

The 30-Year Plan for Greater Adelaide consultation report

The findings of this report have been incorporated in *The 30-Year Plan for Greater Adelaide*



Introduction

This consultation report summarises the background to the preparation of the draft Plan, the consultation process, key issues identified in the submissions and changes to the draft Plan.

The Plan for Greater Adelaide will form part of the South Australian Planning Strategy under the *Development Act 1993* (the Development Act). Regional volumes of the Planning Strategy will be prepared for the remaining areas of South Australia.

The *Development Act* (section 22) requires the Minister for Urban Development and Planning to publish any alteration to the Planning Strategy and invite interested persons to make written representations on the proposal within a period specified by the Minister.

The purpose of the consultation process on the draft Plan was to encourage public participation in the planning process and to provide an opportunity for members of the community to give informed and considered input. The feedback received during the consultation process has provided input to the finalisation of the 30-Year Plan for Greater Adelaide (the Plan).

Profile of the Greater Adelaide Region

Greater Adelaide is an attractive, liveable and prosperous region. It has a population of about 1.3 million people—just over 80 per cent of the South Australian total—and provides 84.5 per cent of the state's employment. The region has significant industries

in a broad range of sectors, including defence, agriculture, property and business services, manufacturing and tourism. For example, more than 60 per cent of South Australia's wine is produced within three hours' drive of the city of Adelaide.

Greater Adelaide is made up of seven Government Administrative Regions plus the regional township of Murray Bridge. It covers about 9000 square kilometres and is bordered by Victor Harbor in the south, Gulf St Vincent to the west, the Barossa Valley in the north and the River Murray to the east. The Greater Adelaide region consists of a diverse and vibrant network of urban centres, radiating from the city of Adelaide.

The Greater Adelaide region comprises 26 local government areas:

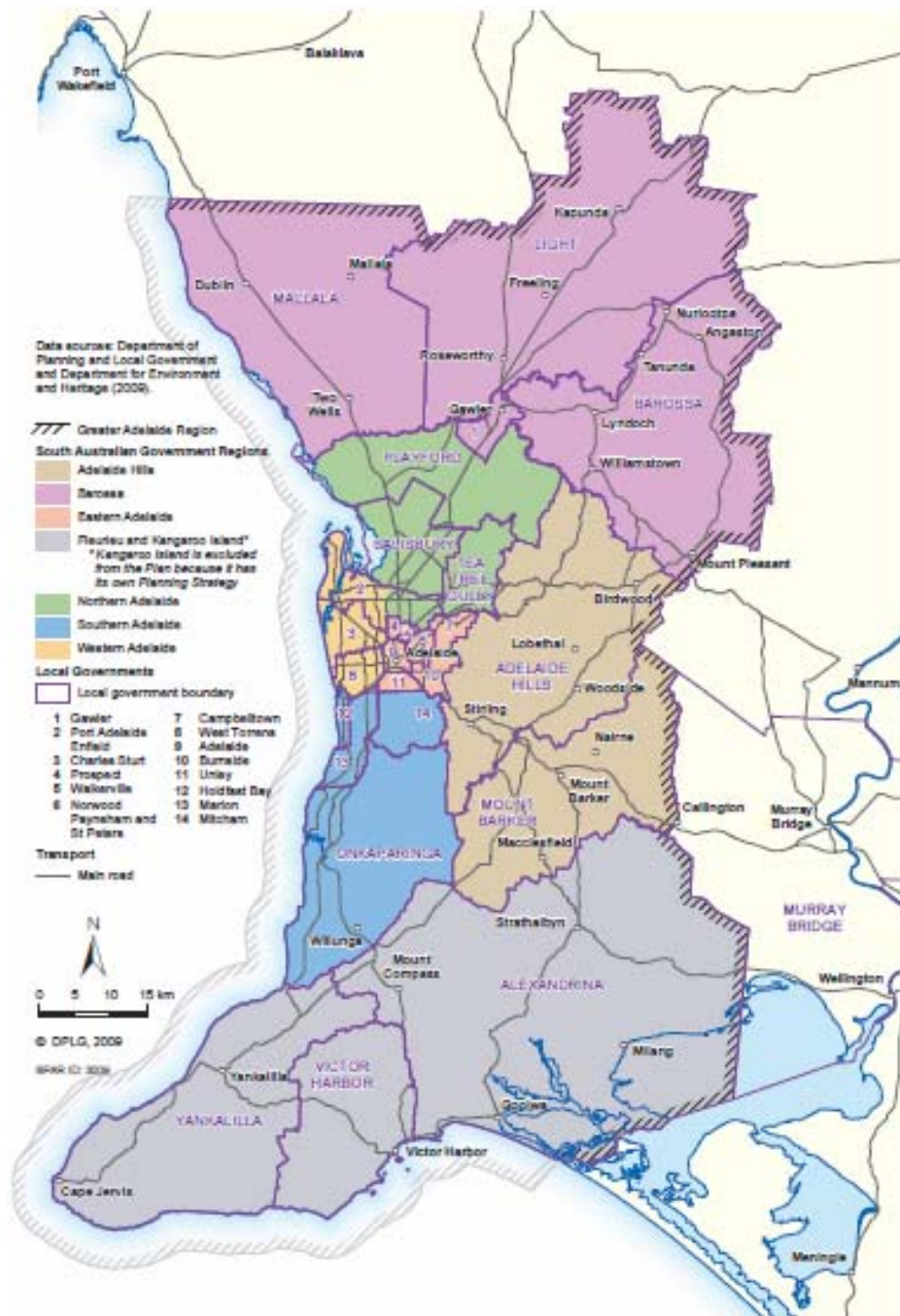
Adelaide Hills Region

- Adelaide Hills Council
- District Council of Mt Barker

[Note: The Rural City of Murray Bridge is not part of the region but was included in the draft Plan as part of the Growth Investigation Areas study.]

Barossa Region

- Barossa Regional Council
- Town of Gawler
- Light Regional Council
- District Council of Mallala



Eastern Adelaide Region

- Adelaide City Council
- City of Burnside
- Campbelltown City Council
- City of Norwood, Payneham & St Peters
- City of Prospect
- City of Unley
- The Corporation of the Town of Walkerville

Fleurieu and Kangaroo Island Region

- Alexandrina Council
- City of Victor Harbor
- Yankalilla District Council

[Note: Kangaroo Island Council is also part of the region but was excluded from the draft Plan as it has its own Planning Strategy.]

Northern Adelaide Region

- City of Playford
- City of Port Adelaide Enfield (part of)
- City of Salisbury
- City of Tea Tree Gully

Southern Adelaide Region

- City of Holdfast Bay
- City of Marion
- City of Mitcham
- City of Onkaparinga

Western Adelaide Region

- City of Charles Sturt
- City of Port Adelaide Enfield (part of)
- City of West Torrens



Background to the preparation of the draft Plan

The draft Plan responds to a key recommendation made to the South Australian Government in 2008 in the Planning and Development Review to urgently prepare a detailed and specific long-term plan for Greater Adelaide, which would position the state to effectively respond to population and economic growth, and maintain its competitive advantage.

Following the release of the Planning Review report in April 2008, DPLG prepared a directions document about the Plan for Greater Adelaide, which was the first step in the preparation of the Plan. The document provided the foundation for detailed discussions with local government at a regional level about where housing growth was anticipated, where land would be set aside for jobs, where transport and infrastructure investment would be prioritised, and where major environmental and conservation assets would be set aside.

The State Government appointed the KPMG Consortium (led by KPMG and including Connor Holmes, Arup, University of New South Wales, Six Degrees Architects and others) to assist DPLG in the development of the Plan.

During October/November 2008 and March 2009, DPLG assisted by the Consortium conducted twenty-one workshops with local government throughout the seven Government Administrative Regions.

Table 1 Local Government Workshops

Region	Date
Adelaide Hills	13 November 2008
	5 December 2008
	17 March 2009
Barossa	20 November 2008
	10 December 2008
	16 March 2009
Eastern Adelaide	21 November 2008
	9 December 2008
	19 March 2009
Fleurieu and Kangaroo Island	13 November 2008
	5 December 2008
	17 March 2009
Northern Adelaide	11 November 2008
	10 December 2008
	16 March 2009
Southern Adelaide	12 November 2008
	4 December 2008
	18 March 2009
Western Adelaide	12 November 2008
	4 December 2008
	18 March 2009

Councils provided preliminary spatial information to assist in the development of the Plan. This information included development and employment growth opportunities in each region, major sites for renewal as transit-oriented development or major growth precincts, major retail, commercial and residential centres, major housing and employment priorities within the transit corridors, and the capacity of each region to achieve housing and employment growth.

State Government agencies provided extensive input through a number of work groups covering population growth and demographic change, economic analysis, sustainability and climate change, infrastructure requirements, land use planning, and growth investigation areas.

Consultation on the draft Plan

On the 6th July 2009, the draft Plan for consultation – “*Planning the Adelaide we all want – Progressing the 30-year Plan for Greater Adelaide*” - was released by the Premier, Hon Mike Rann MP and the Minister for Urban Development and Planning, Hon Paul Holloway MLC. The consultation period ran for approximately 13 weeks and concluded on 30 September 2009.

An extensive consultation program was undertaken by DPLG to inform the community on the content of the draft Plan and elicit comment and suggestions to formulate the final Plan. The program focused on a range of strategies centred on the key theme of ‘*It’s where you live! Have a say.*’ which included:

- Printing of 2,500 hard copies of the draft Plan, 4,000 copies on CD-ROMs and 5,000 overviews. Hard copies of the draft Plan were made available for purchase for \$10.00 from DPLG. Copies of the CD-ROM and the overview were free.
- The establishment of a dedicated website [plan4adelaide.sa.gov.au] by DPLG which contained a downloadable copy of the draft Plan (in whole or part), a “Frequently Asked Questions” section, information on how to make a submission, a downloadable copy of a background technical paper, and video and media files.
- An advertising campaign that included print media and displays (bus shelters, Adelaide Railway Station) was used to encourage people to ‘have a say’.
- Distribution of hard and electronic copies of the draft Plan and the overview to councils in the Greater Adelaide Region for the information of elected members and council staff, and inspection by the public.
- Distribution of hard and electronic copies of the draft Plan and the overview to all State agencies, State Members of Parliament and South Australian Federal Members of Parliament.
- Briefings by the Premier, the Minister for Urban Development and Planning and the consultants, KPMG to key stakeholders in business, the non-government sector and the planning industry were held on Sunday 5th July (prior to the launch). The leaders represented key areas of local government, housing, development, transport, primary production, environment, planning, architecture, academia, and social and community groups.
- All Local Government elected members in the Greater Adelaide Region were invited to attend a briefing on the draft Plan on Monday 6th July. The briefing was attended by approximately 80 people.
- Eight regional briefings were held in July/September for community interest groups and Council staff. Councils provided DPLG with the details of 174 interest groups and written invitations to attend the briefings were sent.

Table 2 – Regional Briefing Sessions

Date	Region	Venue	Attendance Nos
16 th July	Barossa	Gawler Arms Hotel, Gawler	30
21 st July	Fleurieu	McCracken Country Club, Victor Harbor	23
23 rd July	Adelaide Hills	Cornerstone Cottage, Mt Barker	24
28 th July	Western	Charles Sturt Civic Centre, Woodville	14
3 rd August	Southern	Salvation Army Centre, The Hub, Aberfoyle Park	36
10 th August	Eastern	The Italian Centre, Carrington Street, Adelaide	13
12 th August	Northern	John Harvey Gallery, Salisbury Council Offices	31
1 st September	City of Adelaide	Adelaide Town Hall	

DPLG engaged the consultancy firm of Synovate Pty Ltd to undertake eighteen focus group sessions (which included four youth group sessions) of randomly selected participants in the Greater Adelaide Region. These sessions were attended by 295 participants and feedback was sought on the Plan's broad concepts, regional targets and key directions.

Table 3 – Focus Group Sessions

Date *	Region/Demographics	Venue	Attendance Nos.
22 nd July	Eastern Region	Fullarton Community Centre	38
29 th July	Southern Region	The Bay Function Centre, Brighton	32
4 th August	Adelaide Hills Region	Auchendarroch House and Wallis Tavern, Mt Barker	38
13 th August	Barossa Region	Gawler Arms Hotel, Gawler	39
18 th August	Inner North Region	Old Adelaide Inn, North Adelaide	40
20 th August	Youth Groups 1 and 2	Synovate Office, AGL Centre, Eastwood	22
24 th August	Fleurieu Region	McCracken Country Club, Victor Harbor	31
26 th August	Youth Groups 3 and 4	Synovate Office, AGL Centre, Eastwood	24
31 st August	Northern Region	Mawson Lakes and Function Centre, Mawson Lakes	31
TOTAL			295

* In total 8 meetings were held with two meetings convened on each date.

In addition to Regional Briefing Sessions and Focus Group Meetings, a number of briefings by KPMG and DPLG were held with key industry, professional and community groups throughout the consultation period. Presentations on Plan for Greater Adelaide held during consultation period by DPLG Executive and staff and consultants.

Table 4 – Key Stakeholder Briefings

Organisation	DPLG Representative
State Government	
State Cabinet	DPLG Chief Executive
Senior Management Council	DPLG Chief Executive
Capital City Committee	DPLG Chief Executive
Social Inclusion Unit, DPC	DPLG staff
State Government agencies briefing	DPLG Divisional Executive(LB) and KPMG
Housing Urban Development Advisory Committee (HUDAC)	DPLG Chief Executive
State Mitigation Advisory Group	DPLG staff
South Australia's Strategic Plan – Community Engagement Board	DPLG staff
ERD Court Commissioners	DPLG staff
Government Urban Coordinating Committee (GUCC) – now named Government Planning Coordinating Committee (GPCC)	DPLG Chief Executive
South Australian Affordable Housing Trust Board	DPLG Divisional Executive and staff, and KPMG
PIRSA – planning for agriculture	DPLG Divisional Executive and staff
Minister's Strategic Housing Advisory Committee (MSHAC) forum	DPLG divisional executive
Industry	
Housing Industry Association (HIA)	DPLG Chief Executive
Urban Development Institute of Australia (UDIA) State Conf. Conference	DPLG Chief Executive and divisional executive
Property Council of Australia – Residential Development Seminar	DPLG Chief Executive
Master Builders Association	DPLG Chief Executive
Premier's Food and Wine Councils	DPLG staff
Industry Development Board - Horticulture	DPLG staff

Organisation	DPLG Representative
Non-Government Schools Association	DPLG staff
Royal Automobile Association	DPLG staff
Professional Organisations	
Engineers Australia	DPLG staff
Planning Institute of Australia (PIA) conference – Planning for Economic Development	DPLG Chief Executive and Divisional Executive and KPMG
Planning Institute of Australia (PIA) Panel Discussion and Public Forum	DPLG Divisional Executive
Australian Academy of Technological Sciences and Engineering (ATSE)	DPLG Divisional Executive and KPMG
Committee for Economic Development of Australia (CEDA)	DPLG Divisional Executive
Australian Institute of Architects	DPLG Divisional Executive and staff
Local Government	
Local Government CEO's Forum	DPLG Chief Executive
Metro Mayors and CEO's Forum	DPLG Chief Executive
Local Government Association and regional LGAs	DPLG Chief Executive
Environmental Sustainability Network	DPLG staff
Local Government elected members briefing – launch of Plan	Minister for Urban Development and Planning, DPLG executive and KPMG
Community	
Community briefings called by The Barossa Council	DPLG Divisional Executive and staff
Southern Community Coalition and McLaren Vale Grape Wine and Tourism Association	DPLG Divisional Executive and staff
Mount Barker community forum	DPLG Chief Executive and Divisional Executive
Town of Gawler - Public Forum	DPLG Chief Executive and Divisional Executive
Other	
Combined briefing for industry and professional groups	DPLG Divisional Executive and KPMG
Northern Economic Leaders Breakfast	DPLG Divisional Executive
Doctor of Public Health students, Flinders University	DPLG divisional executive
Playford Partnership Networking Breakfast	DPLG Divisional Executive
30 Year Draft Plan for Greater Adelaide and MDP: Lecture to Urban and Regional Planning students, University of SA,	DPLG Divisional Executive and staff

Public Response to the draft Plan

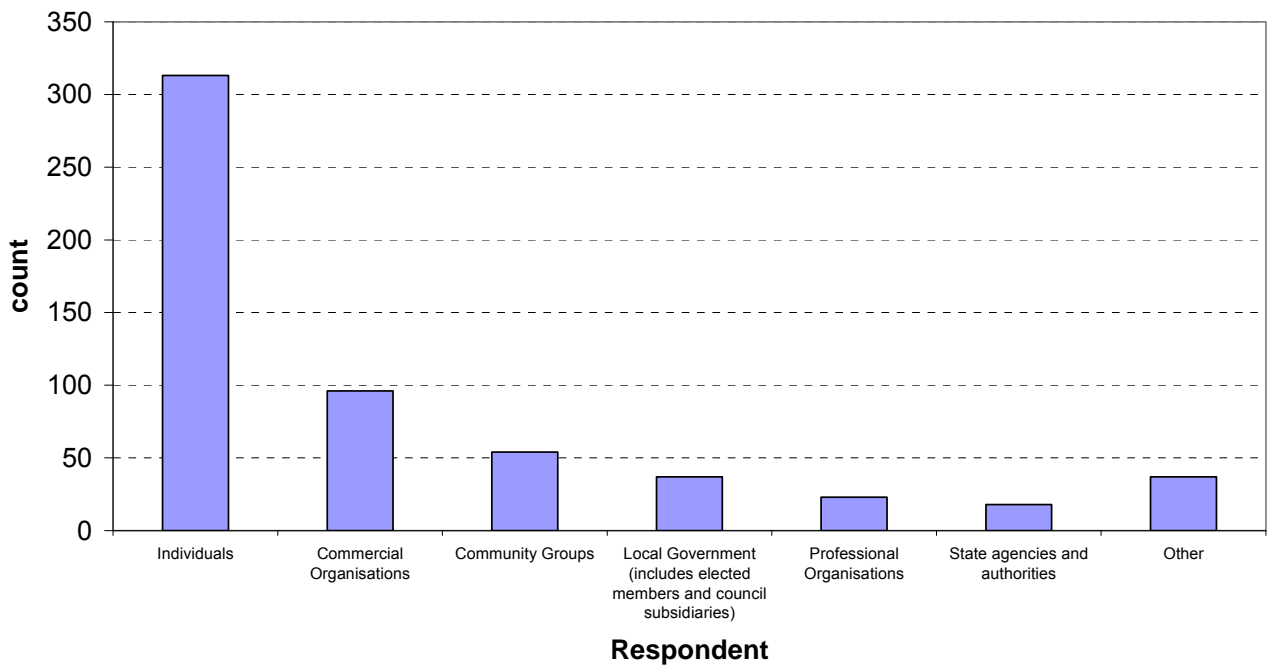
Written submissions on the draft Plan were made to DPLG either in hard copy or via email (dplg.publicsubmissions@saugov.sa.gov.au). Submitters could request on a cover sheet that their submission would be considered in-confidence and would not be made available to the public for inspection.

More than 570 submissions were received of which, 44.1% indicated support or qualified support for the Plan, and 23.4% did not indicate whether or not they supported the Plan. The vast majority of submissions who didn't express support one-way-or-the-other related to specific property issues. The following charts summarise the responses to the Plan.

Chart 1 represents the number of responses by type. It shows that 54% of responses were from individuals. Commercial organizations (often on behalf of clients relating to property matters) made up the next largest category with 6.5%. Although Local Government, Professional organizations and State agencies and authorities may appear to be under-represented, it is important to note that their input into the final Plan also involved additional workshops and extensive ongoing individual liaison with DPLG. Each of the 26 Councils in the Greater Adelaide Region provided a detailed submission.

Chart 1

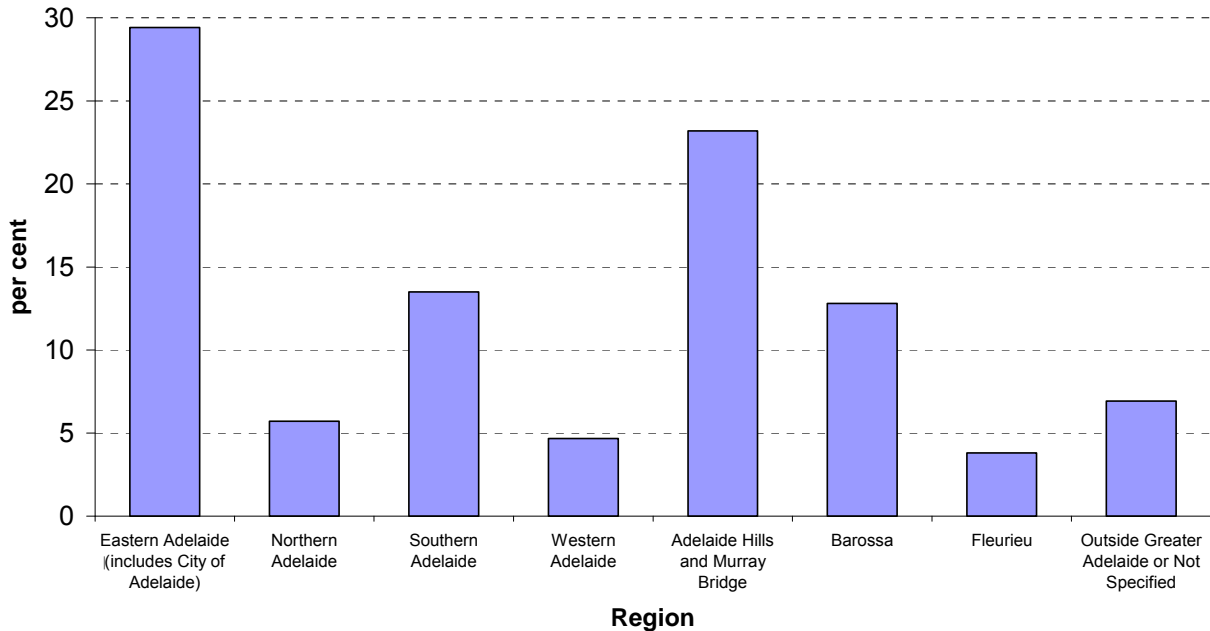
Responses to Draft Plan by Respondent Type



The 'Other' category refers to submissions that did not neatly fit the established data base fields. 'Other' includes universities, peak bodies and specific interest groups.

Chart 2 summarises the responses from the seven regions of Greater Adelaide. The majority of submissions (170) were from the Eastern Adelaide Region which includes the City of Adelaide.

Chart 2 Submissions Received by State Government Region



Almost 3,700 comments were captured in submissions. Many of the submissions raised more than one topic, and there were a large number of topics that were common to other submissions. The topics that were raised in the submissions have been categorized against the draft Plan Chapters as represented in Chart 3.



Clearly major policy issues (Draft policies and Targets) dominated responses. However it is important to note that this was a very broad category; accordingly almost every response touched on it. Regional targets and Directions generated the most detailed submissions.

Chart3

Summary of Comments by Chapter

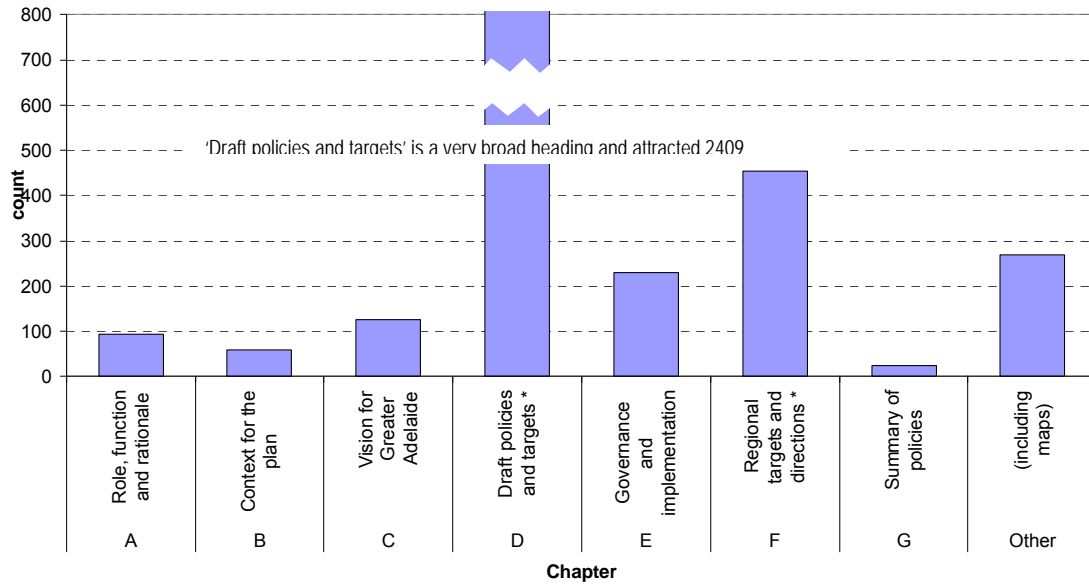
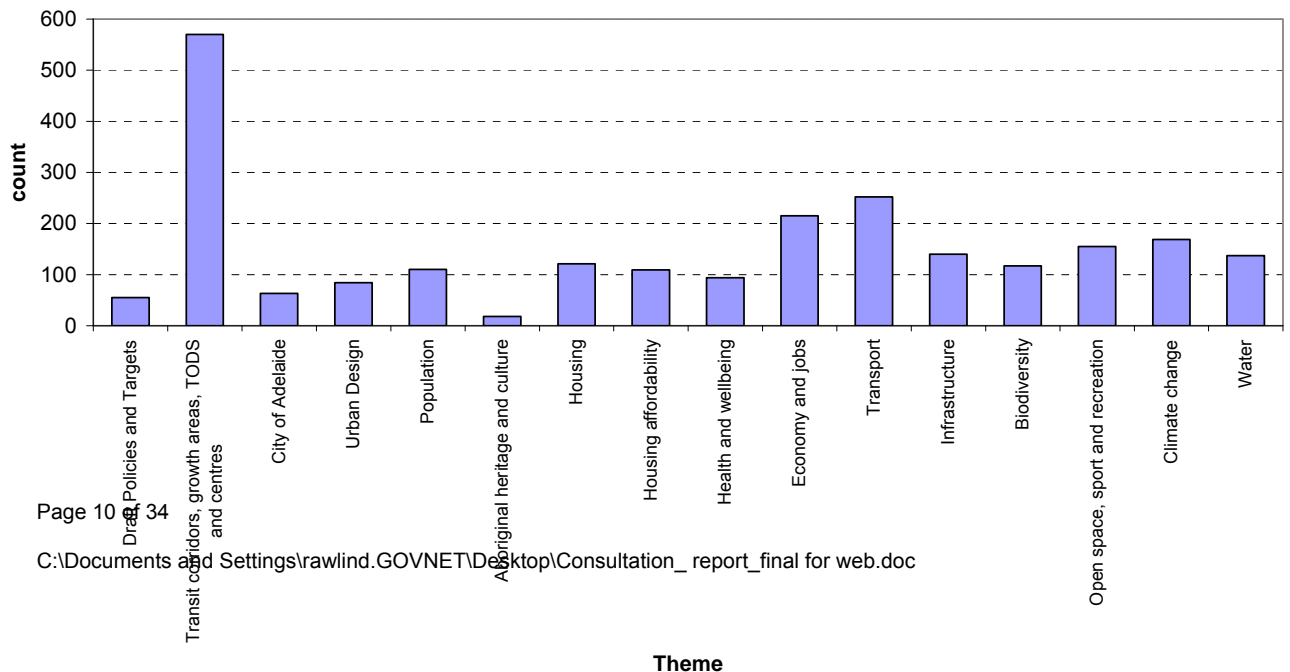


Chart 4 provides further detail on the number of responses related to themes within the Chapters. Transit Corridors, growth areas, TODs and centres; economy and jobs, transport and climate change were the topics that received most attention.

Chart4

Number of Comments by Theme



Submission Review Process

The submission review and analysis process consisted of the following stages:

- In order to ensure that all comments made about the Plan were captured and considered, a relational data base was developed to link comments to chapter heading. (The 30-Year Plan for Greater Adelaide Submissions database was developed using Microsoft Access 2003, a relational database management system (i.e. a database management system in which the data and relationship between the data is stored in table form). The database was created in September 2009 and has been designed to work in a multi-user environment. (It has a current file size of approximately 4.5Mb and contains numerous tables, the two main tables comprising 31 and 15 fields respectively).
- Each submission was reviewed by a senior officer and subsequently allocated to a staff member with expertise on the topics raised in the submission. Staff identified the main comments from the submission and entered them into relevant data fields.
- Once all the comments were placed on the database, they were cross-referenced to chapter headings in the Plan, which allowed for detailed analysis of the comments and aggregation of key issues against draft policies and targets.
- A team of reviewers then considered all the comments by chapter heading and assessed what action should be recommended. Subsequently, a number of suggested changes required follow up with other departments and external agencies seeking further information and commentary on proposed changes to the Plan.
- These recommendations including agency feedback were then further reviewed by a senior staff team in order to develop a draft set of proposed changes to be incorporated into the draft Plan.
- The database with of all comments presented in the submissions was then forwarded to the Minister to consider. A copy of the summary tables by chapter and suggested changes to consider were also forwarded to the Minister's office for consideration. A full set of all submissions received was also forwarded to the Minister's Office.
- Each submission received was acknowledged. In due course, once the Plan has been formally adopted and launched each submission writer will be sent a copy of the final Plan.

Changes to the Plan Stemming from the Consultation Process

The main recommended changes in relation to the draft Plan which were included in the final Plan are summarised in this section.

Suggested changes to the Plan were largely consistent with the policies, targets and directions previously approved by Cabinet. A number of changes to policies and targets were made following comments received from the public, community organisations, local government, industry and professional groups, and State agencies. Some new policies and targets were also proposed.

A number of technical changes were made to the final Plan as a result of comments received relating to the depiction of information and data in maps, along with the clarification of some of the language in the body of the Plan. These technical changes are not covered in this Report.

Main Changes

Premier's and Minister's introductory messages, the Plan Overview and Summary

The language contained in the introductory messages from the Premier and the Minister, the Overview was updated.. A brief summary of the consultation process and the main changes to the Plan has been included in the Summary section.

Challenges and Opportunities (Chapter B)

A number of public submissions commented on the population forecast of Greater Adelaide to increase to 1.85 million by 2036 and the potential impact on natural resources and quality of life.

The final Plan has benefited from a further explanation of the assumptions for the forecast in order to clarify that the population projection scenario assumes a continuation of current high levels of net overseas migration, declining losses of persons interstate, a continuation of current relatively high levels of fertility, and a continuation of improvements in life expectancy observed over the last decade. These assumptions are consistent with those adopted in the Commonwealth Treasury's Third Intergenerational Report that indicated Australia should anticipate a population of more than 35 million by 2049.

Principles of the Planning Strategy (Chapter C)

Two new principles were added to the 12 principles in the draft Plan. The Planning Strategy will be driven by 14 principles that seek to underpin the new urban form, respond to challenges and opportunities, and achieve the Plan's objectives of liveability, competitiveness and sustainability and climate change resilience.

Following a request from the Natural Resources Management Council, principles have been included to ensure that the health of natural resources are maintained and enhanced by ensuring land is appropriately zoned and sustainably used for current and future generations, by planning to minimise adverse impacts and avoid

irreversible damage on the natural resources, and by considering biodiversity and ecological integrity in land-use decisions.

A principle of community engagement has been included that seeks to provide opportunities for the people of the Greater Adelaide region to have meaningful input into the ongoing changes and development of the region.

The characteristics of the new urban form (Chapter C)

Some submissions from individual and community groups of rural townships commented on the impact that urban expansion would have on the character and liveability of their area. The Plan has been amended to clarify that, in addition to retaining the essential characteristics of rural towns, it will seek to protect the long-term community wellbeing as well as maintain the region's attraction for tourism and recreation.

A section has also been included showing modelling by KPMG on the potential impact of implementation of the Plan on South Australia's overall Greenhouse Gas emissions reductions. The modelling would reveal a potential reduction of 17% of greenhouse gas emissions by 2038 from 2009 levels attributable to the implementation of the policies and targets in the Plan. This modelling assumes that Australia will introduce an Emissions Trading Scheme.

Chapter D - Policies and Targets

The majority of comments in the submissions received focussed on the policies and targets contained in Chapter D of the Plan. As a consequence many of the policies have been rearranged, expanded, removed or combined with other policies to improve the flow of the document, to avoid duplication with other policies contained in the latter parts of the Plan, and to clarify the intent of the policy. The targets have also been numbered to make monitoring easier.

Key recommended changes to the policies and targets that have been incorporated into the final Plan in Chapter D are outlined below.

New transit corridors, growth areas, transit-oriented developments, and activity centres (Chapter D)

Overall spatial distribution

Additional policies have been included that reflect the general directions of the Plan to plan for population growth over the next 30 years and to accommodate this growth through the delivery of 258,000 additional dwellings over the life of the Plan. Also, the bulk of new residential development will be low to medium-rise (including detached dwelling) and high-rise developments will be confined to the transit-oriented developments.

Targets relating to density of development in transit corridors have been amended to clarify that density will vary throughout the corridor but gross densities will increase on average from 15 to 25-35 dwellings per hectare, and that net residential site densities for individual development will be higher than the average gross density.

Transit corridors

An introductory note for transit corridors has been added to explain that the Plan is based on concentrating development around access to transport. The Plan will identify two types of transit corridors:

- Five major transit corridors which are characterised by fixed line mass transit

public transport (rail, tram and O'Bahn). Future opportunities for development will generally be within 800 metres either side of these fixed line transit corridors.

- Other transit corridors which are characterised by main road access and either have, or are earmarked for mass public transport, such as frequent bus or light rail services.

An additional policy has been included to designate and protect corridors so a significant amount of greater Adelaide's net dwelling growth and net jobs growth can generally be located within 800 metres of a major transit corridor or within 400 metres of other transit corridors.

Structure Plans now identify where, when and how transit corridors will be developed. Most development within transit corridors will be concentrated around shopping centres, and major transport access points.

Transit-oriented developments

An introductory note has been included in the policy section on transit-oriented developments to define the policy intent in the Plan.

Two new policies have been included to:

- design transit-oriented developments to be walkable and cycling friendly communities that are safely connected to surrounding communities,
- require high quality open space in all transit oriented development.

Local Government will be encouraged to identify and facilitate future transit-oriented style developments of more than 20 sites including Castle Plaza/Edwardstown, Kilkenny, Munno Para and Tambelin.

Mixed-use activity centres

An introductory note has been included in the policy section on mixed-use activity centres to help define the policy intent and typology of activity centres in the Plan. It should also emphasise that the Adelaide City centre, encompassing the central business district, is the pre-eminent activity centre in the Greater Adelaide region.

The policy on the provision of retail and other services outside designated activity centres has been strengthened to ensure development will contribute to the principles of accessibility, a transit-focussed and connected city, world-class design and vibrancy and economic growth and competitiveness.

New metropolitan and township growth areas

During the consultation process there were a significant number of enquiries from land owners on the urban expansion areas identified in the draft Plan and the potential impact it may have on their properties. Consequently an introductory note has been included in the policy section on new metropolitan and township growth areas to help clarify that future growth areas will be subject to further intensive investigations and public consultation. The final rezoning may vary slightly from the area boundaries identified as result of the investigation and consultation process. It is also anticipated that not all land will be rezoned for residential use and may alternatively be considered for employment, institutional or community use or as open space.

Bolivar has been added to the table of targets for future growth. The identification of Bolivar as a new growth area is subject to a feasibility investigation study by SA

Water, which will occur over the next five to 10 years. If development at Bolivar is not viable or feasible then land north of Roseworthy or at Two Wells could be investigated as alternative sites for urban growth in the long-term.

Comments were also received from some councils and the SA Farmers Federation on the potential impact that growth will have on primary production in peri-urban areas and close to townships. In response to these submissions additional policies have been included to:

- Restrict ad hoc construction of isolated rural dwellings and subdivision of rural lands through the planned expansion of townships, density increases within township boundaries, appropriate intensification of existing Rural Living Zones and strategic designation of new Rural Living Zones outside areas of primary production significance.
- Prevent the expansion and/or inappropriate intensification of existing, or creation of new Rural Living Zones in areas of primary production significance.
- 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.

The target for strategic new growth areas has been amended to reflect changes to the configuration of growth areas from 11,600 Ha to a new net land supply of 10,650 Ha (gross total of 14,200 Ha including a 25% buffer).

Adelaide City Centre (Chapter D)

A number of submissions including those from the City of Adelaide, the Property Council and the Planning Institute of Australia argued that the primacy of the Adelaide City centre as the cultural and economic focus of the Greater Adelaide region should be strengthened in the Plan. In light of these submissions the policies have been re-ordered to re-emphasise the importance of the Adelaide City centre.

In its submission the City of Adelaide recommended that an additional 11,000 persons be included in the population target for the City. Consequently, the final Plan reflects the City of Adelaide's desired addition to the population

In line with recommendations of Adelaide Thinker in Residence, Laura Lee, a new policy has been included to prepare an Integrated Design Strategy for Adelaide City in partnership with Adelaide City Council that provides an urban design vision for the City.

Urban Design (Chapter D)

Additional wording has been included in the rationale to emphasise that a well-designed network of open space precincts linked by greenways, tree lined streets and green roofs and walls will contribute significantly to the liveability and attractiveness of neighbourhoods and the region as a whole. The greening and cooling effect of a linked network should also help to mitigate the higher temperature impacts of climate change. Urban design must also create opportunities for people to be physically active in their neighbourhood at different stages of life, particularly children and the aged.

In line with the recommendations of Adelaide Thinker in Residence Laura Lee, a new policy has been included to establish a Commission for Integrated Design to advise

on quality design in the built environment, including a position of Government Architect as part of a multidisciplinary Commission team.

Modified policies have been included to:

- Protect and strengthen the identity of agreed Character Areas by enhancing the elements of the existing streetscape that define that valued sense of place.
- Set, through the planning controls, very high standards for urban character and quality of design in consultation with the Commission for Integrated Design. Structure Plans for greenfield developments, urban infill and transit-oriented developments will set objectives and guidelines for the quality of building performance outcomes in terms of:
 - climate response (for example, solar orientation, and ventilation)
 - energy use
 - water use and recycling
 - noise attenuation and air quality
 - improving the aesthetics of the public realm.
- Ensure building design can be adapted in the future to minimise new building requirements and maximise the re-use and redevelopment of existing infrastructure. This policy has been requested by Zero Waste.
- Promote a highly permeable and connected grid street structure in new growth areas and transit-oriented developments to encourage walking and cycling.
- Provide safe and attractive streetscapes in growth areas and transit-oriented developments through street tree plantings and lighting.
- Ensure local heritage places and areas of heritage value are identified and incorporated into planning policy.

Communities and Social Inclusion (Chapter D)

Submissions were received from individuals, community organisations (for example, aged care providers), local government, peak bodies (SACOSS, COTA) and state agencies that the Plan did not adequately reflect the changing pattern of living in Greater Adelaide as it relates to social inclusion, family structures, youth, an ageing population, and the need to provide for physical activity and mobility in communities. introductory wording has been added that outlines the rationale for the policies and targets of this Chapter.

The population section of Chapter D has been expanded to include policies on communities and social inclusion. These are:

- Plan for population growth of 560,000 people over 30 years.
- Actively encourage inward interstate migration and reduce outward migration of working-age people by maintaining a supply of housing at competitive prices.
- Retain 'regional migration status' to attract a higher proportion of overseas skilled migrants.
- Plan for the growing number of young families.
- Plan for the projected increase in the proportion of elderly people and respond to their preference to remain living in their existing community.

- Specify in the Housing and Employment Land Supply Program requirements for housing for older people. Planning policies should encourage new models of service provision that allow people to remain living in their community throughout their life.
- Create safe and inviting public spaces that will encourage community participation by a wide range of people.
- Provide engaging spaces where young people can congregate for social activities in a positive setting.
- Give priority to pedestrian, wheelchair, gopher and cycle movement in neighbourhoods, which will ensure greater access for people with less mobility, particularly children, the elderly and people with prams.
- Ensure urban renewal activity focuses on place making and building stronger communities.

The final Plan has changed to reflect the reduction of 29,000 persons in the Barossa Region and the consequent increase of 29,000 persons in the Northern region. It also reflects changes to the additional 11,000 persons for the City of Adelaide sourced from the Western Adelaide and the Eastern Adelaide Regions (7,000 and 4,000 persons respectively)

Aboriginal heritage and culture (Chapter D)

Following comments received from the Kurna Heritage Board, City of Marion and LMC, the following policies have been revised to:

- 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.
- Identify early in planning processes requirements for facilities to be appropriately located to support and encourage the education and training of Aboriginal people in aspects of Aboriginal culture.

Housing mix, affordability and competitiveness (Chapter D)

The chapter on housing has been re-titled to accommodate housing mix and affordability and focus on specific directions for housing which build upon the direction for urban form and growth areas outlined in other areas of the Plan. The revised policies and targets:

- Ensure sufficient zoned land supply is provided for housing in new growth areas and transit corridors to reduce upward pressure on land prices.
- Distribute additional housing in a manner that takes advantage of existing infrastructure and transport to support the notion of affordable living.
- Provide greater diversity in housing types, sizes and densities to assist affordability.
- Preserve existing neighbourhood character by ensuring appropriate redevelopment in existing suburban areas and directing the majority of infill housing to transit corridors and transit-oriented developments.
- Promote adaptable housing principles recognised through the *State Government's Ageing Plan for South Australia* and *State of Ageing in South Australia* report.

- Recognise that appropriate housing is a key determinant of physical, social and economic wellbeing.

New policies have been included that:

- Ensure housing affordability is a key input to annual and long-term housing supply targets.
- Ensure Structure Plans and Development Plans provide for new retirement housing, residential aged care facilities and protect and allow for redevelopment of existing retirement housing and residential aged care facilities. This is to increase opportunities for older South Australians to remain living in and connected to their communities as their needs for support increase.
- Ensure Structure Plans and Development Plans consider the need for retirement housing, residential aged care and other supported living facilities to be located close to public transport.
- Identify urban regeneration areas outside of transit corridors suitable for redevelopment to achieve economic, social and environmental improvements.
- Use regional house price indicators and benchmarks to trigger state government decisions to zone more land or to review infill investment strategies, as part of the governance for the implementation of the Planning Strategy.

A new competitive housing target has been added to ensure at least 30 per cent of new housing is at or below the median housing sale price within the market in which it is based.

Affordable housing (Chapter D)

This section of Chapter D has been modified to focus on the affordable housing rather than the concept of housing affordability which is concerned with the “average” price of housing across the wider market.

This section has been underpinned by policies and targets for the provision of affordable housing for people whose household incomes are described as low to moderate in accordance with the affordability indicators determined by SA Affordable Housing Board. These are:

- Reinforce the State Government policy that at least 15 per cent of new dwellings should meet the criteria for affordable housing (of which 5 per cent is specifically for high needs housing) in significant new developments and growth areas, including Areas of State Significance, areas subject to Structure Plans and precinct planning, in particular new transit-oriented developments and transit corridors, rezoning that substantially increases dwelling potential, residential developments with Major Development status, and residential developments on surplus government land.
- Set targets for the provision of affordable housing in transit corridors and transit-oriented developments.
- Provide higher price points for affordable housing in transit corridors and transit-oriented developments, in recognition of potentially lower living costs, such as reduced energy and transport costs. The housing cost may be offered under financing arrangements such as shared equity products.
- Provide for the integration of new affordable housing with other new dwellings in developments to avoid inappropriate concentrations of social housing.

- Ensure that the standard of affordable housing is at least consistent with the appearance, construction, materials, energy efficiency and water conservation measures as other dwellings in a development.

Facilitate private sector partnerships with Housing SA by designating the Development Assessment Commission as the relevant authority for assessment of targeted Trust developments. (This does not remove the responsibility of Housing SA to work in partnership with Local Government.)

Affordable housing targets for each region has also been amended to proportionally reflect the redistribution of regional population and dwelling targets.

Health and wellbeing (Chapter D)

Existing policies have been revised to ensure increases in housing density encourage a variety of high-quality shops to locate near the railways stations and major bus stops so people can buy groceries and fresh food on their way home to avoid making a separate car journey. A new policy has also been included that Structure Plans should promote the development of community gardens for community interaction and physical wellbeing.

The economy and jobs (Chapter D)

Jobs targets for the City of Adelaide, Eastern Adelaide, and Western Adelaide have been revised following the completion of the redistribution of populations in those regions.

Employment distribution

A new policy on the Housing and Employment Land Supply Program (HELSP) has been added in order for HELSP to be regularly reviewed and updated in line with forecast changes to industry sectors and their respective land-use requirements in relation to volume, location and necessary separations and buffers.

At the request of Zero Waste SA, a new policy has been added to secure industrial land for materials recovery and processing and quarantine it from encroachment by sensitive users.

Primary production

A new policy has been included to provide for opportunities for the expansion of horticulture production north of the Gawler River utilising recycled water as appropriate from existing sources and new growth areas.

A new policy has been added to use measure, including planning controls, to protect important primary production areas such as the Barossa Valley, Willunga Basin and Northern Adelaide Plains.

A further policy has also been added which acknowledges the need to collocate intensive primary industries and compatible processing activities to reduce land-use conflict and achieve efficiencies in production, processing, distribution, energy efficiency and waste recycling, taking into account environmental, bio-security, infrastructure and rural amenity issues.

Manufacturing

At the request of Bio Innovation SA, its Thebarton Precinct has been included in the policy to maintain manufacturing clusters in specific areas, in addition the policies on support and promoting science and technology clusters.

Services

At the request of the South Australian Tourism Commission, the policy on the provision of sustainable tourism development across the Greater Adelaide region has been clarified to include the protection, enhancement and promotion of those qualities that attract tourism and are of value to the whole community, the provision of appropriate support infrastructure for tourism, the facilitation of sustainably designed tourism accommodation in suitable locations, and the facilitation of tourism related developments, such as restaurants, specialist retail and accommodation that value add to existing enterprises.

Transport (Chapter D)

The rationale has been expanded to recognise that access to affordable and accessible public transport will be a critical issue for many in the community.

The following new policies have been included:

- Planning policy in Development Plans should protect the transport functionality of road and rail corridors.
- Ensure planning policy protects airport sites by restricting incompatible uses of land in surrounding areas. Development Plans should identify areas adjacent to airports and under flight paths where new development is inappropriate due to building height restrictions and aircraft noise impacts.
- Require new housing and other noise-sensitive developments permitted in locations adjacent to airports and under flight paths to incorporate appropriate noise attenuation measures to minimise the impact of aircraft noise and airport activities.
- Develop, in cooperation with the Australian Government, a clear policy on the definition of public safety zones around airports for incorporation in Development Plans.
- Integrate into Structure Plans for major transit corridors off-road shared use paths, on-road bicycle lanes, footpaths and cycling friendly streets to promote walking and cycling.

A new target has been included to maintain, extend and improve Adelaide's *Bikedirect* network including the development of greenways.

At the request of DTEI maps showing potential mass transit routes have been amended to show a connection from Gawler to Gawler East, as well as from Elizabeth to Buckland Park (instead of Dry Creek to Virginia). A potential transport interchange should also be added at Bedford Park (Darlington).

Infrastructure (Chapter D)

The policy on the identification and preservation of major transmission lines has been expanded to include other critical infrastructure, such as water and gas pipelines.

At the request of DEH A new policy has also been included to continue to take measures to protect coastal development, maintain beach amenity and manage stormwater discharges.

The infrastructure initiatives has been expanded to reference new stormwater projects recently announced by the Australian and State Governments and site infrastructure works at Modbury Hospital.

Biodiversity (Chapter D)

The policy on greenways in transit corridors has been expanded to include along major watercourses and the coast to enhance urban biodiversity. Greenways will take into consideration and complement the SASP biodiversity corridors (Target T3.2).

A new policy has been included to enhance the urban biodiversity of metropolitan Adelaide by supporting the development of urban forests, restoration of watercourses and establishing linked networks of open space and encouraging the use of locally indigenous species.

At the request of DEH a new policy has been included to protect coastal features and biodiversity by establishing coastal zones that incorporate:

- Habitats that are highly sensitive to the direct impacts of development
- Important geological and/or natural features of scientific, educational or cultural importance
- Landscapes of very high scenic quality.

The following new targets have also been included:

- Lose no known native species as a result of human impacts.
- Contribute to the ongoing development of the Cape Borda to Barossa NatureLink corridor to help achieve the South Australia's Strategic Plan target (T3.2) to have five well established biodiversity corridors across the state.
- Assist biodiversity restoration initiatives throughout the region by supporting the development of urban forests, linked networks of open space and restored urban watercourses and the SA Urban Forests—Million Trees Program. Through these measures, target 300 hectares of plantings per year to achieve 7800 hectares of plantings by 2036.

Open space, sport and recreation (Chapter D)

Greater Adelaide Open Space System

A new policy has been included to provide neighbourhood open spaces within safe, comfortable walking distances of residents in new growth areas.

The existing policy on the Adelaide Park Lands has been altered to protect and improve the amenity, accessibility and usability of the National Heritage listed Adelaide Park Lands to ensure they function as a highly valued green belt for the City of Adelaide and as a focal point for community activity.

Policy regarding the Gawler Buffer has been updated to require greening the Buffer as an urban forest.

A new target has been added to ensure the Greater Adelaide Open Space System will consist of at least 160,000 hectares by 2012.

Greenways

Additional policies on greenways have been added that:

- Develop a system of greenways across Greater Adelaide to link the open space system, enhance urban biodiversity and encourage walking and cycling.
- Develop greenways along the major watercourses and linear parks.
- Plan and develop greenways to link parks, reserves and public facilities to provide walking and cycling access.
- Identify, as part of the Structure Planning process, opportunities for greenways in transit-oriented developments, transit corridors, activity centres and new growth areas to link to local and regional open spaces, provide local biodiversity, and provide walking and cycling linkages.
- Ensure that greenways are landscaped with local indigenous species where possible and incorporate water-sensitive urban design techniques.

The following new targets have also been included:

- Incorporate greenways in all transit-oriented developments and major transit corridors.
- Complete fully connected and sealed cycling and walking routes with safe road crossings along rail transit corridors as the walking and cycling component of greenways by 2025.
- Develop and enhance waterway linear parks as open space greenways and biodiversity corridors along the fixed line public transport corridors and the River Torrens, Gawler River, Little Para River, Dry Creek, Sturt River, Pedlar Creek, Onkaparinga River, Port Willunga Creek, Christies Creek and Field River by 2036.
- Develop a coastal linear park from Sellicks Beach to North Haven by 2020.
- Develop a greenway along the length of the Adelaide to Glenelg tram corridor by 2020.

Sporting facilities

A new policy has been added to ensure that Water Sensitive Urban Design is integrated into sporting facilities to increase water use efficiency, reduce mains water use and maximise on-site water reuse.

Climate Change (Chapter D)

DPLG is aware that an Adaptation Framework for South Australia is currently under development. This Framework will guide action by State Government agencies, local government, non-government organisations, the research sector, business and the community to develop well-informed and timely adaptation responses that will maximise opportunities and build resilience to the impacts of climate change.

Progress on implementing the Framework will be reported once every two years as part of the formal reporting requirements under the Climate Change and Greenhouse Emissions Reduction Act 2007. The Framework will be reviewed once every five years by the Premier's Climate Council and the Natural Resources Management Council.

Introduction of policies to improve development and building energy and water efficiencies will be subject to the Climate Change, Housing Affordability and Sustainable Neighbourhoods Taskforce recommendations on how to implement the policies without sacrificing affordability.

Mitigating carbon emissions has also been investigated as part of the Plan. Various housing alternatives—from single story detached dwellings to high-rise apartments—were compared to point to the most efficient form of urban design to reduce greenhouse gas emissions. In so doing, the Plan demonstrates how its range of carbon reduction initiatives could assist in attaining SA's 60% reduction by 2050 target.

The following new policies have been added to this section of Chapter D

General

- Contribute to South Australia's Target of a 60% reduction of greenhouse gas emissions by 2050 through the implementation of the policies in the Plan that lead to a more compact and less carbon intensive urban form.

Adaptation

- Additional wording has been added to the first policy under the heading to now read:

Set building standards and design guidelines to create more thermally and energy efficient buildings. This will improve the liveability of housing in the likely event of increased temperatures. Structure Plans for Greenfield developments, urban infill and transit-oriented developments will set objectives and guidelines for the quality of building performance outcomes in terms of climate response (such as solar orientation) and energy use.'

- Reduce the risk of damage from sea level rise and associated storm surges and coastal erosion by continuing to incorporate adaptation measures (such as location, construction and design techniques) into relevant Development Plans based on the recommended sea level rise allowances adopted by the South Australian Government from time to time.
- Reduce the vulnerability of critical infrastructure (such as hospitals, telecommunications and transport systems, and the energy and water services) to sea level rise.
- Require new development and/or land divisions in areas at risk from predicted sea level rise to provide for adaptation measures (such as seawalls, levee banks, appropriate siting and construction techniques).
- Ensure new critical infrastructure (such as hospitals, telecommunications and transport systems, and energy and water services) is protected from inundation from predicted sea level rise.
- Sustain the marine and estuarine environment by providing, where appropriate, for the retreat of the beach, dune, mangrove and saltmarsh communities in response to predicted sea level rise and land subsidence.

Gaining a competitive advantage in a carbon-constrained economy

- The State Government will work with the Australian Government, the Adelaide City Council and industry to pursue smart grid/green grid technologies. This will assist with the roll-out of electric vehicle infrastructure within the City and encourage increased use of electric vehicles within the community.

- Introduce planning policies to encourage large scale renewable energy projects to serve the region.

Targets have been amended in line with detailed agency consultation, they include:

- Implementation of the Plan results in a 17 per cent reduction in South Australia's overall greenhouse gas emissions over the Plan's 30-year life.
- Establish an energy-use database for non-residential buildings by 2013, which will use actual energy-use data to inform the design and modelling of energy consumption in new buildings.
- Achieve a per capita reduction in vehicle kilometres travelled (VKT) over five-yearly intervals.
- Create 15,900 new green jobs in the first 15 years of the Plan.
- Increasing the state's renewable energy production to 33 per cent of all energy production by 2020.

Water (Chapter D)

The rationale has been expanded to recognise the water security initiatives currently occurring in a number of council areas.

The following policies have been added:

- Incorporate water sensitive urban design (WUSD) techniques in new developments to achieve water quality and water efficiency benefits.
- Require WSUD techniques to be incorporated in Structure Plans and Precinct Requirements for Areas of State Significance.
- Ensure appropriate policy links and consistency between Stormwater Management Plans, Structure Plans and Development Plans to address stormwater and flood management matters. (This policy has been included at the request of SA Water).

The following policy has been amended to bring forward the date to 2011 from 2015 in recognition of the need to plan alternative water sources at the commencement of new large developments rather than retrofit sources to latter stages of the development:

- Require new Greenfield developments that are subject to Structure Plans from 2011 to source outdoor water from non-mains water supplies.

To link with the policies, the Plan now includes information on the Mount Lofty Ranges Watershed Water Quality Risk Hierarchy and WUSD techniques that can be incorporated into development projects and individual homes.

Additional targets have been included that:

- Protect and maintain prescribed water resources, to be identified by map, from inappropriate development.
- All new houses have a connection to alternative water sources supplying at least 15 per cent of internal household needs by 2013.

Dates for targets implementing WSUD techniques for outdoor water in new Greenfield developments have been brought forward to 2011 from 2015.

Emergency management and hazard avoidance (Chapter D)

A new emergency management and hazard avoidance section has been included in the Plan following concerns about bushfire prevention, site contamination, landfills, flooding, and coastal inundation raised in a number of submissions from state agencies, councils, Adelaide Hills' residents and community groups, and the Property Council.

New policies and targets have been incorporated by DPLG which reflect input by the State Mitigation Advisory Group, DEH and the EPA.

The new policies include:

- 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.
- Develop other policies to minimise the impact of extreme bushfires in line with the findings of the 2009 Victorian Bushfires Royal Commission.
- Develop partnerships and agreements between state and local government (particularly with emergency service agencies) to address identified risks and hazards and protect the health and wellbeing of the community.
- Integrate adaptation to climate change, disaster risk reduction and hazard avoidance policies, standards and actions into strategic plans, Development Plan policies and development assessment processes using best-practice models to:
 - Reduce the social, environmental and economic impacts from extreme events ;
 - Achieve more consistent and rigorous decision making for long-term land-use planning aimed at reducing emergency and hazard risks;
 - Enhance protection of critical infrastructure;
 - Develop building standards and urban design approaches that create resilient environments for the future;
 - Reduce risks and protect natural areas and biodiversity;
 - Protect human health and the environment where contamination is identified to have occurred;
 - Adopt appropriate processes and methods when remediating contaminated land and ensure its suitability for the proposed zoning; and
 - Address risk, hazard and emergency management issues in structure and precinct planning for new and existing urban areas.
- Protect people, property and the environment from exposure to hazards (including bushfire, flooding, erosion, dune drift and acid sulphate soils) by designing and planning for development in accordance with the following risk hierarchy:
 - Avoidance — avoid permanent development in and adjacent to areas at significant risk from hazards unless it can be demonstrated that there is an overriding social, economic or environmental benefit.
 - Adaptation — design buildings and infrastructure to minimise long-term risk
 - Protection — undertake works to protect existing development or facilitate major new developments; such works include stormwater discharge management to accommodate higher tide levels.

- Identify and rehabilitate areas and sites where land is contaminated as a part of development processes.
- Ensure new development is appropriately sited to minimise the risk to people and property from landfill gas emissions. Continue to monitor gas emissions from landfill sites to ensure development is not placed at unnecessary risk.
- Identify, through Structure Plans, facilities to specifically support emergency service functions and stations. This will assist in minimising response times and meet state government and community expectations.

The new targets include:

- Early adoption of emergency management and climate change national adaptation research plans and other hazard guidance and standards in land-use planning strategies and statutory plans.
- Development of partnerships (particularly with emergency services agencies) and agreements between state and local government to manage identified risks and hazards and address addressing emergency management.
- Land identified and set aside for facilities in Structure Plans and Precinct Requirements to specifically support emergency services functions.
- Appropriate assessment and remediation of contaminated land, and rezoning in keeping with the land's suitability for new uses.

Redistribution of Population, Job and Housing Targets

City of Adelaide, Eastern Adelaide & Western Adelaide Regions

In its submission on the Plan, the City of Adelaide recommended that Council's modelling shows that the Council area is capable of taking approximately 11,000 more persons than the net additional population figure of 16,300 persons forecast in the draft Plan.

The Council also recommended that for the Plan's targets to be consistent with the policy to strengthen the primacy of the City as the cultural and economic focus of Greater Adelaide, an upward revision the job figures for Adelaide is also required.

In its submission, the City of Charles Sturt expressed reservation on the capacity of transit corridors in the western region to achieve net growth targets of 90,000 additional persons, 46,500 additional jobs and 46,000 additional dwellings.

Revised modelling by DPLG demonstrates that an extra 11,000 persons in the City of Adelaide (above the current target of 16,300) equates to 7,000 additional jobs (above the current target of 43,000 jobs).

A revised job figure would demonstrate a strengthening of the Adelaide's economic primacy by achieving the following:

- It would raise the percentage of additional net jobs based in Adelaide from 15.3% to 17.7% (i.e. 50,000 out of 282,000), and
- Provide an average annual job growth rate for the City of 1.7% (2008-2036) an improvement over its current rate of 1.2%.

In light of the reservations expressed by the City of Charles Sturt, the additional 11,000 persons for the City of Adelaide were sourced from the Western Adelaide and the Eastern Adelaide Regions (7,000 and 4,000 persons respectively). The redistribution is summarised in table 5 below:

Table 5: City of Adelaide, Eastern and Western Region Adjustments

	Population			Jobs			Housing		
	East	West	Adel	East	West	Adel	East	West	Adel
Current Target	41,700	90,000	16,300	7,500	46,500	43,000	20,300	46,000	9,700
New Target	37,700	83,000	27,300	6,500	40,500	50,000	18,400	42,600	15,000
Difference	-4,000	-7,000	+11,000	-1,000	-6,000	+7,000	-1,900	-3,400	+5,300
% Change	-9.6%	-7.8%	+67.4%	-15.4%	-14.8%	+16.2%	-9.35%	-7.5%	+55%
Current Jobs:Popn ratio	-	-	-	1:5.6	1:1.9	N/A*	-	-	-
Revised Jobs:Popn ratio	-	-	-	1:5.8	1:2	N/A*	-	-	-

Footnote: *Not Applicable - the large influx of external labour into the CBD renders Job: Population ratios meaningless

The redistribution of population and jobs targets in the Western and Eastern Regions will have a marginal impact on subsequent Jobs: Population ratios. Subsequently, the economic status for these Regions is preserved. Housing targets for these regions will also change to reflect the proposed new distribution.

Officer level advice from the City of Adelaide indicates that the proposed alterations to the targets are consistent with the Council's strategic plan and can be accommodated whilst maintaining the City's historic charm and feel.

The changes do not alter the overall population/jobs/dwellings targets for the Greater Adelaide region.

Barossa and Northern Adelaide Region

Some councils, non-government organisations and individuals have queried the extent of the potential population growth in the Barossa Administrative Region. The draft Plan contemplated an additional 139,000 people will live in the Region and require an additional 57,000 dwellings. Their concern was based on a questioning of the population growth targets and/or opposition to urban sprawl.

In response to the concerns raised, alternative population scenarios for Barossa Region have been developed. This work incorporates possible options for the Northern Adelaide Region following the City of Playford suggesting a higher population target for its area.

Salisbury Council recommended the relocation of Bolivar Waste Water Treatment Works further north and its conversion to residential land. Initial investigations by SA Water have shown that whilst full relocation would be cost prohibitive. However, these investigations have also shown that consolidation of the plant to the southern end of site and conversion of the current lagoons to developable land could potentially be feasible if offset by income from the development.

Therefore, Bolivar Waste Water Treatment Works has been identified as a long-term investigation area subject to a detailed feasibility study. If the development of Bolivar does not eventuate then land north of Roseworthy or at Two Wells should be the next long-term investigation area to be considered.

Concordia and Roseworthy

Concordia area is identified as one of the Future Growth areas. Interested developers have argued that the development in this area should be brought forward. DPLG has advised that the Roseworthy area will be easier to service in terms of infrastructure. Therefore, it is in the interests of Government to develop that area first.

In response to submissions regarding population growth and the need for adequate buffering between townships, Concordia has been reduced from around 1900 Ha in the draft Plan to a total of around 450 Ha. This will reduce the potential population in the new urban area proposed for Concordia (at the end of the 30 years of the Plan) from around 26,000 people to around 6,000 people.

The size of the developable land to the north of Roseworthy has been reduced as part of the redistribution of growth from the Barossa Region to the Northern Region (by about 275Ha from the draft Plan).

Angle Vale, Virginia and Munno Para Downs

In response to submissions from Playford Council and local residents, additional land for urban development has been identified in the Northern Region. This includes land to the south and east of Angle Vale, land at Munno Para Downs and land north of Virginia.

The changes to the growth areas in the Northern and Barossa Regions result in the following redistribution of population, dwelling and land supply targets in the Regions:

Table 6: Changes to Northern and Barossa Regions' Growth Areas

Region		Additional Population	Additional Dwellings	Additional Jobs	Additional Fringe / Township Land Supply (Hectares)
Northern Adelaide	Original	140,000	57,000	79,000	3830
	New	169,000 (+29,000)	67,600 (+10,600)	79,000	5020 (+1190)
Barossa	Original	139,000	57,000	38,500	7140
	New	110,000 (-29,000)	46,400 (-10,600)	38,500	5440 (-1700)

The changes do not alter the overall population/jobs/dwellings targets for the Greater Adelaide region. The revised targets for Northern Adelaide include Bolivar as a potential option.

Adelaide Hills Region (including Murray Bridge)

During the consultation process a significant number of submissions were received from the residents and community organisations living in the Mount Barker area. A high proportion of these did not support the Plan due to opposition to population

growth. Residents believed that the population target for the Adelaide Hills Region was to be entirely located at Mount Barker.

Conversely, the Rural City of Murray Bridge and the Murraylands Regional Development Board believed that the population target allocated to Murray Bridge was insufficient and that there was greater capacity to accommodate growth.

While the regional target includes growth in smaller townships throughout the Adelaide Hills Region, given the identification of new growth areas predominantly at Mount Barker, additional population growth has been identified in Murray Bridge with a subsequent reduction occurring in the rest of the Hills (primarily from Mount Barker) without altering the overall target for the Adelaide Hills Region.

This adjustment results in an additional 4500 people (2000 dwellings) being allocated to Murray Bridge and a subsequent reduction in people for the remainder of the Adelaide Hills Region.

Other Growth Expansion Areas

During the consultation process, comments were received from councils, community and business groups, and individuals on proposed growth expansion areas identified in the Plan. These have been considered by DPLG and discussed below.

Mount Barker

During the consultation process a significant number of submissions were received from the residents and community organisations living in the Mount Barker area. A proportion of these do not support the Plan due to opposition to population growth, concerns on possible future growth in the town and the need for the State Government to commit to infrastructure to support any growth.

District Council of Mount Barker supports growth in the area, subject to appropriate infrastructure commitments being in place. Extensive discussion was held with DPLG in regard to their concerns. The Council suggested alternative options for land supply and land use including substitution of land parcels west of the township and the removal of a growth area at Littlehampton and reduction of the growth area at Nairne.

Bowering Hill

During the consultation process concern was raised by the City of Onkaparinga, community and business groups and individuals that the horticultural areas at Bowering Hill located within the urban growth boundary should be afforded greater protection from urban growth and residential development. LMC (the main development proponent) has now decided not to develop this area for housing. Consequently Bowering Hill be reserved for agriculture, viticulture, tourism, tourist accommodation or biodiversity related uses. And that the land will remain in the urban growth boundary.

Yankalilla

In its submission on the Plan, the District Council of Yankalilla advised that in May 2009 it had prepared and adopted a strategic plan – 30 Year Plan: Shaping Our Future Together. The Council suggested that the proposed growth areas in its plan should be adopted for the Plan for Greater Adelaide. DPLG has reviewed this advice and accordingly the growth areas in the draft Plan have been modified to better reflect the Council's submission but limit the proposed growth south of Lady Bay.

This change does not affect the overall population or dwelling yields for the Fleurieu Region.

Victor Harbor

In its submission on the Plan, the City of Victor Harbor advised that it did not favour development at Inman Valley and suggested that the population and dwelling targets could be achieved through a higher density in the township. Consequently, the amount of land for population targets would be less. DPLG has reviewed this advice and accordingly the final Plan removes the long-term land supply identified previously in the Inman Valley.

Governance and implementation

Amendments to Chapter F

The governance and implementation arrangements outlined in Chapter F have been revised to:

- Complement COAG objectives to guide the future planning of Australia's major cities and build upon them by addressing significant national policy issues (such as climate change, efficient infrastructure development and housing affordability), providing for an integrated whole-of-government approach to urban development, and establishing a well planned and sequenced land release program that supports private sector investment and innovation to deliver an appropriate balance between infill and greenfields development, and
- Reflect the recently established Government Planning Coordination Committee (GPCC) as the key mechanism to achieve the whole-of-government coordination in the implementation of the Planning Strategy.

Key elements of the proposed governance and implementation arrangements have been re-ordered to improve the language and flow of the document, reworded

The proposed changes to Chapter F include:

Coordination across South Australian Government agencies

A new section has been added to reflect the objectives and role of the new Government Planning and Coordination Committee and the role of the supporting Executive Steering Committee – refer below for further detail.

The role of the Department of Planning and Local Government

An additional role has been inserted to reflect the need to work with state government agencies and local government to secure the necessary infrastructure commitment and service provision to support the development of transit corridors, activity centres, transit-oriented developments and growth areas. Community engagement has also been added to highlight the importance of community support for the Plan and stress that opportunities for future community engagement will be presented over the life of the Plan.

Partnering with Local Government

A new section has been added to outline the role of Local Government and Regional Partnership Forums – this is detailed below.

The Plan has been prepared in close consultation with Local Government. The proposed governance and implementation arrangements seek to build on these consultative relations to ensure ongoing Local Government participation and collaboration in the realisation of the Plan's policies and targets.

The specific role of Local Government will be to partner with DPLG to:

- participate in Local Government Regional Partnership Forums which will prepare and maintain Regional Implementation Strategies
- participate as required in the GPCC and GPCC Executive Steering Committee to resolve critical infrastructure, servicing and land-use issues associated with the development of new growth areas, activity centres, transit-oriented developments and transit corridors
- work in collaboration with state government agencies and key stakeholders to prepare Structure Plans
- prepare Development Plan Amendments that arise from the implementation of the Planning Strategy
- develop Precinct Requirements in areas of state significance, transit-oriented developments, significant growth precincts and activity centres
- assist proponents in the preparation of Precinct Development Applications that address specified performance criteria
- provide opportunities for community engagement in shaping the future development of transit corridors, activity centres and new growth areas.

It is proposed that Regional Partnership Forums, made up of the same regional groupings of councils that were consulted during the development of the Plan, will become permanent features of the implementation and governance arrangements giving effect to the Plan. These forums will meet at least bi-annually (or as recommended by the GPCC) with DPLG and other key stakeholders to ensure a continuous dialogue about the implementation of the Plan.

Specifically, the forums will contribute to:

- Annual reviews and updates of housing and employment targets.
- Preparation of Regional Implementation Strategies.
- Coordinating implementation at a regional level.
- Coordinating participation in and preparation of Structure Plans.
- Identifying major infrastructure priorities to support housing and employment growth.
- Coordinating consistency of Development Plans with the Planning Strategy.
- Aligning council Strategic Management Plans with the regional policies and targets of the Planning Strategy.

It is anticipated that the Regional Partnership Forums will drive the development of Regional Implementation Strategies, and facilitate an agreed approach between local

government and state government agencies on how the Plan's housing and employment targets should be distributed across the relevant region.

The Plan recognises that Regional Partnership Forums will provide a useful vehicle for the integration of natural resource management and economic development priorities into the new planning system. The involvement of relevant bodies of the Regional Development Australia Network will be an important means of encouraging balanced economic and employment growth across the regions of Greater Adelaide. The involvement of Natural Resource Management Boards will assist in maintaining and enhancing biodiversity.

Planning instruments to execute the Planning Strategy

The proposed hierarchy of the six key planning instruments that will be used to implement the policies and targets have been re-ordered to provide greater clarity to the process. These are:

- The Planning Strategy itself, which forms part of the state's Planning Strategy and is the main document to guide state and local government decision-making.
- Regional Implementation Strategies, which will bring together land-use policies, targets and a description of major infrastructure at a regional level.
- Development Plans, which are the land-use policy documents of local government.
- Structure Plans, which will guide planning in transit corridors and growth areas by setting out the broad objectives, priorities, permissible activities and key infrastructure in each area.
- Precinct Requirements, which will guide planning for transit-oriented developments, activity centres and other designated areas by setting the framework for proponents to prepare Precinct Development Applications and individual development applications.

Additional wording has been included to clarify the process involved for the preparation of Structure Plans for areas of state significance; they will form part of the Planning Strategy.

Structure Plans for areas of state significance will be prepared in two stages. The first will be a high-level objective statement that will be considered by state government agencies and affected local governments through the GPCC and then considered by Cabinet. This will resolve the major land-use priorities and infrastructure priorities across agencies.

The second stage will involve detailed planning by DPLG in partnership with councils, relevant state government agencies and private sector proponents.

The major land-use changes and zoning requirements that arise from the Structure Plans for areas of state significance will be used by the Minister to change the relevant Development Plans. This will be done via a Ministerial DPA under section 26 of the *Development Act 1993*. As such, an approved Structure Plan will lead to rezoning of land for uses deemed complying through the Structure Plan DPA.

This rezoning will occur on a staged basis with priority given to major precincts such as transit-oriented developments or mixed use activity centres.

Structure Plan DPAs which rezone major sites will be prepared by DPLG in partnership with affected local councils. These DPAs will set the zoning, performance criteria and key outcomes for remaining lands within the Structure Plan Area, enabling local councils to play a stronger role in the detailed structure planning of these remaining areas.

Additional information have been included that explains intent of amending Development Plans through Structure Plans and using Precinct Development Applications as large-scale Development Applications to:

- Minimise delays in the assessment process;
- Allow the proponent flexibility to vary the proposal over time in response to market changes;
- Provide the proponent with sufficient certainty to secure the necessary finance for the large-scale development of precincts and key activity centres; and
- Complement the regulatory and development assessment reforms being promoted through COAG to facilitate and support economic growth.

F – Monitoring and reporting

Minor changes have been made to reflect the need to align the annual monitoring, evaluation and reporting of the Plan with COAG's objectives.

A report card has been included in the Plan, which will be used by Cabinet and the GPCC to track the progress of the implementation of the policies and targets. It will also be used to monitor major demographic, economic and environmental changes (for example, climate change), which may trigger a change in policies and/or targets.

Potential legislative or regulatory changes

Legislative amendments or regulation changes may be required to implement some of the policies of the plan and to facilitate efficient implementation of the plan in key sites. Any proposed regulatory or legislative changes will be the subject of future cabinet submissions.

Proposals to implement policies mandating water-sensitive urban design, improve building energy efficiency, make embedded or renewable energy complying or exempt development will be the subject of future Cabinet Submissions.