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AGENDA

FOR SPECIAL COUNCIL MEETING TO BE HELD ON

21 OCTOBER 2024 AT 6.00PM

IN THE COUNCIL CHAMBER, 34 CHURCH STREET, SALISBURY

MEMBERS

Mayor G Aldridge
Cr B Brug
Cr L Brug
Deputy Mayor, Cr C Buchanan
Cr J Chewparsad
Cr A Graham
Cr K Grenfell
Cr D Hood
Cr P Jensen
Cr M Mazzeo
Cr S McKell
Cr S Ouk
Cr S Reardon

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
Deputy Chief Executive Officer, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Governance, Mr R Deco

PRAYER

Father in heaven

We thank you for the wondrous resources of our City, for its people, its environment and its sense of community.

We thank you for the opportunity to now deliberate over how best to help our community.

Please bless that we will respect one another and that we will all do our best to make decisions that will help our community to grow and prosper.

Bless our efforts this day in God’s name.

Amen.

KAURNA ACKNOWLEDGEMENT

The City of Salisbury acknowledges that we are meeting on the traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

APOLOGIES

LEAVE OF ABSENCE

GENERAL BUSINESS

GB1 Greater Adelaide Regional Plan..... 3

CLOSE

ITEM	GB1
	SPECIAL COUNCIL
DATE	21 October 2024
PREV REFS	Policy and Planning Committee 1.1.1 16/10/2023
HEADING	Greater Adelaide Regional Plan
AUTHORS	Peter Jansen, Strategic Planner, City Development Sally Jenkin, Team Leader Strategic Urban Planning, City Development
CITY PLAN LINKS	3.4 Our urban growth is well planned and our centres are active 2.3 Our community, environment and infrastructure are adaptive to a changing climate 3.3 Our infrastructure supports investment and business activity
SUMMARY	The State Planning Commission has released the Greater Adelaide Regional Plan (GARP) for consultation, closing on 4 November 2024. The GARP sets out the long-term vision for Greater Adelaide area, seeking to guide growth for the next 30 years. Information can be found at https://yoursay.sa.gov.au/greater-adelaide-regional-plan including the Regional Planning Portal which is an online tool to assist interpretation and monitoring. A draft submission is attached, along with a draft joint submission with the City of Playford.

RECOMMENDATION

That Council:

1. Approves the Council draft submission in Attachment 1 (Item GB1, Special Council meeting 21 October 2024) and endorses the draft joint submission with the City of Playford (Attachment 2 Item GB1, Special Council meeting 21 October 2024) for submission to the State Planning Commission on the Greater Adelaide Regional Plan.
2. Authorises the Chief Executive Officer, in consultation with the Mayor and Deputy Mayor to make editorial and other amendments reflecting Council’s feedback to finalise the draft Council letter to the State Planning Commission.
3. Delegates to the Mayor to execute the joint Council letter with the City of Playford resulting from the respective Council meetings in October 2024.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Draft Council Submission
2. Draft Joint Submission with the City of Playford

1. BACKGROUND

- 1.1 The *Planning, Development and Infrastructure Act 2016* (PDI Act) requires a plan to be prepared for each of the seven regions in the state. The Greater Adelaide region comprises 11 subregions, of which the City of Salisbury (CoS) is in the Inner North subregion.
- 1.2 A Regional Plan must be consistent with relevant State Planning Policies and include:
 - 1.2.1 a long-term vision (over a 15 - 30 year period) for the region or area, including provisions about the integration of land use, transport infrastructure and the public realm.
 - 1.2.2 maps and plans that relate to the long-term vision.
 - 1.2.3 contextual information about the region or area, including forward projections and statistical data and analysis as determined by the Commission or required by a Practice Direction.
 - 1.2.4 recommendations about the application and operation of the Planning and Design Code.
 - 1.2.5 a framework for the public realm or infrastructure within the region or area.
 - 1.2.6 Regional plans may be divided into parts relating to sub-regions and may include structure plans, master plans, concept plans or other similar documents. Regional plans will be used to help guide consideration of any proposed changes for the Planning and Design Code, a single rulebook for the whole State.
- 1.3 This Greater Adelaide Regional Plan (GARP) will replace the 2017 version of the 30 Year Plan for Greater Adelaide. A Regional Plan is a Designated instrument in the PDI Act, and amendments to the Regional Plan must follow a legislated process.
- 1.4 The State Planning Commission released a Discussion Paper in August 2023.
- 1.5 Council considered the Discussion Paper at its Policy and Planning Committee October 2023 meeting (Item 1.1.1FI) and approved submission to be made by Council, and a separate submission in conjunction with the City of Playford. (Resolution No. 0491/2023).
- 1.6 Consultation closes on 4 November 2024. Responses will be considered and inform any update to the GARP. The State Planning Commission will consider the updated GARP with the final release anticipated in the first quarter 2025.
- 1.7 Summary documents, guides, fact sheets, frequently asked questions, and the Engagement Report on the Discussion Paper are available through the link in the Summary in this report.
- 1.8 The GARP digital Portal <https://regional.plan.sa.gov.au/regional-plans/greater-adelaide> provides information down to subregion level and at a greater clarity than hard copy documents.

2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 City of Playford – preparation of a joint submission

3. DISCUSSION

3.1 The GARP has identified the following over its 30-year period across the whole of the region:

3.1.1 Population growth of up to 670,000

The Inner North Sub Region which comprises the CoS is proposed to increase over that period between 69,000 and 93,000 depending on growth projections.

3.1.2 A need for 315,000 additional homes

The Inner North Sub Region has existing residential land supply for 40,450 allotments and requires an additional 24,660 lots for the GARP period.

3.1.3 Creation of up to 254,000 additional jobs

As this is a land use focus policy document, it focuses on land supply to facilitate job creation. The Inner North is to supply 1,750 hectares of employment land of the almost 5,000 hectares across the GARP.

3.2 The priorities in GARP are:

- Increasing housing and its diversity.
- Growth areas recognising climate change and global trends.
- Need for an integrated planning approach.
- Ensuring land supply.

3.3 The GARP has 6 Outcomes under its themes.

- More housing in the right places.
- Liveable, accessible, and inclusive communities.
- A strong economy built on a smarter, cleaner future.
- A greener, wilder and more climate resilient environment.
- An integrated and connected region.
- Coordinated delivery of land use and infrastructure planning.

3.4 The GARP has responded to the common themes heard from the Discussion Paper consultation. These are housing availability and diversity, infrastructure, greening and open space, climate impacts and biodiversity, public transport, housing density and infill, and greenfield urban growth.

3.5 The key matters for Council are summarised in the attached presentation and are further explained below:

Dry Creek Salt Pans

- 3.6 The Dry Creek Salt Pans should be recognized within the GARP as providing new and innovative urban forms for Greater Adelaide to respond to trends and needs of future generations.
- 3.7 Its future development for housing aligns with the CoS Growth Action Plan. However, in the GARP the Dry Creek salt pans are also identified as a Strategic Resource Area in the Mining and Energy Resources section of GARP. As GARP is a 30-year plan, it is confusing as to how the salt pans can be identified as both. This confusion should be rectified.
- 3.8 It should be noted that a structure plan followed by a rezoning by the State is anticipated soon.
- 3.9 Whilst Council supports the redevelopment of the salt pans, significant investigations need to be undertaken due to the complexity of the site, particularly regarding the remediation, infrastructure impacts, the connectedness of the development to the adjoining areas, social services, the biodiversity impacts and the costs to Council. Consideration of the connection with Globe Derby and its future will also need consideration.

Elizabeth Regional Centre

- 3.10 The Elizabeth Regional Centre, including Edinburgh to the west of the railway line, is identified as a State Significant Infill site. This is supported, but the planning of this area must consider its connectivity and integration with employment lands to the south west at Edinburgh Parks and proposed Greater Edinburgh Parks. Similarly planning needs to consider the Centre's integration with both the Playford and Salisbury communities, particularly with respect to social services, education and health infrastructure. In addition, any conflicts with the adjoining defence activities needs to be investigated.

Local Infill Areas

- 3.11 Local infill areas have been identified for parts of the Council area that meet criteria such as proximity to open space, public transport, shops and services that make increased densities desirable, economical, and lower the cost of living for residents. It is intended that these areas will provide increased housing choices to meet our diverse community. This generally aligns with initial growth investigations conducted by the City of Salisbury. Council has been given dwelling targets to meet over the next 30 years broken in three blocks of ten years. These dwelling targets include the development of Dry Creek. Local infill areas are investigations areas.
- 3.12 Whilst infill will continue to occur under the current zoning in these areas Council will need to undertake its own investigations through a Housing Strategy to determine which areas will need rezonings to occur so that targets can be met. The Strategic Development program will also help with these infill targets and Council's submission will recommend that identified sites are included within the infill areas.
- 3.13 The plan recommends higher densities around the District Centres at Salisbury, Ingle Farm and Salisbury Downs.

Regional Open Space

- 3.14 Regional Open Space is to include Green spaces, Greenways and Public space, and is intended to create connected, open space for all that builds a sense of place and is climate resilient. It is recommended that the GARP expands the information about the important role open space plays regarding biodiversity and hazard management, formal and informal recreation, walking and cycling connections, greening and cooling. In addition to the attraction of high-density housing adjacent to them where appropriate.

The Greenways

- 3.14.1 The Greenways in CoS include the major road and rail corridors, the Little Para River and portion of Dry Creek. It is recommended that Green Ways include additional linkages in the Council area that form important biodiversity corridors and access connectivity. In addition, it is recommended that state-owned road and rail corridors that are shown as Green Ways be supplemented and enhanced with quality and extensive landscaping. This should be maintained by the State Government without Council contribution to costs and designed and constructed having regard to Council systems.
- 3.14.2 The Mawson Lakes Golf Course is also shown as a Greenspace. It is our understanding that Renewal SA have plans to investigate this area for expanding Technology Park, so this is questioned in the draft submission.

Employment Lands

- 3.15 Employment Lands strategy is intended to ensure enough serviced land is available for industry and employment activities, in the right locations. Most of the employment land identified within GARP is in the Inner North and West Subregions. The GARP states that existing zoned supply is projected to be exhausted in the next 15-20 years. It notes also that there is a significant gap between current zoned and serviced land and supply.
- 3.16 The submission reiterates the urgency of rezoning additional employment land to ensure that there is sufficient land to accommodate growth industries that require large land holdings and specific locational attributes that are not available in current zoned areas.
- 3.17 In addition, it should be noted that while there is a focus to provide land for Defence related industries that may require a level of security and connectiveness to allied industries, there are industries related to waste and the circular economy, energy and the critical mineral sector that also need specific attention. This is being investigated through a potential Eco-Industrial Precinct in the area west of Port Wakefield Road.
- 3.18 The GARP has a framework to identify significant employment lands as:

State Significant Industrial Employment Precincts

- 3.18.1 These are areas that have current and future activities strongly linked with the State strategic and economic objectives and will accommodate a critical mass of economic activity and employment. There is one such precinct in the Council, being portion of Edinburgh Parks (it extends to the previous GMH site in Playford).

National Employment Clusters

- 3.19 The Greater Edinburgh Parks is identified as a State Significant Industrial Employment Precinct. The objective is to be aligned to the Federal National Reconstruction Fund Corporation, which aims to enable funding into priority areas for the Australian economy. It contains seven priority areas:
1. Defence
 2. Value-add resources
 3. Renewable and low emission technologies
 4. Enabling capabilities (advanced manufacturing and technologies)
 5. Value-add in agriculture, forestry and fisheries
 6. Transport
 7. Medical science
- 3.20 These seven priority areas are also aligned to the area west of Port Wakefield Road identified as Future Employment Growth Investigation Area in the draft GARP.
- 3.21 Consistent with the State Government's Climate Change Actions, this land, in concert with the current and planning activities is considered a prime location for an eco-industrial precinct that facilitates emerging green industries and circular economies. Council, in collaboration with the City of Playford, is undertaking investigations into how these objectives can be realised. Particularly regarding the creation of a critical industry processing facility that supports the circular economy, and industries such as horticulture and energy production. SA Water and other Government agencies are also working with proponents on the opportunities available in this area.
- 3.22 Other existing and proposed development consistent with the seven priority areas include:
- Growing Defence operations (300 additional staff at its radar facility at St Kilda)
 - On SA Water sites:
 - Marubeni Australia – Hydrogen facility
 - The future Renascor Battery Anode Material Manufacturing Facility, which is a federally co-funded graphite manufacturing plant, integral to the State's economy and the creation of a critical minerals processing capability.
- 3.23 The inclusion of this land into the National Employment Cluster aligns to the priority areas of the NRFC to diversify and transform industry and the economy of South Australia. This will also help prioritise and coordinate the planning and provision of infrastructure to the area. Due to the urgency of development already occurring and currently investigated for fruition within the next 5 years the precinct should not be viewed as a future priority but rather as an immediate priority equivalent to GEP.
- 3.24 Accordingly, it is proposed that the National Employment Cluster is expanded to include the land west of Port Wakefield Road, as identified on the map shown in Attachment A.

Prime Industrial Employment Precincts

3.25 These are generally of a smaller scale than the State Significant Industry Employment Precincts and supports activities less clearly aligned with the State strategic growth objectives, but nevertheless provide crucial lands for our economy and employment and therefore needs to be protected. In the GARP these precincts are applied to the CoS current Strategic Employment and Employment Zones as follows:

- Direk and Burton
- Green Fields
- Salisbury Plain
- Salisbury South
- Parafield Airport
- Pooraka and Cavan

3.26 It is recommended that the new employment zone at Globe Derby be included in this classification and that there are some adjustments to the Salisbury South area required to exclude some land that is small and impacted by adjoining residential uses. These can be considered for alternative mixed-use zones.

State Innovation Precincts

3.27 These are specialised employment clusters of knowledge intensive activities and creative industries, anchored by academic institutions, research and development centres or entrepreneurial support organisations, integrated as residential mixed-use precincts. The Government plays an essential role in their development and support, and as key drivers of economic development. In the CCS there are two State Innovation Places identified – the Mawson Lakes Innovation Precinct and the University of South Australia, and the DSTO land at Edinburgh Parks.

3.28 The submission will note that current mapping of the Mawson Lakes Innovation Precinct does not reflect recent conversations with Renewal SA about their land holdings.

Local Employment Lands

3.29 Future Employment land is identified in the GARP and includes the Greater Edinburgh Parks area and the Strategic Growth Framework area.

3.30 As discussed above it is considered imperative that the northern extent of this area should be included in the National Employment Cluster. Council is currently commencing a rezoning of the southern portion of this land to rezone to employment.

Tourism

3.31 Tourism is identified in the GARP as those areas where the zoning envisages tourism facilities. In the CoS, only the Mawson Lakes Urban Neighborhood zone is identified.

3.32 It is recommended that the GARP recognise other areas that have great potential to attract the tourism economy. In the CoS the areas that are suggested to be included are:

- The Little Para River reserve from Carisbrooke Park (for events) and then covering the Tree Climb, Salisbury Aquatic Centre, Shanx golf course and linking in the Salisbury City Centre which has plans for accommodation and cultural tours along with many events.
- St Kilda which has the opportunity to become an integrated and regionally significant eco-tourism destination that builds on its existing tourism and recreational offerings and protects environmentally and culturally sensitive areas including:
 - Adelaide International Bird Sanctuary National Park
 - Adelaide Dolphin Sanctuary
 - Barker Inlet- St Kilda Aquatic Reserve
 - Kurna culture, knowledge and experience
 - St Kilda Adventure playground and recreation area
 - Mangrove Trail and Interpretive Centre
 - St Kilda boat ramp

Strategic Transport Networks

- 3.33 These strategies are seeking the integration of residential and employment growth areas with the existing and planned strategic transport infrastructure, protect transport passenger and freight infrastructure, allow for future expansion and intensification, support the widening variety of transport modes, reduce emissions, and increase dwelling locations close to public transport.
- 3.34 The investigations for a State Transport Strategy are set to be completed in the 2025 -2027 timeline. The Strategic network transport is established in the CoS with major transport routes, state-maintained roads, and rail corridors.
- 3.35 The potential Greater Adelaide Freight Bypass Road link is identified from Murray Bridge around the Barossa and linking into the Northern Expressway at Gawler. This would assist in removing freight traffic from sections of the roads in the CoS. It is recommended that opportunities for expansion of networks from Salisbury to areas further north should be identified, along with enhanced east west links, and the need for another intermodal site in the north.
- 3.36 Due to the 30 years of planned residential growth occurring in the Outer North Region and at Dry Creek, combined with future employment growth within GEP and the North-Western Economic Corridor, there is a need to identify what the public transport system will look like over the next 30-year period. This includes how people will travel and where they will travel to. To provide for a sustainable and liveable future our communities need to move efficiently between home, work and other activities and therefore corridors planning needs to be prioritised.
- 3.37 Given that a significant proportion of Greater Adelaide employment lands will be located within the two Council areas a freight plan also needs to be prioritised to ensure that freight can move efficiently, without causing safety and amenity concerns to the growing residential population. Future corridors for both public transport and freight should ultimately be identified and reflected in the GARP to safeguard land from incompatible development.

- 3.38 Furthermore, due to the current strong and ongoing demand for additional employment lands, including the expansion of the defence operations, there is an urgent need for road upgrades to accommodate safe and efficient freight movement.

Integrated Water Management, Security and Quality

- 3.39 Integrated water management strategies identify the protection of the quality of water supply catchments, its climate resilience, and the needed infrastructure for population and economic growth. Infrastructure is seriously deficient in the growth urban areas, and is hindering the Strategic Growth Framework progression, Greater Edinburgh Parks and areas further north. The State has committed to investing trunk infrastructure in the northern growth areas, in conjunction with a new fee charging regime, and the opportunity for flexible infrastructure supply in new master planned communities. The trunk infrastructure investment has been commented on by Council through the Strategic Growth Framework, Code Amendments, and the coordinated approach with the City of Playford.

Social Infrastructure

- 3.40 Social infrastructure strategies seek the co-location of shared facilities in mixed use precincts, facilitate expansion of existing education facilities and establishment of new education hubs, continue to provide opportunities for appropriate social infrastructure to be located near where people live. It also seeks to plan for new capacity of services, to measure and provide data and benchmarks, and to facilitate reservation of land for future needs.
- 3.41 The GARP does not strongly represent youth in its deliberations which should be strengthened to ensure housing is available to suit their needs. This also applies to adaptable housing to allow for improved supply for people living with disabilities. Social housing provision must not be lost. New housing developments must incorporate various needs.
- 3.42 There is no indication of initiatives beyond the further discussion with Federal Government in the National Agreement on Social Housing and its Federal funding to the State for this matter.
- 3.43 A benchmarking framework is to be developed to allow consideration of thresholds and capacity for new growth areas in the timeline of 2025 - 2026, to be undertaken by DTI and HIPDU.
- 3.44 The general intent of the strategies is supported, but it should be recognised that the social infrastructure does appear to be heavily outweighed in this GARP by the hard infrastructure. There is no identification of the need to bolster immigrant services to align with the anticipated population increase for the state and regions.
- 3.45 The CoS is destination for many of the new migrants, and improved services and facilities should be recognised and funded accordingly. Social housing must be provided to overcome the high demand, and housing must recognise the youth needs as the GARP will be for the next 30 years.
- 3.46 Housing supply is not going to balance with demand for some time, and policies and strategies must be developed to allow for alternative housing options to cater for emergency housing needs.

Infrastructure Reserves and Corridors

- 3.47 Strategies recognise the need for future provision of key importance for energy distribution, gas pipelines, water infrastructure, transport networks, health, education, community, policy, justice or emergency services facilities. A Future Infrastructure Corridors and Reserves Code Amendment is proposed to be investigated by DTI and PLUS in the 2025 – 2026 period.
- 3.48 Relevant to the CoS in the GARP is the identification of investigation areas for an ElectraNet Proposed Transmission Corridor that aligns with the Northern Connector north of the salt pans through Globe Derby Park, the Strategic Growth Framework (SGF) area and widens out at Waterloo Corner. There is another corridor investigation area starting from the same place but running through the Bolivar Water Treatment plant up to Mallala and beyond. This corridor will be defined through the later Code Amendment. There will be impacts on the CoS and community along the SGF area and Waterloo Corridor into the GEP. The extent of the impact is unknown until the final corridor is defined. This should be advised of as soon as practicable to establish development parameters in the rezoning processes.

Online Delivery, Reporting and Measuring Progress

- 3.49 Online delivery, reporting and measuring progress is sought to improve decision making and implementation of the various strategies, and includes targets, 5 year actions, Implementation Plan, a Coordination and Delivery Framework and Infrastructure Charges.

The **targets** are:

- Residential land supply – a 5 year rolling supply of development ready land, and 15 year supply of zoned land.
- Region and local area housing – regional and Council targets to 2051, based on high growth projections. CoS target is shown to be an additional 8,500 dwellings for the first two decades, and 9,200 for the last decade of the GARP.
- The targets are based on high growth assumptions and projections which may not eventuate. The housing and population targets for CoS include the State Significant Infill designation, and Greenfields development at the Salt pans. The targets may not be reached if the Significant Infill or Salt pans do not eventuate or start beyond the 10-year period. Council has to complete a Housing Strategy to identify how to achieve the target.
- Employment land supply – no net loss of zoned employment, and maintaining a 15 year rolling supply of zoned land.

- Urban Tree Canopy – no net loss of tree canopy, and achieving a 30% tree canopy across metro Adelaide. The CoS has not supported the 30% target. Comments reflect Council feedback on tree canopy that were provided through the Green Adelaide Urban Greening Strategy. In particular, the Urban Tree Canopy measurement does not suit the CoS area because of the large expanse of land taken up by the two airports, the large amount of employment lands, the mangroves and samphire areas.

It is proposed that the **coordination and delivery framework** will provide:

- clear reporting and governance
 - development of infrastructure capacity analysis
 - adoption of benchmarks and trigger points
 - creation of a transparent land supply and infrastructure priority
 - have Government lead development of greenfield growth areas, urban corridors and state significant infill sites,
 - Empower Local Government to achieve housing and employment targets, and integrate development and infrastructure and have out of sequence development incurring additional costs.
- 3.45 **Infrastructure Charging** strategies are to be transparent and proportionate for investment certainty. A range of mechanisms are to be used.
- 3.46 Structure planning for future growth areas will identify infrastructure costs and inform on charges.

4 FINANCIAL OVERVIEW

4.1 There were no direct or immediate costs.

5 CONCLUSION

- 5.1 The GARP is a strategic directions document. It identifies where housing and employment lands can go supported by an open space system. Following approval of this version, an updated GARP will be prepared which will incorporate further infrastructure investigations by Government agencies which may refine the growth areas identified and include staging for delivery.
- 5.2 The GARP outlines what housing and employment lands the State will be responsible for delivering and what is the responsibility for Council to investigate to meet targets.
- 5.3 In general, the GARP reflects Council's strategic directions for growth. It recognises the need for integration of infrastructure and land uses.
- 5.4 The endorsed City Plan 2040 provides the actions to deliver a majority of the local led investigations identified in the GARP and will be further refined through an updated City Shaping Strategy being drafted at present.
- 5.5 It is recommended that Council approves the submission of the City of Salisbury (attached) and endorses the joint submission with the City of Playford (attached).



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October 2024

Mr Craig Holden
Chairperson – State Planning Commission

Attn: Planning and Land Use Services – Growth Management Team
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001
Email: plansasubmissions@sa.gov.au

Dear Mr Holden

Re: City of Salisbury Submission – Greater Adelaide Regional Plan

The City of Salisbury thanks the State Planning Commission for the opportunity to make comments on the draft Greater Adelaide Regional Plan (GARP).

The Council has considered the GARP in detail and acknowledges that it reflects previous Council feedback. Council has made a separate joint submission with the City of Playford that should be read in conjunction with this submission which provides the City of Salisbury's (CoS) specific feedback.

The following matters arising from the GARP warrant further detailed comment from Council. Relevant maps are attached to this letter for your information to assist with the comments.

Local Infill and Housing

*Theme – People, Housing and Liveability
Outcome 1 – More housing in the right places*

The GARP's direction for housing aligns with the CoS's [City Plan 2040](#) vision of being a 'progressive, sustainable and connected community', that provides housing for our community, and facilitates affordable and diverse housing.

The GARP's infill investigation areas are supported as they reflect existing areas of infill occurring across the council area and are serviced by existing infrastructure including public transport. Increased housing density in these areas will support local living while providing increased housing choices to meet the needs of our diverse community. To that end, this is supported by Council.

It is acknowledged that the CoS has been given dwelling targets to meet over the next 30 years, broken into three blocks over ten years. These dwelling targets include the development of Dry Creek. CoS is supportive of preparing a Housing Strategy to identify actions and areas to accommodate increased housing supply, affordability and diversity.

Council has identified additional investigation areas for infill development. It is recommended that these areas are included into the GARP's Local Infill Investigations Areas (refer to page 3 of the attachment).

Sustainable Development of Dry Creek*Theme – People, Housing and Liveability**Outcome 1 – More housing in the right places*

The Council support's the GARP's acknowledgement of the Dry Creek Salt Pans (Dry Creek) as a future urban growth area that will provide 10,000 dwellings to the Inner North Region. To further strengthen its significance, the development of Dry Creek should be recognised within the GARP as a key opportunity to provide new, sustainable and contemporary urban forms for Greater Adelaide, that respond to current trends, the needs of the current population and future growth of the city.

Council supports the State Government's initiative to prepare a structure plan for Dry Creek as this will be critical to underpin its subsequent rezoning due to the complexity of the site. To ensure that the future development of Dry Creek is orderly and economic and can deliver a successful future community, significant investigations should be undertaken, such as:

- site remediation
- infrastructure provision
- social infrastructure provision
- access
- connectivity to adjoining areas
- biodiversity and environmental impacts
- climate resilience
- understanding current and future costs to Council.

The involvement of the CoS in the rezoning process and development of the structure plan is essential to ensure that the interest of our future community and sustainable management of the environment are central to considerations. Given the proximity to Globe Derby, investigations should consider the relationship with this settlement, including potential impacts and opportunities of development.

Housing within the development should be diverse and affordable to cater for a broad section of the community. This includes planning for a diversity household structures and size (including single person households), inclusive and accessible housing, cultural diversity, youth and elderly.

The development of Dry Creek should be sustainable and resilient to climate change. Ecologically sustainable development will reduce the longer-term costs to the community by limiting future requirements for costly hazard mitigation (sea level rise and flooding) and climate adaptation measures. The development consider the impact of climate change over the next 100 years. To this effect, Council recommends that GARP extend the coastal areas mapping to include land that will be impacted by coastal processes and hazards by sea level rise and increased flooding over the next 100 years.

It is noted that the GARP identifies Dry Creek as a 'Strategic Resource Area' under Mining and Energy Resources. Council recommends that this is removed given the GARP's role as a long-term plan and its vision for Dry Creek as a future master planned community (refer to page 9 of the attachment).

Regional Open Space*Theme – People, Housing and Liveability**Outcome 2 – Liveable, accessible and inclusive communities*

With the CoS having a vision of being more sustainable and connected, Council fully supports the GARP's principles of connecting people to nature and places, creating open spaces for everyone, and increasing climate resilience.

To strengthen the link between open space and liveability of cities, Council recommends that the GARP expand its information on the importance of open space in terms of its role in supporting biodiversity and hazard management, formal and informal recreation opportunities, walking and cycling connections, as well as greening and cooling.

In addition, the attraction of high-density housing adjacent to open space in appropriate locations will support the concept of local living. The CoS's strategic development projects (eg [Boardwalk at Greentree](#) and the future [Walkleys Road Corridor](#)) ensure that high quality open space is provided alongside higher density and diverse housing developments.

Council recommends that the GARP provide additional strategic directions about the open space hierarchy and service levels for the range of open space types. This should also be linked to a review of the open space contribution scheme or any similar mechanisms that can financially contribute to improved open space.

Currently shown as 'green ways', Council recommends the State-owned roads and rail corridors be supplemented and enhanced with extensive quality landscaping. These design and construction of landscaping in these areas should have regard to Council's open space systems and complement the ongoing landscaping and open space works program. These areas should be maintained without requiring Council to contribute to costs.

A number of recommended amendments are proposed, including completing portions of Dry Creek as a 'green way' (refer to page 4 of the attachment). It is noted that the Mawson Lakes Golf Course is shown as a 'green space' and that it is understood that Renewal SA has plans to investigate this area for an expansion of Technology Park. Consequently, as a long-term plan it is considered that the GARP should consider and anticipate any proposals that may impact on this area's future.

Employment Lands*Theme – Productive Economy**Outcome 3 – A strong economy built on a smarter, cleaner future*

Council acknowledges its crucial role in providing current and future employment lands for South Australia. Cos has been active in planning for and facilitating employment growth in the region.

As identified in the Property Council's [recent report on industrial land supply](#), there is a lack of supply of employment lands in the northern region especially for new and expanding industries requiring large sites. It should be noted that this demand is not only generated from typical industries such as logistics and defence, but there is now increasing demand for circular economy industries, alternative energy and critical mineral industries.

Council acknowledges that the State has committed to investing in trunk infrastructure in the northern growth areas, in conjunction with a new fee charging regime and the opportunity for flexible infrastructure supply in new master planned communities. However it is critical that the provision of infrastructure is urgently resolved for new and existing employment areas to respond to the current demand and requests for rezoning of land. This will ensure the continued growth and prosperity of the State's economy.

Council notes that the GARP has aligned with areas intended for employment in Waterloo Corner, St Kilda and Bolivar, consistent with the CoS's [Strategic Growth Framework](#). The GARP identifies these areas and the adjacent Greater Edinburgh Parks (GEP) as 'Future Employment' land, with only portions of the GEP being recognised as a 'National Employment Cluster' and having alignment with national economic policies and priorities. Increasingly, this region is receiving high interest from various parties due to its strategic location, adjacency, land size and potential.

The CoS and the City of Playford are currently investigating the establishment of a new Eco-Industrial Precinct in this area that seeks to facilitate and attract future and green industries that promote circular economies. This initiative aligns with the State Government's vision of a smart, sustainable and inclusive economy. The CoS's joint submission with the City of Playford recommends that the proposed Eco-Industrial Precinct is included within the 'National Employment Cluster' and that it should be structure planned by State Government as a priority, at the same time as GEP (refer to page 5 of the attachment).

Furthermore, Council supports the areas identified as 'Prime Industrial Employment Precincts' with some suggested changes (refer to page 6 of the attachment). These are the inclusion of the employment zone at Globe Derby, which is currently being developed; and the exclusion of two areas north of Salisbury South, as that they are small and adjoining existing housing. Given their current uses, they may be better suited to a different mixed-used zone.

Tourism and Events

Theme – Productive Economy

Outcome 3 – A strong economy built on a smarter, cleaner future

Council acknowledges that the 'Tourism and Events' layer pertains to current zones in the Planning and Design Code (the Code) that specifically envisages tourism and ancillary land uses. However, this does not provide the nuances and specificity on ground to where tourism and events actually occur. For example, in the CoS, areas in Mawson Lakes zoned as Urban Neighbourhood are identified. This includes the city centre, the rail/bus interchange, parts of Technology Park, education facilities and a majority of surrounding mixed-use or residential areas that do not directly contribute towards tourism or events.

Council recommends that the GARP recognises other areas that currently are used as event spaces or have potential to attract the tourism economy, despite not being in zones that envisage tourism in the Code. In the CoS, these are usually in areas zoned as Open Space, as green spaces are conducive places for events or activity to occur, as well as being welcoming spaces for people to gather and recreate.

In the CoS, these include (refer to page 7 of the attachment) various areas along the Little Para River, such as Carisbrooke Park, Harry Bowey Reserve, Happy Home Reserve and the Little Para Golf Course. These green spaces contain key event infrastructure and attractions (such as a Tree Climb and the Aquatic Centre). These facilities are located in close proximity to the Salisbury City Centre, which is undergoing an exciting rejuvenation that will include tourist accommodation and additional opportunities for events. Council notes and supports the Salisbury City Centre's inclusion in the GARP as a tourism and event space.

In addition, St Kilda has the opportunity to become an integrated and regionally significant eco-tourism destination that builds on its existing tourism and recreational offerings, while protecting environmentally and culturally sensitive areas. Notable attractions include the Adelaide International Bird Sanctuary National Park–Winaityinaityi Pangkara, the Adelaide Dolphin Sanctuary, St Kilda Adventure Playground, Mangrove Trail and Interpretive Centre, St Kilda Marina and the St Kilda Tramway Museum.

Primary Industry*Theme – Productive Economy**Outcome 3 – A strong economy built on a smarter, cleaner future*

Council acknowledges that the 'Primary Industry' layer pertains to current zones in the Code that is used for primary production and rural value adding activities. Council recommends amendments to a few areas in the CoS identified areas for primary production (refer to page 8 of the attachment). These sites should be reconsidered in their designation as the expected conversion to employment or similar uses is anticipated within the lifespan of the GARP.

Portion of the area adjacent the SA Water Bolivar Wastewater Treatment Plant is suggested to be included in an expansion of the 'National Employment Cluster' and can be removed (please refer to 'Employment Lands' section above and the joint letter with the City of Playford). Landowners of the Rural Zone south of the Edinburgh airfield runway are developing a proposal to rezone to employment land, subject to various limitation and considerations, and can also be removed. Additionally, areas in Bolivar to the south can also be removed due to it being incorrectly applied, inconsequential in size and forming part of Council's employment rezoning investigations.

Circular Economy*Theme – Productive Economy**Outcome 3 – A strong economy built on a smarter, cleaner future*

Council supports the GARP's objective in providing land supply for waste and resource recovery infrastructure that support circular economies.

In alignment with this, the CoS and the City of Playford are pursuing an Eco-Industrial Precinct at Waterloo Corner (refer to 'Employment Lands' section in this letter). Consistent with the State Government's Climate Change Actions, this land, in concert with the current and planned activities, is considered a prime location to facilitate emerging green industries and circular economies. Both Councils are currently undertaking investigations into how this can be realised. SA Water and other Government agencies are also working with proponents on opportunities available in this area.

Council notes that the current layers under 'Waste and Resource Recovery' only maps landfill sites and buffer zones and does not include future intended uses or opportunities. As such, Council recommends that areas with latent potential or active investigations, such as the Eco-Industrial Precinct be mapped as a key contributor towards a circular economy and resource recovery.

Furthermore, in preparation for future growth at Dry Creek, waste management facilities and opportunities to transition to circular economies must also be considered to support its future residents and working population.

Salt Pans*Theme – Productive Economy**Outcome 3 – A strong economy built on a smarter, cleaner future*

Council notes that the salt pans from Dry Creek to St Kilda are identified as 'Strategic Resource Areas' to reflect the current zone.

In consideration of the GARP being a long-term document, these areas should be reflective of their future intended use and urban form. Council acknowledges that the Dry Creek salt pans have already been identified as a 'Future Urban Growth Area', however conflicting application of layers cause confusion and consequently the intended future land use for the site. The same approach will need to be applied for the remainder of the salt pans for consistency, which may require direction from other Government agencies regarding their future over the 30 years.

Tree Canopy and Biodiversity*Theme – Environment, Natural Resources and Landscapes**Outcome 4 – A greener, wilder and more climate-resilient environment*

Council acknowledges the importance of biodiversity and urban greening in cities, and supports this inclusion in the GARP.

In the City Plan 2040, one of the key directions is for the CoS to be a sustainable city. This is supported by the CoS's [Sustainability Strategy](#), which outlines the following themes relevant to the GARP's vision and outcomes: Biodiverse Salisbury, Carbon Responsible Salisbury, Climate Resilient Salisbury, Resourceful Salisbury and Waterwise Salisbury.

Council notes the GARP's targets of achieving 30% tree canopy cover across metropolitan Adelaide by 2055, and an interim target of increasing tree canopy cover by 2% by 2030 for all land use types.

In alignment with feedback provided to Green Adelaide for its draft Urban Greening Strategy, the current tree canopy targets are unachievable for the City of Salisbury. Council is concerned by how the proposed targets can be met, resourced and funded. Council has little ability to impact an increase in tree canopy targets to meet the interim target and cannot plant enough additional trees in Council-owned areas to achieve this over this timeframe.

For the interim 2030 target, it is recommended that there should be specific targets for each land-use type, not a 2% across all land use types. The CoS contains two airports, which are Commonwealth-owned land. Airport land should be excluded from the targets as canopy increase is not possible. Similarly, the CoS contains large areas of industrial land, all of which are recognised by the GARP as significant employment precincts. Coastal sapphire regions may also prohibit tree planting or establishment. Therefore, it is difficult to achieve an increase in tree planting or canopy in these areas.

Although greening and tree canopy targets are included, it is essential that this is within the context of biodiversity outcomes, not just trees and lawn. There is considerable research on the value of biodiverse urban areas for health and wellbeing. It is recommended that Biodiversity Sensitive Urban Design is incorporated into planning policy and areas of high biodiversity value be protected. The GARP's investigation into biodiversity mapping is supported.

Integrated Water Management*Theme – Transport and Infrastructure**Outcome 5 – An integrated and connected region*

Council acknowledges the GARP's role in providing an integrated water supply, systems and solutions to cater for intended growth.

Council recommends that the GARP emphasise alternative ways to optimise water security, that are more local and cost effective. These include water resource recovery from new local development, wetlands and Managed Aquifer Recharge (MAR) initiatives. In addition, water recovered via the MAR can also be an important resource for greening and cooling.

The CoS can provide further information about Salisbury Water's innovations and processes, which provides recycled non-drinking water for distribution across parks, reserves, schools, industries and some residential development.

Social Infrastructure and Population Changes

Theme – Transport and Infrastructure

Outcome 5 – An integrated and connected region

Council supports the GARP's objective of seeking the co-location of shared facilities in mixed-use precincts, facilitating expansion of existing education facilities and establishment of new education hubs. Council also supports having appropriate social infrastructure located near where people live, planning for new capacity to services, measuring and providing data and benchmarks, and facilitating reservation of land for future needs.

In addition, Council supports the development of a social infrastructure benchmarking framework to allow consideration of thresholds and capacity for new growth areas in the timeline of 2025-2026, to be undertaken by the Housing Infrastructure Planning and Development Unit.

However, Council observes that the social infrastructure component does appear to be heavily outweighed by hard infrastructure in the GARP. It does not strongly represent youth in its deliberations, which should be strengthened to ensure housing is available to suit their needs. This also applies to adaptable housing to allow for improved supply for people living with disabilities. High quality social housing must also be provided to overcome the high demand, and policies and strategies must be developed to allow for alternative housing options to cater for emergency housing needs. Council notes that there is no indication of initiatives beyond the further discussion with Federal Government in the National Agreement on Social Housing and its Federal funding to the State for this matter.

Furthermore, the CoS is a destination for many new arrivals to South Australia due to its relatively affordability, attractive lifestyle and community diversity. There is a lack of consideration in the GARP on improved services and facilities that are recognised and funded by the State to cater for anticipated population increase and population diversity across Greater Adelaide.

Lastly, new housing developments must incorporate various needs across all sections of the community. Consideration of increasing demand for differing faiths, places of worship and their integration with the communities should occur.

Infrastructure Reserves and Corridors

Theme – Transport and Infrastructure

Outcome 5 – An integrated and connected region

Council supports GARP's recognition for future provision of key elements for energy distribution, gas pipelines, water infrastructure, transport networks, health, education, community, policy, justice or emergency services facilities.

Relevant to the CoS is the identification of an investigation area for an ElectraNet Proposed Transmission Corridor that aligns with the Northern Connector, north of the salt pans through Globe Derby Park, Bolivar Corridor and widens out at Waterloo Corner. There is another corridor investigation area that traverses the SA Water Bolivar Wastewater Treatment Plant up to Mallala and beyond. This actual corridor will need to be consider through Council's proposed Code Amendment north of Globe Derby Park.

Online Delivery, Reporting and Measuring Progress

Theme – Delivery and Implementation

Outcome 6 – Coordinated Delivery of Land Use and Infrastructure Planning

Council supports the proposals in GARP to improve decision making and implementation of the various strategies, including having targets, a 5-year actions implementation plan, a coordination and delivery framework and infrastructure charges.

Regarding infrastructure charging, Council recommends that this must be transparent and proportionate for investment certainty, and pilot schemes are supported. Infrastructure charging may also need to be different for residential and industrial uses, given that the uplift values are different as well as the longer term economic benefits to the community.

Regarding housing targets, these are based on the growth assumptions and projections which may not eventuate. In addition to the Local Infill Investigation Areas, Council notes that housing targets for CoS include the State-Significant Infill Areas (adjacent Elizabeth City Centre) and Future Urban Growth Area (Dry Creek). The timing of these is unknown and therefore the targets may not be reached if the Elizabeth City Centre and/or Dry Creek developments do not eventuate or start beyond the 10-year period.

Council's views on tree canopy targets are outlined in the 'Tree Canopy Cover and Biodiversity' section of this letter.

Regenerative Future and Ecologically Sustainable Development

Theme – All themes

Outcome – All outcomes

Council applauds the GARP's leadership in including the concept of a regenerative future and practices.

Whilst it is acknowledged that a regenerative future toolkit will be investigated, Council recommends that the GARP considers Ecologically Sustainable Development (ESD). ESD is a widely understood and applied approach that addresses regenerative practice, climate resilience and environmental sustainability in a holistic way, both in integrated sustainable suburbs and housing design.

The GARP should also recognise that for employment lands to have longer term financial sustainability, they need to be appropriately serviced to maximise low carbon and circular economy outcomes.

Identification of subregions

It is considered timely for a review of the identification of subregions in the GARP. The spread of a council area across subregions does not enhance clarity for measurements and progress in line with the intended decision-making framework. The improvement in statistical analysis should enable the alignment of subregions with a Council area.

Therefore, Council recommends the realignment of the Inner North region to be wholly within its LGA boundary (refer to page 10 of the attachment).

Clarity on the GARP's function, user friendliness and strategy layout

Council appreciates the complexity of the GARP and the effort in pulling together a comprehensive, innovative, and visually appealing document. However it is noted that various layers are applied inconsistently, which confuses the role of the GARP as a long-term plan.

For example, housing sections of the GARP are visionary, complemented by datasets and rigorous investigation. However, various layers, in particular those under 'Productive Economy', such as 'Primary Industry', 'Tourism and Events' and 'Waste and Resource Recovery' map out the status quo of current zoning considerations and land use, instead of forward planning. Council notes that this may have not been applied yet and recommends that this is reflected in the final document.

Council also recommends reviewing the interface between the GARP's digital version and physical copy. It is understood and appreciated that both versions are allowing for enhanced communication and interaction. However, internal feedback received notes that both versions, due to their conflicting layouts and difference in sequencing of information, may cause confusion for all readers of either versions. The approach to presentation to both versions can be considered for improvement, to allow for greater legibility and understanding of the GARP's intent and information.

The use of various terminology, such as "strategies", "long-term strategic objectives", "outcomes" et cetera may also require further explanation. Therefore, Council recommends that there is an accompanying glossary to the GARP that can be easily referenced.

Lastly, Council commends the rigor behind the statistics and investigations performed to contribute towards the GARP. Council notes that this needs to be more visible and celebrated, for greater appreciation and understanding of how various targets have been found. Council recommends that the Technical Guide is embedded or referenced throughout the GARP to facilitate this.

On behalf of the Council, I thank you for the opportunity to comment on the GARP. Council would like the opportunity to present its comments to the State Planning Commission in person.

Council commends you on the preparation of the GARP and its directions, and trust that you will consider and incorporate the CoS's feedback when finalising the GARP, in the context of improved outcomes for all of Greater Adelaide.

Should you require any further information or advice on the comments, please contact Sally Jenkin, Team Leader Strategic Urban Planning – sjenkin@salisbury.sa.gov.au or 0407 678 440.

Gillian Aldridge OAM
Mayor
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Attachment: 'Greater Adelaide Regional Plan – City of Salisbury Submission (Mapping)'

Document links:

- 1 – City Plan 2040: <http://www.salisbury.sa.gov.au/cityplan2040>
- 2 – Boardwalk at Greentree: <https://salisburyliving.com.au/boardwalk-at-greentree>
- 3 – Walkleys Road Corridor: <https://www.salisbury.sa.gov.au/development/council-projects/major-projects/strategic-property-development-program-spdp/walkleys-road-corridor>
- 4 – Property Council – 'Land Locked': <https://www.propertycouncil.com.au/wp-content/uploads/2024/05/Land-Locked-Adelaide-Industrial-Property-Council-Report-Digital.pdf>
- 5 – Strategic Growth Framework: <https://www.salisbury.sa.gov.au/development/council-projects/major-projects/strategic-growth-framework-waterloo-corner-and-bolivar-corridor>
- 6 – Sustainability Strategy: <https://www.salisbury.sa.gov.au/council/council-plans-and-registers/city-management-plans/environmental-sustainability-strategy>



X October 2024

Mr Craig Holden
Chairperson – State Planning Commission
Email: plansasubmissions@sa.gov.au

Dear Mr Holden

Submission – Draft Greater Adelaide Regional Plan

The Cities of Salisbury and Playford are pleased to provide a joint submission in response to the Draft Regional Plan for Greater Adelaide (GARP).

The Draft provides comprehensive information about the future development of Greater Adelaide, with the north earmarked for significant residential and employment growth on behalf of the region.

Employment Lands

The Cities of Salisbury and Playford are collectively expected to deliver around 30,000 new dwellings each decade until 2051. The provision of employment opportunities for these new residents is critical to creating liveable communities and to this end we are supportive of the identification of the North-Western Economic Corridor, including Greater Edinburgh Parks (GEP), for future employment lands.

The Draft GARP recognises that the “Outer North region accounted for close to 90% of all identified future employment land, with the remaining portion...in the Inner North region”. GEP makes up a significant portion of this land and is therefore a priority for both Councils to facilitate it being development-ready. We have been working closely with the State to address infrastructure issues, including stormwater and transport requirements and look forward to continuing this work. The action in the Draft GARP relating to the structure planning of GEP is strongly supported.

We are particularly pleased to note the majority of GEP is designated as a National Employment Cluster, linked to the National Reconstruction Fund Corporation (NRFC), which has seven priority areas that include:

- Defence
- Value-add resources
- Renewable and low emission technologies
- Enabling capabilities (advanced manufacturing and technologies)
- Value-add in agriculture, forestry and fisheries
- Transport
- Medical science

These seven priority areas are well aligned with GEP but also with desired land uses on the western side of Port Wakefield Road, identified as Future Employment Growth Investigation Area.

Consistent with the State Government's Climate Change Actions, this land in concert with the current and planning activities is considered a prime location for an eco-industrial precinct that facilitates emerging green industries and circular economies. Both Councils are undertaking investigations into how this can be realised. Particularly regarding the creation of critical industry processing facility that supports the circular economy and industries such as horticulture production and energy. SA Water and other Government agencies are also working with proponents on the opportunities available in this area.

Other existing and proposed development consistent with the seven priority areas include:

- Growing defence operations (300 staff additional staff at St Kilda)
- On SA Water sites:
 - o Marubeni Australia – Hydrogen facility
 - o The future Renascor Battery Anode Material Manufacturing Facility, which is a Federally co-funded graphite manufacturing plant integral to the State's economy and the creation of a critical minerals processing capability.

The inclusion of this land into the National Employment Cluster aligns to the priority areas of the NRFC to diversify and transform industry and the economy of South Australia. This will also help prioritise and coordinate the planning and provision of infrastructure to the area. Due to the urgency of development already occurring and currently investigated for fruition within the next 5 years the precinct should not be viewed as a future priority but rather as an immediate priority equivalent to GEP

Accordingly, it is proposed that the National Employment Cluster is expanded to include the land west of Port Wakefield Road, as identified on the map at **Attachment A**.

It is further proposed that the existing SCT intermodal facility is incorporated into the Cluster in recognition of its significance on a national level. The Draft GARP provides commentary that envisages a second intermodal facility south of the ARTC rail line (and within the National Employment Cluster area) and it makes sense that the existing intermodal is similarly included.

Feedback summary:

- The action Investigation Greater Edinburgh Parks Structure Plan is supported.
- The designation of land within the North-Western Economic Corridor for Future Employment Land Investigations Area is supported. It should be noted that council is currently a preparing a proposal to initiate a code amendment to rezone this land to employment lands. This is in addition to Private Code amendments, one at the approval stage and one proposal waiting approval to commence.
- The designation of GEP as part of a National Employment Cluster is supported.
- The commentary that identifies the potential for a second intermodal within GEP is supported.
- Expansion of the National Employment Cluster to include land to the west of Port Wakefield Road and the existing SCT intermodal facility is sought (as per **Attachment A**).
- The expanded area should be the same priority as GEP and included within the structure plan.

Elizabeth Centre

The geographical location of the Elizabeth Centre and its connection to key transport links makes it the natural destination for many people in existing and proposed northern areas to access a range of retail, education, medical, recreation and community services.

Purchasing data provided by Elizabeth City Centre in 2023 revealed that 66% of customers came from outside of Playford with 49% coming from Gawler, Adelaide Plains, Barossa and Light council areas. When considered in view of existing and future growth at Concordia, Roseworthy, Two Wells, Riverlea and Kudla, Elizabeth is destined to become the key service centre of the north.

The Draft GARP recognises Elizabeth as one of eight regional centres along with other centres such as Marion, Modbury, Noarlunga and Port Adelaide. However, it is proposed that the Elizabeth Centre needs a separate designation in the centres hierarchy to elevate it above 'regional' status, given its unique role in servicing significant population growth. The Draft describes regional centres as servicing populations of around 150,000 people but Playford alone already has a population of 110,000 (projected to reach 183,894 by 2046). In consideration of the population it serves in adjacent northern LGAs (as per the Elizabeth City Centre purchasing data), its catchment will well exceed 150,000 people.

The Draft GARP identifies the potential future expansion of the Elizabeth Centre to the west of the Gawler railway and into the City of Salisbury, as part of a broader State Strategic Infill Area. This is supported by both Councils, but the planning of this area

must consider its connectivity and integration with the employment lands to the west at Edinburgh Parks and proposed GEP. Similarly planning needs to consider the centres integration with both the Playford and Salisbury communities particularly with respect to social, education and health infrastructure.

Furthermore, to better reflect the future role of the Centre, it is proposed that the GARP designates an Activity Centre Expansion Investigation Area and includes land east of Main North Road within the State Strategic Infill Area, which could include mixed uses and higher residential densities in proximity to services. Refer to the map at **Attachment B** for an illustration of what is envisaged.

Feedback summary:

- The application of the State Strategic Infill Investigation Area to the west of the railway line is supported. This must include linkages between the Elizabeth City Centre and existing and proposed employment lands in the region.
- A categorisation of the Elizabeth Centre which elevates it above a Regional Centre is sought to reflect its unique role in servicing a rapidly growing northern population.
- Identification of an Activity Centre Investigation Area and expansion of the State Strategic Infill Investigation to the east of Main North Road (as per the map at **Attachment B**) is sought.

Transport Infrastructure

It is acknowledged that the Transport Strategy for South Australia will inform specific directions and priorities for transport infrastructure, meaning this information is currently absent from the Draft GARP. As such, the following commentary is provided for inclusion within the finalised GARP or subsequent updates.

Due to the 30 years of planned residential growth occurring in the Outer North Region and at Dry Creek combined with future employment growth within GEP and the North-Western Economic Corridor, there is a need to identify what the public transport system will look over the next 30 year period. This includes how people will travel and where. To provide for a sustainable and liveable future our communities need to move efficiently between home, work, and other activities and therefore corridor planning needs to be prioritised.

Given that a significant proportion of Greater Adelaide employment lands will be located within the two Council areas a freight plan also needs to be prioritised to ensure that freight can move efficiently, without causing safety and amenity concerns with a growing residential population.

. Future corridors for both public transport and freight should ultimately be identified and reflected in the GARP to safeguard land from incompatible development.

Furthermore, due to the demand for additional employment lands now including the expansion of the defence operation there is an urgent need for road upgrades to accommodate safe and efficient freight movement..

The improvement of east-west connections throughout the Cities of Salisbury and Playford is becoming critical with the increase of vehicular movements:

- Within the City of Salisbury, the capacities of Kings Road and Waterloo Corner Road need to be improved; Elder Smith Road needs to be extended and duplicated; and a road/rail separation at Park Terrace and Kings Road is required.
- Within the City of Playford, upgrades to Curtis, Womma, Angle Vale, Heaslip and Dalkeith roads is required including at key intersections with NEXY and Main North Road (primarily with Curtis and Womma roads).

Without improvements to transport infrastructure to facilitate the mass transit of people and freight, future traffic congestion issues will negatively impact quality of life, health and productivity outcomes in the region as well as the environment through vehicle emissions.

Accordingly, the actions relating to Investigation State Transport Strategy and Investigation Future Infrastructure Corridors and Reserves are supported.

Feedback summary:

- Identification of future rapid mass transit and freight corridors is required to service growing residential and job clusters in the north.
- Identification of improvements to east-west connections within both Council areas to facilitate increasing traffic volumes as a result of growth.
- The actions relating to Investigation State Transport Strategy and Investigation Future Infrastructure Corridors and Reserves are supported.

Coordinated and Timely Delivery of Infrastructure

The Draft GARP places a strong focus on coordinated, orderly and funded infrastructure through a range of mechanisms such as:

- Identification of infrastructure requirements and funding through the structure planning process
- Provision of information about planned infrastructure within the Land Supply Dashboard as a centralised 'source of truth'
- Preparation and monitoring of social infrastructure benchmarks to inform strategic planning processes
- Funding of infrastructure through mechanisms such as fixed charges, infrastructure schemes, deeds and Land Management Agreements

- Improved governance and coordination between agencies through the establishment of an Infrastructure Coordination Group within HIPDU.

These goals are strongly supported and the Cities of Salisbury and Playford request a high level of involvement in infrastructure planning within our region.

The provision of social infrastructure to support the growing population is critical to providing liveable and healthy communities and the Social Infrastructure Thresholds and Benchmarking initiative will be a significant piece of work, noting that ongoing operational costs and having a qualified workforce must also be considered in addition to securing land and funding for capital works.

It is acknowledged that the Councils will also have to understand its requirements to establish and build strong communities, including local infrastructure requirement such as local road and footpaths, parks and gardens, libraries, and community centres.

Feedback summary

- The Draft GARP's focus on delivering coordinated, orderly and funded infrastructure is strongly supported.
- The Cities of Salisbury and Playford request a high level of involvement in infrastructure planning within the northern regions.
- The action Social Infrastructure Thresholds and Benchmarking is supported, noting that ongoing funding and resourcing of social infrastructure needs to also be a key consideration.

The Draft GARP is a commendable first step in realising positive planning outcomes in the north and we look forward to working collaboratively with State to achieve the strategies outlined in the Draft.

Please contact Dr Greg Pattinson, Executive Strategic Advisor at the City of Playford on 8256 0176 or gpattinson@playford.sa.gov.au or Ms Michelle English, General Manager City Development at the City of Salisbury on 8406 8222 should you require further information or to clarify any matters raised.

Yours faithfully

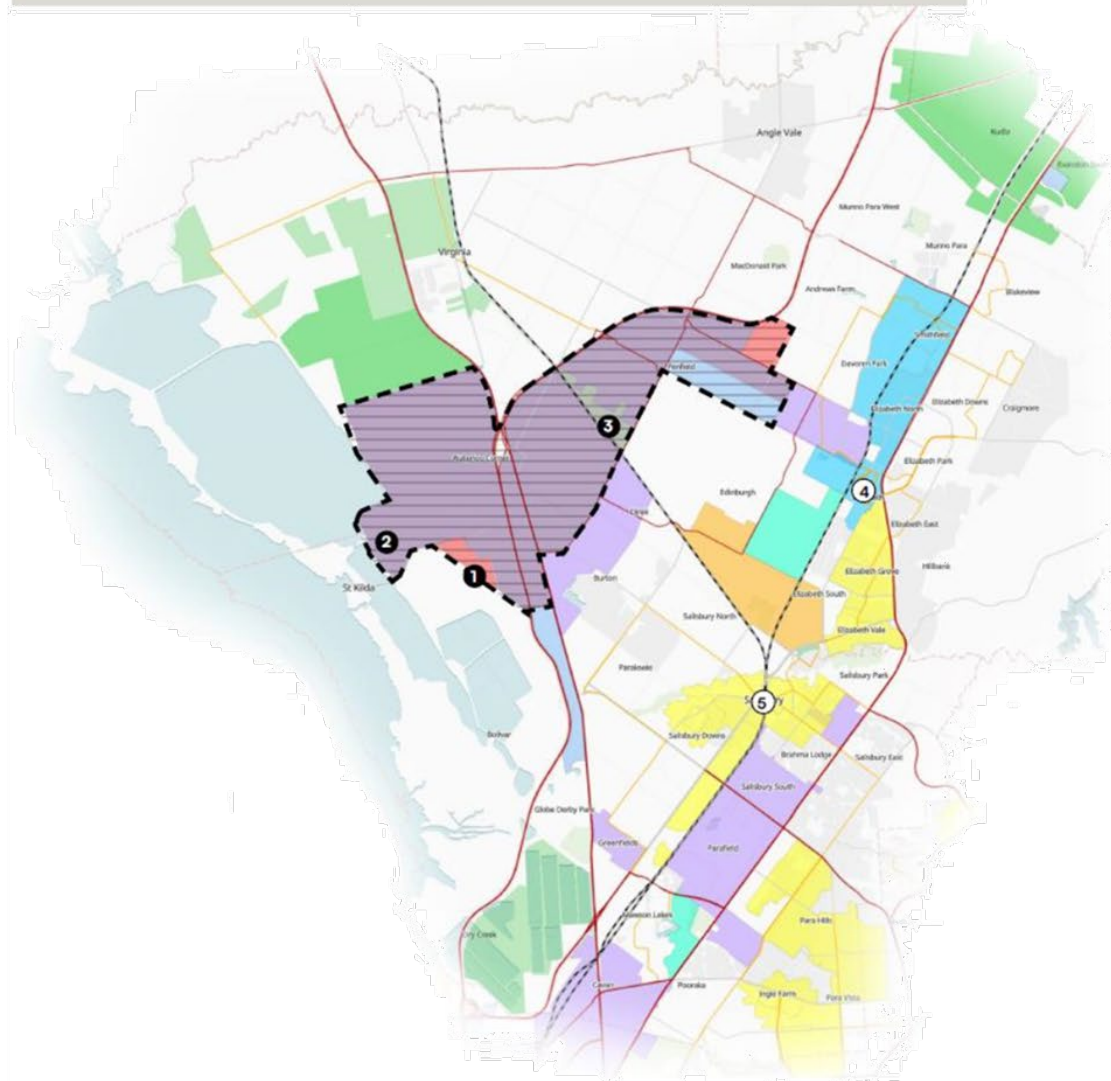
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ATTACHMENT A

Northern Adelaide Economic Corridor

Unlocking the economic potential of South Australia



An Economic Transformation

The Northern Adelaide region will be the centre for population growth for Greater Adelaide. The region is well-placed to play a key role in the delivery of the State Government's vision for a smart, sustainable and inclusive economy.

The Cities of Playford and Salisbury commend the inclusion of a National Employment Cluster for Greater Edinburgh Parks. In addition to this, we believe that there is merit in extending this boundary to include a wider area.

The expansion of the National Employment Cluster to the west of Port Wakefield Road recognises this land's role in facilitating emerging green technologies and industries, circular economies, as well as the creation of an eco-industrial precinct. This area will be complemented by growth in Greater Edinburgh Parks, Edinburgh RAAF Base and the rejuvenation of the Elizabeth and Salisbury City Centres.

Raising the significance of this land will help accelerate rezonings, provision of infrastructure and further investment into the area, to ensure a smart, sustainable and inclusive economy.

- Proposed boundary of the National Employment Cluster
- 1** Areas proposed to be included within the National Employment Cluster:
 - 1** Renascor Battery Anode Material Manufacturing Facility
 - 2** Defence at St Kilda
 - 3** Penfield Intermodal Rail Freight Facility
- Activity centres that have significant roles in servicing growth:
 - 4** Elizabeth City Centre (Urban Activity Centre)
 - 5** Salisbury City Centre (Urban Activity Centre)

Greater Adelaide Regional Plan's Layers

- | People, Housing & Liveability | Productive Economy |
|---|---|
| State Significant Infill Areas | National Employment Cluster |
| Local Infill Investigation Areas | Future Employment |
| Future Greenfield Supply (outside EFPA) | National Employment Cluster + Future Employment (overlap) |
| Identified Future Urban Growth Areas (Greenfield) | State Significant Industrial Employment Precinct |
| | Prime Industrial Employment Precinct |
| | State Innovation Places |

