and does not support expansion of the Dublin Township. In particular:

- Within the Primary Production Zone:
  - A dwelling should not be developed on an allotment created after 1 April 2017;
  - A dwelling on an allotment created prior to 1 April 2017, should only be developed if there is an existing demonstrated connection to farming and does not result in more than 1 dwelling per allotment; and
  - Land division should only occur where it results in an allotment with an area not less than 40 hectares and facilitates the provision of public infrastructure for flood mitigation; or where it will promote economically productive, efficient and sustainable primary production.

- Within the Township Zone:
  - While low density residential development is supported (allotments should have an area not less than 1,200m² where the site is unable to connect to a Community Wastewater Management System); retail and commercial development is limited and an ‘office’ where the gross leasable area exceeds 100m² or a ‘shop’ which exceeds 450m² are listed as ‘non-complying’ forms of development.

- The Coastal Conservation Zone envisages low intensity land uses with minimal environmental impact.

4. LEINAD’S VISION FOR DUBLIN

Leinad retains its commitment and vision to develop and expand the Dublin Township in an orderly, economic and sustainable manner. Despite its location within the EPPA, Leinad recognise that the context and location of the subject land offers numerous opportunities which support the proposed township expansion – these include:

- The land holdings are consolidated and under the control of Leinad who are willing and cooperative landowners;
- The land parcels located within the Primary Production Zone are only suitable for marginal farming activities;
- The land offers a logical and contiguous expansion of the existing township and the topography is suitable to support expansion and development;
- The land is not flood affected;
- The land has low habitat value and there would be no impact on coastal vegetation or shorebird habitat within the nearby Adelaide Bird Sanctuary;
- There is a low risk of soil contamination; and
The land holding is of a sufficient size to provide adequate buffers and separation to surrounding incompatible activities such as the IWS site and intensive primary production activities.

Dublin is appropriately located to support urban expansion and is well connected given its frontage to Port Wakefield Road; direct linkages to local centres such as Mallala and Two Wells; and its location within 30 minutes driving time of most of the major employment precincts north of Grand Junction Road.

The proposed Dublin Township expansion will also support the growing economic development in the region which includes $708 million dollars of investment, creation of 402 construction jobs and support for ongoing job creation as outlined in the Adelaide Plains Council document ‘Investment and Jobs – North of the Gawler River’ which is attached as Appendix 2.

Leinad’s future vision includes:

- Reinforcing the primacy of the Dublin Main Street and supporting development and expansion of the Town Centre by creating a new Neighbourhood Centre with 1,700m² of retail floor space, including a supermarket and five (5) speciality shops at Site 3 (the vacant parcel of land to the south-east of the existing Dublin Hotel). Leinad obtained Development Approval for this development on 12 November 2015 and we note that the approval remains valid until 4 August 2020 (Development Application No. 312/17/2017 refers).
- Further develop and expand the Dublin Town Centre and provide additional commercial floor space in the form of a sales room, offices and car parking at Site 4 (to the south west of the proposed Neighbourhood Centre on the opposite side of Old Port Wakefield Road);
- Upgrade existing community facilities at Site 2 (Dublin Oval) including new cricket clubrooms and tennis courts and upgrades to car parking and play equipment;
- Development of an Early Learning Centre (childcare) located in a central and accessible location to the south-east of Dublin Oval; and
- Staged expansion of the township and delivery of a master planned residential development across a northern portion of Site 1, directly to the south of the existing township.

5. COUNCIL’S STRATEGIC DIRECTIONS REPORT

Importantly, and consistent with Council’s earlier support for the rezoning process, Leinad’s vision accords with the ongoing strategic position of the Adelaide Plains Council. In this regard, we note Council’s Strategic Directions Report identifies the Dublin Township DPA as a ‘medium priority’ and recognises there may be demand and opportunities for urban expansion, once the Township expansions of Mallala and Two Wells have progressed. The Report identifies that Dublin may be suitable to accommodate some of the population growth anticipated for the Barossa Region as identified within the ‘30 Year Plan for Greater Adelaide’.
Recognising that the township expansion of Two Wells (through the Hickinbotham / Eden Living development) and Mallala expansion (through the Gracewood development), are now well advanced, as well as the ongoing delivery of the 'Northern Connector' and 'Joy Baluch AM Bridge Duplication' projects, Dublin is well placed from a geographical and strategic position to support urban expansion.

6 PROPOSED NEW POLICY FRAMEWORK

Phase 3 of the Draft new Code identifies three (3) separate zones which apply to the various parcels which make up the subject land and this is illustrated in Figure 6.1. The zone framework is summarised as follows:

- Site 1 is located predominantly within the ‘Rural Zone’, however Sections 435 and 436 are proposed to be located within the ‘Conservation Zone’ to the west;
- Site 2 is also located within the ‘Rural Zone’ and its north-west boundary abuts the ‘Township Zone’;
- Sites 3 and 4 are located within the ‘Township Zone’.
The proposed new policy framework remains restrictive and does not support expansion of the Dublin Township.

In particular, the ‘Environment and Food Production Overlay’ is proposed to apply to all land surrounding the Dublin Township and the Desired Outcome (DO) of this overlay is to protect rural, landscape, environmental and food production values from urban encroachment. Further, it is a Performance Outcome (PO) of this Overlay that land division is undertaken in accordance with Section 7 of the Planning, Development and Infrastructure Act, 2016 ["PDI Act"]. Pursuant to Section 7 of the PDI Act, an application for the division of land that will create additional allotments to be used for residential development must not be granted consent by the Relevant Authority.

Further, within the ‘Rural Zone’ it is a Performance Outcome (PO) that residential development is ancillary to, and does not compromise, primary production. Minimum lot sizes within the Rural Zone are 40 hectares and a ‘Desired Outcome’ of the Rural Zone is to support the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable resources.

The proposed new ‘Township Zone’ generally has a high degree of fidelity to the current Township Zone under the Development Plan. The Township Zone incorporates a minimum residential lot sizes of 12,000m² and a Performance Outcome (PO) of the Zone is to accommodate ‘small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and
visitors to the area’ There is a Deemed To Satisfy (DTS) / Designated Performance Feature (DPF) to limit shop, office and consulting rooms of 250m² GLFA (recognising that retail and commercial floor space above this threshold would still be ‘performance Assessed’ development).

A Performance Outcome (PO) for the ‘Conservation Zone’ is for ‘Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets.’

7. REQUESTED AMENDMENTS TO THE EFPA & CODE

Leinad seek an amendment to the Code to reflect and implement the strategic outcomes sought by the ‘Dublin Township Structure Plan’ within the Adelaide Plains Council ‘Strategic Directions Report: Development Plan Review dated February 2013.

This would involve the rezoning of land to the immediate south-east and south of the township of Dublin (identified spatially in Figure 7.1 below) from the ‘Rural Zone’ to the ‘Township Zone’ as well as the removal of the ‘Environment and Food Production Area Overlay’ from this land.

Figure 7.1 Land requested to be rezoned from the ‘Rural Zone’ to the Township Zone’

In making this request, we note that the Planning and Design Code is a new designated instrument under the Planning, Development and Infrastructure Act, 2016. It does not need to incorporate all of the same policy as contained in current Council Development Plans (and in many cases cannot due to the different format of this new planning instrument). Notwithstanding, it is acknowledged that pursuant to Section 7 of the Planning, Development and Infrastructure Act 2016, an amendment to the Environment and Food Production Area will however require the support of the State Planning Commission and the Minister for Planning as well as the approval of both houses of parliament.
We thank you for the opportunity to provide this submission in response to the new Code and thank you in anticipation of your favourable consideration of our requested amendments to the new Code.

Please do not hesitate to contact the undersigned on [REDACTED] should you require any further information, or should you require clarification of any of the matters raised and discussed in this submission.

Yours Sincerely

Daniel Palumbo B.Eng MIEAust DipPropertyServices
Managing Director
Appendix 1: Statement of Intent (SOI)

‘Dublin Township Development Plan Amendment’
Appendix 2: Investment and Jobs – North of the Gawler River
Mallala (DC) Development Plan

Dublin Township Development Plan Amendment

by the

Mallala Regional Council

18 December 2013

Pursuant to section 25 (1) of the Development Act 1993 this Statement of Intent forms the agreed basis for the preparation of the proposed Development Plan Amendment.

Charles Mansueto
CHIEF EXECUTIVE OFFICER

Date:

John Rau
MINISTER FOR PLANNING

Date:
# Table of Contents

1. **Introduction**  
   1.1 Statement of Intent ................................................................. 1  
   1.2 Chief Executive Statement ....................................................... 1  
       1.2.1 Council Contact Person .................................................. 1  
       1.2.2 Developer Supported DPA .............................................. 1  

2. **Scope of the Proposed DPA**  
   2.1 Need for the Amendment ...................................................... 2  
       2.1.1 Rationale ........................................................................ 2  
       2.1.2 Affected Area .............................................................. 3  
       2.1.3 Potential Issues ............................................................ 4  

3. **Strategic and Policy Considerations**  
   3.1 The Planning Strategy ............................................................. 5  
       3.1.1 Targets .......................................................................... 5  
       3.1.2 Policies ......................................................................... 8  
   3.2 Council Policies ...................................................................... 12  
       3.2.1 Council’s Strategic Directions (Section 30) Report .......... 12  
       3.2.2 Infrastructure Planning .................................................. 12  
       3.2.3 Other Policies or Local Issues ......................................... 12  
   3.3 Minister’s Policies ................................................................... 14  
       3.3.1 Planning Policy Library .................................................. 14  
       3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29) .............................................................................. 14  
       3.3.3 Ministerial DPAs ............................................................ 14  

4. **Investigations and Consultation** ............................................ 15  
   4.1 Investigations ......................................................................... 15  
       4.1.1 Investigations Previously Undertaken .............................. 15  
       4.1.2 Investigations Initiated to Inform this DPA .................... 15  
   4.2 Consultation ........................................................................... 16  

5. **Proposed DPA Process** .......................................................... 19  
   5.1 DPA Process ........................................................................... 19  

6. **Professional Advice and Document Production** ...................... 20  
   6.1 Professional Advice .................................................................. 20
6.2 Document Production ..................................................................................................................20
6.3 Mapping .....................................................................................................................................20
Process B1 (consultation approval required) Timetable .................................................................21
1. Introduction

1.1 Statement of Intent

Pursuant to section 25(1) of the Development Act 1993 (the Act) the District Council of Mallala (the Council) has reached agreement with the Minister on this Statement of Intent (SOI) prepared by the Council in accordance with the Development Regulations 2008 (the Regulations).

The SOI details the intended scope of the DPA, relevant strategic / policy considerations, the nature of investigations to be carried out, together with the consultation process and timeframes to be followed in preparing the DPA.

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

- The proposed DPA will assist in implementing the Planning Strategy.
- The proposed DPA has been endorsed by Council.
- All procedures, documentation and mapping will accord with relevant statutory requirements of the Act and Regulations.
- Sufficient Council resources will be devoted to completing the DPA within the agreed timeframe. Council acknowledges that the Minister can lapse the DPA if key timeframes are not met by Council pursuant to section 25(19) of the Act.
- Council may use the outcome of investigations and other information produced by external sources which will be reviewed by a qualified, independent professional advisor (pursuant to section 25(4) of the Act).

1.2.1 Council Contact Person

The key Council contact person who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA is:

- Mr Gary Mavrinac, General Manager Infrastructure and Planning Services, Mallala District Council.

1.2.2 Developer Supported DPA

Preparation of the initial DPA documents for the consideration of the Council will be fully funded by Leinad land Developments (Dublin) Pty Ltd which has an interest in the area.

Council has asked Leinad Land Developments (Dublin) Pty Ltd to prepare, for its consideration, documentation that could support a DPA that can be developed to provide a medium term land supply option without significant infrastructure costs to Government.
2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

The District Council of Mallala Strategic Directions Report – Development Plan Review identifies Dublin as the third key township in the District following Two Wells and Mallala. The Strategic Directions Report identifies that

‘there may be demand and opportunities for urban expansion around Dublin. This will be investigated in the future, once the township expansions of Mallala and Two Wells have progressed. Dublin may be suitable for urban growth to accommodate some of the population growth anticipated for the Barossa region in the longer term. There is no evidence to suggest flood inundation is an issue and the town has good road links to Two Wells and Mallala.

The Strategic Directions Report identified a ‘Dublin Township DPA’ as a medium priority.

Preliminary investigations undertaken by Leinad Land Developments (Dublin) Pty Ltd indicate that an initial low density development comprising approximately 1,260 dwellings and 3,570 persons could be supported within an identified ‘Stage 1 development area’ located to the south of the existing township.

A broad investigation area has been established which includes the periphery of the Dublin township, to the West of Port Wakefield Road.

Dublin’s advantages include:

- **transit** – located immediately adjacent to Port Wakefield Road, the township has direct links to both local centres such as Mallala and Two Wells, but also Adelaide to the south and Port Wakefield to the north;
- **population growth** – in a location which is within 30 minutes driving time of most of the major employment precincts north of Grand Junction Road;
- **local development and growth** - provides a contiguous and compact extension to the existing Dublin township;
- **low environmental constraints** – the land is generally un-constrained and is free from topographic constraints and environmental constraints (i.e. there is only limited remnant vegetation, flora and fauna etc that can be managed);
- **consolidated control** – Leinad Land Developments (Dublin) Pty Ltd has control over a significant area of land, presenting the Council and Government with a singular “investment-ready” focus for planning and co-ordinating new urban growth while also facilitating integration of developable land under control of other parties as/when required.
- **buffers** - the Affected Area is of a sufficient size to provide for adequate buffers to existing incompatible land uses and activities (ie buffers to primary production activities can be accommodated etc.); and
- **infrastructure** - whilst limited services currently exist, the land can be economically serviced with capability to augment required essential services and infrastructure to support an expanded township.

It is anticipated that the DPA will achieve an outcome that will:

- Minimise infrastructure burden on Government;
- Facilitate and plan for the orderly, long term incremental expansion of the Dublin township;
• Help meet demand for residential land and promote choice and affordability as per the 30 Year Plan and HELSP.

Council intends to seek a residential form of rezoning for those areas able to take advantage of existing infrastructure.

Council seeks a deferred urban (or similar) approach for the land currently in the “Rural Living Zone” immediately west of the Dublin Township. This will assist to position Dublin for further growth and help progress longer term planning for Dublin.

Council also intends to review the existing “Township Zone” to ensure a contemporary policy framework that supports and underpins the further growth and expansion of the township.

The following issues are to be addressed as part of this DPA:

• A review of the extent to which current zones complement the 30 Year Plan for Greater Adelaide;
• Review the opportunities and constraints of the Area Affected such as:
  - site constraints;
  - existing character assessment;
  - desired future character analysis;
  - population, housing and employment trends and projected demographic profile;
  - existing human service audit and projection of human service needs, including land requirements;
  - residential land budgets;
  - servicing capacity and implications;
  - road and traffic network and implications;
  - retail and centres analysis; and
  - interface issues between residential and non-residential land use.

2.1.2 Affected Area

The area affected by the proposed DPA comprises approximately 442 hectares of land, including the existing township of Dublin. This includes all of the Rural Living Zone with the balance within the Primary Production Zone.

The area affected by the proposed DPA is shown on Figure 1 below.
2.1.3 Potential Issues

Potential issues associated with the subject land include:

- site constraints;
- human service needs, including land requirements;
- residential land budgets;
- servicing capacity and implications;
- road and traffic network and implications;
- retail and centres analysis;
- interface issues between residential and non-residential use.
3. Strategic and Policy Considerations

3.1 The Planning Strategy

3.1.1 Targets

The DPA will support the relevant volume of the Planning Strategy by implementing the following targets:

<table>
<thead>
<tr>
<th>Target</th>
<th>How the target will be implemented:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>30 YEAR PLAN FOR GREATER ADELAIDE</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Overall Spatial Distribution</strong></td>
<td></td>
</tr>
<tr>
<td>B By the end of the Plan’s 30 years, 70 per cent of all new housing in metropolitan Adelaide will be being built in established areas.</td>
<td>Dublin is an established township and whilst not identified as a growth area, the proposed DPA represents a contiguous expansion of the existing township, utilising services which presently exist.</td>
</tr>
<tr>
<td><strong>New Metropolitan and Township Growth Areas</strong></td>
<td></td>
</tr>
<tr>
<td>Q Provide for 124,000 dwellings and 44,500 jobs in these areas as well as the existing urban land supply and other fringe growth opportunities.</td>
<td>The Affected Area comprises 442 ha of land of which approximately 168ha could be rezoned to increase residential land supply.</td>
</tr>
<tr>
<td>S Provide 40–60 per cent of the total land mass to be developed for non-residential purposes (for example, roads, open spaces, commercial, retail, utilities and local employment).</td>
<td>The DPA will investigate the requirement for non-residential land uses (i.e. open space, utilities and local centres) to service the future township population.</td>
</tr>
<tr>
<td>T Ensure that fringe developments and development involving township growth provide a net contribution of active and passive open space to the local area.</td>
<td>The DPA will introduce a concept plan and policy which will consider the provision of public open space and linkages with existing Council assets.</td>
</tr>
<tr>
<td><strong>Communities and Social Inclusion</strong></td>
<td></td>
</tr>
<tr>
<td>A Provide for an additional 560,000 people over 30 years.</td>
<td>The Affected Area has the potential to provide additional residential land supply which will contribute to the accommodation of the population targets for Greater Adelaide.</td>
</tr>
<tr>
<td>B Plan for regional distribution of projected population growth as shown in Map D8.</td>
<td>The DPA will contribute to the attainment of the population targets for the Barossa Region. Dublin could potentially capture some of the growth planned for more sensitive locations within the Barossa Region or land which is not available for development.</td>
</tr>
<tr>
<td><strong>Housing Mix, Affordability and Competitiveness</strong></td>
<td></td>
</tr>
<tr>
<td>A Plan for net growth of 258,000 dwellings over 30 years, or an annual average construction target of about 10,100 dwellings a year (allowing for dwellings lost due to demolition).</td>
<td>The DPA will increase residential land supply which will contribute to the attainment of the dwelling target identified over the next 30 years.</td>
</tr>
</tbody>
</table>
### Target

<table>
<thead>
<tr>
<th></th>
<th>How the target will be implemented:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B</strong></td>
<td>Plan for the regional distribution of these new dwellings as identified in Map D9.</td>
</tr>
<tr>
<td><strong>C</strong></td>
<td>At least 30 per cent of new housing is available at competitive house prices (that is, at or below the median house sale price in its market) to ensure affordability.</td>
</tr>
</tbody>
</table>

### Affordable Housing

<table>
<thead>
<tr>
<th></th>
<th>How the target will be implemented:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td>Provide for at least 15 per cent of housing in all new significant developments to be affordable housing, including five per cent for high-needs people.</td>
</tr>
<tr>
<td><strong>B</strong></td>
<td>At least 38,700 new dwellings (15 per cent of all dwelling growth) should be affordable housing (see Table D1).</td>
</tr>
</tbody>
</table>

### Health and Wellbeing

<table>
<thead>
<tr>
<th></th>
<th>How the target will be implemented:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td>Closely connect new dwellings to shops, schools, local health services and a variety of destinations within a walking range of 400 metres. Residents will have easy access to open space for physical activity and recreation.</td>
</tr>
<tr>
<td><strong>B</strong></td>
<td>Closely connect new dwellings to local parks within walking range.</td>
</tr>
</tbody>
</table>

### The Economy and Jobs. Employment and Distribution

<table>
<thead>
<tr>
<th></th>
<th>How the target will be implemented:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td>Provide for 282,000 additional jobs during the next 30 years. The regional distribution of additional jobs is:</td>
</tr>
<tr>
<td></td>
<td>• 50,000 in the City of Adelaide</td>
</tr>
<tr>
<td></td>
<td>• 6500 in Eastern Adelaide</td>
</tr>
<tr>
<td></td>
<td>• 40,500 in Western Adelaide</td>
</tr>
<tr>
<td></td>
<td>• 79,000 in Northern Adelaide</td>
</tr>
<tr>
<td></td>
<td>• 43,000 in Southern Adelaide</td>
</tr>
<tr>
<td></td>
<td>• 38,500 in the Barossa</td>
</tr>
<tr>
<td></td>
<td>• 13,000 in the Adelaide Hills and Murray Bridge</td>
</tr>
<tr>
<td></td>
<td>• 11,500 in the Fleurieu.</td>
</tr>
</tbody>
</table>
### Target

| B | Distribute jobs across Greater Adelaide as:  
|   | • 94,000 in transit-oriented developments and transit corridors  
|   | • 15,000 in key regeneration areas and in activity centres that are outside corridors  
|   | • 44,500 in growth areas  
|   | • 128,500 broadly distributed across the region.  
| How the target will be implemented: | Dublin is well connected by road to both Mallala and Two Wells and in a broader context the employment lands of Greater Adelaide located north of Grand Junction Road. |

| D | Plan for net growth of at least 2 million square metres of extra employment floor space  
| How the target will be implemented: | Dublin is well connected by road to both Mallala and Two Wells and in a broader context the employment lands of Greater Adelaide located north of Grand Junction Road. |

### Transport

| B | Prioritise residential and employment growth in areas where transport infrastructure is planned (see Table D3).  
| How the target will be implemented: | Dublin is well connected by road to both Mallala and Two Wells and in a broader context the employment lands of Greater Adelaide located north of Grand Junction Road. |

### Open Space, Sport and Recreation

| B | Provide a minimum of 12.5 per cent open space in all new developments.  
| How the target will be implemented: | This target will be addressed as part of subsequent development applications. The DPA will investigate open space requirements to support the new community. |

| D | Locate public open spaces within walking distance of new housing to ensure equitable distribution of open space in an area.  
| How the target will be implemented: | The DPA will consider appropriate policies from the SAPPL to facilitate this outcome. |

### Climate Change – Water

| A | Reduce demand on mains water supply from new development through the introduction of water-sensitive urban design.96  
| How the target will be implemented: | The DPA will consider appropriate policies from the SAPPL to facilitate this outcome. |

| D | Achieve alternatives to mains water for outdoor use through WSUD techniques in all new greenfield developments that are subject to Structure Plans and Precinct Requirements after 2011.  
| How the target will be implemented: | The DPA will consider appropriate policies from the SAPPL to facilitate this outcome. |

### Emergency Management and Hazard Avoidance

| D | Appropriate assessment and remediation of contaminated land, and rezoning in keeping with the land’s suitability for new uses.  
| How the target will be implemented: | Preliminary investigations over portion of the Affected Area have already been undertaken in respect to this issue. Appropriate policy will be considered as part of this DPA. |
3.1.2 Policies

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following policies:

<table>
<thead>
<tr>
<th>Policy</th>
<th>How the policy will be implemented:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>30 YEAR PLAN FOR GREATER ADELAIDE</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Overall Spatial Distribution</strong></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Plan for population growth of 560,000 people over 30 years and accommodate this growth through the delivery of 258,000 additional dwellings to be constructed over the life of the Plan.</td>
</tr>
<tr>
<td>4</td>
<td>Locate new growth areas contiguous to transit corridors wherever possible.</td>
</tr>
<tr>
<td>7</td>
<td>Ensure that the bulk of new residential development in Greater Adelaide is low- to medium-rise development (including detached dwellings) and confine high-rise developments to the 14 identified transit-oriented developments.</td>
</tr>
<tr>
<td><strong>Mixed Use Activity Areas</strong></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Ensure activity centres promote mixed-use development rather than separate residential, commercial and retail developments.</td>
</tr>
<tr>
<td><strong>New Metropolitan and Township Growth Areas</strong></td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Ensure new urban growth occurs in designated urban and township expansion areas shown on Map D7. This map shows the indicative areas of land that will be considered for urban growth. The actual boundaries of land will be identified for public consultation when the process of updating the relevant Development Plan is undertaken.</td>
</tr>
<tr>
<td>33</td>
<td>Provide sufficient other new growth areas for a 25-year rolling supply of land, of which 15 years is zoned for urban development.</td>
</tr>
<tr>
<td>34</td>
<td>Subject new growth areas designated in the Plan to Structure Plans, which will: • require the provision of services and higher-density residential areas, as well as a mixture of retail and support services, around transport interchanges • specify the amount of open space and parklands to be provided • clearly designate land requirements for infrastructure in new growth areas.</td>
</tr>
</tbody>
</table>
includes services such as health and education and utilities such as waste, water, power, ICT, transport and community services.

35 Base the planning of greenfield growth areas on the principles of self-contained, mixed-use development that is contiguous to transport services where possible.

The Area Affected is centred around the existing Dublin township. Existing services supporting the township, together with their potential for expansion and growth will be further investigated.

36 Base the selection of new urban areas on minimising bushfire risks and minimising impacts on watershed and high-value environmental areas, and avoiding areas where service provision is constrained.

Matters of bushfire risk will be considered as part of the DPA process. Bushfire risk can be mitigated through the urbanisation of at least portion of the Area Affected, where water supply can be established for fire management purposes. The DPA will review bushfire risk and management policy. Previous investigations over portion of the Affected Area identified no high value environmental areas identified. More holistic investigations will be undertaken to encompass the whole of the Affected Area.

37 Design new growth areas to avoid exposure to bushfire risk, and minimise impacts on watershed, biodiversity and high-value environmental areas. Growth areas adjacent to areas of high environmental significance (see Biodiversity) should provide a suitable buffer to reduce potential impacts. Buffers should be located on land outside that identified as highly significant.

Matters of bushfire risk will be considered as part of the DPA process. Bushfire risk can be mitigated through the urbanisation of at least portion of the Area Affected, where water supply can be established for fire management purposes. The DPA will review bushfire risk and management policy.

38 Ensure new growth areas provide a mixture of dwelling types and an increased supply of smaller dwellings, and continue to cater for families by providing the bulk of new detached family homes.

It is intended that a flexible zoning outcome will be established in order to promote housing diversity and choice.

40 Make specific provision for employment lands in other townships to encourage self-contained communities and reduce the reliance on car travel.

The DPA will investigate access to employment lands within the region.

44 Manage the interface between primary production activities and urban areas and townships through the identification of appropriate separation buffers, screening vegetation and appropriate alignment of allotment boundaries.

Previous investigations in respect to a portion of the Affected Area have considered infrastructure issues. These investigations will be expanded to include the whole of the Affected Area. The DPA will incorporate appropriate policy having regard to separation distances and the policies contained in the SAPPL.

**Communities and Social Inclusion**

1 Plan for population growth of 560,000 people over 30 years.

The DPA seeks to investigate approximately 442ha of land, with the potential for portion of this land to be immediately rezoned for residential purposes. This will assist achieving population and dwelling targets for Greater Adelaide.

4 Plan for the growing number of young families.

The DPA will include demographic projections based on assumed dwelling yields. From this it will be possible to determine the range of services required to support the projected new population.
### Aboriginal Heritage and Culture

1. Identify and protect (consistent with the *Aboriginal Heritage Act 1988*) Aboriginal cultural heritage sites and areas of significance, including those associated with the marine, estuarine and coastal environment, and incorporate these where appropriate into Development Plan policies, Structure Plans and development processes.

   *Investigations have been previously undertaken over portion of the Affected Area and will be extended to include the whole of the Affected Area.*

### Housing Mix, Affordability and Competitiveness

3. Integrate a mixture of competitive housing styles, types, sizes and densities into the wider housing market, including medium-density low-rise and attached dwellings.

   *It is anticipated that a flexible policy approach will be adopted to encourage housing diversity and choice.*

6. Ensure Structure Plans and Development Plans provide for new retirement housing and residential aged care facilities, and protect and allow for appropriate redevelopment of such existing facilities. This will increase the opportunities for older people to remain living in and connected to their communities as their needs for support increase.

   *Having regard to the SAPPL, policy arising from this DPA is likely to facilitate new retirement housing and aged care facilities.*

### Affordable Housing

1. Reinforce the state government policy that at least 15 per cent of new dwellings should meet the criteria for affordable housing (of which five per cent is specifically for high needs housing) in significant new developments and growth areas, including:
   - State Significant Areas
   - subject to Structure Plans and precinct planning, in particular new transit-oriented developments and transit corridors
   - rezoning that substantially increases dwelling potential (including new greenfield growth areas)
   - residential developments with Major Development status
   - residential developments on surplus government land.

   *The DPA will ensure that planning policy is established which encourages the provision of affordable housing, consistent with the SAPPL.*

### Health and Wellbeing

1. Design pedestrian- and cycle-friendly areas in growth areas and existing neighbourhoods to promote active communities.

   *The DPA will ensure that the Development Plan facilitates and encourages pedestrian and cycling friendly areas, having regard to policy within the SAPPL.*

4. Increase housing density and encourage a variety of high-quality shops to locate near railway stations and major bus stops so people can buy groceries and fresh food on their way home, rather than making a separate car journey.

   *This outcome is likely to be a consequence of the Zone Policy which will be selected from the SAPPL.*
## Transport

| 1 | Protect the transport functionality of road and rail corridors through planning policy in Development Plans. | The DPA will investigate and respond to this issue. A traffic analysis will be undertaken based on modelled yields and take up of development. |

## Infrastructure

| 2 | Identify major infrastructure requirements (including communications technology, sporting hubs and embedded generation) and integrate them with Structure Plans to ensure that new infrastructure to support new residential and employment precincts is effectively coordinated. | The DPA will investigate and respond to this issue. A full infrastructure analysis will be undertaken based on modelled yields and take up of development. A strategy which offers a funding solution for each of any infrastructure issues will be formulated. |
| 5 | Ensure Structure Plans and Development Plans identify and preserve buffer zones around water treatment plants. | The DPA will investigate and respond to this issue. |
| 6 | Prioritise the rollout of new growth areas (where practical) to areas that are contiguous to existing infrastructure, to ensure that infrastructure augmentation can be delivered at least cost to the community. | A full infrastructure analysis will be undertaken based on modelled yields and take up of development. A strategy which offers a funding solution for each of any infrastructure issues will be formulated. |

## Biodiversity

| 2 | Contain growth where possible to areas inside identified urban lands. | Dublin provides a potential alternative growth area which can assist in delivering the housing targets for the Barossa Region. |
| 3 | Avoid where possible any impact on biodiversity. If unavoidable, the impact will be minimised and offset. A comprehensive offset scheme will be developed, based on existing offset provisions and drawing on models such as bio-banking. The scheme will provide for a net gain to biodiversity through flexible offsets. The offsets could be made across regions or by funding designated rehabilitation programs. | The DPA will investigate and respond to this issue, with environmental flora and fauna investigations proposed. |

## Water

| 1 | Incorporate water-sensitive urban design (WSUD) techniques in new developments to achieve water quality and water efficiency benefits (see Box 4 for examples of WSUD techniques). | The DPA will refer to investigations relating to WSUD and consider appropriate policy response. |
| 2 | Require WSUD techniques to be incorporated in Structure Plans and Precinct Requirements for State Significant Areas. | The DPA will refer to investigations relating to WSUD and consider appropriate policy response. |
| 4 | Require new greenfield developments that are subject to Structure Plans from 2011 to source water for outdoor use from non-mains water supplies. This recognises the need to plan alternative water sources at the commencement of new large greenfield developments, rather than retrofit these sources for latter stages of the development. | The DPA will include investigations in respect to non-mains water supplies which may for part of an integrated water balance/infrastructure strategy. |
3. Strategic and Policy Considerations

### Emergency Management and Hazard Avoidance

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Policy Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Decrease the risk of loss of life and property from extreme bushfires through creating buffers around new growth areas that are adjacent to native bushland.</td>
<td>The DPA will incorporate investigations relating to bushfire risk and consider appropriate policy responses.</td>
</tr>
<tr>
<td>6</td>
<td>Identify and rehabilitate areas and sites where land is contaminated as part of development processes.</td>
<td>The DPA will incorporate investigations relating to site history and consider appropriate policy responses.</td>
</tr>
<tr>
<td>8</td>
<td>Identify, through Structure Plans, facilities to specifically support emergency services functions and stations. This will assist in minimising response times and meeting state government and community expectations.</td>
<td>The DPA will undertake the investigations necessary and consider appropriate policy responses.</td>
</tr>
</tbody>
</table>

### 3.2 Council Policies

#### 3.2.1 Council’s Strategic Directions (Section 30) Report

The District Council of Mallala Strategic Directions Report – Development Plan Review identifies Dublin as the third key township in the District following Two Wells and Mallala. The Strategic Directions Report identifies that:

‘there may be demand and opportunities for urban expansion around Dublin. This will be investigated in the future, once the township expansions of Mallala and Two Wells have progressed. Dublin may be suitable for urban growth to accommodate some of the population growth anticipated for the Barossa region in the longer term. There is no evidence to suggest flood inundation is an issue and the town has good road links to Two Wells and Mallala.

The Strategic Directions Report identified a ‘Dublin Township DPA’ as a medium priority.

#### 3.2.2 Infrastructure Planning

The proposed amendment will be consistent with current infrastructure planning (both social and physical) identified in council’s strategic directions report, by the Minister or by a relevant government agency.

#### 3.2.3 Other Policies or Local Issues

The policies of this DPA will be consistent with the policies in the:

- Council-wide section of the Development Plan:
  - Advertisements – no changes to Council-wide policy envisaged
  - Animal Keeping – no changes to Council-wide policy envisaged
  - Building near Airfields – no changes to Council-wide policy envisaged
  - Bulk Handling and Storage Facilities – no changes to Council-wide policy envisaged
  - Centres and Retail Development – no changes to Council-wide policy envisaged
  - Coastal Areas – no changes to Council-wide policy envisaged
  - Community Facilities – no changes to Council-wide policy envisaged
  - Crime Prevention – no changes to Council-wide policy envisaged
  - Design and Appearance – no changes to Council-wide policy envisaged
  - Energy Efficiency – no changes to Council-wide policy envisaged
  - Forestry – no changes to Council-wide policy envisaged
Dublin Township Development Plan Amendment
3. Strategic and Policy Considerations

- Hazards – no changes to Council-wide policy envisaged
- Heritage Places – no changes to Council-wide policy envisaged
- Industrial Development – no changes to Council-wide policy envisaged
- Infrastructure – no changes to Council-wide policy envisaged, however site specific policy may be needed for the Area Affected
- Interface between Land Uses – no changes to Council-wide policy envisaged, however site specific policy may be needed for the Area Affected
- Land Division – no changes to Council-wide policy envisaged, however site specific policy may be needed for the Area Affected
- Landscaping, Fences and Walls – no changes to Council-wide policy envisaged
- Marinas and Maritime Structures – no changes to Council-wide policy envisaged
- Mineral Extraction – no changes to Council-wide policy envisaged
- Natural Resources – no changes to Council-wide policy envisaged
- Open Space and Recreation – no changes to Council-wide policy envisaged, however site specific policy may be needed for the Area Affected
- Orderly and Sustainable Development – no changes to Council-wide policy envisaged
- Renewable Energy Facilities – no changes to Council-wide policy envisaged
- Residential Development – no changes to Council-wide policy envisaged, however site specific policy may be needed for the Area Affected
- Short Term Workers Accommodation – no changes to Council-wide policy envisaged
- Siting and Visibility – no changes to Council-wide policy envisaged
- Sloping Land – no changes to Council-wide policy envisaged
- Supported Accommodation, Housing for Aged Persons and People with Disabilities – no changes to Council-wide policy envisaged
- Telecommunication Facilities – no changes to Council-wide policy envisaged
- Transportation and Access – no changes to Council-wide policy envisaged
- Waste – no changes to Council-wide policy envisaged
- Waste Management Facilities – no changes to Council-wide policy envisaged

Council’s Current DPAs

- Mallala Township DPA

The Development Plans of adjoining areas

- City of Playford;
- Wakefield Regional Council;
- Light Regional Council.

Schedule 4 of the Regulations

The DPA does not propose to introduce complying development. Council will consider the merit of including the Area Affected as an area for application of the Residential Code as part of these investigations.
3.3 Minister's Policies

3.3.1 Planning Policy Library

The DPA will draw on the following Planning Policy Library modules:

- Township Zone
- Suburban Neighbourhood Zone;
- Residential Zone;
- Deferred Urban Zone; and
- any other policy modules, as may be provided by DPTI following its review.

Council will also update the Development Plan to the latest version of the Planning Policy Library.

Council does not anticipate that the DPA will involve the introduction of local additions or variation to the Planning Policy Library, however, should the investigations identify that this form of policy amendment is necessary - justification will be provided in the DPA.

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

The following Ministerial policies introduced through section 25(5), 26 or 29 of the Act may be amended by this DPA:

- n/a

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPAs:

- Adelaide Shores;
- Institutional (St Andrews);
- Kangaroo Island Sustainable Futures;
- Greater Edinburgh Parks Employment Lands;
- Highbury Residential and Open Space;
- Playford Urban Growth Areas and General Sections;
- Glen Stuart Road, Woodforde (Magill Training Centre);
- Tonsley Park Redevelopment;
4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this SOI) that will inform this DPA are outlined as follows.

Leinad Land Developments Dublin Pty Ltd commissioned the Dublin Township Expansion investigation report. The report provides an information base that supports the future development of some of the land under the control and ownership of Leinad, immediately south of the township of Dublin. The report was produced based on a range of investigations including the physical characteristics of the site and surrounding land uses, the environment, social impacts, key economic impacts and the policy implications for township expansion.

The report considered a ‘Broad Investigation Area’ of approximately 560 hectares, together with a Stage 1 Area of 168 hectares, as identified in Figure 2 below.

**Figure 2: Broad Investigation Area (Previous Investigations)**

4.1.2 Investigations Initiated to Inform this DPA

The investigations referred to above only encapsulated a small portion of the Affected Area, and as such additional investigations will be required to fully consider the whole of the Area Affected.

‘High level’ investigations for the whole Area Affected will initially be conducted and then supplemented by more detailed investigations for those locations which provide the best opportunity for the orderly and economic provision of services, including those locations with consolidated land ownership.

Additional investigations (including those arising from issues not addressed in the Planning Policy Modules) to inform this DPA will include the following:

- analysis of the supply and demand for future growth in light of the proposal to rezone land located outside of the designated growth areas identified on the 30 Year Plan;
- population projections and demographic analysis;
4. Investigations and Consultation

- environmental flora and fauna investigations including the type and condition of vegetation, the existence of any remnant and threatened native species and the conservation value of vegetation and its significance as wildlife habitat;
- Stage 1 Environmental Site History to assess the potential for gross or widespread soil contamination to exist on the land as a result of current or previous land uses;
- European and Aboriginal heritage assessment;
- traffic and transport planning and analysis including road structure and hierarchy, required access and movement systems as well as the capacity of the existing road network to support proposed new growth and development;
- identification of required buffers and separation distances at the interface of future urban development with surrounding land uses and activities;
- assessment of any possible interface issues with the Port Wakefield ‘Proof and Experimental Establishment’ of the Australian Defence Force (ADF);
- assessment of the agricultural and horticultural value of the Affected Area;
- modelling of human service requirements to support the future growth and development of the land including existing social infrastructure provision and capacity in the township as well as required future community facilities such as schools (education), health and medical services, etc;
- investigate access to employment opportunities within the region;
- retail analysis including a review of potential retail and commercial floor space that could be supported in the township and on the site;
- investigate the staging of residential growth to ensure contiguous development opportunities are maximised;
- investigate the potential to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing;
- investigate proximity of the land affected to landfill sites and undertake a landfill risk assessment for all land for rezoning within 500 metres of a landfill;
- review the existing bushfire risk classification for the Affected Area having regard to topography, vegetation cover, nature of the proposed use and its developed state;
- the provision of a comprehensive infrastructure analysis that identifies all potential infrastructure issues that will have to be addressed in any subsequent development application, and provide a strategy which offers a funding solution for each of these issues.

4.2 Consultation

The following agencies, State Members of Parliament, interested parties, individuals and Councils will be consulted during the consultation stage of the DPA:

- Auditor General’s Department
- Commonwealth Department of Defence
- Defence SA
- Department for Communities and Social Inclusion
  - Urban Renewal Authority
  - SA Community Housing Authority (SACHA)
- Department of Education and Child Development
- Department for Health and Ageing
  - Applied Environmental Health Branch
- Wastewater Management
  - Department of Manufacturing, Innovation, Trade, Resources and Energy
  - Department of Environment, Water and Natural Resources
    - Planning and Assessment Unit
    - Zero Waste SA
  - Department of Further Education, Employment, Science and Technology
  - Department of Justice
    - Police Department
    - State Emergency Service
    - Country Fire Service Development
    - SA Metropolitan Fire Service
  - Department of Planning, Transport and Infrastructure
    - Statutory Planning
    - Public Transport Division (oversees operation of public transport, taxi’s and access cabs)
    - Transport Services
    - TransAdelaide (operates public train services)
    - Office of Major Projects and Infrastructure
    - Urban Renewal Authority
    - Office for Recreation & Sport
  - Department of Primary Industries and Regions
  - Environment Protection Authority
  - Department of the Premier and Cabinet
    - Aboriginal Affairs and Reconciliation
    - Office for State/Local Government Relations
  - SA Power Networks Pty Ltd
  - Electranet Pty Ltd
  - SA Water
  - South East Australia Gas Pty Ltd
  - Epic Energy
  - Australian Government – Department of Defence (Defence Support Group, SA)
  - Adelaide Airport Limited
  - Adelaide and Mount Lofty Ranges NRM
  - Ms Leesa Vlahos, State Member for Taylor
  - Mr Stephen Griffiths, State Member for Goyder
  - Mr Nick Champion, Federal Member for Wakefield
  - Light Regional Council
  - City of Playford
  - Wakefield Regional Council
  - Adelaide and Mount Lofty Ranges Natural Resource Management Board
Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- A notice in Plains Producers Newspaper
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.
- The scheduling of an information session early in the public consultation period.
- Various electronic media throughout the consultation period.
5. Proposed DPA Process

5.1 DPA Process

Council intends to **undertake the following DPA process**

- **Process A**
  Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

- **Process B1 (with consultation approval)**
  A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

- **Process B2 (consultation approval not required)**
  A copy of the DPA will be released for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

- **Process C**
  A copy of the DPA will be released for concurrent agency and public consultation (not more than 4 weeks for agency comment and not less than 4 weeks for public comment). Landowners and occupiers identified in the SOI will receive direct notification of the DPA.

5.1.1 Rationale

Process B1 has been selected given that the DPA is considering rezoning of land outside of a designated growth area, as identified by the 30 Year Plan. As such the DPA will be of particular significance/interest of the Minister.
6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by Mr Gary Mavrinac, General Manager, Infrastructure and Planning Services, District Council of Mallala.

This person satisfies the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. This person is not considered to have a conflict of interest or perceived conflict on interest in the DPA.

6.2 Document Production

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the Technical Guide to Development Plan Amendments issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2007). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

The Chief Executive Officer of the council will ensure that the policies implement the Planning Strategy, all procedures have been completed within the statutory requirements, and that mapping is correct prior to issuing a certificate in accordance with the Act. If this is not the case, the council will take responsibility for the DPA until the matter has been resolved.

6.3 Mapping

Council will obtain electronic copies of all the affected maps and/or figures from the Department prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

Amendments to maps will be provided in the required format to the Planning Division of the Department. Mapping amendments for this DPA will be undertaken by:

- Matthew Pistor, GIS Analyst, Connor Holmes, Ph: 8407 9460.
### Process B1 (consultation approval required) Timetable

The following timetable is proposed for this DPA based on the selected process. Council will take steps to update this timetable if it appears at any stage that Council will require an extension to complete a task.

<table>
<thead>
<tr>
<th>Steps</th>
<th>Responsibility</th>
<th>Agreed Timeframe from Minister’s Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Plan Amendment (DPA)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Investigations conducted; DPA prepared and sent to the</td>
<td>Council</td>
<td>20 weeks</td>
</tr>
<tr>
<td>Department requesting agreement to commence public and</td>
<td></td>
<td>SOI agreement – DPA lodged with the</td>
</tr>
<tr>
<td>agency consultation</td>
<td></td>
<td>Department for consultation approval</td>
</tr>
<tr>
<td>DPA assessed and report prepared for Minister</td>
<td>Department</td>
<td>7 weeks</td>
</tr>
<tr>
<td>Public and agency consultation approved by Minister</td>
<td>Minister</td>
<td>4 weeks</td>
</tr>
<tr>
<td>DPA prepared for public consultation</td>
<td>Council</td>
<td>4 weeks</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public consultation approved - public</td>
</tr>
<tr>
<td></td>
<td></td>
<td>consultation commences</td>
</tr>
<tr>
<td>Public and agency consultation concludes</td>
<td>Council</td>
<td>8 weeks</td>
</tr>
<tr>
<td><strong>Summary of Consultation and Proposed Amendment (SCPA)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Meeting held; submissions summarised; DPA</td>
<td>Council</td>
<td>6 weeks</td>
</tr>
<tr>
<td>amended in accordance with Council’s assessment of</td>
<td></td>
<td>Public consultation closes – SCPA lodged</td>
</tr>
<tr>
<td>submissions; SCPA prepared and lodged with Department</td>
<td></td>
<td>with the Department</td>
</tr>
<tr>
<td>SCPA assessed and report on DPA prepared for Minister</td>
<td>Department</td>
<td>7 weeks</td>
</tr>
<tr>
<td>Minister considers report on DPA and makes decision</td>
<td>Minister</td>
<td>4 weeks</td>
</tr>
<tr>
<td>Approved amendment gazetted</td>
<td>Department</td>
<td>2 weeks</td>
</tr>
</tbody>
</table>

Following Ministerial approval of the proposed amendment, it is forwarded to the Environment, Resources and Development Committee of Parliament for review.
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Investment</th>
<th>Jobs/Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNI SA SOILS</td>
<td>$3M</td>
<td>5 jobs, 10 indirect</td>
</tr>
<tr>
<td>Recycling Upgrades</td>
<td>$500,000</td>
<td>2 jobs</td>
</tr>
<tr>
<td>Oakford Housing Development</td>
<td></td>
<td>30 houses</td>
</tr>
<tr>
<td>Piggery Expansion</td>
<td>$2M</td>
<td>4 jobs</td>
</tr>
<tr>
<td>Expansion to Reuse Water &amp; Horticulture</td>
<td>$155M</td>
<td>7 jobs</td>
</tr>
<tr>
<td>Grain Expansion</td>
<td>$3M</td>
<td>10 jobs, 40 harvest</td>
</tr>
<tr>
<td>Grain Cleaning</td>
<td>$700,000</td>
<td>4 jobs</td>
</tr>
<tr>
<td>Glasshouse Extension</td>
<td>$24M</td>
<td>80 jobs, 8 construction</td>
</tr>
<tr>
<td>Two Wells Commercial Offices</td>
<td>$300,000</td>
<td>2 jobs</td>
</tr>
<tr>
<td>UNI SA SOILS</td>
<td>$3M</td>
<td>5 jobs, 10 indirect</td>
</tr>
<tr>
<td>Recycling Upgrades</td>
<td>$500,000</td>
<td>2 jobs</td>
</tr>
<tr>
<td>Oakford Housing Development</td>
<td></td>
<td>30 houses</td>
</tr>
<tr>
<td>Piggery Expansion</td>
<td>$2M</td>
<td>4 jobs</td>
</tr>
<tr>
<td>Expansion to Reuse Water &amp; Horticulture</td>
<td>$155M</td>
<td>7 jobs</td>
</tr>
<tr>
<td>Grain Expansion</td>
<td>$3M</td>
<td>10 jobs, 40 harvest</td>
</tr>
<tr>
<td>Grain Cleaning</td>
<td>$700,000</td>
<td>4 jobs</td>
</tr>
<tr>
<td>Glasshouse Extension</td>
<td>$24M</td>
<td>80 jobs, 8 construction</td>
</tr>
<tr>
<td>Two Wells Commercial Offices</td>
<td>$300,000</td>
<td>2 jobs</td>
</tr>
<tr>
<td>UNI SA SOILS</td>
<td>$3M</td>
<td>5 jobs, 10 indirect</td>
</tr>
<tr>
<td>Recycling Upgrades</td>
<td>$500,000</td>
<td>2 jobs</td>
</tr>
<tr>
<td>Oakford Housing Development</td>
<td></td>
<td>30 houses</td>
</tr>
<tr>
<td>Piggery Expansion</td>
<td>$2M</td>
<td>4 jobs</td>
</tr>
<tr>
<td>Expansion to Reuse Water &amp; Horticulture</td>
<td>$155M</td>
<td>7 jobs</td>
</tr>
<tr>
<td>Grain Expansion</td>
<td>$3M</td>
<td>10 jobs, 40 harvest</td>
</tr>
<tr>
<td>Grain Cleaning</td>
<td>$700,000</td>
<td>4 jobs</td>
</tr>
<tr>
<td>Glasshouse Extension</td>
<td>$24M</td>
<td>80 jobs, 8 construction</td>
</tr>
</tbody>
</table>

**New Two Wells Private School**

**Economic Investment**

- **New Two Wells Private School**
- Construction Jobs 402
- Ongoing/Indirect Jobs 295
- Potential Jobs 3700