

# NOTICE OF COUNCIL MEETING

Pursuant to the provisions of section 84 (1) of the  
*Local Government Act 1999*

## The Special Meeting of the

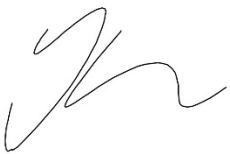


will be held in

**Council Chamber  
Redbanks Road  
Mallala**

on

**Monday 16 January 2023 at 6.00pm**

A handwritten signature in black ink, appearing to be "James Miller", written in a cursive style.

James Miller  
**CHIEF EXECUTIVE OFFICER**

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## **4 ADJOURNED BUSINESS**

### **4.1 ADJOURNED ITEM – CONFIDENTIAL ITEM 22.4 – ORGANISATION REVIEW AND PROPOSED RESTRUCTURE – 19 DECEMBER 2022**

**Record Number:** D23/1508

**Author:** General Manager – Governance and Executive Officer

**Authoriser:** Chief Executive Officer

**Attachments:** 1. Confidential Agenda Item 22.4 – Organisation Review and Proposed Restructure – 19 December 2022

#### **EXECUTIVE SUMMARY**

Council, at its Ordinary Meeting on 19 December 2022 resolved as follows:

#### **RESOLUTION 2022/430**

**Moved:** Councillor Panella

**Seconded:** Councillor Paton

***“that Item 22.4 – Organisation Review and Proposed Restructure be formally adjourned to the next Council Meeting.”***

**CARRIED**















## 5 REPORTS FOR DECISION

### 5.1 STATE GOVERNMENT INITIATED EXPERT PANEL PLANNING REVIEW - UPDATE

**Record Number:** D23/765

**Author:** General Manager - Development and Community

**Authoriser:** Chief Executive Officer

**Attachments:** 1. Submission - Planning System Implementation Expert Panel - January 2023

#### EXECUTIVE SUMMARY

The State Government is undertaking a review of the implementation of the Planning, Development and Infrastructure Act 2016 and Planning and Design Code through the appointment of an 'Expert Panel'. The scope of the current review includes:

- The Planning, Development and Infrastructure Act 2016;
- The Planning and Design Code (and related instruments) as it relates to infill policy, trees, character, heritage and car parking;
- The e-planning system with a view to ensuring that it is delivering an efficient and user-friendly process and platform; and
- The PlanSA Website with a view to ensuring its usability and access to information by the community.

A draft response to the Expert Panel on the operation of the Act, Code, E-planning system and Plan SA website has been prepared and is presented to Council for endorsement.

#### RECOMMENDATION

**"that Council, having considered Item 5.1 – *State Government Initiated Expert Panel Planning Review - Update*, dated 16 January 2023, receives and notes the report and in doing so endorses the attached draft submission (Attachment 1) as its submission to the Expert Planning Panel."**

#### BUDGET IMPACT

Estimated Cost: Nil

Future ongoing operating costs: Nil

Is this Budgeted? Yes

#### RISK ASSESSMENT

Not applicable.

## DETAILED REPORT

### Purpose

The purpose of this report is to provide Council with information on the progress of the review of the *Planning, Development and Infrastructure Act 2016* and implementation of the Planning and Design Code and a draft submission to the Expert Panel.

### Background

A key element of the *Planning, Development and Infrastructure (PDI) Act 2016* (which replaced the Development Act 1993) was the establishment of a Planning and Design Code. The Planning and Design Code replaced the Mallala Development Plan on 19 March 2021. The State Government outlined that a review of the implementation of the *Planning, Development and Infrastructure Act 2016* and Planning and Design Code would be undertaken by an 'Expert Panel' who are tasked with ensuring future planning decisions encourage a more liveable, competitive and sustainable long term growth strategy for Greater Adelaide and the regions.

The scope of the current review includes:

- The *Planning, Development and Infrastructure Act 2016*;
- The Planning and Design Code (and related instruments) as it relates to infill policy, trees, character, heritage and car parking;
- The e-planning system with a view to ensuring that it is delivering an efficient and user-friendly process and platform; and
- The PlanSA Website with a view to ensuring its usability and access to information by the community.

### Planning & Design Code (the Code)

The Planning and Design Code is a state-wide planning policy document which is used to assess development applications lodged within Adelaide Plains. The Code contains a number of components including the 'Rules of Interpretation', Zones, Sub-Zones, Overlays, General Development Policies, Land Use Definitions & Administrative Definitions.

Zones are the primary organising layer, with all land throughout the state being located within a zone (much in the same way as what occurs now through Development Plans). Zones will set out policies and rules primarily relating to the land use, land use intensity and built form characteristics (such as building setbacks and height) that are anticipated for an area – in effect outlining 'what' can happen in an area. This is consistent with the structure of the current Development Plan. Zones also set out the level of assessment for various types of development. The assessment levels will be;

- accepted development - no planning consent is required. For example, a small shed will require no planning or building consent and a shop fit out would require building consent only.
- code assessed development – development that is either:
  - 'deemed-to-satisfy'

- ‘performance assessed’  
Developments such as a detached house in a residential zone will likely be deemed-to-satisfy development applications.
- impact assessed development – development that is:
  - restricted development
  - impact assessed development
  - declared by the Minister as being impact assessed development.

Subzones can be created for areas where there is a unique difference from the zone to warrant the need for additional policy.

Overlays within the Code will address defined issues applying to any zone or subzone, identifying areas where there is a particular sensitivity to development (e.g. a heritage place), a constraint on land or development outcomes (e.g. flood prone areas), or where a particular opportunity or outcome for development is sought. General Development Policies relate to ‘how’ a development should occur across multiple zones. The Code also contains land use definitions, covers referrals to relevant agencies and sets out how the Code should be interpreted and used for assessment.

The Code is used by Council Development Assessment Planners, CAP and Private Planning Certifiers to assess development applications.

### Discussion

Since a report was presented to Council at the 22 August 2022 Ordinary Meeting, a number of consultation sessions have been undertaken by the ‘Expert Panel’ to listen to concerns of stakeholders, LGA or the community. Council’s General Manager – Development and Community has participated in two (2) of these sessions, one representing Council’s Mayor and Chief Executive Officer, and the other focused around the experience of planning practitioners. In addition, Council staff have prepared a draft submission to the Expert Panel that outlines their experience in working with the *Planning, Development and Infrastructure Act 2016* and the Planning and Design Code. The draft submission is contained in **Attachment 1**.

The key issues outlined in this draft submission include:

- The need to establish workable infrastructure schemes for large and complex land developments
- Inconsistencies between the Environment and Food Production Area (EFPA) and Planning and Design Code policy as it relates to Animal Husbandry and Rural Living
- Lack of deemed consent provisions around Australia and deemed consent approach does not provide a basis for collaborative relationships with applicants that in turn deliver appropriate planning outcomes
- Review of the approach to Deemed Approvals and Minor Variations
- Review of the Assessment Timeframes

- Support for one tree being required on each dwelling site in master planned/greenfield development areas e.g. Two Wells and Mallala
- Expert Panel to give consideration to the inclusion of additional local policy in the Code
- Investigation regarding the size of sheds/outbuildings in the Master Planned Township Zone
- Review of the governance and resourcing that is necessary to sustain the Development Assessment Portal
- Review of the approach to verification of information submitted for development applications and the use of data from the Development Assessment Portal

### **Conclusion**

Council has an opportunity to provide written feedback to the Expert Panel considering the operation of *Planning, Development and Infrastructure Act 2016* and Planning and Design Code by 30 January 2023. A draft submission has been prepared and is presented to Council for endorsement.

### **References**

#### Legislation

*Planning Development and Infrastructure Act 2016*

*Planning and Design Code*

#### Council Policies/Plans

*Strategic Plan – 2021 – 2026*

**SUBMISSION – PLANNING SYSTEM IMPLEMENTATION REVIEW**

January 2023

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## OVERVIEW

This submission is provided to the Planning System Implementation Review.

Acknowledging the wide scope of the Review, this submission focusses on particular matters of relevance to Adelaide Plains. This submission draws on:

- Submissions by Council about the EFPA in 2021 and the draft Planning and Design Code in 2020.
- A submission by the Local Government Assessment Manager Forum to the Expert Panel.
- A shared view by officers from growth councils in Greater Adelaide on planning for infrastructure.

## REVIEW BACKGROUND

During the March 2022 State Election, an election commitment was made to commission an independent review of the *Planning, Development and Infrastructure Act 2016* and the Planning and Design Code to ensure planning decisions encourage a more liveable, competitive and sustainable long-term growth strategy for Greater Adelaide and the regions.

The Minister for Planning, Hon. Nick Champion MP, has commissioned an independent panel of planning experts to conduct a review of reforms to the planning system implementation, including the:

- *Planning, Development and Infrastructure Act 2016*
- Planning and Design Code and related instruments, as it relates to infill policy, trees, character, heritage and car parking
- ePlanning system, to ensure it is delivering an efficient and user-friendly process and platform
- PlanSA website, to check usability and ease of community access to information.

We note discussion papers with questions were released on 17 October 2022.

Submissions are invited to [DTI.PlanningReview@sa.gov.au](mailto:DTI.PlanningReview@sa.gov.au)

Council acknowledges that we are on the traditional country of the Kurna people of the Adelaide Plains and pays respect to elders past, present and emerging. 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.

## ABOUT PLANNING FOR ADELAIDE PLAINS

Council has been and is undertaking various projects to inform the future of the Council area. This is in the context of Council's Strategic Plan 2021 to 2024 as well as Council's Tourism and Economic Development Strategy<sup>1</sup>.

Various projects underway include:

- draft Growth Strategy and Background Paper. This completed consultation in October 2022
- draft Equine Strategy and Background Paper. This completed consultation in November 2022
- updating Council's coastal adaptation strategy over 2023
- Dublin Growth and Tourism Master Planning to commence in 2023
- Council Wide social and community infrastructure planning, and updated open space planning. To commence in 2023
- draft Two Wells Walking Cycling Plan. To be consulted on in 2023
- Heritage Amendment to the Planning and Design Code.

Updating policy for hazards associated with riverine flood, in particular Gawler and Light Rivers, and fire, acknowledging the impacts of the Pinery fire are continuing. These are of key relevance for Adelaide Plains.

## PLANNING DEVELOPMENT AND INFRASTRUCTURE ACT

### Infrastructure Schemes

Planners from growth Councils of Greater Adelaide have collaborated on preparing a response to the Expert Panel regarding the need to establish workable infrastructure schemes for large and complex land developments.

The collaborating councils include Adelaide Plains, Gawler, Light Regional, Onkaparinga, Playford, Salisbury, Mount Barker and Barossa. Each Council will be forwarding an individual response.

The councils agree with the expert panel that as provided in the *Planning, Development and Infrastructure Act 2016* (the Act) the General and Basic infrastructure scheme are overly complex and difficult to work with, if operable at all.

Two quotes from the Expert Panel Discussion Paper are illuminating:

*"The provisions regarding general infrastructure schemes have **not yet** commenced and before they have commenced, the Commission must conduct an inquiry into the schemes in relation to the provision of essential infrastructure under Part 13 of the PDI Act, and a report on the outcome of the inquiry must be laid before both Houses of Parliament (pg. 31)".*

This is a very concerning delay in the provision of essential infrastructure, which in turn would be a drag on project implementation and overall economic development, despite the Act being in place since 2016.

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<sup>1</sup> [apc.sa.gov.au/our-council/council-documents/councilplans](https://apc.sa.gov.au/our-council/council-documents/councilplans) accessed 18 October 2022



The Discussion Paper also highlights the complexity of managing these infrastructure projects:

*“The legislative provisions surrounding infrastructure schemes under the PDI Act are **far more detailed and complex** than the legislative provisions in most other jurisdictions (pg. 33)”.*

Councils have responded to this legislative and policy gap with local developer contributions schemes using Deeds and Infrastructure Agreements anchored to affected properties by Land Management Agreement/s. In some cases, separate rates are levied on properties once developments reach a trigger.

**Adelaide Plain’s infrastructure experience can be characterised as the misalignment of infrastructure planning by State level entities with planning for land use growth.**

Two Wells grew at 4.8% per annum from 2016 to 2021. Two Wells comprises 80% of population growth in Adelaide Plains. A rate of 4.8% population growth is a similar rate to that of Mt Barker and far higher than Greater Adelaide.

Population growth at high rates needs matching planning and delivery of infrastructure.

Council acknowledges its own infrastructure role and has aligned its 10-year financial plan and asset plans to support population growth that is liveable and sustainable. This includes Council’s role in community facilities, open space, greening, transport and base council services).

Infrastructure agencies are generally well set up to work with land and property developers with individual development proposals.

Infrastructure agencies are however less well set up to deal with councils who present different issues when undertaking planning for growth and subsequent Code amendments.

There is a not insignificant gap in operational practice of agencies. A few examples:

- The intent of the 2018 Northern Food Bowl Protection Areas Development Plan Amendment rezoning a significant portion of Adelaide Plains for development of horticulture and agribusiness development was supported by SA Water. However, for land owners with land now rezoned, the cost of water infrastructure works is cost prohibitive. To date, the outcome has been markedly slow take up of land for horticulture and agribusiness, notwithstanding ongoing discussions involving SA Water, Council and the Northern Adelaide Plains Food Cluster.
- The intent of the 2013 Two Wells Residential Development Plan Amendment is growth of Two Wells to around 10,000 residents in the long term. Much of this population growth is occurring. However, transport infrastructure agreed prior to the rezoning via Deeds with the Department of Infrastructure and Transport (DIT) has not been delivered in the time expected. This is notwithstanding ongoing discussions involving DIT, Council, Hickinbotham as the major land developer, Catholic Education SA with a school with from zero to 600 students in three years, and the Minister for Transport.

Along with misalignment of infrastructure planning by entities with growth, **Adelaide Plains continues to experience lack of usable tools within the planning legislation to seek infrastructure upgrades associated with a proposed development that are some distance from the development site.**

Council’s planning officer’s legal ability to get council infrastructure upgraded as part of a land division (or even a major land use development) continues to present practical challenges.



- For many years, planning legislation has not allowed Councils to seek augmentation and headworks costs beyond the boundaries of the site of the proposed development.
- This has been confirmed over the years by letters from Planning Ministers. Council planners are legally unable to condition off-site road/drainage/CWMS upgrade costs that are needed to service and support the proposed new lots or development.
- Past views have included that Council should refuse the development in these circumstances. If Council officers are generally supportive of the proposed development provided the roads/drainage/CWMS are improved, this view is less than helpful.
- As a work around, many councils negotiate with developers parallel 'infrastructure agreements' that set out infrastructure works to be undertaken external to the site, including costings and staging. The development application is on hold pending completion of this separate process.
- The ongoing lack of a tool in the planning legislation is at odds with Planning and Design Code Policy as well as former Development Plan policy seeking proper infrastructure servicing of proposed developments.
- The infrastructure provisions in the PDI Act are convoluted and complex and not fit for purpose to be entered into for off-site needed infrastructure augmentation. The PDI Act scheme is not mandatory and has no incentive or trigger to get involved.
- State agencies, in particular SA Water and SA Power Networks, have always asked for their augmentation costs as a condition of land division consent (and their requirements are vague as to the costings) whereas any condition of like effect put on by a council would be called ultra vires by the Courts and the validity questioned on the lack of specificity
- It is not a level playing field and councils have had to approach this the hard way, without clear statutory support and reliant on developers coming to the party rather than face a refusal

Alternative solutions to Land Management Agreements and Deeds are required to enable the development of the State's strategic growth areas like Adelaide Plains. The solution needs to work for these areas because they require co-ordinated infrastructure delivery and rezoning where not all landowners are in agreeance and where the infrastructure provision may have a long horizon and several providers.

The combined councils strongly believe based on our combined experiences there must be a **whole of government** approach, requiring all relevant parties to come together to discuss and ultimately agree to revised schemes for infrastructure requirements, its delivery and funding. The Councils agree with the State Government's position that infrastructure delivery must be resolved prior to the commencement of a related Code Amendment. There would be a benefit in ensuring that for certain larger-scale undertakings, detailed Structure Planning precedes related infrastructure negotiations and Code Amendments.

Given the need to expedite development in SA, a simpler system can be developed to ensure that there is a common understanding of required infrastructure contributions at the outset of each project requiring same. The combined councils contend that a 'case by case' approach as currently utilised is delaying infrastructure projects from housing to employment lands and hence holding up both orderly and economic development.

Infrastructure Schemes should be clear and straightforward in what they need to achieve based on the following principles - **strategic, equitable, sustainable and best practice, adaptive, and economical**

Within the Discussion Paper – Planning, Development and Infrastructure Act 2016 Reform Options, we note the Jurisdictional Comparison. The combined councils consider there is substantial merit in further exploring alternative legislative provisions noting there is support within the combined councils for a similar approach taken by the Victorian Planning Authority. It is noted that the State of Victoria has been operating a Developer Contributions Scheme since 2003.

The combined councils have been asked to respond to the following questions on Infrastructure Schemes posed by the Expert Panel:

*1. What do you see as barriers in establishing an infrastructure scheme under the PDI Act?*

- Acknowledging that one of the schemes is not operational, the schemes are overly complex with numerous decision-making points by different owners.
- Councils are concerned that most of the decision making, and control comes from the State Government when Local Government has the knowledge, links to the community and current and future ownership of most of the infrastructure.
- The schemes provide no guidance on where the upfront investments will come from.
- The schemes provide no usable planning tool for off development site infrastructure augmentation.
- Separately, the schemes place considerable responsibility on the 'Scheme Coordinator' role, making this the subject of potential governance risk in conducting negotiations with more than one landowner/ developer.
- The Scheme Coordinator approach may lack the ability to involve key stakeholders, e.g. government agencies and/ or key utilities to ensure timely deliverables.

*2. What improvements would you like to see to the infrastructure scheme provisions in the PDI Act?*

- It is considered the issues identified in question 1 plus the recommendations in questions 3 should be considered.
- Infrastructure definitions be reviewed to incorporate open space and recreational facilities
- The Act should be amended to ensure Structure Planning of growth areas with infrastructure designs and costings occurs prior to the rezoning process.
- The Act needs to require that the State Government provides for an effective whole of government infrastructure co-ordination that aligns with Regional Plans, including funding mechanisms for infrastructure agencies. It is difficult for councils to engage with infrastructure providers (e.g. SA Water, SAPN/Electranet and the Department for Education) at the strategic planning and rezoning stages. Agencies need to be committed to providing services to facilitate and support development opportunities.

*3. Are there alternative mechanisms to the infrastructure schemes that facilitate growth and development with well-coordinated and efficiently delivered essential infrastructure?*

A 'Whole of Government' approach (including Transport, Education, Health and Wellbeing, Emergency Services, Environment, Recreation and Sport, Local Government etc.) via an empowered authority would appear to be an effective alternative model to consider exploring.

For instance, the Victorian system has been identified as having a better coordinated infrastructure model and provides an example of measures that could be adapted to SA such as:

- Predetermined contribution costs for various types of infrastructure, with the ability to alter the agreed cost when identified in a structure plan.

- A State infrastructure fund to pay for infrastructure prior to development proceeding and costs being recouped.
- A minimum requirement that 10% of land is allocated towards key infrastructure at the structure planning stage.

Anecdotal feedback suggests the Victorian model benefits all stakeholders (including landowners, developers, communities, local authorities, State Departments/agencies, key utilities etc.) by being aware of a contribution-based approach in contemplating rezoning and development opportunities.

The combined councils are interested in exploring such a model with the State Government and other stakeholders, acknowledging the councils would maintain an interest in continuing to manage key local infrastructure decisions and delivery management arrangements.

Any processes need to ensure key triggers for delivery of required outcomes. As development assessment is problematic as a trigger for infrastructure delivery and relying upon the Land Management Agreement/ Infrastructure Deed model can also be problematic. It is considered that creating another legislative device that can be attached to an affected Certificate of Title, similar to a LMA may be worth considering as an addition to the current tools.

#### Environment and Food Production Area

As you are aware, the Environment and Food Production Area (EFPA) was brought into operation in 2017 under the *Planning, Development and Infrastructure Act 2016*. The Act requires the Commission to review the EFPA every five years. The next five-year Review is due in 2027.

Council made a formal submission to the 2021 EFPA Review (**Appendix A**). The outcome of the 2021 EFPA Review were minor boundary changes.

Two matters in our submission were considered out of the scope of the review by the Commission.

These include the EFPA:

1. Not Allowing Housing with Horse Keeping or Dog Kennelling, despite this form of development being appropriate within the EFPA.
2. Not being reflected in the Planning and Design Code being Discordant with the EFPA, sending confusing mixed messages to land owners and potential investors and needing immediate change.

The fact that the matters raised in our submission remain not considered is the sign of a planning system needing reform.

The matters raised in our submission continue to influence the orderly development of land in a manner consistent with the EFPA.

We ask that the Review consider the current legislative tools that underpin the EFPA and gaps in their operation. Particularly where EFPA and Planning and Design Code policy are inconsistent.

Ideally, we'd like the two matters in our submission 'addressed and resolved'. If not possible, we seek that the Review consider whether the legislative tools in the PDI Act guiding the operation of the EFPA are fit for a contemporary planning system.



**Deemed Planning Consent**

The Local Government Assessment Manager Forum submission (**Appendix B**) identified a range of problems with the current arrangements for Deemed Planning Consents.

The submission states 'Assessment managers are of the view the deemed consent approach does not provide a basis for collaborative relationships with applicants that in turn deliver more appropriate planning outcomes'.

The submission identifies only Queensland has deemed consents, with NSW having deemed refusals, and Victoria, WA and Tasmania providing for review by a court on the facts and the court making a considered and independent determination on the application.

On the basis of the Local Government Assessment Manager Forum's submission to the Expert Panel, Council supports a review of the Deemed Planning Consent approach.

**Deemed Approval/Minor Variations**

The Local Government Assessment Manager Forum submission (**Appendix B**) identifies a range of problems with the current arrangements for Deemed Approvals/Minor Variations.

The submission states 'There are some examples of accredited professionals interpretation being such that they have effectively undertaken a performance assessed development, including on notifiable development.'

'This issue is exacerbated with the ambiguity that is created with s106(2) of the Act in relation to minor variations. The Deemed to Satisfy (Minor variations) is subject to various interpretations and has created uncertainty and delayed approvals, as identified by the Panel's discussion paper. This varying interpretation has resulted in poor outcomes for applicants. The difficulty with the interpretation was highlighted when a cross sector working group established by PLUS was unable to define what constitutes minor variations.'

On the basis of the Local Government Assessment Manager Forum's submission to the Expert Panel, Council supports a review of the approach to Deemed Approvals and Minor Variations.

**Assessment Timeframes**

The Local Government Assessment Manager Forum submission (**Appendix B**) supports the Expert Panel's observation that there should be a review of assessment timeframes.

The submission states 'It is not reasonable to expect an application for 19 plus dwellings or large-scale warehousing to be assessed in 20 days, yet this is currently the case.'

On the basis of the Local Government Assessment Manager Forum's submission to the Expert Panel, Council supports a review of the Assessment Timeframes.

## PLANNING AND DESIGN CODE

### Trees

We note the Discussion Paper considers trees not in metropolitan Adelaide as well as Native Vegetation. These involve Adelaide Plains.

The Discussion Paper questions posed are below in italics.

#### *Tree Canopy*

*Q What are the implications of master planned/greenfield development areas also being required to ensure at least one (1) tree is planted per new dwelling, in addition to the existing provision of public reserves/parks?*

*Q If this policy was introduced, what are your thoughts relating to the potential requirement to plant a tree to the rear of a dwelling site as an option?*

We support one tree being required on each dwelling site in master planned/greenfield development areas. Increasing risk of heat is a known climate change hazard. Requiring one tree in association with a proposed dwelling works to increase onsite shade and greening and contribute to a cooler, more climate friendly master planned housing estate.

Most householders plant one tree in the rear yard. If a tree is planted in the front yard, from a compliance perspective, it can easily be viewed from the street. Resources for compliance are an ongoing issue for council.

Preference for planting in the front or rear yard depends on orientation of the lot. Shading the house itself is just as important as the rear yard. Council is open to Code 'required' trees being planted in the front or rear yards provided Adelaide Plains Council areas is included in State commissioned aerial photography of tree coverage. Current tree mapping does not cover Adelaide Plains.

We support further expansion of community education about greening into Adelaide Plains.

#### *Native Vegetation*

*Q What are the issues being experienced in the interface between the removal of regulated trees and native vegetation?*

*Q Are there any other issues connecting native vegetation and planning policy?*

Council officers have observed numerous applicants for development formally 'declaring' their proposed development does not impact Native Vegetation and only on limited occasions, applicants voluntarily providing proper information justifying this declaration. This is accepted as Council officers are not in a position to check the validity of an applicant's 'declaration'.

We support the Panel's recognition of the importance of '*...the ability for applicants to access information about whether native vegetation is present on their land, and if so, how they can avoid impacting the same.*'

Noting a range of native vegetation information and tools are on the Department of Environment and Water website, we propose these should be augmented to enable land owners to easily identify whether there is native vegetation on their land.

### Animal Husbandry Sub Zone – Local Policy

Adelaide Plains Animal Husbandry Subzone is the only location within SA that this subzone applies. Prior to the introduction of the Code, the Animal Husbandry Zone was part of the Mallala Development Plan. The Animal Husbandry Sub Zone is a subzone of a Rural Living Zone, with both overlaid by the Environment and Food Production Area.

Council made a formal submission to the 2020 consultation on Stage 3 of the draft Planning and Design Code (**Appendix C**) around the issue of the Animal Husbandry Sub Zone within the Rural Living Zone .



Figure: Adelaide Plains contains SA's Premier Rural Living/Animal Husbandry Zone

For SA's premier Animal Husbandry area, our observations about the Planning and Design Code are as follows:

- Setback patterns envisaged in the Code are not achievable when the majority of rural living lots are 30 m in width e.g. 50m setback Deemed to Satisfy (DTS) for a horse stable; 35m setback DTS for kennels, stables, shelters, associated yards.
- There is a lack of information justifying the 20-dog basis as a DTS.
- The lack of notification of large-scale horse keeping and dog keeping on large site, at odds with APC's 2020 submission

APC 2020 submission	Comment re 2022 Code
It is recommended that 'animal keeping', 'low intensity animal husbandry' and 'horse keeping' should be listed as classes of development to be exempt from notification, subject to criteria that large scale horse keeping or dog kennelling proposals will undergo public consultation.	<p>Large scale horse keeping not notified, at odds with Council 2020 submission.</p> <p>Dog keeping on sites greater than 1HA not notified, at odds with Council submission that 'large' dog kennelling be notified.</p>



Restricted Development - the 1,000sq m floor area threshold exclusion for a 'shop' is far too generous and the 2019 figure of 200m<sup>2</sup> should be reinserted.

Shops DTS standard 50m<sup>2</sup> consistent with Council submission

The Local Government Assessment Manager Forum submission (**Appendix B**) states 'It is recommended the Expert Panel also give consideration to the inclusion of additional local policy in the Code. The announced changes to heritage and character to bring strong controls is welcomed and this initiative should be extended to consider other policy gaps / deficiencies in the Code that have been identified by various stakeholders.'

The Code could readily be amended through Technical and Numeric Variations to call up appropriate local policy for the Animal Husbandry Sub Zone.

The Animal Husbandry Sub Zone is only within Adelaide Plains

The former Development Plan's suitable local policy was removed through creating the Planning and Design Code, notwithstanding submissions by Council.

The Expert Panel is requested to consider a State wide approach to resourcing reinstating Code equivalent local policy – including Adelaide Plain's distinct Animal Husbandry policy - that was removed by introducing the Planning and Design Code.

Code equivalent local policy could be further augmenting technical and numeric variations, and could be Character Statements applying in 'local areas'

### Large Sheds in Master Planned Township Zone

A development trend is for large sheds associated with new dwellings in the Master Planned Township Zone. Within Two Wells this include the Liberty and Eden housing estates that will eventually accommodate some 5 – 6000 residents.

As a peri-urban Council on the edge of Greater Adelaide, Council is receiving numerous applications for large sheds (for example, greater than 90m<sup>2</sup> and with wall heights above 3.6m) within the Master Planned Township zone and includes the following DTS maximum criteria:

- floor area 60m<sup>2</sup>
- wall height 3m
- overall height 5m

Where shed applications do not meet the DTS standards, an on balance, case by case assessment using the Performance Outcomes within the Planning and Design Code is undertaken. We note that former Development Plan had larger wall height and area criteria for sheds.

Ask the Expert Panel to be aware of trends for large sheds in the Master Planned Township Zone within peri-urban Adelaide Plains and consider existing policy parameters.

**EPLANNING AND PLANSA****Development Assessment Portal**

The Local Government Assessment Manager Forum submission (**Appendix B**) supports the Expert Panel's observation that there should be a review of the Development Assessment Portal (DAP).

The submission states 'It is essential that urgent enhancements are prioritised as the current DAP limitations are significantly affecting the performance of the development assessment process.'

'Given the critical role of the DAP in the system, the Expert Panel is requested to review the governance and resourcing that is necessary to sustain the DAP. There appears to be an inherent limitation with the current governance model of PlanSA determining and progressing enhancements. While there have been many enhancements, acknowledging the efforts of the department to address what they can, there remain many more that are outstanding.'

On the basis of the Local Government Assessment Manager Forum's submission to the Expert Panel, Council supports a review of the governance and resourcing that is necessary to sustain the Development Assessment Portal.

**Verification**

The Local Government Assessment Manager Forum submission (**Appendix B**) outlines:

- The verification process of information lodged with a development application under the PDI Act is much more resource intensive.
- The increased requirements are not equally placed on an applicant to submit a complete development application.
- The system fails to account for the nuanced link between requesting full information from an applicant and the relevant authority advising the applicant at an early stage that changes are required to the proposal.
- The importance of understanding contextual information, such as COVID government stimulus, influencing processing time metric data from the Development Assessment Portal.
- A request for the Expert Panel to consider training for all participants in the industry, education, and DAP system solutions, ahead of imposing penalties on the local government sector that is facing the same resourcing challenges as other sectors.

On the basis of the Local Government Assessment Manager Forum's submission to the Expert Panel, Council supports a review of the approach to verification of information submitted for development applications and the use of data from the Development Assessment Portal.



## Appendix A Council 2021 Submission to EFPA Review

**ENVIRONMENT AND FOOD PRODUCTION AREAS REVIEW**

- **Submission to State Planning Commission**

July 2021

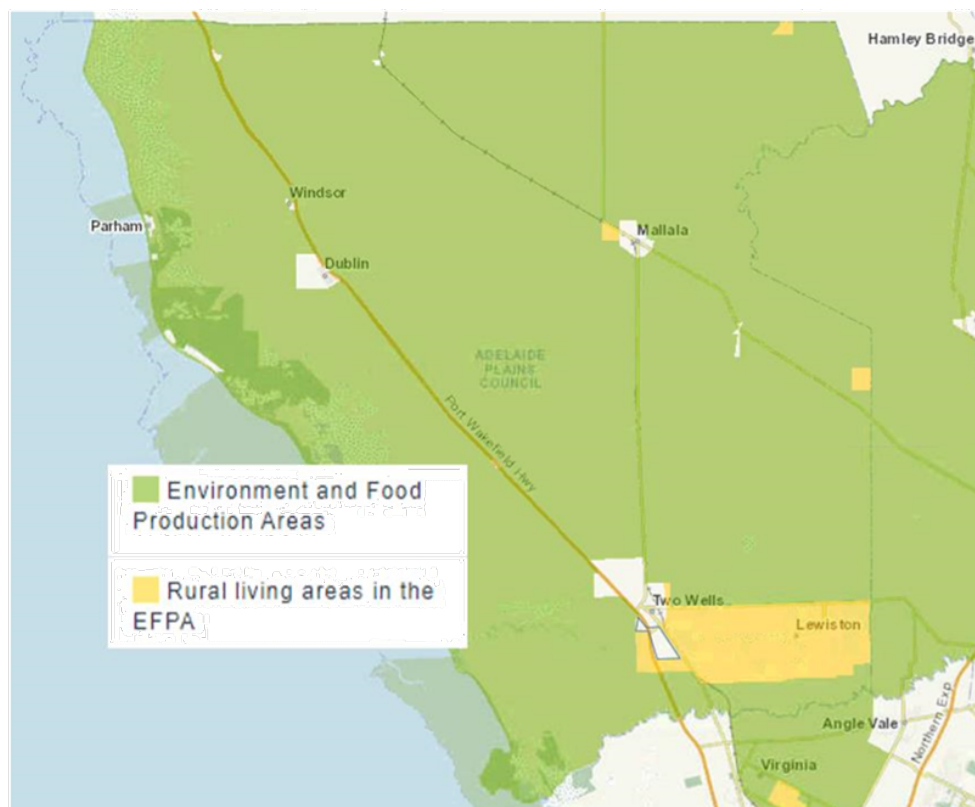
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Council acknowledges that we are on the traditional country of the Kurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

Adopted by Council 26 July 2021

### Scope of Review



*The vast majority of land in Adelaide Plains is impacted by the EFPA*

Adelaide Plains Council (Council) acknowledges the opportunity to provide input to the Commission with respect to the Environment and Food Production Areas (EFPA) Review.

The Commission is satisfied there is sufficient supply of land across Greater Adelaide to support housing and employment growth over the next 15 years. Therefore, the Commission's review is confined only to consideration of variations to the boundary which are trivial in nature and will address a recognised anomaly<sup>2</sup>.

#### **Comment to Commission:**

**The matters raised in Council' submission fit within the EFPA review scope of being a recognised anomaly or trivial in nature.**

<sup>2</sup> The Planning, Development and Infrastructure Act 2016 sets out that when considering any proposed variances to the EFPA, the Commission must be satisfied with the following tests:

- Test 1: area/s within Greater Adelaide outside the EFPA are unable to support the principle of urban renewal and consolidation of existing urban areas, and
- Test 2: adequate provision cannot be made within Greater Adelaide outside the EFPA to accommodate housing and employment growth over a minimum 15-year period; or
- Test 3: variation is trivial in nature and will address a recognised anomaly.

### About the EFPA

The EFPA<sup>3</sup> has been introduced to achieve the following goals:

- Protect our valuable food producing and rural areas as well as conserving our prized natural landscapes, and tourism and environmental resources
- Support our sustainable growth and encourage the building of new homes in our existing urban footprint where supporting infrastructure already exists
- Provide more certainty to food and wine producers as well as developers on the direction of future development in metropolitan Adelaide.

These goals are given legal effect through the *Planning, Development and Infrastructure Act 2016* having a direct role in the ability to subdivide land for residential purposes within the EFPA. This is summarised below.

SUMMARY OF PDI ACT REQUIREMENTS FOR PROPOSED LAND DIVISION FOR RESIDENTIAL PURPOSES WITHIN THE EFPA	
Summary of Act	Implications
If the proposed development <b>creates lots for residential development</b> , the relevant authority <b>must refuse</b> development authorisation	Development proposing lots for residential purposes <b>MUST</b> be refused.
<p>If the proposed development <b>creates 1 or more lots</b>, a planning authority (such as CAP or staff under delegation), must not grant development authorisation unless the Commission concurs.</p> <p>If the Commission is the relevant authority, the Commission must not grant development authorisation unless the council concurs</p> <p>No appeal lies against a refusal to grant development authorisation</p> <p>Development authorisation is subject to the condition that the lots created will not be used for residential development.</p>	A planning authority's proposed decision to approve lots for non-residential purposes <b>MUST</b> be concurred with by the Commission and any approval IS SUBJECT to the condition that the lots not be used for residential purposes.
<p>Development proposing lots for the following purposes may be consented:</p> <ul style="list-style-type: none"> <li>• dwelling for residential purposes on land used primarily for primary production.</li> <li>• hotel</li> </ul>	Dwelling with primary production, motel, hotel or other temporary residential accommodation can be considered regarding the Planning and Design Code.

3

[plan.sa.gov.au/our\\_planning\\_system/instruments/planning\\_instruments/environment\\_and\\_food\\_production\\_areas#have\\_your\\_say\\_on\\_the\\_efpa\\_review](https://plan.sa.gov.au/our_planning_system/instruments/planning_instruments/environment_and_food_production_areas#have_your_say_on_the_efpa_review)

<ul style="list-style-type: none"><li>• motel</li><li>• any other form of temporary residential accommodation for valuable consideration</li></ul>	Primary production may not include horticulture, or animal husbandry depending on the specific nature of the activity
Land division for residential purposes able to be assessed during a transitional period that expired 31 March 2019	The two year period enabled divisions for residential purposes to be lodged. Such development applications are no longer possible.

Frequently asked questions about the EFPA are available via [plan.sa.gov.au/\\_data/assets/pdf\\_file/0011/282935/FAQ - Environment and Food Production Areas.pdf](https://plan.sa.gov.au/data/assets/pdf_file/0011/282935/FAQ_-_Environment_and_Food_Production_Areas.pdf)

### Observations

Discussions with planning assessment staff and their experience of assisting customers understand how they can develop their land has informed Council's views about the EFPA.

### EFPA Generally Aligns with Strategic Goals of Adelaide Plains

Council's Strategic Plan 2020 – 2024 identifies a vision for the Council area. How the EFPA relates to that vision is commented on below:

Vision	How EFPA aligns?
Adelaide Plains is:	
Productive: A leading supplier of primary produce to local, national and international markets. Proximity to markets and natural growing conditions provide competitive advantages for primary producers on the Adelaide Plains that has seen our economy emerge as a key contributor to the region's prosperity.	EFPA aligns well with the primary production role of agricultural areas.
Diverse: A more diverse community with access to a greater mix of local opportunities. Increased employment, services and education attracts and retains a diverse community that chooses to live, learn and work in the region.	EFPA aligns well with the primary production role of agricultural areas, undergirding the suitability of these areas for related investment
Location: A lifestyle location connected to the Barossa, Coast and Adelaide. Adelaide Plains is a quiet community that offers residents time and space with convenient access to the benefits of Greater Adelaide, the coast and the Barossa region.	No clear alignment
Welcoming: A proud, spirited and generous community. This is a place that everyone belongs, where community connection and care is strong and someone is always available to help when a neighbour is in need.	No clear alignment
Ambition: Advancing infrastructure and technology to foster a competitive local economy. Modern practice, research and innovation, and efficient access to export centres and local markets builds an economic environment and reputation that rivals the State's major primary productions regions. With employment opportunities diversifying and new housing products in abundance, Adelaide Plains will become the place of choice for the Northern Adelaide Plains.	EFPA aligns well with the primary production role of agricultural areas, undergirding the suitability of these areas for related investment, including infrastructure and technology

Vision	How EFPA aligns?
Leadership: A decisive and proactive Council. Our Elected Members share a vision of prosperity founded on courage, robust deliberation, transparency and forward thinking and investing	Council has the opportunity every five years to deliberate about the EFPA and its alignment with the vision of the Council area
Attractive: A Place of choice for businesses, residents and visitors. Our townships are inviting, well cared for, filled with character and provide a range of services, facilities and accommodation that caters for all people and our landscapes, events and infrastructure provide memorable experiences.	EFPA aligns well with the suitability of townships for residential development, undergirding their role in providing services.  This submission identifies observations about the EFPA that warrant review in order to ensure maximum alignment with Council's vision.

**Comment to Commission:**

**The EFPA generally aligns with Council's vision for Adelaide Plains as identified in the Strategic Plan 2020 - 2024, noting various matters require review and amendment.**

### EFPA Not Allowing Housing with Horse Keeping or Dog Kennelling Needs Review

The PDI Act allows subdivision for housing<sup>4</sup> in the EFPA where it is directly associated with 'primary production'.

Advice received is that 'primary production' does not include horse keeping or dog kennels as these uses, while agricultural in nature, do not result in the 'production' of a naturally occurring food or consumable item.

This means, for example, subdivision for a dwelling with horse keeping or dog kennelling triggers the EFPA whereas the same division for dwelling with primary production would not.

This presents a fundamental problem for the development of land in Zones where the Code envisages subdivision for dwellings with horse keeping or dog kennelling, such as the Rural Living Zone and Animal Husbandry Sub-Zone.

ZONES WHICH ENVISAGE SUBDIVISION FOR A DWELLING WITH HORSE KEEPING OR DOG KENNELING		
Zone	Dwelling with Horse Keeping	Dwelling with Dog Keeping
Animal Husbandry Sub Zone	Yes	Yes
Rural Living	Yes	Yes
Rural Horticulture	Yes	Less certain
Rural	Yes	Less certain

This is a particular problem with the Animal Husbandry Subzone. The prime purpose of the Zone is 'Large-scale horse keeping and dog kennelling in association with detached dwellings on large allotments'<sup>5</sup>. This zone/sub-zone has been in place in the Mallala Development Plan and now Planning and Design Code for many years, and the character of the area is largely influenced by the many dog kennels, dog breeding and horse keeping land uses.

<sup>4</sup> Section 7(18) of the *Planning Development and Infrastructure Act 2016* nominates that for the purposes of the EFPA, "'residential development' means development primarily for residential purposes but does not include— (a) the use of land for the purposes of a hotel or motel or to provide any other form of temporary residential accommodation for valuable consideration; or (b) a dwelling for residential purposes on land used primarily for primary production purposes."

<sup>5</sup> Planning and Design Code 2021



### About the Two Wells Lewiston Animal Husbandry SubZone

**TWO WELLS/LEWISTON**

**Rural Living Zone**

1HA minimum for land division

Envisaged Uses:

- Dwelling
- Dwelling and associated:
  - Agricultural Buildings
  - Animal Keeping
  - Farming
  - Horse keeping (upto 2 horses)
  - Kennel
  - Light industry
  - Shelter/Stable
  - Shop, Consulting room, Office

**TWO WELLS/LEWISTON**

**Animal Husbandry Subzone**

1HA minimum for land division

Envisaged Uses:

- Dwelling
- Dwelling and associated:
  - Agricultural Buildings
  - Animal Keeping
  - Farming
  - Horse keeping (number based on impact)
  - Kennel (up to 20 dogs)
  - Light industry
  - Shelter/Stable
  - Shop, Consulting room, Office

The Animal Husbandry Subzone can be developed with large-scale horse keeping and dog kennelling in association with dwellings. The prime difference from Rural Living is the Animal Husbandry Zone explicitly provides for up to 20 dogs/lot (as Deemed to Satisfy) and unlike the Rural Living Zone, does not limit horses to two/lot.

This area of Two Wells/Lewiston has been planned – including through the SA planning system – for more than 30 years for animal husbandry and associated residential development.

#### Comment to Commission:

The Environment and Food Production Area not allowing subdivision for housing associated with horse keeping or dog kennelling, where it is consistent with zoning policy, requires immediate review and clarification.

The current statutory arrangements are limiting investment for envisaged development within the Animal Husbandry Subzone, Rural Living Zone, Rural Horticulture Zone and Rural Zone and causing confusion within the community.



**EFPA Rules Not being reflected in the Planning and Design Code is Discordant and Needs Immediate Change**

A land owner can read the Planning and Design Code and conclude Rural Living Zoned land can be subdivided for housing. However, nowhere does the Code say the land can-not be subdivided due to the EFPA.

This challenge can be called discordant and a policy misalignment. It also leads to poor outcomes for customers of the planning system who are trying to make informed investment decisions.

Council planning officers undertake innumerable conversations with people seeking to acquire property having to explain that whilst the Code says one thing, the EFPA says the opposite. This occurs for instance, in all Rural Living Zones, but is a particular issue in Two Wells/Lewiston Rural Living Zone, Animal Husbandry Subzone due to the large size of the area. This is not an ideal planning system.

The Planning and Design Code is emerging as a customer friendly and easily navigable digital statutory planning instrument. The Code is being used by landowners, investors, land agents, businesses, residents, developers and planners.

The Commission and PLUS's ongoing work fine-tuning the Planning and Design Code is supported.

Given the user value of the Planning and Design Code for certainty, the lack of the EFPA 'rules' being reflected directly in the Code needs change.

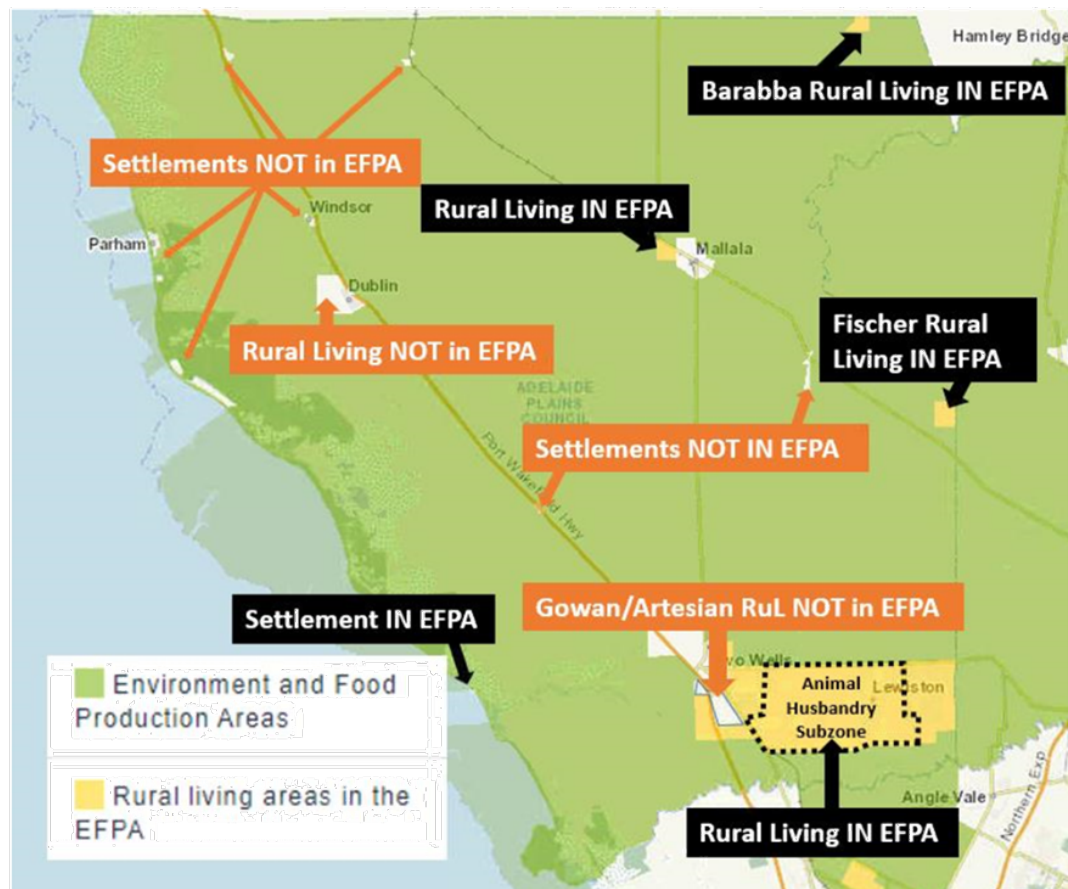
**Comment to Commission:**

**The Environment and Food Production Area provisions should be explicitly communicated directly in the Planning and Design Code.**

**The current system providing for the Code to express one thing about land and the Environment and Food Production Area to express the opposite needs amendment.**

**The current arrangements are confusing and a handbrake on investment.**

## EFPA Rural Living Settlement Employment Needs Review



Zoning	IN the EFPA	NOT In the EFPA
Rural Living	Barabba, Mallala, Fischer, Two Wells, Lewiston	Dublin and Gower/Artesian
Settlements	Middle Beach	Wild Horse Plains, Long Plains, Windsor, Light, Redbanks, Parham, Webb Beach and Thompsons Beach
Employment Land	Part South West Mallala Part West of Two Wells Carslake Road Adjacent Mallala Raceway	Part South West Mallala Part West of Two Wells

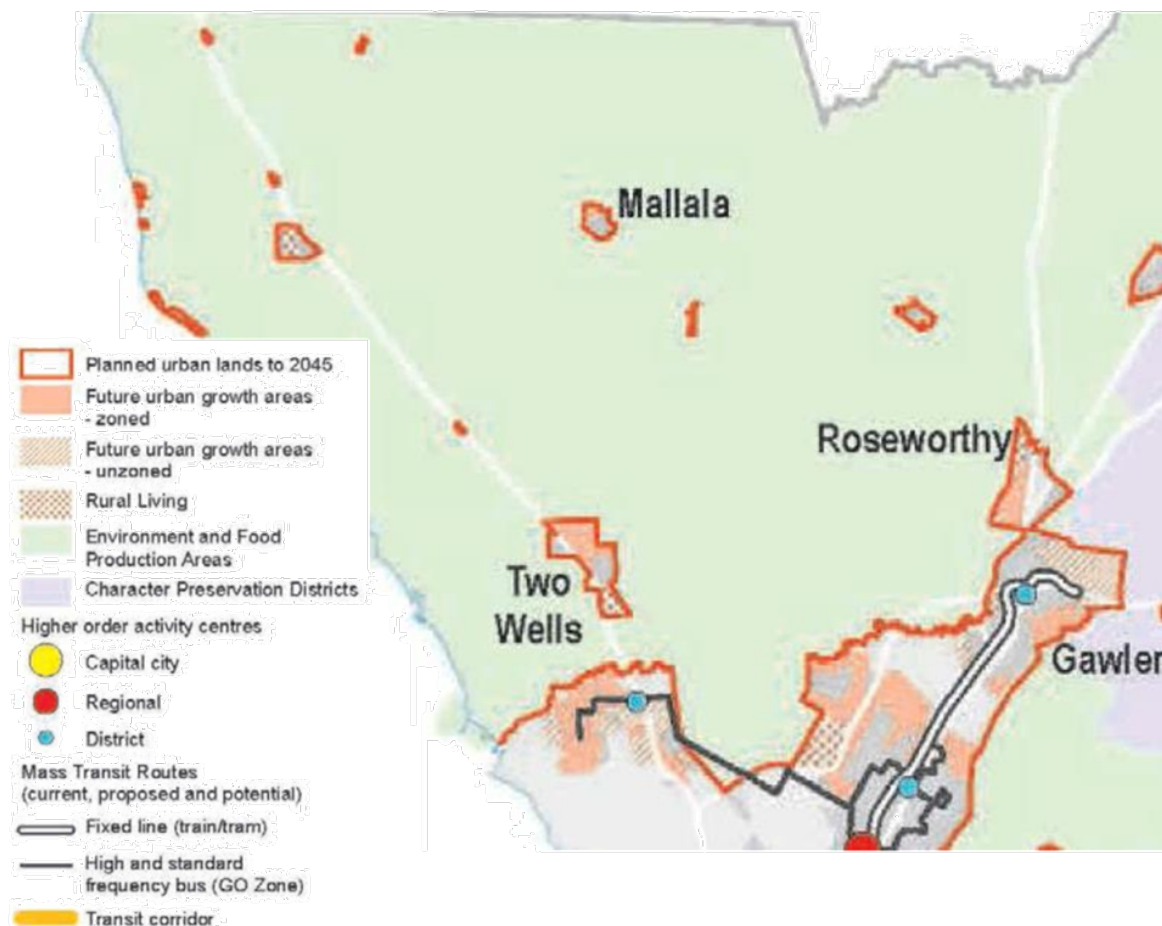


Rural Living Areas NOT included within the EFPA (being Dublin and Cowan/Artesian) seem to correlate with being planned as 'urban lands' in the 30 Year Plan for Greater Adelaide. Conversely, Rural Living Areas WITHIN the EFPA (e.g. Mallala, Two Wells and Lewiston) seem to correlate with not being planned as 'urban lands' in the 30 Year Plan for Greater Adelaide.

Whilst the Rural Living Zone itself provides certainty that subdivision into 1HA lots for residential purposes is appropriate, the EFPA mandates that land division for residential purposes must NOT be approved.

Therefore Rural Living Zoned land within the EFPA is not able to be subdivided for housing alone, despite the intent of the zone in the Planning and Design Code. Existing lots can be developed for housing, or for other uses envisaged in the Rural Living Zone, but no further lots for residential/rural living purposes alone can be created. Further lots can be created for housing and primary production, or housing and some form of non-residential use. The current arrangement creates unnecessary conflict for applicants and authorities when it comes to attempting to divide parcels of land consistent with the intent of the zone.

Within the settlements, subject to the Planning and Design Code, subdivision for residential can obtain consent. Middle Beach is recognised as at greater inundation risk and various investigations have informed the risk management measures in place.



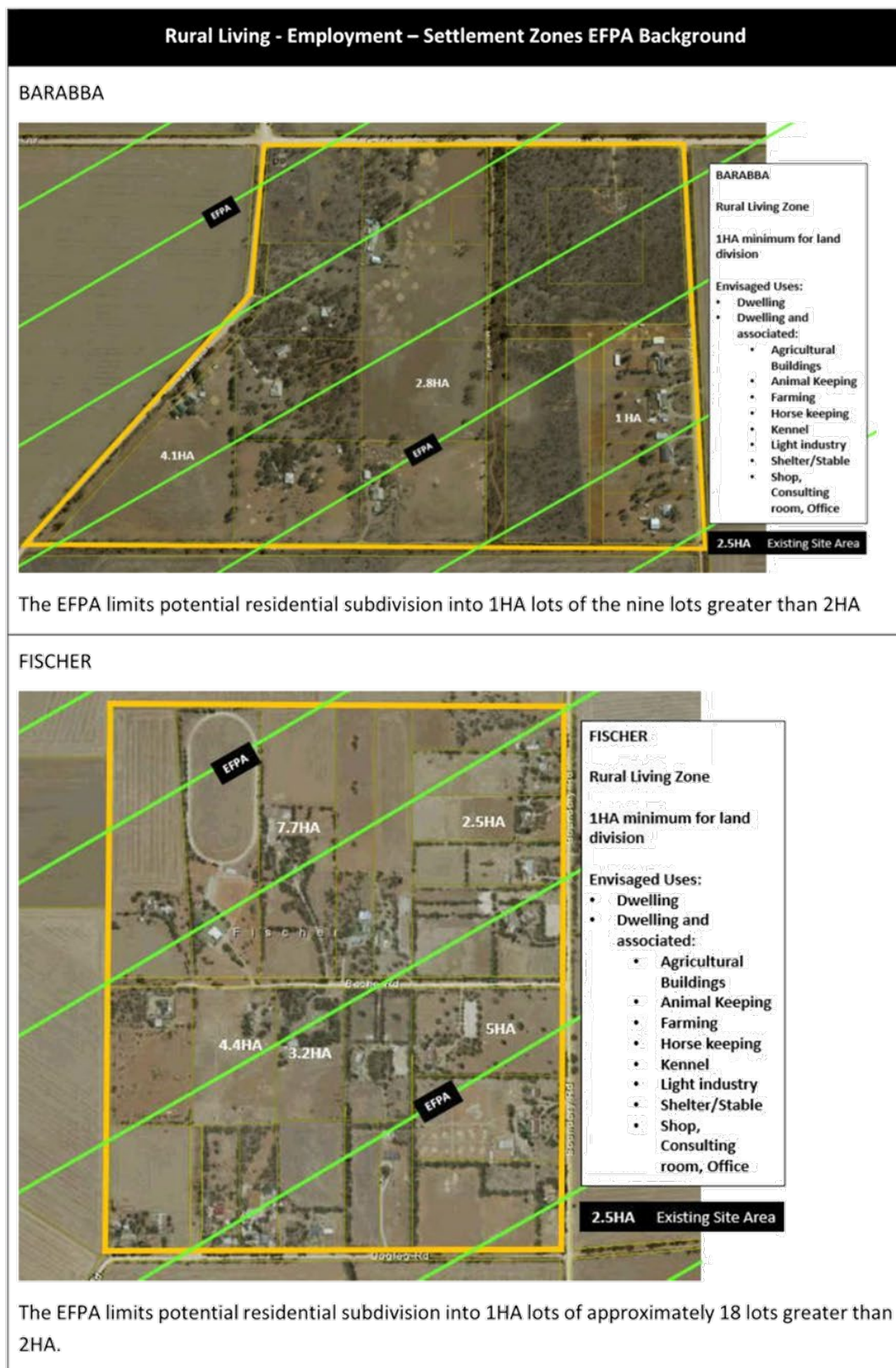
*Map of the EFPA and Planned Urban Lands to 2045 - Map 3 30 Year Plan for Greater Adelaide*

**Comment to Commission:**

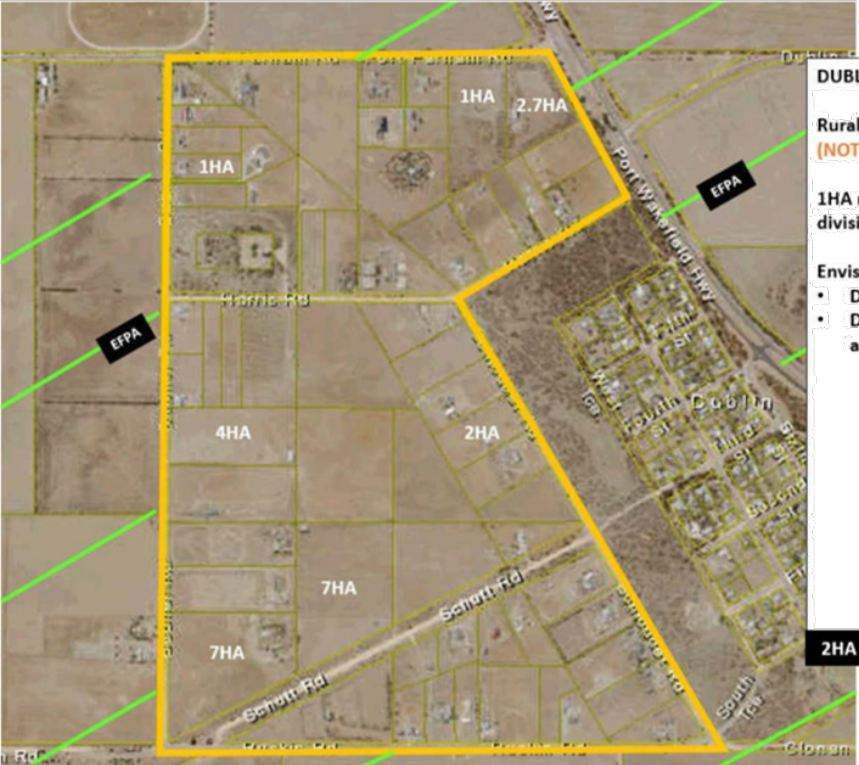
The Environment and Food Production Area precluding the ability to build a dwelling on Rural Living zoned land has the potential to place pressure for urban development (housing) on primary production and horticulture zoned land. Council questions the rationale for the Environment and Food Production Area applying to Rural Living zoned land.

The below table provides background and analysis about each Rural Living Area





DUBLIN



**DUBLIN**

Rural Living Zone  
(NOT in EFPA)

1HA minimum for land division

Envisaged Uses:

- Dwelling
- Dwelling and associated:
  - Agricultural Buildings
  - Animal Keeping
  - Farming
  - Horse keeping
  - Kennel
  - Light industry
  - Shelter/Stable
  - Shop, Consulting room, Office

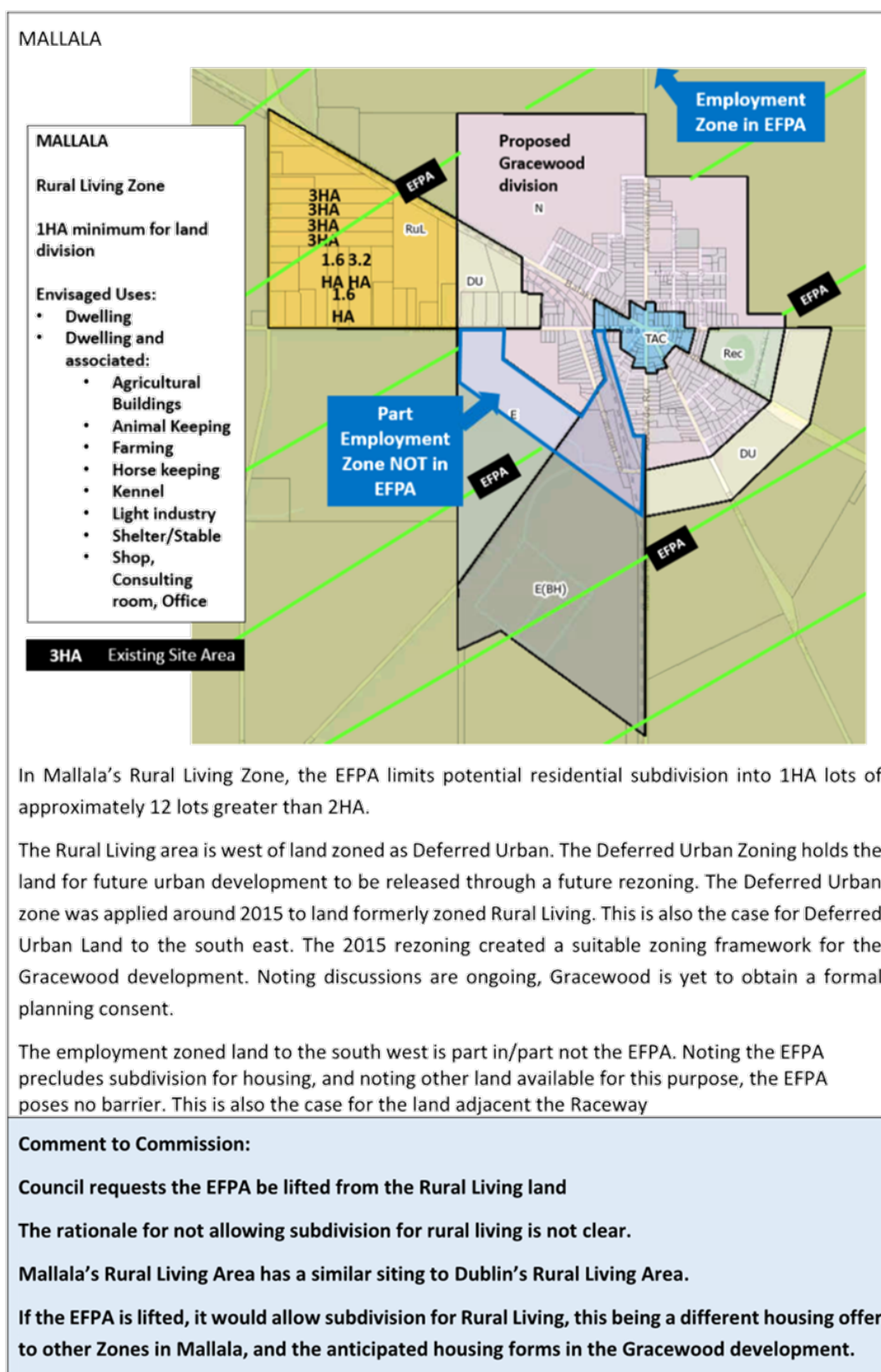
**2HA** Existing Site Area

At Dublin, the EFPA does NOT apply. Some 20 lots are greater than 2HA and with potential for subdivision into 1HA lots for rural living (without an associated non-residential use) subject to assessment regarding the Planning and Design Code

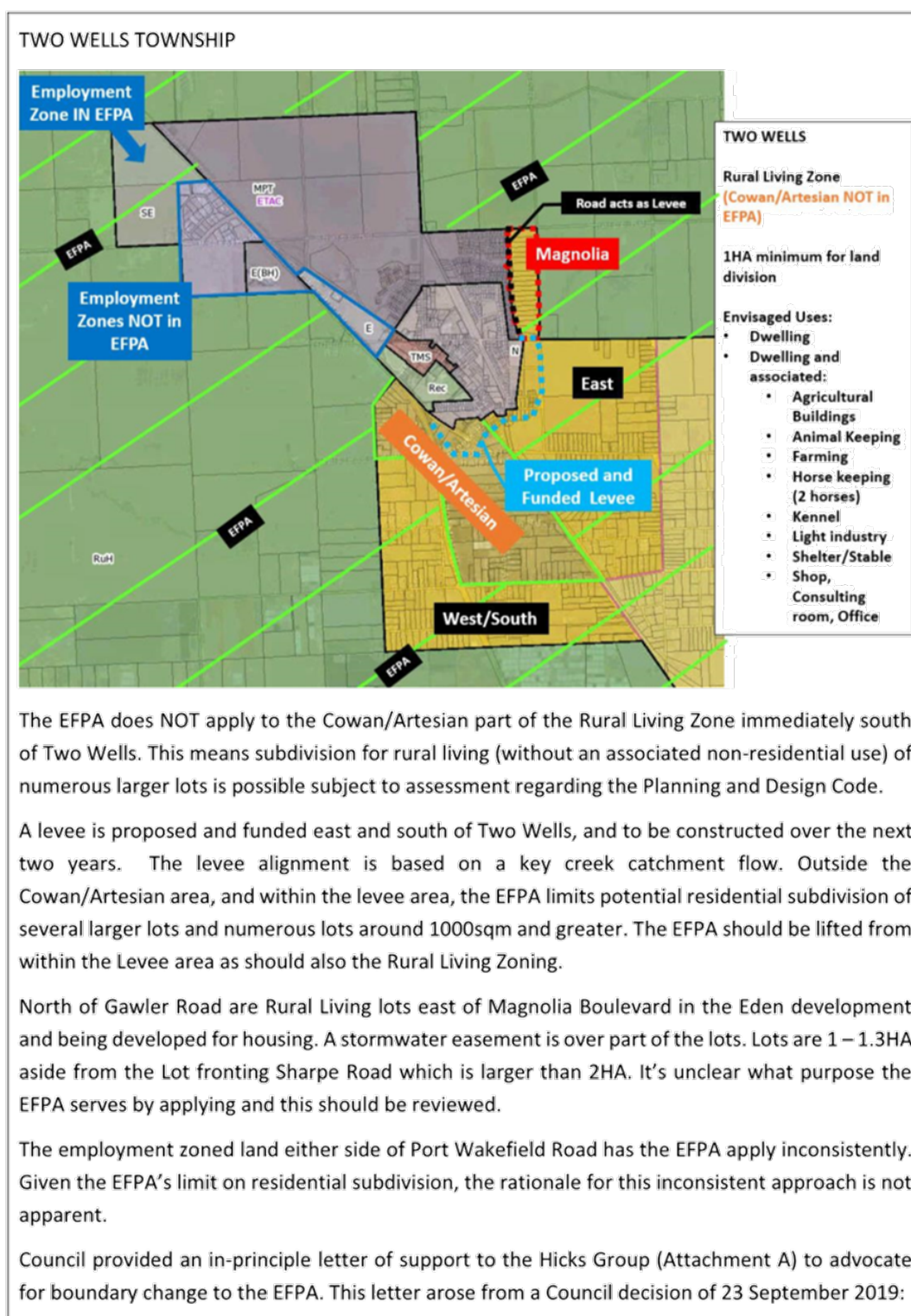
Council provided an in-principle letter of support to Leinad Land Developments (Dublin) Pty Ltd (Attachment A) to advocate for boundary change to the EFPA. This letter arose from a Council decision of 23 September 2019:

“that Council, having considered Item 21.5 – *Environment and Food Production Areas*, dated 23 September 2019, receives and notes the report and in doing so authorises the Chief Executive Officer to:-

- 1) progress the review of relevant strategic holdings that are currently impacted by the *Environment and Food Production Areas* legislation with the *Department of Planning, Transport and Infrastructure* and the *State Planning Commission* as part of the 5 yearly review of the *Planning, Development and Infrastructure Act 2016 (Section 7)*.
- 2) provide in-principle letters of support to **Leinad Land Developments (Dublin) Pty Ltd** and the Hicks Group to enable both parties to advocate for boundary changes to the *Environment and Food Production Areas* and allow the future progression of long term rezoning objectives as outlined in Attachments 1 and 2 to this Report.”









"that Council, having considered Item 21.5 – *Environment and Food Production Areas*, dated 23 September 2019, receives and notes the report and in doing so authorises the Chief Executive Officer to:-

- 1) progress the review of relevant strategic holdings that are currently impacted by the *Environment and Food Production Areas* legislation with the *Department of Planning, Transport and Infrastructure* and the *State Planning Commission* as part of the 5 yearly review of the *Planning, Development and Infrastructure Act 2016 (Section 7)*.
- 2) provide in-principle letters of support to Leinad Land Developments (Dublin) Pty Ltd and the Hicks Group to enable both parties to advocate for boundary changes to the Environment and Food Production Areas and allow the future progression of long term rezoning objectives as outlined in Attachments 1 and 2 to this Report."

**Comment to Commission:**

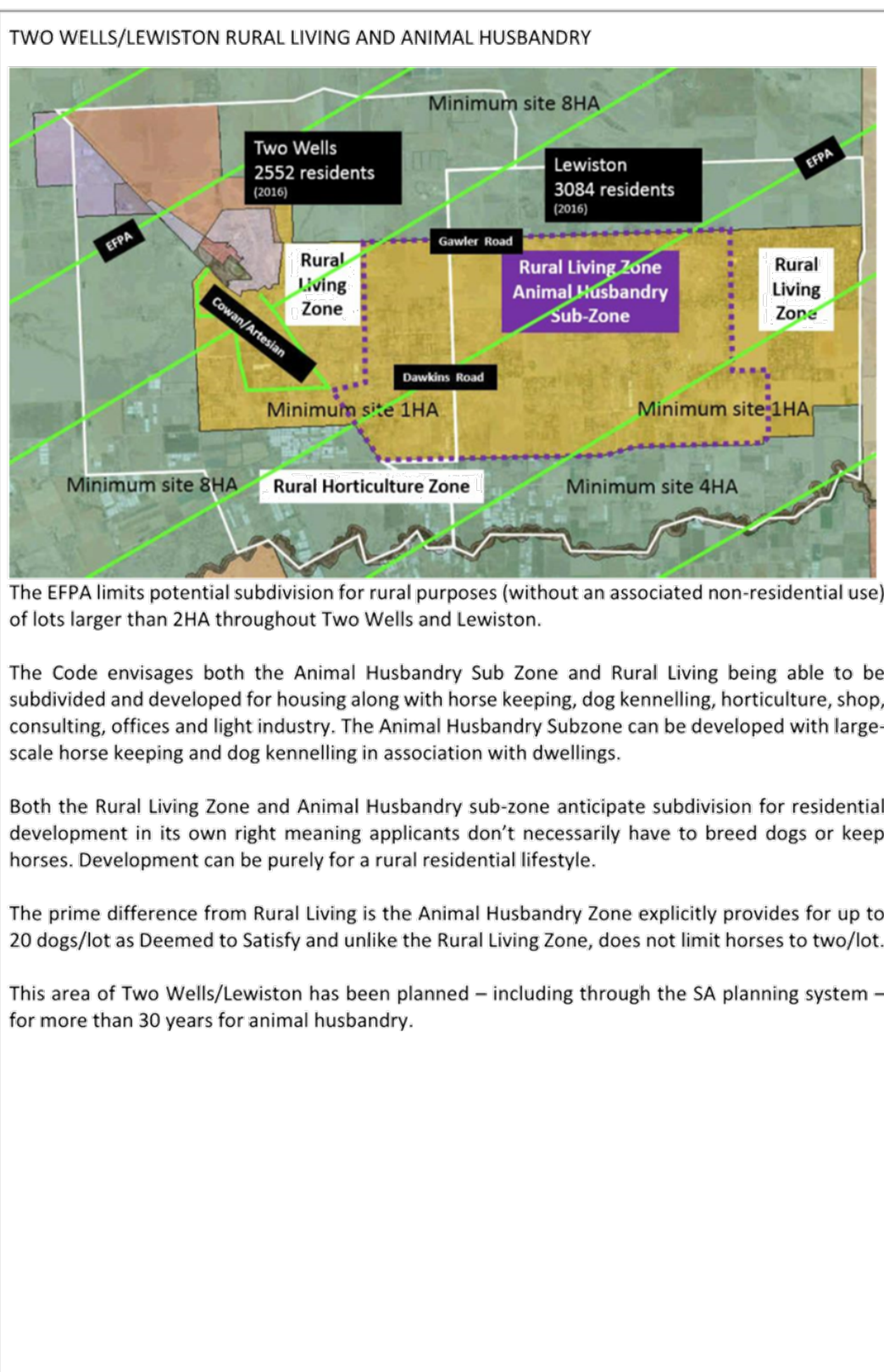
**Rural Living Zoned Land**

The EFPA applying within the area of the funded levee should be lifted. Council expresses interest in investigations commencing with respect to the Rural Living Zoning within this area.

Likewise, noting Magnolia Boulevard serves as a levee, the EFPA serves no purpose applying to land zoned Rural Living and being developed in that manner on the east side of Magnolia Boulevard. Council requests the EFPA be lifted from this area.

**Employment Land**

The application of the EFPA inconsistently to employment land either side of Port Wakefield Road should be reviewed. Noting the EFPA's function to preclude subdivision for housing, and the envisaged significant residential growth of Two Wells, the potential need for this land for housing is not apparent whereas employment land for town based commercial, non-town centre uses is anticipated. On this basis, The Environment and Food Production Area should apply consistently to employment land on both sides of Port Wakefield Road at Two Wells.



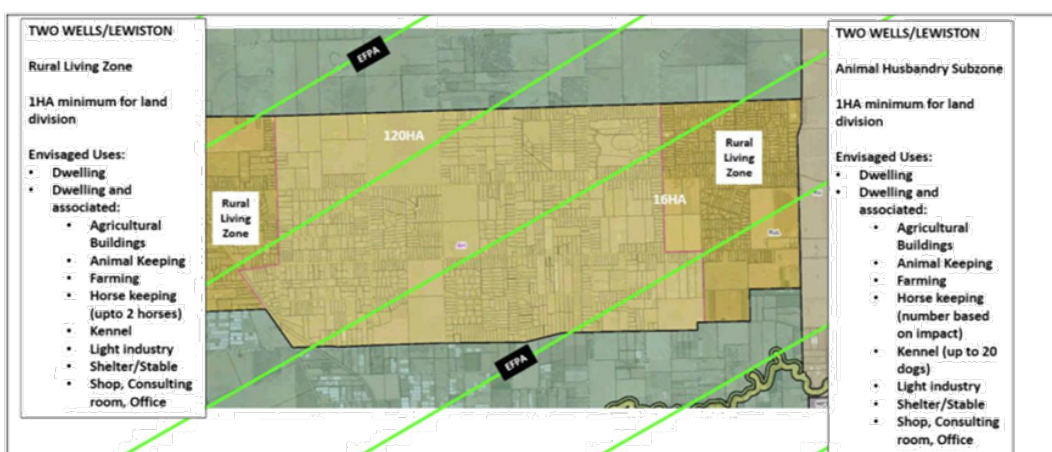


*The Animal Husbandry Subzone envisages sites developed for housing with horse keeping or dog breeding businesses. Standalone Residential Living is also envisaged. Photo near Hams Park, Lewiston, May 2021*



*Rural Living Lots form Dunlop Boulevard, Lewiston, having been developed since 2015*

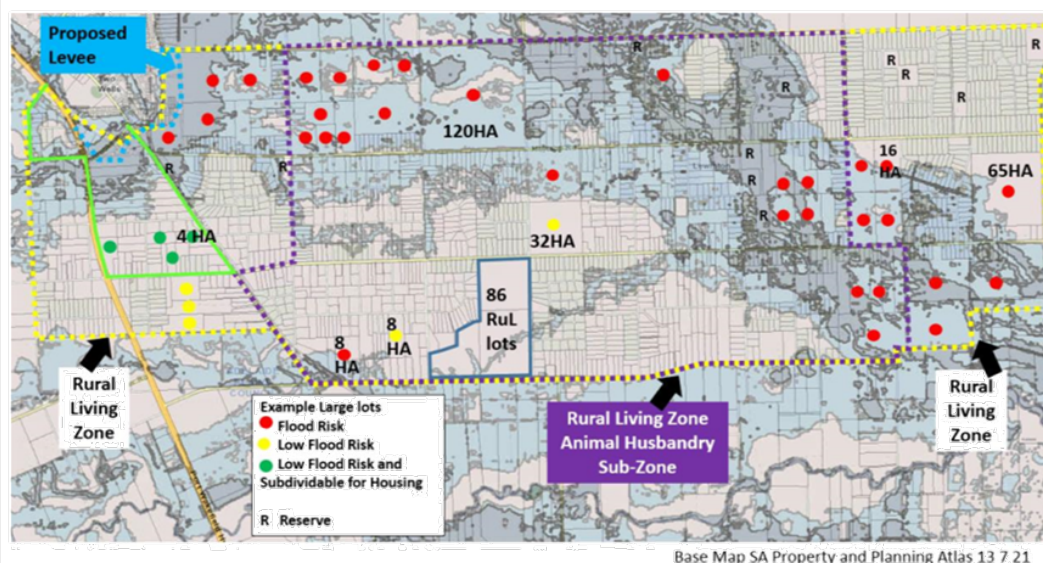




Council made submissions in 2019 and 2020 to consultation on the draft Planning and Design Code (Code). With the operation of the Code from March 2021, this submission takes the opportunity to inform the Commission about the Council's experience of the EFPA and the Code with respect to the Two Wells/Lewiston Rural Living and Animal Husbandry area.

Note 1: the barrier raised earlier about the EFPA limiting subdivision for low intensity residential living where associated with horse or dog keeping is assumed as being corrected.

Note 2: the lack of the EFPA being explicitly communicated directly in the Rural Living Zone and Animal Husbandry Subzone is assumed as being corrected.



*Two Wells Lewiston Larger Lots and Flood Risk*

The Two Wells Lewiston Larger Lots and Flood Risk map shows:

- Flood risk impacts about half the area
- The red dots are 32 example large lots (typically larger than 8HA) impacted by flood risk
- The yellow dots are 2 example large lots with low flood risk
- Rural living lots are typically 20 times larger than the average suburban block.
- Remnant larger land holdings are mostly surrounded by 1 hectare land holdings.

- 86 rural living residential lots are being developed. These were lodged prior the EFPA limiting residential subdivision becoming operational in March 2019.
- There are several large lots able to be subdivided for residential rural living in the Cowan/Artesian area
- Excluding the Cowan/Artesian area, Rural Living (including Animal Husbandry) comprises 34 square kilometres.

Whilst the Planning and Design Code envisages the Rural Living and Animal Husbandry as being able to be subdivided to 1HA for housing, since March 2019, that is precluded by the EFPA.

Along with inquiries about subdivision for rural living in Two Wells/Lewiston's Rural Living Zone, Council's planners also receive numerous inquiries about building a house on 8HA lots in the Rural Horticulture Zone. Inquirers outline that land is hard to find in Lewiston. The extent that this is a risk for land in the Rural Horticulture Zone should be investigated. An inability to build a dwelling on Rural Living zoned land has the potential to place pressure on primary production and horticulture zoned land.

The EFPA's limit was introduced in 2019 after a period enabling residential subdivisions to be lodged, and subdivisions – including the 86 lot proposal – are yet to be brought to market.

The Cowan/Artesian Area is able to be subdivided for rural living housing, this presenting potential supply with several larger lots that could be subdivided over the next five years. Siting adjacent to Two Wells acts to reinforce the township.

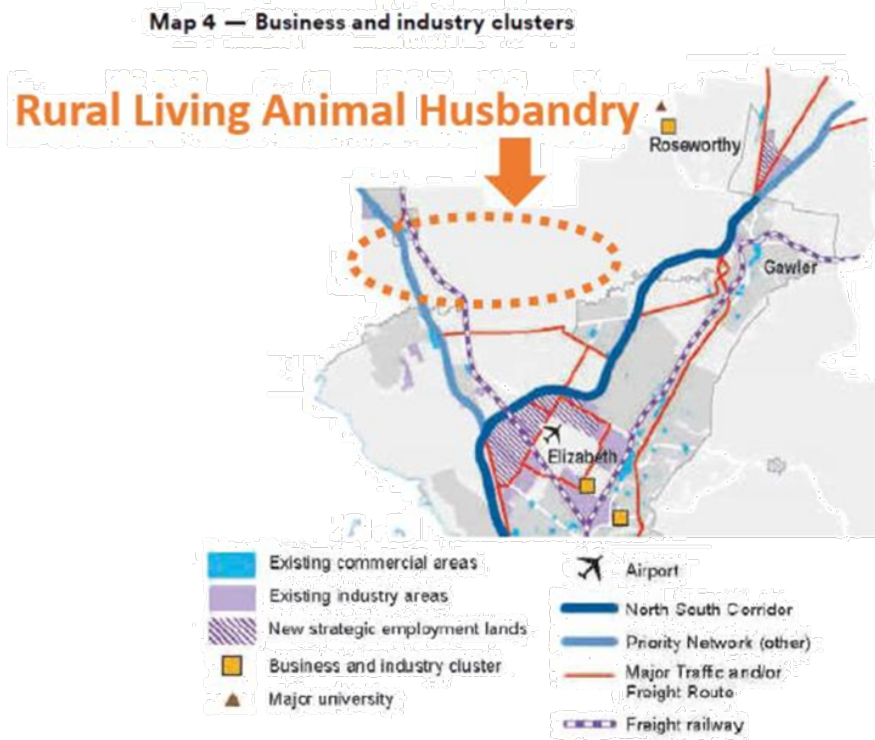
**Comment to Commission:**

**Council is open to the Environment and Food Production Area continuing in place over Two Wells / Lewiston Rural Living Zone and Animal Husbandry Subzone until, noting further detailed investigations on the impact of the EFPA restrictions over time to be undertaken, subject to:**

- a. The barrier of the Environment and Food Production Area limiting subdivision for low intensity residential living where associated with horse or dog keeping being corrected.**
- b. The lack of the Environment and Food Production Area being explicitly communicated directly in the Rural Living Zone and Animal Husbandry Subzone of the Planning and Design Code (perhaps as an Overlay) being corrected.**

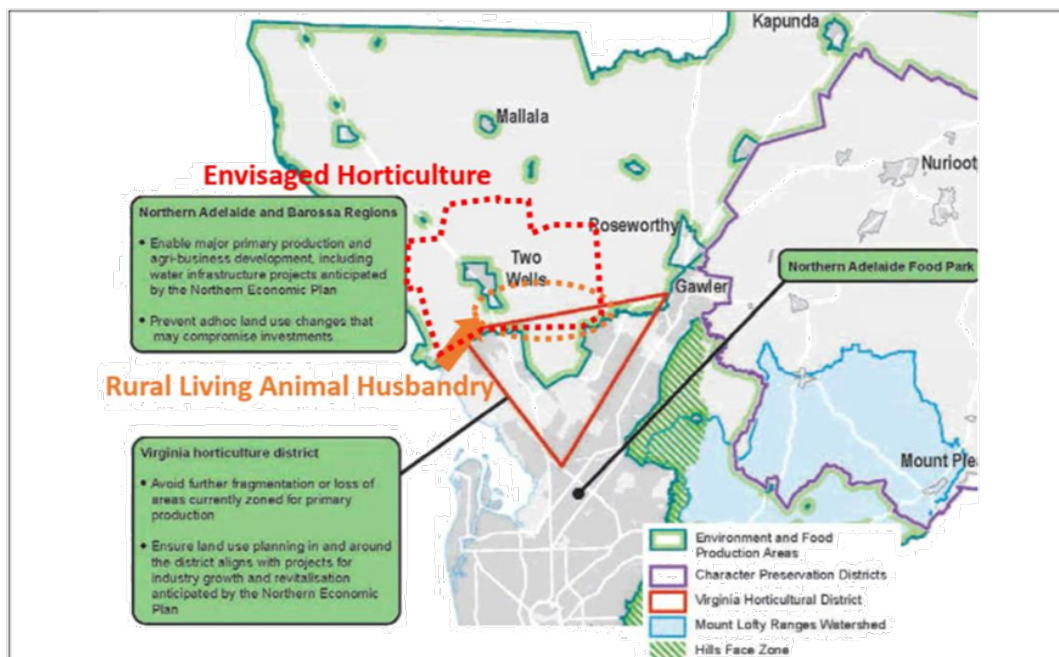
## 30 YEAR PLAN FOR GREATER ADELAIDE

The 30 Year Plan for Greater Adelaide includes the Rural Living Animal Husbandry Area within the EFPA. The 30 Year Plan is however silent about the areas business future and also the wider areas envisaged horticultural future.



*The 30 Year Plan is silent about the Animal Husbandry area as a form of business cluster*





*The 30 Year Plan is silent about the envisaged development of horticulture in the southern third of Adelaide Plains. This area is within a Rural Horticulture Zone*

**Comment to Commission:**

**The 30 Year Plan for Greater Adelaide should better reflect the Animal Husbandry Zone as a business cluster and the envisaged development of horticulture in the southern third of Adelaide Plains.**

**Two Wells Planned Urban Growth Challenges and Opportunities**

A portion of Adelaide Plains including Two Wells is sited within the 'Outer North' of Greater Adelaide. Analysis of housing and employment land supply is contained within the Land Supply Reports<sup>6</sup> for Greater Adelaide released by the Commission (see [Relevant Extracts for APC from the Land Supply Reports](#))

For Adelaide Plains, the land supply reports provide updated numbers associated with Two Wells housing estates. The commentary affirms the impact of the northern connector in terms of reduced vehicle travel times to Greater Adelaide underpinning demand for land for housing and employment purposes.

Building applications have increased from around 60/annum to above 100, with 2020/21 having 294 to the end of May. This is a significant rate of building activity.

Recognising the EFPA supports planned urban growth, it is suggested the following comments be provided to the Commission about planned urban growth

**Comment to Commission:**

**Recognising the Environment and Food Production Area surrounds Two Wells' planned urban growth, Council intend to continue investigating, planning, delivering and advocating for the necessary economic and social infrastructure to support liveable growth at Two Wells. Council welcomes further dialogue with the Commission about this.**

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[plan.sa.gov.au/our\\_planning\\_system/instruments/planning\\_instruments/environment\\_and\\_food\\_production\\_areas#have\\_your\\_say\\_on\\_the\\_efpa\\_review](https://plan.sa.gov.au/our_planning_system/instruments/planning_instruments/environment_and_food_production_areas#have_your_say_on_the_efpa_review)



Relevant Extracts for APC from the Land Supply Reports

GREENFIELD

GREENFIELD LAND SUPPLY – OUTER NORTH

LAND SUPPLY REPORT FOR GREATER ADELAIDE

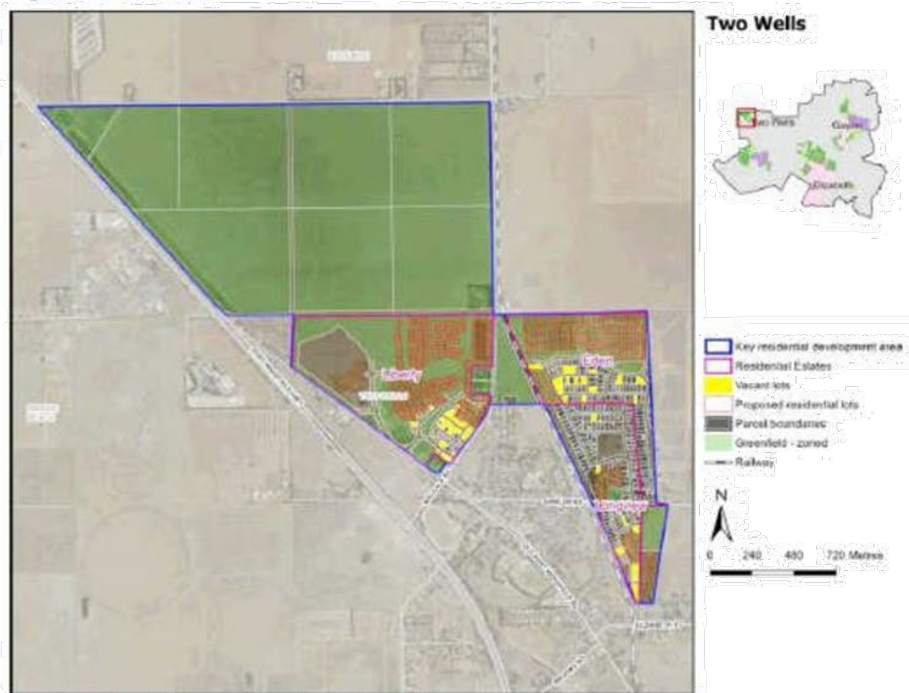
Table 4: Greenfield land supply by sub-region and key development front - Outer North, June 2020

STATUS Sub Region & Development Fronts	DEVELOPMENT READY		UNDEVELOPED ZONED		FUTURE URBAN GROWTH AREA	
	Area (ha)	Lots	Area (ha)	Estimated Lots	Area (ha)	Estimated Lots
<b>GAWLER</b>						
Gawler East	180	1,521	3	29	-	-
Gawler South	18	151	58	490	-	-
Evanston Gardens	41	391	40	388	43	410
Evanston South	4	75	57	973	-	-
Roseworthy	102	871	237	2,030	29	248
Concordia	-	-	-	-	949	10,000
<b>TOTAL</b>	<b>345</b>	<b>3,009</b>	<b>396</b>	<b>3,910</b>	<b>1,021</b>	<b>10,658</b>
<b>PLAYFORD</b>						
Playford Alive	10	221	101	2,278	-	-
Playford North Extension	96	1,402	409	5,996	7	107
Munno Para	16	295	89	1,615	-	-
Munno Para West	13	205	15	234	-	-
Blakeview	7	123	289	5,360	-	-
Angle Vale	198	2,431	314	3,848	3	36
Eyre	10	165	82	1,305	-	-
<b>TOTAL</b>	<b>350</b>	<b>4,842</b>	<b>1,299</b>	<b>20,635</b>	<b>10</b>	<b>143</b>
<b>VIRGINIA/TWO WELLS</b>						
Virginia	59	723	103	1,250	301	3,663
Buckland Park	315	3,344	560	5,953	526	5,587
Two Wells	62	478	273	2,108	-	-
<b>TOTAL</b>	<b>436</b>	<b>4,545</b>	<b>936</b>	<b>9,312</b>	<b>827</b>	<b>9,250</b>
<b>OUTER NORTH TOTAL</b>	<b>1,131</b>	<b>12,396</b>	<b>2,631</b>	<b>33,857</b>	<b>1,858</b>	<b>20,051</b>

## LAND SUPPLY REPORT FOR GREATER ADELAIDE

## GREENFIELD LAND SUPPLY - OUTER NORTH

Figure 23: Two Wells



## KEY MEASURES

Year Commenced	Pre-2010
Estimated dwelling capacity	2,875
Dwellings built since 2010	203
Average dwellings built per annum	19
<b>Remaining Potential Capacity</b>	<b>2,672</b>
Vacant lots	75
Development Ready (proposed lots)	478
Undeveloped Zoned	2,108

## ANALYSIS

- 3 estates currently under development.
- Since 2018 the rate of development has markedly increased, with over 70 dwelling completions recorded in 2018.
- There are current infrastructure deed arrangements in place. The availability of financial contributions to fund infrastructure is dependent on the rate of development. This needs to be continually monitored to ensure infrastructure bottle necks do not occur.
- Two Wells is not connected to a SA Water trunk sewer main and currently relies on a community waste water scheme to service dwellings.
- SA Water's potable water infrastructure is currently being upgraded in the area, including 4,500m of new pipework to improve water pressure and support projected growth.

## 2.4 Greenfield land supply to 2030

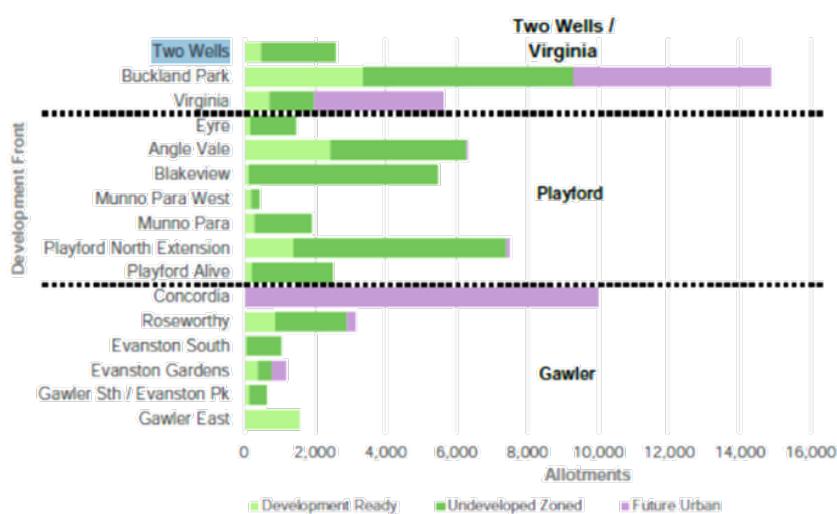


Over the last decade Greenfield development has accounted for 80% of all dwellings built in the region. This trend is assumed to continue into the next decade as additional land comes to the market and major infrastructure projects make land more accessible and desirable to a larger portion of the market.

A stocktake of Greenfield land supply within the region is illustrated in Figure 9 and Table 4, and shows the following:

- 19% of land supply is Development Ready.
- Over 5,400 Development Ready allotments are located within the Playford sub-region, with just under half these allotments located within the Angle Vale precinct.
- Over 50% of estimated allotment potential is located within Undeveloped Zoned land.
- It is estimated that undeveloped zoned land within the Playford sub-region could yield in excess of 20,000 allotments. The Playford North Extension will account for approximately 6,000 of these allotments.
- Future Urban Growth area land is estimated to yield 30% of total allotment potential for the region with land at Concordia estimated to have a total potential to create 10,000 allotments.

Figure 9: Greenfield land supply by development front, June 2020



## 2. EMPLOYMENT LAND SUPPLY – OUTER NORTH

### 2.1 Overview

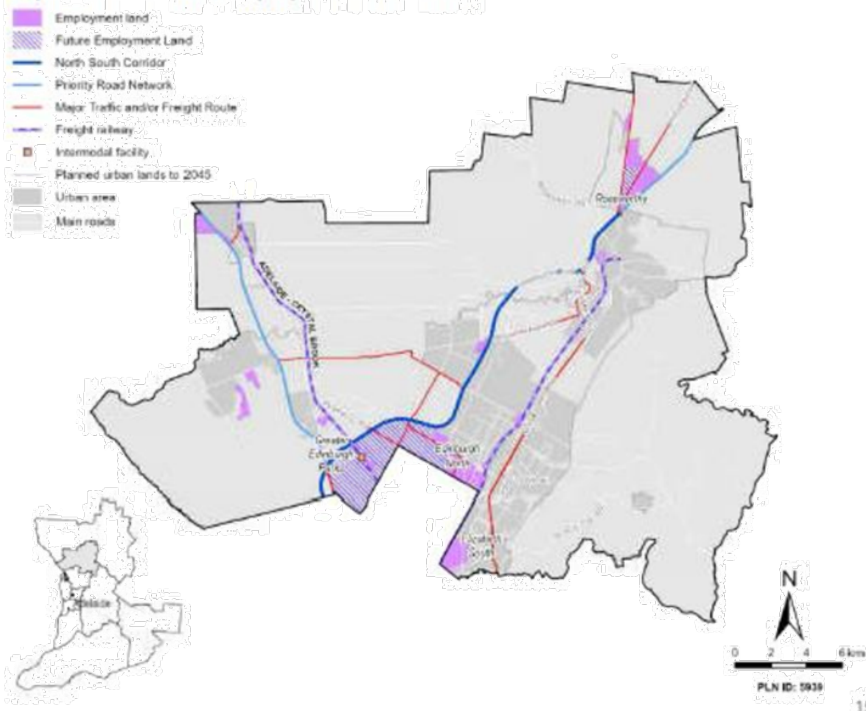
EMPLOYMENT LAND JOBS	ZONED EMPLOYMENT LAND	KEY INDUSTRY TYPES
 <p>5,500 in 2020</p>	 <p>1,559ha</p>	<ol style="list-style-type: none"> <li>1. Manufacturing</li> <li>2. Construction</li> <li>3. Agriculture</li> </ol>

The Outer North region, as illustrated in Figure 11, accommodates an estimated 11% of total zoned employment land within Greater Adelaide and over 95% of all identified future employment land.

In 2020 it was estimated the regions zoned employment lands supported an estimated 5,500 jobs. Over 55% of these jobs were aligned with traditional employment activities, with manufacturing a significant contributor. Its share is projected to grow over the next ten years to 2030 as more land becomes available, and recently completed infrastructure makes land more accessible to key distribution networks and trade gateways.

Projected population growth in Two Wells, Gawler and Roseworthy will provide opportunities to facilitate growth of the regions employment lands driving demand for more population serving activities. This, along with further investigations into the future development of the Greater Edinburgh Parks, present the greatest opportunities for the region to over the next 10 years.

Figure 11: Outer North employment land overview





## Attachment A Council Decision 23 Sept 2019 Hicks and Leinad Land



**Adelaide  
Plains  
Council**

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D19/50876

24 October 2019

BH and SA Hicks Pty Ltd  
Mallala Road  
TWO WELLS SA 5501

Dear Mr Hicks

**In-Principle Council Support for North East Two Wells Expansion – Hicks Group**

As you are aware, *Environment and Food Production Areas (EFPAs)* were introduced through the *Planning, Development and Infrastructure (PDI) Act 2016* to prohibit the further subdivision of land for housing to protect vital food and agricultural lands. The majority of the Adelaide Plains Council area is located within an EFPA and the effect of this legislation is to restrict land divisions for residential development to Council's main townships (Two Wells, Mallala and Dublin) and a number of other existing settlements only.

At an Informal Gathering on 25 March 2019, planning consultant Grazio Maiorano of URPS presented to Council Members on behalf of the Hicks Group in relation to the potential urban rezoning of land adjoining the Two Wells township in the medium to long term. The urban rezoning could facilitate approximately 850 new dwellings together with an appropriate level of recreation, open space and community facilities.

As you are aware, an amendment to the EFPA boundaries will be necessary before a potential rezoning and future development application can be progressed for this development proposal.

Following a formal request by the Hicks Group, as well as a separate request from Leinad Land Developments (Dublin) Pty Ltd, regarding a potential expansion of the Dublin township, Council at its Ordinary Meeting on 23 September 2019, resolved as follows:-

**Item 21.5: Environment and Food Production Areas**

Moved Councillor Maiolo Seconded Councillor Lush 2019/412

*"that Council, having considered Item 21.5 – Environment and Food Production Areas, dated 23 September 2019, receives and notes the report and in doing so authorises the Chief Executive Officer to:-*

- 1) progress the review of relevant strategic holdings that are currently impacted by the Environment and Food Production Areas legislation with the Department of Planning, Transport and Infrastructure and the State Planning Commission as part of the 5 yearly review of the Planning, Development and Infrastructure Act 2016 (Section 7).*
- 2) provide in-principle letters of support to Leinad Land Developments (Dublin) Pty Ltd and the Hicks Group to enable both parties to advocate for boundary changes to the*

**apc.sa.gov.au**

*Environment and Food Production Areas and allow the future progression of long term rezoning objectives as outlined in Attachments 1 and 2 to this Report."*

*CARRIED UNANIMOUSLY*

As per Council Resolution 2019/412 above, Adelaide Plains Council is pleased to provide in-principle support to the Hicks Group to advocate for boundary changes to the EFPA to allow for the future progression of long term rezoning objectives for the North East Two Wells expansion.

Subject to availability, Council staff will be keen to attend meetings with Grazio Maiorano of URPS and the Department of Planning, Transport and Infrastructure to progress this matter.

If you require any further information, please contact Rob Veitch, General Manager Development and Community on (08) 8527 0200 or [rveitch@apc.sa.gov.au](mailto:rveitch@apc.sa.gov.au)

Yours sincerely



James Miller  
Chief Executive Officer



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D19/50832

24 October 2019

Mr Daniel Palumbo  
Leinad Land Developments (Dublin) Pty Ltd  
55 Stanbel Road  
SALISBURY PLAINS SA 5109

Dear Mr Palumbo,

**Dublin Township Expansion – Leinad Land Developments**

As you are aware, *Environment and Food Production Areas (EFPAs)* were introduced through the *Planning, Development and Infrastructure (PDI) Act 2016* to prohibit the further subdivision of land for housing to protect vital food and agricultural lands. The majority of the Adelaide Plains Council area is located within an EFPA and the effect of this legislation is to restrict land divisions for residential development to Council's main townships (Two Wells, Mallala and Dublin) and a number of other existing settlements only.

The potential expansion of the Dublin township was previously supported by Council back in 2014, when Leinad Land Developments proposed a developer-led Development Plan Amendment (DPA) to rezone land to the south of Dublin for residential purposes. Council endorsed the DPA together with a Funding Deed to finance the DPA. However, the DPA Statement of Intent (SOI) was rejected by the then Minister for Planning, the Hon. John Rau, on 20 February 2015 as the proposals were not considered to be in accordance with the State Planning Strategy at that time.

The DPA was intrinsically linked to a proposal for the construction of a local shopping centre at Dublin comprising 1700 square metres of gross floor area, including a small supermarket and five speciality shops. Development Plan Consent was granted for the shopping centre on 12 November 2015 and the operative period of this Development Plan Consent remains 'live' until 4 August 2020.

Since the granting of the Development Plan Consent and the rejection of the DPA, the introduction of the EFPA legislation through the 2016 PDI Act has prevented any further progress on the development proposals from occurring.

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Following a presentation by planning consultant Richard Dwyer of Ekistics to Council Members on behalf of Leinad Land Development on 8 July 2019, a Motion on Notice was made at the Ordinary Council Meeting on 22 July 2019, which resulted in the following resolution:-

*Environment Food Production Areas*

*Moved Councillor Keen                      Seconded Councillor Lush                      2019/323*

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

*CARRIED*

As per the above resolution, I wrote to the Hon. Stephen Knoll MP, Minister for Transport, Infrastructure and Local Government on 23 July 2019. To date, no reply has been received.

Following formal requests by both Leinad Land Developments, as well as the Hicks Group regarding a potential development at Two Wells, Council at its Ordinary Meeting on 23 September 2019, resolved as follows:-

*Item 21.5: Environment and Food Production Areas*

*Moved Councillor Maiolo                      Seconded Councillor Lush                      2019/412*

*"that Council, having considered Item 21.5 – Environment and Food Production Areas, dated 23 September 2019, receives and notes the report and in doing so authorises the Chief Executive Officer to:-*

- 1) progress the review of relevant strategic holdings that are currently impacted by the Environment and Food Production Areas legislation with the Department of Planning, Transport and Infrastructure and the State Planning Commission as part of the 5 yearly review of the Planning, Development and Infrastructure Act 2016 (Section 7).*
- 2) provide in-principle letters of support to Leinad Land Developments (Dublin) Pty Ltd and the Hicks Group to enable both parties to advocate for boundary changes to the Environment and Food Production Areas and allow the future progression of long term rezoning objectives as outlined in Attachments 1 and 2 to this Report."*

*CARRIED UNANIMOUSLY*

As per Council Resolutions 2019/323 and 2019/412 above, Adelaide Plains Council is pleased to provide in-principle support to Leinad Land Developments to advocate for boundary changes to the EFPA to allow for the future progression of long term rezoning objectives for the expansion of the Dublin township.

If you require any further information, please contact Rob Veitch, General Manager Development and Community on (08) 8527 0200 or [rveitch@apc.sa.gov.au](mailto:rveitch@apc.sa.gov.au)

Yours sincerely



**James Miller**  
**Chief Executive Officer**

**Appendix B Local Government Assessment Manager Forum November Submission**

18 November 2022

Mr John Stimson  
Presiding Member  
Expert Panel  
Planning System Implementation Review

[DTI.PlanningReview@sa.gov.au](mailto:DTI.PlanningReview@sa.gov.au)

Dear Mr Stimson

This submission is made by the recently formed Local Government Assessment Manager Forum (LGAMF). The LGAMF represents Accredited Professionals (Level 1) employed in the Local Government sector who perform the duties as an Assessment Manager.

As a key group of accredited professionals within the planning system, the members of the LGAMF has a strong interest in facilitating the delivering a system that serves the diverse needs of the community. The LGAMF acknowledged the significant effort of the department in transitioning the State to the new system. There is general support for the reforms. This submission is focussed on specific matters of interest to the LGAMF that are considered to require further consideration in development assessment.

The LGAMF welcomes the opportunity to work with the Expert Panel to further enhance the planning and development system. In particular, the LGAMF request the Expert Panel consider the following matters.

- Deemed Planning Consents
- Deemed Development Approvals / Minor variations
- Assessment Timeframes
- Development Assessment Portal
- Verification

**Deemed Planning Consent**

The need for an efficient and responsive development assessment process is supported. However, the Deemed Planning Consent provision is having extremely negative impacts on workplace culture, and contributing to staff leaving the local government sector. This, combined with very short assessment times for what can be quite complex matters, results in a greater likelihood of applications being refused, or substandard designs that do not meet the provisions but are just good enough being approved to avoid a deemed consent rather than working with applicants to achieve a design that can be supported to better deliver the intent of the policy. This is inconsistent with the objects of the Act to promote *high standards for the built*

*environment.* It is a severe penalty that does not adequately consider the consequences for the community for development that is inappropriate.

It is noted in the discussion paper there have not been many deemed planning consents issued. It is not the case that the number of those issued reflects the considerable stress that sits with every application to avoid this occurring. Planning staff do not feel they can take extended leave due to the potential that one of their applications will tick down to a deemed consent and the workloads associated with other planners in the team do not facilitate easy management of applications when others are away. Councils have had to take on more planning staff to keep workloads to a level that allow timely interaction with applications and does not result in time overruns to assess the same or similar application numbers overall to those managed with fewer planners under the Development Act.

Assessment Managers are of the view the deemed consent approach does not provide a basis for collaborative relationships with applicants that in turn deliver more appropriate planning outcomes. This provision does not take into consideration the well documented shortage of professionals within the sector and the challenges in establishing a sustainable work environment for the relevant assessing officers where they can apply their skills to the delivery of outcomes that benefit all, in line with the relevant assessment policy.

The consequence of this provision is to extend the assessment times for simpler development applications, as greater attention is required on the more complex developments that generally have the same assessment times. Furthermore, this is leading to less capacity to provide preliminary advice to applicants which is a highly valuable non-statutory service to assists applicants.

It is noted in the jurisdictional comparison contained in the Panel's discussion paper, only Queensland utilises this mechanism and New South Wales has adopted a deemed refusal mechanism. Other jurisdictions such as Victoria, Western Australia and Tasmania have taken **a more balanced approach, whereby a review is undertaken by the respective courts on the facts and the court makes a considered and independent determination on the application.** This is considered to be a more equitable approach that will safeguard the community against potential poor development outcomes while removing the risk of instant approvals for inappropriate outcomes.

#### **Deemed Approval / Minor Variations**

The discussion paper identifies instances where planning and building consent has been issued for a development application, but councils are not accepting the planning consent issued by the private accredited professional. The paper assumes the council as the *problem* and does not examine the reasons why the approval is not being issued by the council. The Act requires a council to check that the appropriate consents have been sought and obtained for a development application. This is an important mechanism that safeguards applicants / owners from commencing development with inconsistent or invalid consents. The absence of this important check is likely to result in non-compliances being identified during construction, leading to more significant and costly delays.



In many instances where development approval has not been issued, it is evident some private accredited professionals have acted outside their powers under the Act. This issue is directly related to the accredited professionals incorrect assessment which missed or dismissed key assessment criteria, including the application of Overlays such as the Historic Area Overlay. There are some examples of accredited professionals interpretation being such that they have effectively undertaken a performance assessed development, including on notifiable development.

This issue is exacerbated with the ambiguity that is created with s106(2) of the Act in relation to minor variations. The Deemed to Satisfy (Minor variations) is subject to various interpretations and has created uncertainty and delayed approvals, as identified by the Panel's discussion paper. This varying interpretation has resulted in poor outcomes for applicants. The difficulty with the interpretation was highlighted when a cross sector working group established by PLUS was unable to define what constitutes minor variations.

This legislative ambiguity is contributing to a tension between the practice of some private accredited professionals and council practitioners. **There needs to be greater guidance/training for relevant authorities on respective roles and what constitutes a minor variation for Deemed to Satisfy developments to address the current inconsistent approach.** This could be informed with clear parameters such as a minor variation may only be granted:

- by an Assessment Manager at council, or
- by privately certifiers where the element does not have an impact beyond the site. E.g. excludes site area, frontage, setbacks, building heights, length on boundary and the like; and there is accountability / transparency with clearly documented justification for any minor variations.

#### **Assessment Timeframes**

The discussion paper suggests a review of assessment timeframes. This review is supported as the current timeframes do not adequately differentiate the work that is required to properly assess more complex assessments such as larger commercial and industrial type applications. **It is recommended the assessment timeframes for complex development, not involving up to two (2) class 1 buildings or any class 10 buildings, should be 8 weeks** as the current assessment timeframes are not adequate and do not facilitate the promotion of high standards for the built environment. It is not reasonable to expect an application for 19 plus dwellings or large scale warehousing to be assessed in 20 days, yet this is currently the case. The Panel may wish to also consider the gross time for the completion of assessments to gauge the overall impact of the new system and whether there are broader legislative / DAP enhancements that may be necessary.

#### **Development Assessment Portal**

The Development Assessment Portal, while having developed some positive change, **has not yet delivered the efficiencies that were expected from the reform**, notwithstanding the many enhancements that have made since its introduction. The local government sector has contributed significant resources towards supporting the identification of issues and enhancements in the DAP. PlanSA has been provided with an extensive list of issues and it is acknowledged the department has generally sought to progress enhancements. Critical changes are however urgently required, as the

Discussion Paper – *ePlanning System and PlanSA website Reform Options* has identified. **It is essential that urgent enhancements are prioritised as the current DAP limitations are significantly affecting the performance of the development assessment process.** For example:

- The current DAP is too linear and does facilitate multi process actions across planning and building. Staff cannot easily update basic data, such as add addresses after verification or continue to assess an application when the application is on hold. This is resulting in double or triple handling of development applications. **A relevant authority should be able to efficiently complete all aspects of an assessment at one point, regardless of status of the application and should be given administrative control to change data in the DAP as required.** There is significant inefficiency in administrative functions being undertaken only by PlanSA.
- The current DAP is too complicated for simple development applications. **The DAP should be streamlined for simpler development applications and should allow authorities to concurrently assess planning consent, building consent, and issue development approval.**
- Assessment timeframes do not accurately capture when a request for information has been made – **the DAP should accurately measure the assessment time.**
- The system does not have a robust document management system, the current approach is convoluted and complicated. **A contemporary document management system should be adopted for the DAP to reduce the administrative burden for all users.** This should include generating emails within the DAP, which is a standard expectation of a contemporary digital solution.
- Dashboards to monitor volumes of work are not working and cannot be readily relied upon. **Dashboards should be provided to readily monitor and track development applications, without having to generate a PowerBI reports.**
- Reporting function is confusing and not accurate. **PowerBI Reporting should be simplified, accurate and relevant authorities should be given full access to all their data to generate bespoke reporting.**
- A large number of submitted proposals are not progressing past the submit stage, as required information is not provided and this is contributing to unnecessary burden on the system. **Submitted proposals, where required information has not been provided during verification, should be withdrawn by the system automatically after a certain period of time and applicants should relodge when ready to proceed.**

Given the critical role of the DAP in the system, the Expert Panel is requested to **review the governance and resourcing that is necessary to sustain the DAP.** There appears to be an inherent limitation with the current governance model of PlanSA determining and progressing enhancements. While there have been many enhancements, acknowledging the efforts of the department to address what they can, there remain many more that are outstanding. As the current governance model requires all ideas to be funnelled through PlanSA and prioritisation of enhancements need to fit within the available resources & understanding of the issues by the department, the most common problems are the focus, not innovation.



**The DAP should offer full Application Programming Interface (API) Based Product Integration** (open data) so that authorities and other relevant stakeholders can move towards business to business transactions. This will facilitate innovation as it will incentivise authorities to evolve their business processes and the learning can be shared across all stakeholders. Enabling all stakeholders to shape direction and priorities of the core DAP functionality, together with the full API based Product Integration the DAP could realise its full potential as a digital platform.

Crown development applications should also be processed within the DAP as working between two systems is inefficient, overly complex and is likely to result in errors. It is also confusing for customers who do not understand why there are still two systems in place. Crown developments were due to be included in the DAP by mid-2022.

### Verification

Unlike the previous requirement under Development Act, **the Verification process under the PDI Act is much more resource intensive. The increased requirements are not equally placed on an applicant to submit a complete development application** – the DAP does not prevent incomplete applications from being submitted. Therefore, all the expectation is placed on the relevant authority. Furthermore, the resource intensive process is exacerbated when an applicant provides a partial response to a request for information to form a complete application. This is double, triple handling of the application. The consequence is that greater attention is required on the more complex developments and simpler developments take longer to process.

The system also fails to account for the nuanced link between requesting from an applicant: the full documentation for an application, when at a preliminary stage, it is apparent the development proposed will not be supported in that form. Providing relevant authorities the time to provide a preliminary guidance to an applicant early, will save the applicant time and money. This is particularly relevant for more complex development applications. Not providing advice about significant issues but seeking possibly expensive technical mandatory information only to then advise after lodgement has occurred that there are significant concerns does not build a constructive relationship and often leads to complaints about staff action.

The Expert Panel is invited to also consider that the data collected to form its initial perceptions of verification was over a period of extraordinary development activity as a result of government stimulus to facilitate construction activity during peak Covid-19. Some Councils experienced over a 30% increase in development applications in this period while at the same time many workplaces were required to adapt to significant changes, lock downs and loss of staff due to isolation rules. There were also many instances where new lots from approved land divisions were not created in the DAP and applications could not proceed past the verification stage. Further it is not uncommon for applicants to submit applications for new housing reliant on lots and roads that have not been approved in a land division and these may then need to wait longer before they can be verified and submitted. In this context, 84 percent of verifications within time is considered to be reasonable. The suggestion of penalty in the context of the environment at the time of the data collection is not considered reasonable. It is likely to lead to more refusals.



Moreover, it would also seem appropriate to explore the data from the DAP in more detail to determine if the applications that fell outside the 5 days were verified on day 6 or 7; or was this an issue for a particular application type or region; or how affected where these authorities by Covid-19; or was the timeframe due to the poor quality information submitted with the application. A more complete understanding of the issues behind the headline metric is warranted. Furthermore, **the Expert Panel is encouraged to consider training for all participants in the industry, education, and DAP system solutions, ahead of imposing penalties on a sector that is facing the same resourcing challenges as other sectors.**

The proposal within the *E-Planning System and the Plan SA website* paper to explore combined verification and assessment processes and to remove Building Consent verification for simpler applications has merit and warrants further consideration.

### **Local Policy**

It is recommended the Expert Panel also give consideration to the inclusion of additional local policy in the Code. The announced changes to heritage and character to bring strong controls is welcomed and this initiative should be extended to consider other policy gaps / deficiencies in the Code that have been identified by various stakeholders.

Local Government Assessment Manager Forum

**Appendix C Council Submission on Phase 3 Draft Code December 2020**

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<b>Master Planned Neighbourhood Zone</b>	
<p>Council raised concerns with the 2019 draft Code relating to a change of the existing Suburban Neighbourhood Zone and Residential Zone – Residential Policy Area 4 to the General Neighbourhood Zone.</p> <p>The 2020 draft Code now proposes to transition the existing residential areas predominately to the Master Planned Neighbourhood Zone. This zoning will apply to the Liberty &amp; Eden land developments. A new Emerging Activity Centre Subzone is also proposed over the Liberty development.</p> <p>The proposed Master Planned Neighbourhood Zone does not suitably address the minimum site areas prescribed within the existing Mallala Development Plan. Emphasis is placed on broad statements rather than quantitative allotment sizes.</p> <p>The Zone currently does not use any Technical Numeric Variations (TNVs) to carry over existing Development Plan criteria, but rather references criteria contained within 'Building Envelope Plans' that can be created as part of these master planned areas. If a Building Envelope Plan does not exist, then standardised broad policies are provided.</p> <p>It is also recognised that the existing and planned infrastructure (power, water and waste water) have all been designed to accommodate a certain number of houses within the development area. The Two Wells Residential DPA of 2013 introduced this policy framework to ensure that the minimum site areas adequately cater for the overall dwelling and associated infrastructure demands.</p>	<p>It is recommended that a Minimum Site Area TNV and Minimum Frontage TNV be inserted into the Zone to appropriately guide development within Adelaide Plains based on current Development Plan provisions.</p> <p>PO 11.1 / 11.2 / 11.3 – it is considered that the proposed Performance Outcomes do not suitably address the minimum site area and frontage requirements for residential development. As the majority of the area to the west of the existing railway line has not been developed and there is not an 'authorised' plan of division, there is concern that until this has occurred, the lack of site areas will create a high level of uncertainty for future development proposals.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations															
<p>A key component of the Master Planned Neighbourhood Zone and the transition from the existing Suburban Neighbourhood Zone and Residential Zone relies on appropriate criteria being contained within new POs and the proposed TNVs.</p>	<p>Site Areas and Frontage Widths</p> <p>Mallala Development Plan PDC 18 – A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:</p> <table><tr><th>Dwelling Type</th><th>Minimum area (square metres)</th><th>Minimum frontage (metres)</th></tr><tr><td>Detached (except where constructed boundary to boundary)</td><td>250 minimum</td><td>7</td></tr><tr><td>Semi-detached</td><td>200 minimum</td><td>6</td></tr><tr><td>Row dwelling and detached dwelling constructed boundary to boundary</td><td>125 minimum</td><td>5</td></tr><tr><td>Group dwelling and/or Residential flat building</td><td>200 minimum</td><td>No minimum</td></tr></table> <p>The Code does not suitably address the minimum site areas prescribed within the current Zone.</p> <p>Table 1 – Accepted Development</p> <p>‘Detached dwelling’, the ‘Interface Management Overlay’ should be applied as an exception, so that a dwelling is not an accepted development in certain areas. Concept Plan 99 – Two Wells clearly identifies two areas within the concept plan that are subject to interface with existing authorised land uses (shown as ‘Buffer to Primary Industry Activity’). This includes a 500m buffer to an intensive animal</p>	Dwelling Type	Minimum area (square metres)	Minimum frontage (metres)	Detached (except where constructed boundary to boundary)	250 minimum	7	Semi-detached	200 minimum	6	Row dwelling and detached dwelling constructed boundary to boundary	125 minimum	5	Group dwelling and/or Residential flat building	200 minimum	No minimum
Dwelling Type	Minimum area (square metres)	Minimum frontage (metres)														
Detached (except where constructed boundary to boundary)	250 minimum	7														
Semi-detached	200 minimum	6														
Row dwelling and detached dwelling constructed boundary to boundary	125 minimum	5														
Group dwelling and/or Residential flat building	200 minimum	No minimum														

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>keeping building associated with a poultry farm north of Tempy Road and a 300 metre buffer from an operational building/structures on the site of a grain storage and handling/packaging facility west of Port Wakefield Road.</p> <p>A Deed of Agreement was prepared between the former DPTI and Hickenbotham as it relates to the Liberty land development, with existing PDC and non-complying trigger the method in which the relevant authority was informed of this requirement. This matter requires further consideration as to how this may be transitioned into the Code. Council and Hickenbotham also have a Deed in place that relates to this development.</p> <p>PDC 24 within the current development plan states that:</p> <p>“Land division should not create more than 1500 allotments within the zone, until the new road access to Port Wakefield Road as indicated on Concept Plan Map Mal/7 – Two Wells has been constructed.</p> <p>This has also been reflected in the non-complying provisions:</p> <p>“Land division where the total number of allotments created in the zone exceeds 1500 -</p> <p>Except where a new road access onto Port Wakefield Road has been constructed in accordance with Concept Plan Map Mal/7 – Two Wells”</p> <p>These policies were inserted into the Zone to reflect the number of additional allotments that could be created as part of the Two Wells development area without the need to undertake significant upgrades to the Port Wakefield Road access. It is acknowledged that the Concept Plan 99 shows the new road access, however the Code should also include a provision to reinforce this intent.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<p>Of primary concern within Adelaide Plains Council is that while the provisions of the Master Planned Neighbourhood Zone seek to limit retail within the zone, the Emerging Activity Centre sub-zone does not have the same limitations, in fact it has no retail floor area size limits. In the Two Wells setting this could result in a retail centre being located anywhere in the Liberty development in direct competition to the Two Wells Main Street. While the introduction of the Master Planned Neighbourhood Zone is broadly supported, any policy that allows a significant out of town retail centre for Two Wells is not supported as it is directly opposed to the existing policy in the Development Plan that seeks to locate large retail within the Town Centre.</p> <p>This was a significant issue raised by the community and Council during the preparation of the Two Wells Residential DPA in 2013. The removal of this policy intent is considered to be a significant departure from the existing Development Plan provisions, is not supported by Council and requires amendment as a matter of high priority.</p>	<p>A new Gross Leasable Area TNV to ensure that a maximum gross leasable retail floor space is included within the Emerging Activity Centre Subzone. The creation of a Gross Leasable Area TNV with a maximum area of 500m<sup>2</sup> would reflect existing Objective 3 and PDC 21 of the Suburban Neighbourhood Zone (Mallala Development Plan) and ensure that any future development does not erode the role and function of the existing Two Wells Main Street (Town Centre).</p> <p>Alternatively and in the event that the Commission does not support the above recommendation, the Emerging Activity Centre Subzone needs to be substantially reduced in size and not applied over the entire Master Planned Neighbourhood Zone.</p> <p>PO 2.1 – Part (b) enables development to a height of 6 storeys or 22 metres. This is substantially higher than the current 4 storey maximum building height. It is recommended that Part (b) be reduced to 4 storeys to create greater consistency with existing Development Plan provisions and provide a more realistic expectation of the heights of buildings encouraged within activity centres.</p> <p>New Performance Outcome - It is recommended that the Concept Plan TNV be inserted within the Emerging Activity Centre Subzone to ensure that the non-residential component of Concept Plan 99 are reinforced and the appropriate siting and future sizing of an activity centre is addressed.</p>



Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<p>Accepted pathway (no planning consent required) are proposed for new dwellings where they are consistent with an approved building envelope plan and retaining walls up to 1.5 metres in height (except where visible from a public road).</p> <p>The parameters for the approval and use of a Building Envelope Plan (BEP) have only just been released to local government and there is still some uncertainty as to how this new feature of the planning system will operate. What is not clear is why this element of the system is being introduced as part of the introduction of the Code, which was initially expressed as a 'like for like' policy change, and not following the introduction of the Code.</p>	<p>Council requests clarity as to what has prompted the introduction of BEP's and Accepted Pathway changes to be included as part of the introduction of the Planning and Design Code, which was intended to be limited to like for like policy not major structural changes to assessment processes.</p> <p>Fence and Retaining Wall Structure includes the following assessment criteria:</p> <ol style="list-style-type: none"> <li>1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels).</li> <li>2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels)</li> <li>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.</li> <li>4. The structure is not located on a secondary street boundary.</li> <li>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas</li> </ol> <p>It is considered that this a total combined height of the fence and retaining wall of less than 3.3 metres is too high to be considered as an Accepted Pathway. It is recommended that the 'Fence and Retaining Wall Structure' be removed from Table 1.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>Table 2 – Deemed-to-Satisfy Development Classification</p> <p>Carport, Dwelling (various types), Dwelling addition, Outbuilding and Verandah reference the Design General Development Provisions. Both Two Wells and Mallala are considered to be an ‘urban’ area and it is considered that these land uses should reference Design in Urban Areas General Development Provisions. (note Ancillary Accommodation references Design in Urban Areas)</p> <p>Detached dwelling – ‘Interface Management Overlay’ should be added in the Overlay column.</p> <p>Dwelling addition – should include reference to PO 1.1</p> <p>Table 3 – Performance Assessed Classification</p> <p>Carport, Dwellings (various types), Dwelling addition, Fence, Outbuilding, Retaining Wall and Verandah reference the Design General Development Provisions. Both Two Wells and Mallala are considered to be an ‘urban’ area and it is considered that these land uses should reference Design in Urban Areas General Development Provisions. (note Ancillary Accommodation references Design in Urban Areas)</p> <p>Table 4 – Restricted Development Classification</p> <p>There is only one land use included as restricted - a ‘Shop’ with three exclusions (less than 1000m<sup>2</sup>, a restaurant or where located in an Activity Centre). Consistent with the recommendations for a number of suggested policy amendments to reference appropriate non-residential sized development, the proposed 1000m<sup>2</sup> is considered excessive and to give rise to a potential impact upon the existing retail areas contained within the main street of Two Wells.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	The shop exclusion should be reduced to match intended policy changes to the Emerging Activity Centre Sub-Zone.
<b>Animal Husbandry Zone / Sub Zone</b>	
<p>The revised Code proposes to accommodate the existing Animal Husbandry Zone in the current Development Plan through a sub-zone within the Rural Living Zone. Council was opposed to this approach in the 2019 version of the Code and requested a new Animal Husbandry Zone be included in the Code, based on the Mallala Development Plan Animal Husbandry Zone. This request was not supported by the State Planning Commission, and the sub-zone has been retained in the 2020 revision of the Code.</p> <p>Despite this there should be scope for revising/upgrading the sub-zone provisions with more of the existing Mallala Development Plan policy being incorporated since this is a unique, one-off sub-zone created specifically to accommodate Adelaide Plains.</p> <p>It is recommend that a series of changes are made to the proposed sub-zone including addressing the fact that horse and dog keeping and kennelling are proposed as notifiable development. Because of the clear purpose of the zone e.g. Animal Husbandry, this is an unusual policy response.</p>	<p>It is recommended that 'animal keeping', low intensity animal husbandry' and 'horse keeping' should be listed as classes of development to be exempt from notification, subject to criteria that large scale horse keeping or dog kennelling proposals will undergo public consultation.</p> <p>We note that the South Australian Standards and Guidelines for Breeding and Trading Companion Animals defines a large facility as:</p> <p><i>Large facility means a facility with six or more pregnant or lactating dogs and/or cats at any one time or a facility which holds 30 or more dogs and/or cats at any one time.*</i></p> <p>This could be a useful and common definition that could be used as a trigger for public notice.</p> <p>Procedural Matters - Notification - 'animal keeping', 'horse keeping' and 'low intensity animal husbandry' be exempt from the notification process by being added to the class of development column as drafted in the revised version of the sub-zone, subject to a suitable tipping point being identified for larger scale applications to be publically notified.</p> <p>These land uses should also be added to the Notification section of the parent Rural Living Zone.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>Restricted Development - the 1,000sq m floor area threshold exclusion for a 'shop' is far too generous and the 2019 figure of 200m<sup>2</sup> should be reinserted.</p> <p>Proposed additions to the sub-zone prepared by Council, based on current Development Plan policy, are attached to this submission to provide a starting point for potential additional policy within the Code.</p> <p>* <a href="http://www.dogandcatboard.com.au/breeders-new-standards-and-guidelines/">http://www.dogandcatboard.com.au/breeders-new-standards-and-guidelines/</a></p>
<b>Flooding</b>	
<p>Since the 2019 consultation on the Code, a new Flood Overlay has been introduced into the 2020 draft. This is to distinguish between areas of high/extreme flood risk and those that are exposed to a general risk. Whereas formerly, the Code had the Hazards (Flooding) Overlay to deal with all degrees of flooding risk, the revised Code now has a:</p> <ul style="list-style-type: none"> <li>• Hazard (Flooding) Overlay - covering high risk areas; and</li> <li>• Hazard (Flooding - General) Overlay - covering areas of general flooding</li> </ul> <p>The current Mallala Development Plan expresses flood policy via the Hazards module in the General section of the Plan and through the local policy additions inserted in its Flooding sub-section. The flood hazard areas are referenced along with minimum floor levels for buildings, gully traps and filling and driveway levels. These areas are defined in the Development Plan Overlay – Development Constraints series of maps. Development within the flood hazard risk areas shown in these maps is controlled through the flooding provisions referenced in the relevant</p>	<p>Introduce the Hazard (Flooding - General) Overlay into the classes of development column in all relevant zone Tables 1 (Accepted Development) and Tables 2 (DTS) where the Hazard (Flooding) Overlay is also referenced.</p> <p>Hazard (Flooding) Overlay - remove the DTS criteria in DTS/DPF 3.5 introduced into the 2020 Code (relating to carports and outbuildings) as being inappropriate in a high risk flood area and that the 300mm build-up requirement be rewritten as a Performance Outcome.</p> <p>Hazard (Flooding) Overlay - remove this DTS criteria in DTS/DPF 3.6 around post and wire fencing and allow all forms of fencing to be Performance Assessed.</p> <p>'Gully traps' to be referenced as part of the required 300mm build-up for buildings (which is current Development Plan policy)</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<p>zones and at the General level (as described above). Some development in the high risk area is classified as non-complying.</p> <p>It appears that within the Flooding General Overlay that habitable buildings, commercial and industrial buildings, and buildings used for animal keeping within this area may be subject to a 300mm build-up to be consistent with Code policy requirements, however depending on their physical location they may not indeed need to be elevated, resulting in potential additional and unwarranted costs to applicants/land owners.</p>	<p>Hazard (Flooding - General) Overlay expanded to cover all land adjacent the high risk Overlay area.</p> <p>The loss of POs 1.2 and 1.3 in the Hazard (Flooding) Overlay relating to land division that were formerly in the 2019 version of the Code is significant and that these policies should be re-introduced to provide important control measures for assessing infrastructure implications of land division proposals.</p> <p>If a DTS fill level value is to be used then it needs to be placed also in the Hazard (Flooding - General) Overlay provisions to give clearer direction for development proposals.</p> <p>DTS criteria in DTS/DPF 3.6 allowing for a post and wire fences is not appropriate</p> <p>A more detailed review of assessment pathways in flood prone areas to result in limited 'Deemed to Satisfy' and 'Accepted' development in flood prone areas.</p> <p>Within higher risk areas development should undergo a performance assessment pathway and ideally DTS criteria ought to be removed so that all development is performance assessed, specific examples of horse keeping and outbuildings were identified as part of the Code review.</p>



Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<b>Interface Management Overlay</b>	
	<p>Application of the Interface Management Overlay within 500 metres of the existing IWS Northern Baleful at Dublin (Dublin Landfill Facility). The 500 metre application of the Overlay should be taken from the allotment boundaries of the existing facility.</p> <p>The Interface Management Overlay provisions to apply to the assessment of 'dwelling' 'workers accommodation' and 'tourist accommodation' in the Rural Zone.</p>
<b>Recreation Zone / Mallala Racecourse</b>	
<p>Concerns were raised by Council in its response to the 2019 draft of the Code around the transition of the Mallala Racecourse Zone into the Recreation Zone as it did not sufficiently capture the intent of the existing zone within the Mallala Development Plan. Despite some changes to the Recreation Zone it is considered that this zone still does not adequately consider current Development Plan policy.</p> <p>The existing Mallala Motorsport Zone and Light Industry Zone – Mallala Racetrack Policy Area contain a unique suite of policies that are not reflected in any other Development Plan across the State.</p>	<p>Council still does not support the transition of the existing Mallala Racecourse Zone and Light Industry Zone – Mallala Racetrack Policy Area 2 solely into the Recreation Zone within the Code.</p> <p>It is recommend that a new Motorsport Park Subzone (within the Recreation Zone) be created to accommodate the unique suite of policies within the Mallala Development Plan.</p> <p>Council has prepared a draft sub-zone, based on current Development Plan provisions, to provide a starting point for potential additional policy within the Code.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<b>Neighbourhood Zone</b>	
<p>The Neighbourhood Zone applies within the residential areas of the Two Wells and Mallala townships.</p> <p>The 2019 draft Code proposed to transition the entire Residential Zone to the General Neighbourhood Zone. Council raised concerns with this proposal and the 2020 draft Code proposes most of the existing Residential Zone to now be transitioned to the Neighbourhood Zone (excluding Policy Areas 6)</p> <p>The draft Neighbourhood Zone encourages very low density housing with low rise buildings, often with large outbuildings, easy access and parking for vehicles. Existing Development Plan criteria for minimum allotments sizes, buildings heights and site frontages are managed via TNVs. The Neighbourhood Zone provides suitable on-site waste water management criteria for areas that aren't or cannot be connected to a community waste water management scheme which is an important element for Adelaide Plains Council, particularly as it relates to Two Wells,</p>	<p>This zone is generally suitable for the residential areas within APC, subject to some amendments including frontage widths, setbacks and building heights to reflect current Development Plan policy.</p> <p>Review the zone boundary at the rear of both Daffodil Road and Magnolia Boulevard allotments.</p> <p>PO 10.1 – Part (e) refers to a maximum length of 11.0 metres on the boundary for 'residential ancillary buildings'. There appears to be differences in the Accepted and Deemed to Satisfy/Performance Assessed criteria for various types of residential ancillary buildings (carports/outbuildings/verandahs)</p> <p>Table 1 (Accepted Development)</p> <ul style="list-style-type: none"> <li>▪ Carport – 11.0 metres</li> <li>▪ Outbuilding – 11.5 metres</li> <li>▪ Verandah – 11.5 metres</li> </ul> <p>Table 2 (Deemed to Satisfy) + Table 3 (Performance Assessed)</p> <ul style="list-style-type: none"> <li>▪ Carport - References DTS 10.1 which is 11.0 metres</li> <li>▪ Outbuilding - References DTS 10.1 which is 11.0 metres</li> <li>▪ Verandah - References DTS 10.1 which is 11.0 metres</li> </ul> <p>It is suggested that these provisions are reviewed to ensure greater consistency, with the intent that Accepted Development is not provided with an increased length relative to the Deemed to Satisfy and Performance Assessed criteria.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>In addition it is questioned whether the community will consider 11.5m wall lengths of 3m or higher on common boundaries to be minor development. This policy approach required further consideration.</p> <p>PO 11.2 - The general intent of this PO is supported, however the same policy applies in both the Design (PO 13.2) and Design in Urban Areas General Development Provisions (PO 19.2). It is recommended that PO 11.2 be removed from each of the above mentioned zones and reference the Design in Urban Areas General Development Provision PO and DTS/DPF 19.1 (the townships of Two Wells and Mallala are considered to be an 'urban' area).</p> <p>Table 2 - Ancillary Accommodation/Detached dwelling/Dwelling addition/Semi-detached dwelling should include reference to PO 1.1</p> <p>Table 2 - Ancillary Accommodation / Carports, Dwellings and Outbuildings reference the Design General Development Provisions. The townships of Two Wells and Mallala are considered to be an 'urban' area and it is considered that these provisions should all to reference Design in Urban Areas General Development Provisions.</p> <p>Table 3 - Ancillary Accommodation should include reference to PO 1.1</p> <p>Table 3 - Ancillary Accommodation / Carports, Dwellings and Outbuildings reference the Design General Development Provisions. The townships of Two Wells and Mallala are considered to be an 'urban' area and it is considered that these provisions should all to reference Design in Urban Areas General Development Provisions.</p> <p>Table 4 – 'Shop' is restricted unless it satisfies one of two exclusions (less than 1000m2 or a restaurant). A shop or group of shops is currently non-complying within the Residential Zone and the change to a 1000m2 shop is considered excessive.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>A reduced floor area should be considered to ensure consistency with both the current the Development Plan criteria and the overall intent of the Neighbourhood Zone.</p> <p>Amend the Minimum Frontage TNV to reflect the current Residential Zone site area criteria.</p> <p>Amend the Minimum Building Heights (Metres) TNV from 9.0 metres to 8.0 metres to reflect the current Residential Zone building height criteria.</p>
<b>Residential Policy Area 6 – Mallala Development Plan</b>	
<p>It is proposed within the revised Code that the existing Residential Policy Area 6 transition to the General Neighbourhood Zone. The intent of the General Neighbourhood Zone is to encourage a range of dwelling types to increase housing diversity and supply. Other non-residential land uses, including small-scale offices and consulting rooms, and a range of community facilities, including education, recreation and community centres are also encouraged. Development is proposed to retain the existing scale of 1 and 2 storey building levels.</p> <p>A review of the changes in policies between the 2019 draft Code and the 2020 draft Code was undertaken to determine if the General Neighbourhood Zone provides a suitable policy framework for the transition from the existing Residential Zone – Policy Area 6.</p>	<p>Council does not support the transition of existing Residential Zone (excluding Policy Area 6) to the General Neighbourhood Zone.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<p>Overall, the 2020 draft General Neighbourhood Zone is considered to be an improvement from the 2019 consultation version and better reflects the current Development Plan provisions. However, there are still a number of differences that are of a concern if the Residential Policy Area were to transition to this zone. As part of the Commission's release of the 2020 draft Code, the 'Summary of Post Consultation Amendments' (Nov 2020) document states that the General Neighbourhood Zone should be applied where the existing Residential Code applies. The Residential Code currently does not apply to the area contained within the existing Policy Areas 6.</p> <p>The lack of TNV's and ability to bring existing minimum allotments sizes and frontages from the current Development Plan into the Code using the General Neighbourhood Zone, along with the ability to manage sites that are not connected to a CWMS system.</p>	<p>It is recommend that the Residential Policy Area 6 transition to the Neighbourhood Zone, subject to changes to the Neighbourhood Zone including the application of both the Design (PO 13.2) and Design in Urban Areas General Development Provisions (PO 19.2).</p>
<p><b>Rural Horticulture Zone</b></p>	
<p>The Rural Horticulture Zone will cover a significant part of the southern area of the Council e.g. current Policy Areas 3 &amp; Precinct 5 of the Primary Production Zone.</p> <p>The Desired Outcomes for the zone (which remain unchanged from the 2019 version of the Code). While the intent of the zone is considered suitable, it is recommended that some detailed policy changes occur.</p>	<p>A TNV value for a minimum dwelling allotment size within each of the existing Horticulture Policy Area 3 (8ha) and Precinct 5 Horticulture (4ha) be spatially applied to the respective areas.</p>



Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>An additional Performance Outcome to be inserted into the zone to deal with stormwater runoff issues. An example of potential policy is outlined below:</p> <p><i>Stormwater runoff from buildings and hard surfaces captured and managed on-site through storage tanks and/or dams with a combined capacity to prevent direct water runoff onto adjoining public roads or properties.</i></p> <p>Council staff will liaise with the State Government planning staff to develop suitable policy wording during the finalisation of the Phase 3 Code.</p> <p>Table 2 DTS to be updated to reference new PO (and/or DTS) where applicable.</p> <p>The Hazard (Flooding - General) Overlay to be inserted into the classes of development column of zone Tables 1 and 2 wherever the Hazard (Flooding) Overlay applies.</p> <p>Restricted Development Table - the floor area exclusion size for a shop to revert back to the 2019 Code area of 250m<sup>2</sup>.</p> <p>Inclusion of PO and DTS/DPF criteria relating to a front setback requirement for an office in both the Rural and the Rural Horticulture Zones, this existing absence appears to be an oversight.</p> <p>Notification Table - horticulture to be added to the class of development column (it is currently missing).</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	Horse keeping' and 'outbuilding' in Table 2 – both to be subject to the two flood Overlays and to not have the DTS pathway available.
<b>Rural Living Zone</b>	
<p>The Rural Living Zone applies in five areas with the principal location being Two Wells/Lewiston. The areas are the same as outlined in the initial Phase 3 Code 2019 and reflect current Development Plan zoning. The Desired Outcome for the 2020 version of the zone (which remains largely unchanged from the 2019 version of the Code) is:</p> <p><i>A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.</i></p> <p>While the objective of the Rural Living Zone is considered suitable, it is recommended that a number of specific planning policy changes are made.</p>	<p>A TNV minimum frontage value of 30m be specified for lots within existing Precinct 3 - Two Wells</p> <p>Restricted Development - the 1,000m<sup>2</sup> floor area threshold exclusion for a 'shop' is far too large for a Rural Living Zone and the 2019 figure of 200m<sup>2</sup> should be reinserted.</p> <p>Table 1 - Accepted Development - reference made to the Hazard (Flooding - General) Overlay in addition to and in support of the Hazard (Flooding) Overlay where this is listed as an exception in the classes of development column.</p> <p>Table 2 - DTS - reference must be made to the Hazard (Flooding - General) Overlay in addition to and in support of the Hazard (Flooding) Overlay where this is listed as an exception in the classes of development column, and that both flood Overlays also apply to 'horse keeping' and to 'outbuilding'</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>'Detached dwelling', 'dwelling addition' and 'ancillary accommodation' subject to the Hazard (Flooding - General) Overlay in addition to and in support of the Hazard (Flooding) Overlay where this is listed as an exception in the classes of development column in Table 2 - DTS, with the corresponding DTS 2.1 reference being removed accordingly (i.e. these forms of development become entirely Performance Assessed in relation to flood policy).</p>
<p><b>Township Activity Centre Zone</b></p>	
<p>The Township Activity Centre Zone will now only apply to the Mallala Town Centre and not to the Two Wells Centre as was proposed in the 2019 version of the draft Code. This was a change that Council requested when commenting on the 2019 consultation version of the Code.</p> <p>The Township Activity Centre Zone contains appropriate planning policies that would enable a range of acceptable development outcomes to be achieved and has a much more comprehensive suite of policies than the current Mallala Development Plan. This will add greater value to the assessment process and provide clearer guidance to those who wish to develop in the centre subject to some additional planning policy around acceptable building heights.</p>	<p>Amendment to the draft Code to include additional planning policy around acceptable building heights in the Township Activity Centre Zone. TNV/Policy should outline a maximum height of 2 levels and 9m in height.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<p><b>Township Main Street Zone</b></p>	
<p>The Township Main Street Zone will apply to the main street of Two Wells. It is currently zoned in Council's Development Plan as a Town Centre Zone together with Policy Area 5 Two Wells Town Centre. While the application of the Township Main Street Zone was requested by Council in its response to the 2019 draft Code, it is considered that the draft Zone provisions still do not adequately recognise or retain the significant policy contained in the current Mallala Development Plan.</p> <p>It is recommended that a Town Centre Sub-zone for Two Wells is applied to accommodate current specific Two Wells centre provisions.</p>	<p>Town Centre Sub-zone for Two Wells is applied to accommodate current specific and detailed Two Wells centre provisions. A draft sub-zone has been prepared and is attached as part of Council's submission to provide a starting point for potential additional policy within the Code.</p> <p>Inclusion of Concept Plan Mal/10 - Two Wells Town Centre Areas (as supplemented by and merged with Concept Plan Mal/1 - Recreation Two Wells.</p> <p>Council are prepared to engage an experienced mapping consultation to prepare a suitable revised Concept Plan to be introduced into the Code.</p> <p>TNV value prescribing a maximum building height spatially applied to all properties within the Zone.</p> <p>Insert the Hazard (Flooding - General) Overlay into the Code zone Tables 1 to 3 (in the classes of development column) wherever the Hazard (Flooding) Overlay is referenced in all cases.</p> <p>Hazards (Flooding - General) Overlay be amended by adding a further PO and DTS/DPF provision for a 'fence' similar to that already in the high risk flood Overlay</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	Hazard (Flooding - General) Overlay be specifically inserted into the Code zone Table 3 - Applicable Policies for Performance Assessed Development, in the Overlay column, to ensure that a 'fence' (as amended by the above recommendation), 'residential flat building' (otherwise there will be no levels specified for such development at all, a critical oversight) and 'retaining wall' are subject to this flood Overlay.
<b>Interface between Land Uses (Rural Areas)</b>	
<p>Both the Rural Zone and Rural Horticulture Zone contain a suite of provisions that require the appropriate siting and design of sensitive land uses to ensure that they avoid adverse impacts upon adjoining rural activities.</p> <p>Within the 2020 Phase 3 Code there are interface policies contained within the Interface Between Land Uses General Development policies and the Rural Zone. Both Horticulture and Broad Acre Farming are envisaged land uses within the Rural Zone. While both are key land uses within this zone, they come with a level of complexity when considering how to manage interface issues between them. The 'Guide to the Draft Planning and Design Code – October 2019' states that the 'new rural based zones will contain policies about rural interface management'. It is considered that the inclusion of Horticulture as a 'Deemed to Satisfy' use without appropriate and detailed interface provisions is not consistent with the consultation documentation supporting the intent of the Code.</p> <p>Council do not consider the current provisions within the Rural Zone are detailed enough to address the interface between rural land uses issue, in particular between broad acre farming and horticulture.</p>	<p>Further review of interface provisions within the Rural Zone should be undertaken to strengthen the level of detailed planning policy that deals with rural interface issues, particularly between farming and horticulture activities. (Council staff are happy to be involved in the review process)</p> <p>Rural Zone - DTS/DPF 3.1 criteria for 'Horticulture' is reinstated (or a similar criteria be inserted) to manage the interface between horticulture and farming activities.</p> <p>Recommended that the Rural Zone - DTS/DPF 12.1(d) be reinstated as 250m<sup>2</sup> to reflect the 2019 draft Code criteria and provide a size more suitable for a Deemed to Satisfy assessment pathway.</p>



Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
	<p>Recommend that Table 5 – Procedural Matters (Notification) in both the Rural Zone + Rural Horticulture Zone be amended to incorporate the following:</p> <ul style="list-style-type: none"> <li>• Reinstate 'function centres' as a requirement to undergo public notification. Should this exemption not be removed, that it is recommended that DTS/DPF 6.5 also be included as part of its notification requirement (this would limit the size to a maximum 75 persons)</li> </ul> <p>Recommend that Table 5 – Procedural Matters (Notification) in the Rural Zone be amended to incorporate the following:</p> <ul style="list-style-type: none"> <li>• 'Horticulture' exceptions should state – 'Horticulture that is unable to satisfy Rural Zone DTS/DPF 3.1 (d), (e) and (f)'</li> <li>• Reinstate a size limit for 'tourist accommodation' to ensure that larger forms of tourist accommodation require public notification.</li> </ul>
<b>Coastal Areas</b>	
<p>The existing Coastal Conservation Zone and Rural Settlement Zone are proposed transition to the Conservation Zone and Rural Settlement Zone within the revised Phase 3 2020 Code. The Coastal Areas Overlay will contain coastal related development assessment provisions and a referral trigger to the Coastal Branch for any coastal development. In the 2019 draft Code it was also intended that a Dwelling Subzone be employed so that a similar suite of policies to those contained within the current Coastal Conservation Zone of the Mallala Development Plan could be included in the Code.</p>	<p>Reinstate the Dwelling Subzone to the Adelaide Plains Council area or include policy that requires new dwellings to undergo a performance assessed assessment with appropriate planning policy to guide environmental protection.</p>

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
<p>It is understood that the Department for Environment and Water provided a submission on the 2019 draft Code and requested that the Dwelling Subzone should not apply to coastal land within the Adelaide Plains Council, as the area is ecologically sensitive (with parts located in the Adelaide International Bird Sanctuary National Park) and subject to coastal flooding.</p> <p>The Commission has removed the Dwelling Subzone from the Adelaide Plains Council area. The result of this change is that the construction of new dwellings will now be 'Restricted' development, not performance assessed development as was previously the case in the 2019. The replacement of an existing lawfully erected dwelling will however be an exclusion to the restricted pathway and ensure that a replacement dwelling will be performance assessed.</p> <p>The inclusion of new dwellings as a 'Restricted' development is a change from the current Development Plan provisions under which dwellings are classed as a merit form of development. Noting that the zone policies tend to only encourage replacement dwellings or dwelling additions, since the Coastal Conservation Zone's Objectives and PDCs do not actively encourage the construction of new dwellings in any event.</p> <p>Despite this the allocation of dwellings as Restricted seems a somewhat heavy handed policy response when a merit assessment with appropriate planning policy to guide environmental protection may be a more reasonable outcome for existing land owners within Adelaide Plains.</p>	

Adelaide Plains Council Issues / Comments	Adelaide Plains Council Recommendations
Industry/Light Industry	
	Reinstate a 20m setback from Port Wakefield Road that covers the existing Industry and Light Industry Zones as a Code setback (could potentially be achieved via a TNV minimum primary street setback value spatially applied to the affected properties).

Attachment A – Revised Animal Husbandry Sub-Zone

Attachment B – Mallala Motorsport Park Sub-Zone

Attachment C – Two Wells Town Centre Sub-Zone

## **5.2 REGIONAL DEVELOPMENT AUSTRALIA (RDA) BAROSSA GAWLER LIGHT ADELAIDE PLAINS BOARD ANNUAL REPORT AND STRATEGIC PLAN**

**Record Number:** D23/1076

**Author:** General Manager - Development and Community

**Authoriser:** Chief Executive Officer

**Attachments:**

1. Regional Development Australia Barossa Gawler Light Adelaide Plains Annual Report
2. Draft Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains Strategic Plan

### **EXECUTIVE SUMMARY**

At the recent Annual General Meeting of Regional Development Australia Barossa Gawler Light Adelaide Plains, the Board released both the 2021-2022 Annual Report and the new Regional Development Australia Barossa Gawler Light Adelaide Plains Strategic Plan.

Both documents are provided for the information of members and it is recommended that a series of comments are provided to the Board/Management of RDA Barossa Gawler Light Adelaide Plains by staff around the content and structure of the Strategic Plan.

Ms Anne Moroney, Chief Executive Officer of the RDA, will be in attendance to address the meeting; indeed it will be her final address to Council before her resignation from the role after 15 years.

### **RECOMMENDATION**

***“that Council, having considered Item 5.2 – Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains Board Annual Report and Strategic Plan, dated 16 January 2023, receives and notes the report and in doing so acknowledges that staff will provide feedback to the Board (both via email and at the next Board meeting) regarding the content and structure of the Strategic Plan.”***

### **BUDGET IMPACT**

Estimated Cost: Nil

Future ongoing operating costs: Nil

Is this Budgeted? Yes

### **RISK ASSESSMENT**

Not applicable.

## DETAILED REPORT

### Purpose

The purpose of this report is to provide members with copies of the Annual Report and draft Strategic Plan of the Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains Board.

### Background

The RDA Barossa Gawler Light Adelaide Plains (RDA BGLAP) is a Board of Industry leaders from key sectors across the region, supported by a professional team, which collaborate with the three tiers of government to identify economic opportunities and challenges - and ways to address them. In addition to targeted investment attraction, investor information and regional analysis, RDA delivers a range of services to business to support better business performance.

RDA BGLAP is a partnership between the Australian, South Australian and local government (Town of Gawler, Adelaide Plains Council, The Barossa Council and Light Regional Council) to develop and strengthen our regional community. The Board of Management is made up of a diverse range of people from different sector backgrounds and, as Council contributes to the RDA by way of an annual membership subscription, a position on the Board is made available to Adelaide Plains Council and is currently filled by the General Manager Development & Community.

Council makes an annual contribution to the operations of the Board, (\$40,000 ex GST 2022-2023) with the remainder of funding coming from Federal and State Government. Specific activities of the RDA include:

- Investment Attraction and Regional Information
- Industry Development and Investor assistance
- Access to business services and growth strategies
- Advocacy and business case development for regional infrastructure and investment
- Community consultation and facilitation

The Business to Business(B2B) Program which is a business support program that connects skilled service providers/consultants with local small and medium enterprises (SMEs) looking for assistance within their business is particularly well supported along with regional workforce programs, community events such as the recent Community Leadership program and job ready training.

Further information on Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains is available at <https://barossa.org.au/>.

### Discussion

At the recent Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains Board AGM the annual report for 2021-2022 was present to Board Members and subsequently released. The Annual Report provides a summary of the region and its economy, the role of the RDA and its

identified regional priorities, activities by RDA staff and Board in 2020-2021, the financial position of the Board, reports from the Board Chair and CEO and a series of case studies of RDA projects including disaster recovery, promoting the food sector, hailstorm event response (Adelaide Plains) and the hospitality job ready pool project. The AGM at the Barossa Cellar was well attended and was highlighted by a presentation from UK changemaker, Chris Sands. <https://barossa.org.au/agm-2022/>.

At the AGM a new Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains Strategic Plan was also released. The Barossa, Gawler Light Adelaide Plains Regional Strategic Plan 2022 -2025 identifies the economic strengths and opportunities within the region and identifies a number of strategic priorities across the region. The strategic priorities are:

- Water
- Brand
- Creative Economy
- Sustainable, Climate Resilient Food & Wine
- Infrastructure and Workforce to support economic diversity
- Future Generations

The plan has been released for community input by 13 January 2022, with Council being able to provide comment after the Council meeting. It is the intention of the RDABGLAP to release the final strategic plan and supporting documents at the end of January 2023.

As a regional plan that is based primarily around advocacy and facilitation, rather than direct project delivery, the priorities are high level and not all priorities will apply equally across each Council within the region.

The plan recognises the opportunities presented across the region associated with population growth with the regional population of almost 80,000 people and 30,000 local jobs. Economic strengths highlighted in the plan include the accessibility provided by the Northern Expressway, potential to build upon the 'Barossa' brand and our natural environments including the Adelaide International Bird Sanctuary.

## Conclusion

Council has an opportunity to provide written feedback to the Board. It is recommended that staff provide comments to the Board and RDA management that include:

- Updated introduction of what the Strategic Plan is and what it is to be used for. Assume that the readers know nothing about the role of the RDA or the region.
- 'About this Plan' section should be clear that this is a region plan and does not list all priorities and each relevant council and industry may have its own specific priorities outside the RDA Strategic Plan



- Query reference to RAAF at Edinburgh which is outside the region?
- Map of the region in the introduction would be useful.
- There are a lot of figures and statics within the main document– are they all serving some purpose or could they be rationalised?
- Further discussion around priorities around design led planning, supports for rental housing at the local level, planning and building policy that allows for affordable housing and shorebirds in APC.

**References**Council Policies/Plans

*Strategic Plan 2021 – 2026*

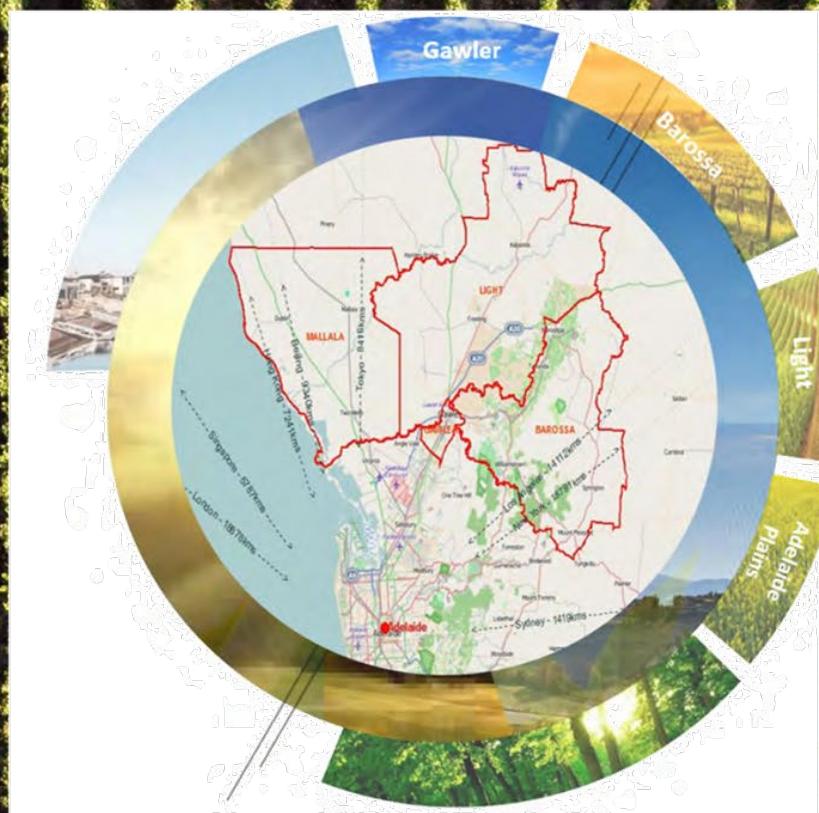








# Regional Snapshot



## The RDA Region

The Barossa Region covers 4 local government areas (LGA): Barossa, Gawler, Light and Adelaide Plains

**Barossa** – Australia's most famous wine region and tourist destination.  
Land area 89,354 ha. Population 25,569

**Light** – Viticultural and agricultural region with a rich mining heritage and premier farming.  
Land area 127,684 ha. Population 16,083

**Gawler** – Heritage town. Population, Education, Retail and Service Centre.  
Land area 4,109 ha. Population 36,472

**Adelaide Plains** – Significant South Australian food bowl – horticulture, broad acre and grazing; coastal area.  
Land area 93,470 ha. Population 9,977

Population is growing in this region twice as fast as the state average.

<b>GRP</b> <b>\$3.98 billion</b> <small>NIEIR 2021</small> 	<b>Population</b> <b>76,933</b> <small>ASB ERP 2021</small> 	<b>Local Jobs</b> <b>29,080</b> <small>NIEIR 2021</small> 
<b>Largest Industry</b> <b>Manufacturing</b> <small>NIEIR 2021</small> 	<b>Local Businesses</b> <b>5,749</b> <small>ABS 2021</small> 	<b>Employed Residents</b> <b>38,273</b> <small>NIEIR 2021</small> 



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# What we Do

RDA Barossa Gawler Light Adelaide Plains works across the region with community and business to attract business investment and to support the conditions, services and capabilities that enable businesses to grow, employ, invest and export.

We do this in collaboration with all three levels of government and coordinate Federal, State initiatives aligned with regional priorities.

We analyse data and trends, identify new opportunities and challenge barriers to economic growth and wellbeing.

Our objective is to increase scale and scope in the local economy and "put oxygen in the water" that helps businesses thrive, grow and employ.

Our goal is to develop economic resilience and regional competitive advantage.



Regional  
Development  
Australia

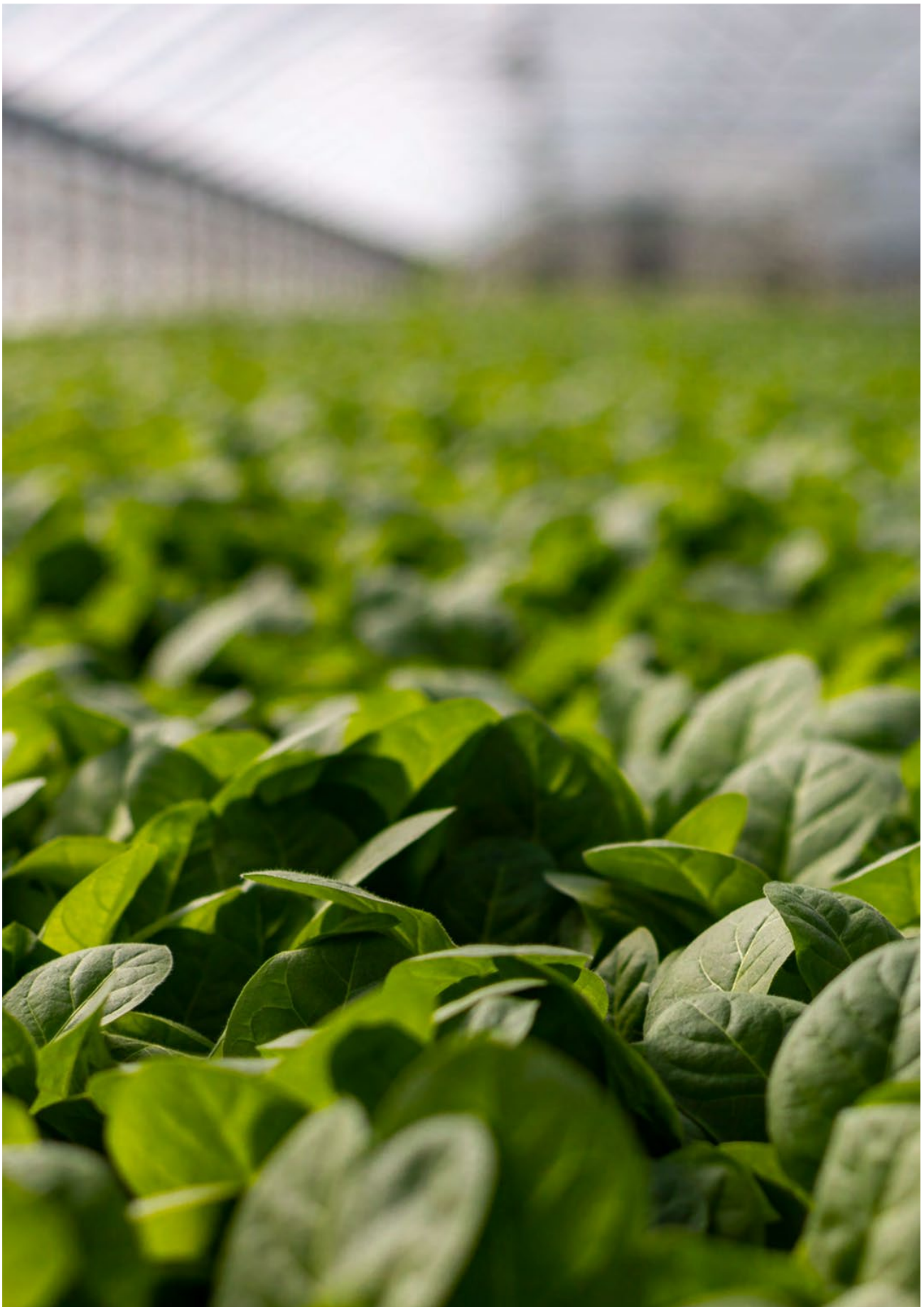
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# Who we are







# Chair's Report 2022



*"As an organisation, that is in a position of respect, we are highly qualified to provide advice to all three levels of government on critical issues affecting our region."*

Rolf Binder, Chair

What makes the RDA network strong is our unique tripartite partnership between the Australian and SA Governments, and the Local Government Association of South Australia on behalf of its members. We are in the unique position to and will lead in matters to strengthen our resolve for the region, working across all areas to provide the 'behind the scenes thinking and process to make our region great for future generations. This may involve us being forthright and perhaps stressing the point of absolute logic in an area where other parties create an overly safe environment to tip-toe forward, whilst not moving.

As an organisation, that is in a position of respect, we are highly qualified to provide advice to all three levels of government on critical issues affecting our region. We can be criticised for often having a 'multi laned highway' approach by electing to take on numerous tasks, with our attitude being that we are on a divergent path that is moving forward, and it is the sum of the parts not the spanner in the works.

As Anne Moroney would say, 'Wickered' problems don't have simple solutions – then we have to ask ourselves, not what does each level of government want or expect and how does business meet challenges but what are the ingredients – the wickered problem, that enhances and ensures all opportunities become reality. Now is the time that we need more clarity for all levels of government and desire to avoid duplication with councils. The input interests are vast, but once analysed all will be distilled to a few themes to the benefit of all.

The question now is what does this RDA do differently, that makes it stand out – we define the gaps, we are strategic thinkers for the whole region and advocate for regional initiatives. This leads to our path forward where we will continue to collaborate with relevant stakeholders to identify economic opportunities and leverage private and public sector investment to their regions. Our mission must also be to connect regional businesses, councils and industry sectors with international trade partners, financial markets and potential investors. This can only be achieved by our continued interaction with community leaders to identify required funding sources and develop project proposals to support economic growth.

If I can summarise and comment on the scope of our most important pillars, we know we can have an influence on policy issues;

- **Skilled migrations** – it seems to be the want of higher bodies to blame the failures of a previous government, due to the fact that what they may have done is not to the liking of their current belief. The solution is simple, identify our gaps and recruit to those opportunities. Our nation and regions attract these skilled people due to a belief that we can provide a solid future, plus respecting the intelligence being provided. If I can also add we have to replace a mindset and bring to the forefront an emphasis on skilling from within. The problems of today are not an instant consequence of a pandemic but have been a subliminal underlay for quite a while due to the lack of attention paid to bring all skills through the system.
- This brings up the **Housing** situation. I can understand the rationale for consideration, but Councils have a huge part to play in the success of the future of housing. It is not just putting up bricks and mortar, councils have to provide the emotion and liveability scenario with a large amount of future thinking to create what will be right for the next generations. From my understanding, the cheapest way of building is to build up with a density of living space. We have marvelled at what China has done with high-rise apartments, which I do not want to see, but very few people talk about the enormous open, developed green living space that is associated with this development.

# Chair's Report 2022



*"The future is not chasing the specific but chasing new skills and knowledge to help us build and shape what we will create...."*

Rolf Binder, Chair

- Tourism is not one place, one stone or one grain of sand. Tourism is everything that a region has to offer from a point of people's desire to have an experience. Tourism does not have a boundary, nor does it have a playbook. The greater diversity we can offer, that is of a superior class, the more people we attract. Why are we so stuck on offering what we believe people want! A wise older tailor will tell you "never mind the width, feel the quality" – let's "premiumise" what we have over the region, collaborating from within to provide unforgettable experiences. Is our next step to go on a progressive journey of developing a Region Public Policy for Tourism or do we put our resources to train our destinations to deliver a region wide offering of the highest quality?
- The ongoing issue of **Water** to enhance the economic viability of the region is sadly progressing at a slow pace. I understand it is a big decision and has to have a correct outcome, as it will influence the ongoing viability of the horticultural and wine-growing regions. It is a time for action now as we may be in a current period of sufficient rainfall to sustain production of viticulture and horticulture, but as the apt Australian expression is uttered; it rains then it doesn't. The issue of water goes beyond the supply, as we have a long and sustainable opportunity to develop an industry around water, develop enhanced efficient use and possibly third-time recycling.

The future is not chasing the specific but chasing new skills and knowledge to help us build and shape what we will create; Progress only happens at the speed of change, hence we have to bring logic, results and vision to the process of doing, not talking.

Thank you to the Board for your guidance, collaboration and ability to work for the goals of a region that is progressive and forward-thinking. I would like to thank the staff for all the hard work, dedication and initiative provided to make our RDA a successful unit that is looked upon as a leader in the field. Finally, to Anne Moroney our CEO, this is your last Annual Report as our leader. What an amazing and brilliant enrichment you have given us all, as individuals and to the region. I believe you have single headedly help create what will be a very positive future and I know you will go on to give amazing devotion to what you choose to do. Your incredible breadth of knowledge, insight into our region and your unquestionable determination to achieve the best is a role-model of the highest inspiration.

Finally Anne, if I can adapt a quote from Robert Bault – "We will be grateful for the little things you have done, for one day we will look back and realise they were the big things."





# RDA Board



Rolf Binder  
Chair



Tony Clark  
Deputy Chair



Steve Balch  
Treasurer



Andrew Morphet  
Secretary



Henry Inat  
Board Member



Amanda Longworth  
Board Member



Kieren Chappell  
Board Member



Rachel Brdanovic  
Board Member



Darren Starr  
Board Member

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# RDA Charter

Regional Development Australia (RDA) is a national network of Committees made up of local leaders who work with all levels of government, business and community to support the economic development of their regions.

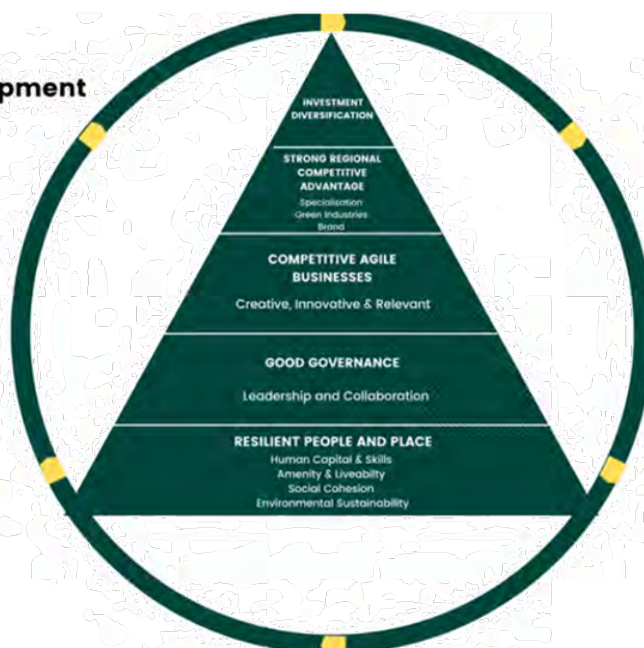
RDA Committees have an active and facilitative role in their communities with a clear focus on growing strong and confident regional economies that harness their competitive advantages, seize economic opportunities and attract investment.

Collaborating with other RDA Committees, all levels of government, and the private sector, RDA Committees will:

- a) Facilitate regional economic development outcomes, investment, local procurement and jobs.
- b) Promote greater regional awareness of and engagement with Australian Government policies, grant programs and research.
- c) Improve Commonwealth regional policy making by providing intelligence and evidence-based advice to the Australian Government on regional development issues.
- d) Co-ordinate the development of a strategic regional plan, or work with suitable existing regional plans that will align with the Commonwealth's regional priorities.

Who:	Why:	How:
<ul style="list-style-type: none"> <li>Local business &amp; industry board</li> <li>Resourced through contributions by three levels of government</li> </ul>	<ul style="list-style-type: none"> <li>Develop long range regional strategy</li> <li>Synthesize Regional Priorities</li> <li>Identify and action economic opportunity</li> <li>Connect opportunity, with resources and capacity</li> <li>Help local business access government policy and programs</li> <li>Join up industry &amp; government initiatives</li> </ul>	<ul style="list-style-type: none"> <li>A systems approach to economic development – targeting gaps and opportunities to help the systems work better;</li> <li>Strengthening regional competitive advantage</li> <li><b>Help create new value in the regional economy</b></li> </ul>

### Economic Development Goals



### Regional Competitive Advantage:

- Brand
- Specialisation in key industries
- Strong value chains
- Industrial symbiosis and circular economies
- Place based strengths
- Geographical connectedness between sectors
- Clarity in planning and investment policy
- Creative context
- Open Opportunity

**Objective:** Local value, global reach









# CEO Overview



*"Highlights of 2021-2022 include a mixture of successful ongoing initiatives and new projects that open up new opportunities."*

Anne Moroney, CEO

As Australia and the world emerges from COVID induced paralysis, 2021 - 2022 has demanded new understanding of the different step changes that occurred during this time, the different settings with which we work and the different ambitions and opportunities for businesses in our region. With slowly emerging Census data, already outdated, new ways of understanding and interpreting our world have been required. We must also try to navigate changes that are transitory and changes that are likely to be long-term. These are new challenges for regional development. Add to this, two changes of government at state and national level and recent local government elections, it has been a year of massive change and disruption.

Nonetheless, RDA continues to work with business, investors, labour market and the community to drive change for good and improved business conditions. The disruptions of the last 12 months have again demonstrated the inherent value in RDA – we keep the wheels turning regardless of global and national changes, independent of electoral cycles and driven by local needs and opportunities.

Highlights of 2021-2022 include a mixture of successful ongoing initiatives and new projects that open up new opportunities. In the ongoing toolbox, our B2B business services program, (primarily supported by local government) has undergone a refresh and targets assistance to businesses to innovate and access opportunities. There is a greater emphasis on support for start-ups and exploring supplementary sources of capital for business. The increasing need for knowledge of and adoption of updated technologies has seen RDA increase its digital capabilities and recruit business help with digital marketing and customer connection along with agricultural technologies and software development. Our emphasis on the importance of networking connections as a driver of innovation has remained strong assisted by our additional communications capacity.

Barossa Campus, our Regional University Centre (resourced through the Commonwealth Regional University Centres program) was successful in winning its second term of funding and has settled into a known and accepted education and business infrastructure in the region. Barossa Campus capabilities increased to include a podcast studio again building capability for the digital and creative economy. Plans for an outreach centre at Gawler progressed, supported by local government and offering access to suitable space in the Civic Centre in the heart of town.

Our Regions SA agenda aims to progress the regional priorities with particular resource allocation to Food Agriculture and Wine and those value chains. Water as the no wine priority was further supported by state government investment in a Water Strategy for the Barossa and a feasibility study for Barossa New Water. This follows investment and ongoing expansion under the Northern Adelaide Irrigation Scheme, still requiring some tweaking of quality and cost to reach its full potential.

Establishment and growth of the Northern Adelaide Plains Food Cluster is the cornerstone of our development work on the agricultural plains and includes local government areas of Gawler, Light and the Adelaide Plains. A rich network of vegetables, nuts, grains, pulses, poultry and livestock producers is being assisted to connect and work together to address common challenges with joined-up solutions and access opportunities through economies of scale. The future for value creation in this area is enormous. It was rewarding for RDA to be named as a finalist in the National Economic Development awards for our work in the establishment of the NAP Food Cluster. Other work in food and ag has been in workforce programs, a livability and jobs report, a Barossa branded meat project and advancing the case for a food manufacturing centre with incubator capacity. Tourism and Wine industries have come together for a super (cluster) association to collectively drive brand salience and leverage destination marketing. This is addressing some of the challenges of recent markets disruptions, but more is needed on new markets growth before the sector is again finding its boom feet. RDA is collaborating on a new Destination Marketing framework for the Barossa.

# CEO Overview



*"Workforce strategy and Workforce development are critical regional development work now and into the future."*

Anne Moroney, CEO

Two additional project opportunities were offered by Regions SA this year. One in the critical area of workforce development and the other to inspire Community Leadership.

With both, building on RDA's bank of knowledge and connection, we were able to unlock some of the challenges and find opportunities for our businesses and communities. Workforce strategy and workforce development are critical regional development work now and into the future.

Attracting and assisting new investment in tourism and the structural issues of social and environmental resilience, skills and land use planning dominate the allocation of commonwealth assigned resources. The development of a new regional strategic plan amidst all this disruption is a challenging task as new census data trickles through. Meanwhile, we are reinvigorating our geospatial information system as a tool for potential investors ready to go live by the end of the calendar year.

These endeavours are all designed to build the business investment and innovation ecosystem, to allow business to thrive and do well, to employ; for workers to choose our region to live, work and play. On behalf of the region and its people, we thank all contributing funding partners for their confidence in RDA's continuing capability and commitment to delivering exceptional value for public investment.

The injection of new talent and skills in the RDA team has ensured we are fit for purpose as a regional development organisation to address current challenges and opportunities. I thank all staff, and the Board, for their ongoing commitment and tireless efforts for the benefit of the region.





# RDA Staff



Anne Moroney  
CEO & DRD

## Industry & Investment



Zac McCrindle  
Investment &  
Value Creation



Mark McNamara  
Food Projects



Graeme Crook  
Agriculture &  
Sustainability



Kavya Manjanna  
AgTech Projects

## Operations & Finance



Bridget Kennelly  
Executive Services



Suzanne Merry  
Finance &  
Operations Manager



Rhia Daniel  
Communications



Caroline McInnes  
Administration

## Business Services



Zac McCrindle  
Start-ups &  
Business Strategy



Anita Mariani  
Business Excellence  
& Networks



Caroline McInnes  
B2B Program Support

## Barossa Regional Campus



Angie Kruger  
Student Services



Kavya Manjanna  
STEM Mentor



Danika King  
Student Support



Graeme Crook  
Research to Industry



Jade Lui  
International  
Student Support

## Special Projects

### Leadership



Bridget Kennelly  
Project coordinator



Anita Mariani  
Events coordinator &  
facilitator

### Workforce



Angie Kruger  
Workforce Projects



Bridget Kennelly  
Projects coordinator



Mark McNamara  
Hospitality  
Workforce & projects

# Key Outcomes

## Strategy & Investment

- \$2,345m pipeline investments tracked
- 1 skills uplift projects to find workers for businesses
- 18 start up businesses assisted
- 2 leadership programs to develop future leadership in the region
- 6 industry analyses to understand gaps and opportunities
- 7 new food businesses to establish
- 1 submission on regional priorities and policy to national and state government
- Continuous consultation with business and community on priorities and opportunities
- Progressing the establishment of a Barossa chapter of the Southern Business Angels



## Barossa Regional University Campus

- 330 registered students from 40 Tertiary & Higher education institutions
- 59 new registrations
- 3,000 visits 2021 – 2022
- 50 individual student exams
- 20 opportunities for students to extend their learning to connect with mentor, colleagues and industry
- 15 specialised education sessions for local business
- Participated in 3 Career and Education Expos
- Podcast hub established
- STEM Mentoring introduced
- Improved technology capability
- MOU between Barossa Australia & University of Adelaide



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## B2B Business Services

- 7 Networking Events with 159 attendees
- 117 Businesses assisted
- 148 businesses assisted with a growth opportunity
- 3 businesses assisted to address a barrier/constraint/threat
- 33% services with Marketing/Digital/Social
- 16% services for financial assistance
- 7% services for IP protection

## RDA Governance

- 6 Board Meetings
- 2 Board on Workshops Governance & Strategy
- 1 Workshop for deeper dive on important issues
- Regular meetings with elected representatives
- Cross-sectional collaboration through NAP Food Cluster & WAFTL
- 5 RDA statewide (RDSA) meetings to share information and insights
- First Nations collaborations & knowledge through the Aboriginal Engagement Committee coordinated by the Northern & York Landscape Board

# Case Studies 2021 - 2022

Presenting activity, numbers and project milestones can be somewhat meaningless to those not directly involved in the delivery. Instead, we put together some case studies to give simplified summaries highlighting the work we have done in the course of 2021-2022 by way of illustration more than anything.

Whilst our activity has been broader than the case studies presented, we have chosen these to illustrate focus areas for 2021-2022.

Industry Development: Food and Agriculture

Workforce and Skills: Barossa Campus and Traineeships

Competitive Business: Start-ups and new business

Regional Coordination: Barossa Think Tank update





## Business Support: Disaster recovery following fire

A business premises in Angaston, Barossa were destroyed in a major fire event, rendering plant and equipment unusable, staff unemployed and the business unable to fulfill orders and trade.

### ? Issue

Without suitable facilities there was the very real prospect that this well established and iconic Barossa bakery would be unable to rebuild the custom space they lease. Facing financial ruin of the 20 year old business also meant 4-6 long term employees would need to find new work or relocate.

### → Response

We were able to make several introductions to enable the business to continue at a very reduced capacity. We put four proposals forward for potential solutions and acted as a conduit between the prospective lessee and facility management.



### ✓ Outcome

Fortunately, with the approach made by RDA BGLAP, the site manager of Jacobs Creek Visitor Centre was able to take this proposal to Pernod Ricard management where the proposal was approved following further action by RDA assisting in navigating red tape for a successful community minded outcome. Importantly, in this outcome was a win, win situation. The bakery only lost 2 weeks revenue, staff have kept their jobs, productivity and cash flow has returned and a corporate business has newfound respect in the community.

This shows the benefit that RDA has in bringing parties together for economic and social benefit and the benefit of community minded corporates like Jacobs Creek & Pernod Ricard.







## Destination Tourism: supporting new marketing concepts

A new Food Festival called "A little more Barossa" (ALMB) was launched in mid 2021 with the aim of replacing the Barossa Gourmet weekend. RDA BGLAP were approached by event organisers to help facilitate the engagement of Barossa Cooks and Chefs via the group Chefs of Barossa.

### ? Issue

Organisers envisaged engaging local chefs in two elements of the event, requiring the coordination and commitment of restaurateurs to the program. RDA was able to assist with the organisation, promotion and delivery of the concept.

### ➡ Response

"Give a little more", was targeted to raise funds for the homeless in the Barossa while the Festival workshops aimed to show the passion of Barossa Chefs and showcase their skills and concepts. Working with Barossa Australia we bought together two groups of chefs to focus on the workshops.

### ✓ Outcome

These events were delivered at the Barossa Cellar, the new home of Wine in the Barossa. Both events were fully subscribed and based on the success and subsequent demand for further events, this initiative has seen a further iteration and further editions are planned for ALMB MKII to be run later in 2022. The development of these combined skills, showcase wine and expand our regional Food Tourism offerings, beyond the cliched degustation dining experience, to include a more connected, immersive, and genuinely memorable experience that focuses on people, produce, place and skills.



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## Highlighting regions: Gawler's growing food scene

Following conversations with numerous Gawler residents including people within local government the message conveyed almost universally was that food was not an important element in the economic make-up for Gawler and that the town was not for "Foodies."

### ? Issue

There was clearly a need to provide a platform to highlight and celebrate the food sector in Gawler and stimulate further growth and investment in this area, given the town's growth in population and an aspirational new demographic.

### ↪ Response

Following a survey of food business with data provided by The Town of Gawler and PIRSA we identified core food businesses from within the Town of Gawler area. The targets ranged from Food and Beverage service venues, catering operators, farmers, niche food retailers, butchers, bakers and any business that provided a quality and/or original food offering that contributed to the liveability, visitation attraction and or economic benefit to the town. We then set up an Instagram account under the name "Gawler Food Detective" with the aim of posting images and stories to highlight the depth and breadth of this sector and to secure some civic pride in the food amenities the Town of Gawler has to offer.

### ✓ Outcome

Since launching in mid April an organic following has developed from the targeted posts, with the engagement doubling almost every post. This interest now exceeds the number of businesses followed. Posts have attracted a high level of engagement, with feedback from targeted business and loyal customers, grateful for the recognition and promotion they have received. This site is continuing to grow and it is planned to start to running interactive surveys on where to find the best coffee, best cocktail, best butcher in coming months.



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# 2021 - 2022 CASE STUDY

Industry Development: Food & Agriculture



Regional  
Development  
Australia

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## Agricultural Tech: Barossa, Adelaide Plains

SA AgTech Advisory Group was formed in 2019 with the aim of encouraging greater adoption of AgTech solutions in the state's agriculture sector by:

- helping to build on South Australia's advantages
- showcasing businesses and organisations developing or using new technology
- increasing productivity and quality in our primary industries.

PIRSA has established a series of AgTech Hubs around the state which highlight technologies for production systems relevant to the site's location, with five sites from the south-east to Eyre Peninsula. In early 2022, the state government announced the AgTech Growth Fund to supplement adoption through the funding of suitable projects involving an industry partner. This is currently on hold due to the change of government and the review of all funding.

### ? Issue

Ensure that the agricultural sector within the region incorporate the appropriate technologies to maximise the sustainable outcomes for their businesses, industries, communities and environment.

### ➔ Response

#### *AgTech Hub for Horticulture*

To complement the Viticulture Demonstration site in the region, and the Australian Grain technologies hub also in the region, RDA proposed a demonstration site that supports the horticultural production systems in the surrounding area, including demonstration of the effectiveness of new forms of climate resilience greenhouses. We met with innovative growers to find the right host for a demonstration site that would inform the rest of the grower community of the benefits of adopting more recent technologies.

### ✓ Outcome

- Using a Proof of Concept model to demonstrate the capability of the technologies, there will be opportunity for producers and service companies to participate in Pilot Field trials to enhance the value and to stimulate adoption of the technologies.
- A change in government has delayed the implementation of this work here but RDA works outside electoral cycles and we are persevering with the new government for funding support for the demonstration site to lead faster uptake of emerging technologies in horticulture



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## Food Waste recycling: Black Soldier Flies

One third of all food produced is lost or wasted, around 1.3 billion tonnes of food and costing the global economy close to \$940 billion each year as well as accounting for up to 10% of global greenhouse gases. Black Soldier Fly Larvae (BSFL) or *Hermetia illucens* have proven to efficiently convert organic waste into high-quality nutrients for pet foods, fish and poultry feeds, as well as produce a residue, 'frass', which is an effective soil improver. The process is an excellent opportunity to gain value from a wasted resource and provide social and environmental benefits to communities.

### ? Issue

A Barossa business, Mobius Farms, established to take advantage of the opportunity and manufacture sustainable pet food and soil improver. They had used own capital to start the business and their own intellectual property as engineers and researchers. In the past two years Mobius Farms have been shortlisted for the Taronga Conservation Trust Hatch Accelerator Program, finalists for the SA Premier's Food & Beverage Industry Awards in the Emerging Business and Sustainability Categories and were awarded the Pank Family Trust Social Enterprise Scholarship, gaining acceptance into the UniSA Venture Catalyst program from which they graduated in June 2022. They are currently engaged in a research project with University of Adelaide, funded by Agrifutures to study different drying processes for insect protein. They had now moved beyond proof of concept stage and now sought to expand production, which also meant a new site and the need for capital.

### Response

RDA assisted in a number of ways: we helped them develop a pitch that demonstrated an economic model which will provide a scaleable, repeatable and affordable solution to the food waste and protein supply issues. We assisted them with site selection and to prepare for private equity capital raising.

### ✓ Outcome

RDA were able to introduce them to a different kind of waste management facility with space and complementary activity from a planning perspective. The waste management facility is run by disadvantaged youth and had expanded its capacity through another RDA coordinated project on winery waste. The sharing of resources achieved benefits for both parties and has prevented Mobius Farms from leaving our region in search of an appropriate location for their business activities.





## Hailstorm Event: Adelaide Plains

The Northern Adelaide Plains is Australia's largest area of covered horticulture. The sides and ceiling of a glasshouse are glazed extensively so that the plants receive natural light for most of the day. The conventional glazing material has been glass, however plastic films made of polythene or polyvinyl are also widely used, as is fibreglass. This covered structure is a resource efficient method of food production, using one fifth of the water of traditional market gardening, maximising sunlight, protection from extreme weather and provides a context for low or zero chemical use. They can also grow plants year round.

### ? Issue

The enormous storm that devastated the region in October 2021, left the growers with long-term infrastructure damage causing disruption in vegetable production resulting in increased demand as well as market price. 20,000 glasshouses (old infrastructure) were completely smashed, ruining the crops in the glasshouses with shards of glass and pulverising.

Another area of concern was the collection and recycling of the damaged infrastructure material generated by the hailstorm including glass and poly plastics, which incorporates approximately 4000 tonnes wastage.

### → Response

*Crisis Response through Northern Adelaide Plains Food Cluster, RDA and City of Playford.*

A Disaster response committee was established the day after of the event and regular meetings informed the co-ordination of recovery action, hosted a primary industries help team and connection with support and urgent and targeted political advocacy. RDA quickly prepared proposals for "building back better" with climate resilient high tech structures that would withstand future hail storms and presented this to growers, manufacturers of the greenhouse structures and Primary Industries SA recovery team.

### ✓ Outcome



Growers who were impacted by storms received funds for disaster recovery of up to \$10,000. The jointly funded Commonwealth-State Disaster Recovery Funding Arrangements (DRFA) are used to provide aid. Storm assistance was arranged immediately as an initial assistance to organize the hazardous waste collection from Adelaide Plains vegetable and horticultural growers whose fields and glasshouses were affected.

**Future Benefits:** Reinvigoration of the Northern Adelaide Plains Food Cluster as a relevant and proactive organisation for the horticultural sector in Adelaide Plains and Playford Council regions. Initiation to plan, design and test the new infrastructure materials for greenhouse to build resilient operation incorporating digital technology in a way that prepares for the increasing incidence of events such as bushfire, flooding, drought, heatwaves or severe storms.



## Hospitality Workforce: Job Ready Pool

The Barossa started to understand the enduring effects of the Covid pandemic, especially in the hospitality/tourism sector, employers advised that the sector had lost numerous experienced hospitality employees who weren't returning to the sector.

### ? Issue

The aim was to help back fill basic hospitality positions allowing for more flexibility in teams with experienced staff able to move into more critical roles and providing career launch points for a new cohort of hospitality workers.

### → Response

Following our guidelines and minimum skills requirements, we advertised a 2-week intensive industry-based hospitality skills program. Through our networks, and social media channels, we invited school leavers, long-term unemployed and career changers to apply for the course that combined both accredited and non-accredited modules.

Trainers from the hospitality industry, mentored and taught students industry-specific skills in a range of community settings including the Barossa Campus, Barossa Farmers Market, Ember Pizza, The Louise, Fino at Seppeltsfield, The Novotel, and Barossa Cellars. This course was provided at no cost to the participants.

### ✓ Outcome

The course commenced with an introductory session, which 12 attended and 6 completed all the training satisfactorily. Subsequent follow-up found 4 of the 6 participants had gained positive employment outcomes and another graduate seeking school based traineeship opportunities.

In regards to effectiveness of the training, 50% of applicants completed the course and 83% achieved employment outcomes. In Summary by involving industry in direct training of basic skills that our industry partners identified as critical for job starters, we were able to return an 83% in a high intensity 2 week program with minimal funding or red tape.



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## Barossa Campus: Virtual Open Day

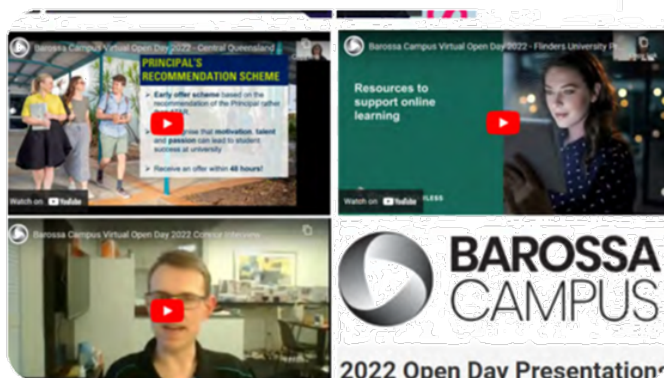
Each year Barossa Regional University Campus hosts an Open Day, for university representatives and potential students to connect and offer the opportunity to discuss pathways to university and courses of interest.

### ? Issue

Due to the COVID-19 pandemic, there were restrictions on densities. Considering the potential for an open day to exceed Barossa Campus' capacity restrictions, an alternative was needed to hold the event to stay within guidelines.

### ↻ Response

A technology solution was considered. Video-conferencing technology was already available at the Campus for students to attend lectures and tutorials remotely. Most homes also have access to online meeting technology as this had become much more prevalent during Pandemic Work from Home periods. With the addition of a 360degree Camera, we were able to provide a virtual tour of the Campus area, its facilities and ambiance, so suited to study. Our presenters from the Universities and RDA were able to present online throughout the day and take questions and meet with prospective students. We also offered workshops such as coding in python as a taste of Barossa Campus life.



### ✓ Outcome

An Open Day using the cloud-based conferencing system to host university representatives. These representatives discussed various aspects of studying at the university they represented. All presentations were recorded with the representative's permission and uploaded onto the Barossa Campus YouTube page, where subtitles were added for accessibility. The videos were then made accessible on the Barossa Campus website for those who couldn't attend in real time. We overcame the challenges of COVID restrictions to give the best opportunity possible to regional students to have access to course and mode of study information.



## Skills to Employment: Care Sector Program

The growing demand for workers in the care sector, combined with the shrinking supply of available workers entering the field, highlights a future workforce crisis. Throughout the pandemic, the care sector has faced increasing challenges: lockdowns, understaffing, wage stagnation & casualisation of the workforce. The aged care commission findings did nothing to improve the attractiveness of the industry for workers. RDA have been working with the sector, assisting employers to address these shortages and found that Apprenticeships and Traineeships in the region have been under-utilised.



### Issue

As with most regional areas, our region has a high ageing population & increasing demand for aged care. Our community aged care providers suffer from the same workforce crisis as experienced nationally and are competing with hospitality for customer service workers. Addressing this shortage of suitable work-ready jobseekers is an urgent issue. Employers in the care sector were unaware of the process to engage a trainee and the current federal and state government incentive and benefits. They reported being unsure of how to go about it, the difficulties, how the financial incentives worked and what their obligations were.



### Response

RDA hosted an online information session directly targeting care sector employers which provided key contacts and further information links. RDA & regional aged care operators then co-designed Skills to Employment training, in collaboration with TAFE, to create a work ready group of employees for the sector. We then implemented an employer-led introduction to the care sector training program which included accredited training in required certified skills.



### Outcome

There was great feedback from employers as this was a program based on required workplace skills rather than a curriculum that employers deemed as incomplete and in parts, irrelevant. Following the Traineeship information session, 3 aged care providers engaged with the Career Employment Group to discuss traineeship opportunities. This led to 5 new employment traineeships and 8 upskill opportunities. We continue to receive enquires on incorporating traineeships into workforce planning with increased understanding and acceptance of apprenticeships and traineeships in this sector.

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## Barossa Jobs Fair

Two industries are struggling for employees: hospitality and aged care. Throughout the pandemic, these industries have faced many challenges: lockdowns shutting down businesses, understaffing, wage stagnation and chronic casualisation of the workforce. There was a staffing shortage before the pandemic, there is now a staffing crisis. RDA has been repeatedly approached by hospitality businesses for help with staffing, and aged care homes have been vocal about a lack of qualified applicants. In response, we developed the Skills to Employment training, in collaboration with TAFE. The Skills to Employment Training would go through 10 accredited learning modules in safe work practices and providing care, relevant to both industries in crisis.



### Issue

We secured funding to deliver the program but struggled to attract the required numbers. Our Skills to Employment 11-week course needed a minimum enrolment of 12 people to commence. We had 8 people enrolled. With 8 people enrolled and willing to attend the program, we did not want to delay or cancel the program if this could be avoided.



### Response

We identified the Barossa Jobs Fair as an opportunity for recruitment of participants. The Barossa Jobs Fair was hosted by the Local Jobs Program Barossa Mid North, as an initiative of the Department of Education, Skills and Employment. The premise was that jobseekers could meet employers face-to-face, discover what skills and qualifications they need for various careers, and possibly even get offered a job on the spot. The Hon Stuart Robert MP, Minister for Employment, Workforce, Skills, Small and Family Business, said that each of the employers attending had active job vacancies to fill. Our organisation set up a stall, with two staff members appearing on two discussion panels.



### Outcome

77 jobseekers attended, significantly fewer than expected. No clear reason for this was given by the event organisers or staff but may have to do with the low unemployment in the region or the less than ideal timing during Vintage which we alerted the department to when it was first mooted. However, we managed to attract the additional participants required and were able to proceed with our course which led to about half entering employment.





## B2B Program: Business Support

One of the important elements of economic development is business retention and growth.

The B2B program is made up of a group of professional service providers from our region who accepted the opportunity to give back to the community and offer business mentoring. The program is designed to build the capabilities of our region's businesses by giving them the tools to reach the next growth stage. Whether it be, for example getting them started with a bookkeeping system they can run themselves or helping them to create a social media plan. In turn, this supports our local service providers by giving the businesses an understanding of the value in engaging this type of service.

### ? Issue

Since COVID first hit, businesses have faced new challenges or opportunities but have not been quite sure where to get started. Without assistance, this can result in poor business performance or a missed growth opportunity. Common challenges we have been working through recently with our regional businesses include:

- Marketing and digital strategy as the importance of an on-line presence becomes much more valued
- Accounting while businesses restructure and reassess their costs
- HR and workplace culture strategies with new ways of working being introduced and changing employee expectations.



### → Response

Through the RDA B2B program, we have offered businesses the opportunity for an initial consultation with RDA staff to establish their current position and future goals. During this meeting we often uncovered challenges and ways of addressing them, whether it be offered from within the RDA pool of expertise or by specialised assistance from one of our program's service providers.

A co-investment model is in place where the business, the service provider and RDA all contribute towards a three-hour appointment. A great deal of time is spent in each case, preparing the businesses for these service provider appointments so that they result in a valued outcome.

Addressing the cash flow issues that these businesses have been facing and response to the complex challenges offers robust support for more competitive businesses.

## B2B Program: Business Support (cont.)

### Response (cont.)

With the re-evaluation of employee motivations, a number of start-ups emerged as professionals started to explore the opportunity of turning their passions into a business. We have worked with start-ups and continue to support in:

- Agri-businesses
- Professional organising
- Allied health
- IT and New technologies
- Food manufacturing, tourism and hospitality
- Renewable Energy
- Finance and administration services
- Regulatory services

### Outcome

Examples of outcomes include:

- Mobius farms acquired the skills to pitch to the Southern Angels and the confidence to scale
- Early-stage food business, Barossa Nourish took up a local farmers market stall as a market testing opportunity
- Micro businesses coordinated into a business model around The Angaston Country Market which now also offers tourism product
- Assisted to connect Innovator in water treatment, Enviro Australis with potential customers (local procurement)
- A local products store struggling with fluctuating foot traffic, Makers and Merchants, transitioned to an on-line store, complimented with pop-up stores only with improved profitability
- Growing winery, Purple Hands Wines was assisted with market advice for the Japanese market (successfully)
- Assisted a growing business, Barossa Valley Icecream Company, to employ and have fair work compliant employment contracts.

## 2021 - 2022 CASE STUDY

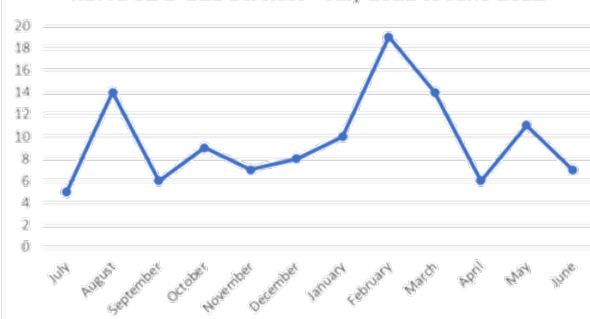
Competitive Business



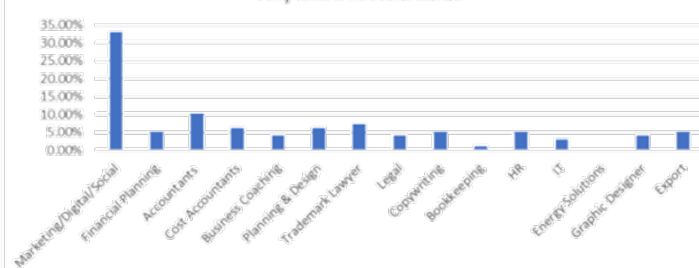
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RDA BGLAP B2B Services - July 2021 to June 2022



B2B Professional Services  
July 2021 to June 2022







## B2B Events: Upskilling our region's businesses to encourage improved productivity

One of the foundations of RDA's B2B program is to offer upskilling opportunities to address common challenges and themes that we find whilst working with local businesses. We arrange regular events in multiple locations which broadens the reach across the region and gives businesses the opportunity to expand their networks and relationships.

### ? Issue

With the restrictions faced during Covid lockdowns, businesses were finding it difficult to find opportunities to upskill in a face to face setting and broaden their professional networks.

Collectively, businesses were facing issues such as available resources, innovative selling opportunities, employment law and preparing for global economic changes and expectations.

### Response

We liaised with professionals across a number of different disciplines to be able to offer relevant and inspiring presentations.

Attendee numbers declined at the beginning of 2022 due to a lack of confidence so we began the year by offering an on-line event. Engagement was not quite as strong and we soon learnt that businesses were missing the networking aspect of face to face events. We then brought back the in-person option in May with limited numbers, additional space and the opportunity to watch the presentation via zoom for those who didn't have the returned confidence.

### ✓ Outcome

Events offered included:

August 2021: "How can the Industry Advocate Support your business" with Ian Nightingale

September 2021: "The importance of content marketing in your marketing strategy" with Chanelle Le Roux, Ninki Marketing

October 2021: "Transforming Business Conference" with various presentations throughout the day

November 2021: "Your Workforce in a Vaccinated Economy: Managing Covid-19 Vaccination Requirements with Emily Haar, Piper Alderman Lawyers"

February 2022: "The Global Economy's Influence on the Future of Your Business" with Cedric Hodges from Deloitte Access Economics

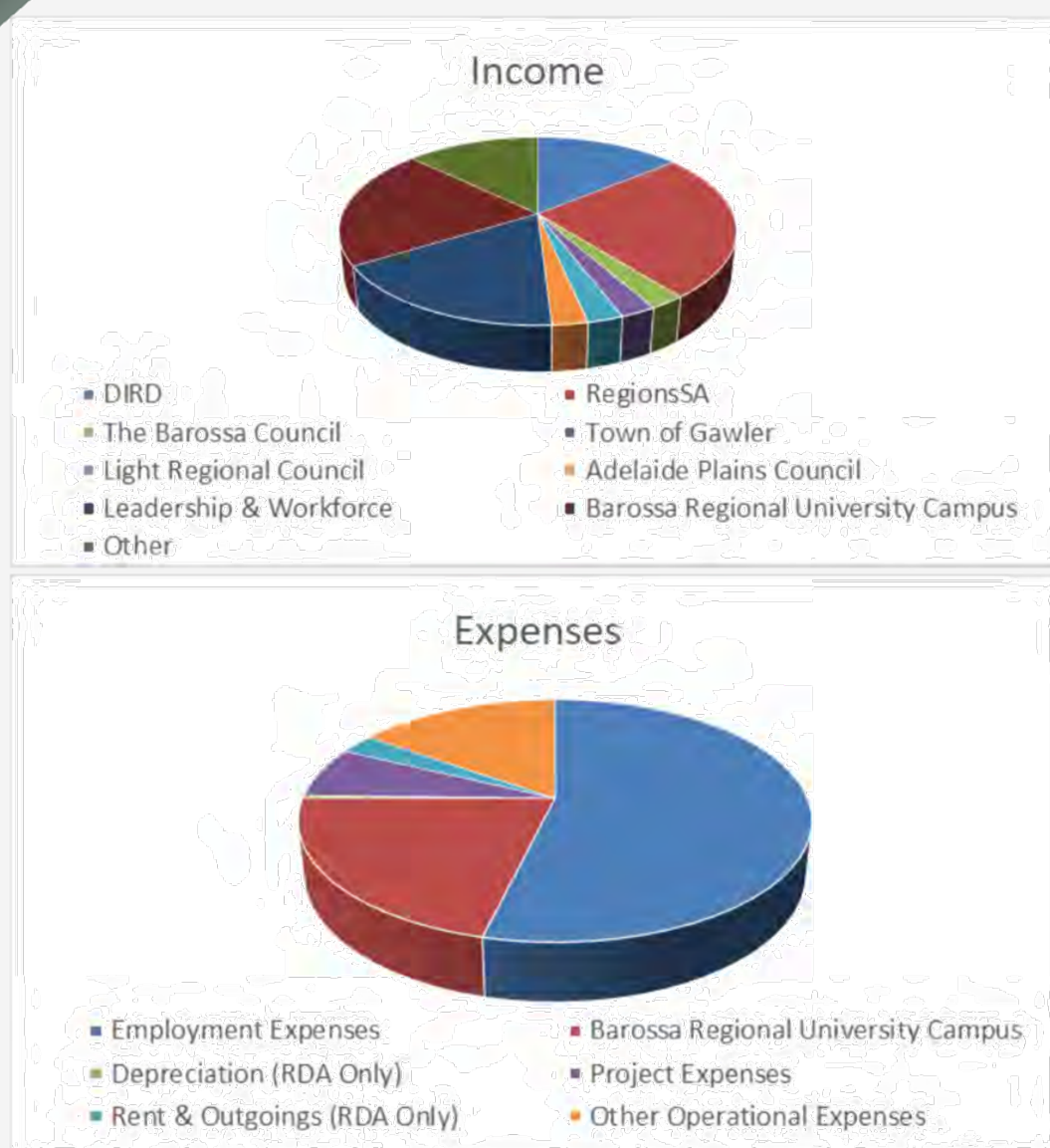
May 2022: "Keeping your Business Safe Online" with Brett Moffett from Systematec

June 2022: "Net Zero Carbon for Business" with Rachel Brdanovic from Tandem Energy





# Financial Parameters



**Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.**  
**Profit & Loss Statement**  
to 30 June 2022

	<u>Note</u>	<u>FY 2022</u> ( \$ )	<u>FY 2021</u> ( \$ )
<b><u>Income</u></b>			
Funding - RDA Barossa	2	813,834	801,075
Bank Interest		2,272	3,957
Project Income		698,156	526,459
Sundry Income	3	144,689	211,348
<b>Total Income</b>		<b><u>1,658,951</u></b>	<b><u>1,542,840</u></b>
<b><u>Expenses</u></b>			
Employment Expenses	4	1,011,941	863,036
Depreciation	7	5,687	5,470
Project Expenses		260,541	271,574
Rent & Outgoings		41,049	41,646
Other Operational Expenses	5	236,834	237,449
<b>Total Expenses</b>		<b><u>1,556,052</u></b>	<b><u>1,419,175</u></b>
<b><u>Net Surplus / (Deficit)</u></b>		<b>102,899</b>	<b>123,665</b>

**Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.**  
**Statement of Financial Position**  
as at 30 June 2022

	<u>Note</u>	<u>FY 2022</u>	<u>FY 2021</u>
<b><u>Current Assets</u></b>		<b>( \$ )</b>	<b>( \$ )</b>
Cash & Cash Equivalents	6	1,330,017	1,235,793
Trade & Other Receivables		100,168	112,772
Other		12,637	10,030
<b>Total Current Assets</b>		<b>1,442,822</b>	<b>1,358,595</b>
<b><u>Non Current Assets</u></b>			
Plant & Equipment @ WDV	7	113,298	75,917
<b>Total Non Current Assets</b>		<b>113,298</b>	<b>75,917</b>
<b>Total Assets</b>		<b>1,556,120</b>	<b>1,434,511</b>
<b><u>Current Liabilities</u></b>			
Trade & Other Payables	8	649,929	638,482
Employee Benefits		98,491	94,176
Provision for Long Service Leave		73,819	70,872
<b>Total Current Liabilities</b>		<b>822,239</b>	<b>709,354</b>
<b>Total Liabilities</b>		<b>822,239</b>	<b>709,354</b>
<b>Net Assets</b>		<b>733,881</b>	<b>725,158</b>
<b><u>Member Funds</u></b>			
Retained Surplus		630,981	507,317
Current Surplus / (Deficit)		102,899	123,665
<b>Total Member Funds</b>		<b>733,881</b>	<b>630,981</b>



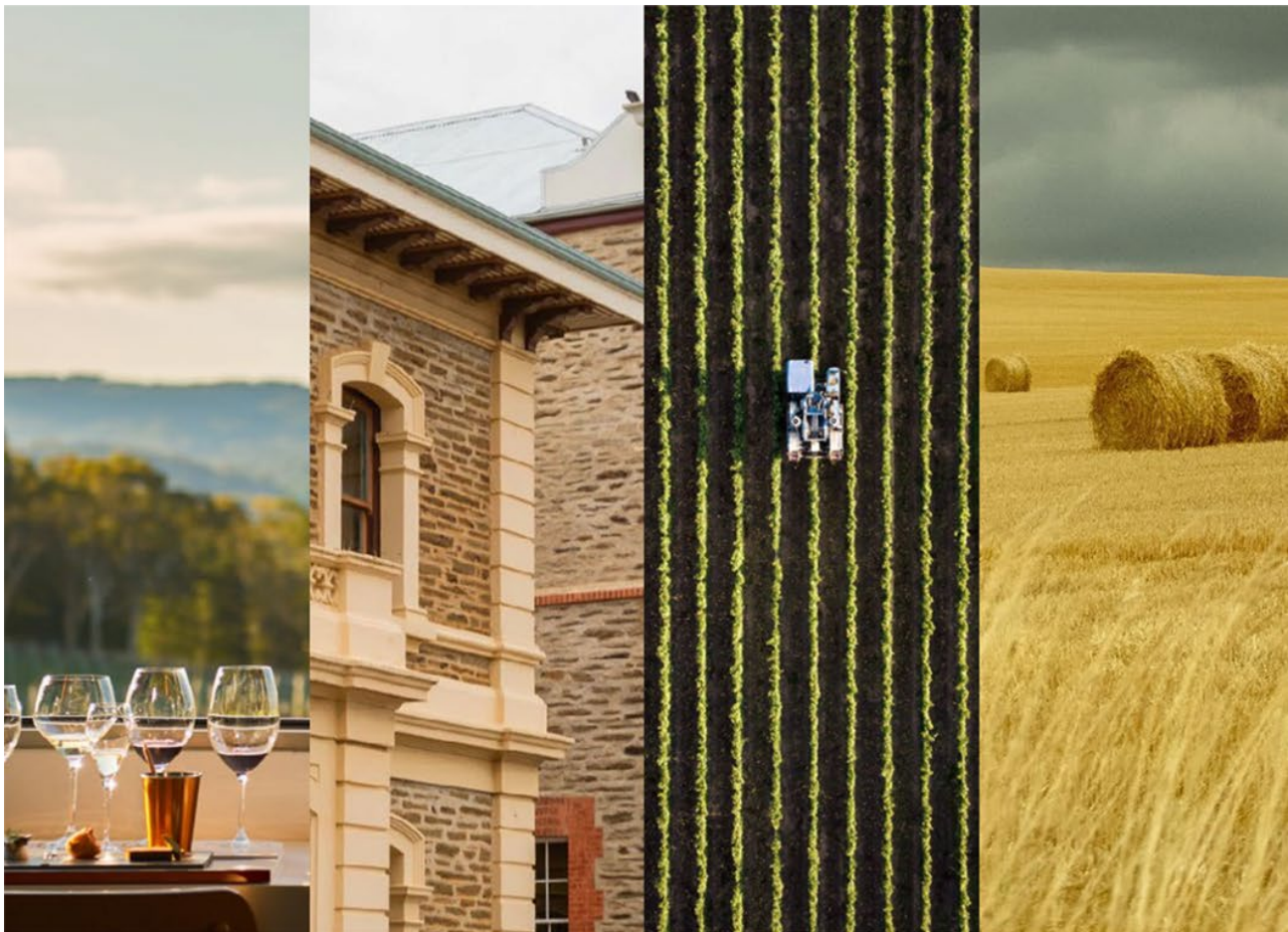


**An Australian Government Initiative**



**Gawler**





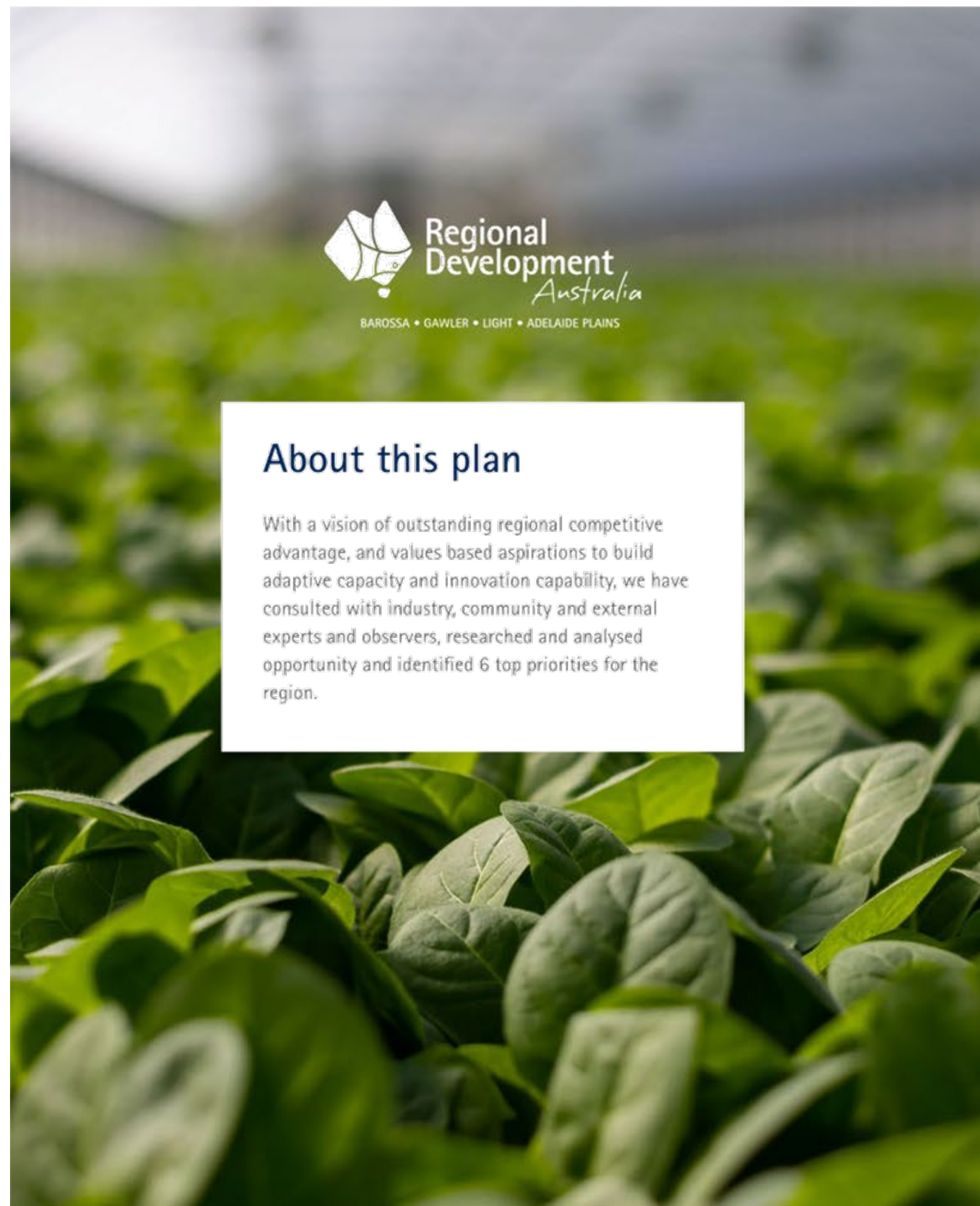
# Regional Strategic Plan

BAROSSA GAWLER LIGHT ADELAIDE PLAINS

2022  
-2025



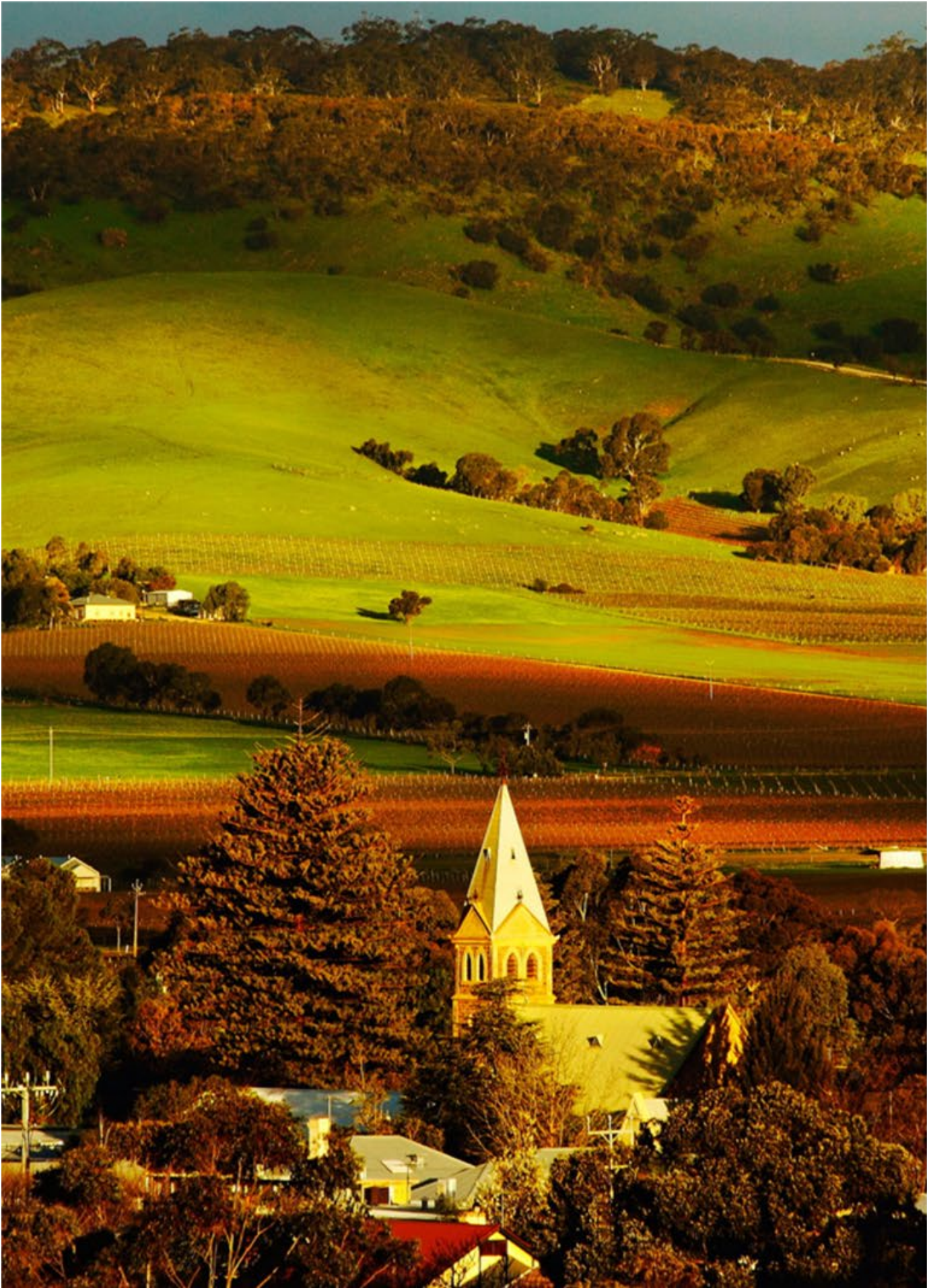




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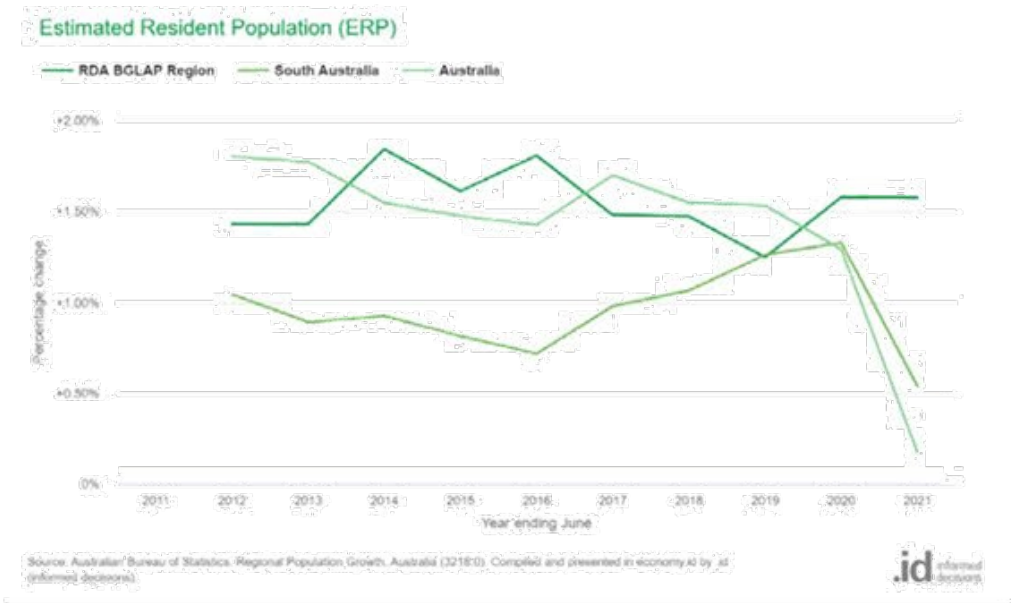


1 Introduction

The Barossa Gawler Light Adelaide Plains region lies like a crown to the north of Adelaide. The region is recognised for its world-class wine, artisanal produce, innovating industries and diverse landscapes from coastline to extensive agriculture, viticultural and horticultural land of the Mount Lofty Ranges.

Well connected to strategic transport routes and to Adelaide by train from Gawler, with enviable amenity, the region does not suffer from population decline. The region has seen rapid and sustained population increase in recent years, particularly in areas near the metropolitan fringe. This growth increases pressure on health and connectivity infrastructure and highlights the importance of lifestyle facilities for workers and families for balanced population growth.

The population growth prioritises how we provide for future generations in the best way possible with well designed land use and built environment planning with liveability in mind including how we live cost effectively, work, enjoy creativity and culture, learn and access education, access health, shop for everyday needs, enjoy a variety of quality jobs which offer incomes choice and skills that are adaptable to the next wave of opportunities.





Looking ahead, climate change mitigation & adaptation and sustainability are increasingly in focus as the region looks to support this growth and champion sustainable production. A major priority is water security as climate impacts reduce surface water levels and constrain growth of the region's valuable agricultural, viticultural and horticultural industries.

Key Facts

GRP

\$3.98 billion



Population

76,933



Local Jobs

29,080



Largest Industry

Manufacturing



Local Businesses

5,749



Employed Residents

38,273



1.2 Economic Strengths

Economic	Brand	The Barossa brand is renowned for high-quality food, wine, and other artisanal products. The region's reputation attracts visitors
	Transport infrastructure	The Northern Expressway provides a high-value link between Adelaide and Gawler, enhancing fast access to port and international airport.
	Defence assets	RAAF Base Edinburgh houses significant defence assets and provides direct and indirect employment opportunities.
Natural	Specialised precincts	The region has a concentration of equine facilities, including clubs, industry suppliers, veterinary services, breeding studs and trainers.
	Natural environments	The Adelaide International Bird Sanctuary, Mt Crawford Forest, vineyard landscapes, national parks and reserves offer biodiversity, liveability and tourism value.
	Climate and topography	The region's Mediterranean-like climate is ideal for premium wine and food production.

Source: Infrastructure Australia 2022

1.3 Education and Qualifications

Qualification	RDA BGIAP Region									
	1996		2001		2006		2011		2016	
Postgraduate Degree:	180	1%	235	1%	376	2%	576	2%	854	4%
Graduate Diploma & Graduate Certificate	347	2%	434	3%	460	2%	621	3%	751	3%
Bachelor Degree:	1,621	12%	2,326	15%	3,055	15%	3,859	16%	4,668	19%
Advanced Diploma & Diploma Certificate:	2,174	16%	2,140	13%	2,872	14%	3,739	15%	4,840	20%
Certificate Level, nfd(b)	n.a.	-	203	1%	838	4%	957	4%	0	0%
Certificate III & IV	4,328	31%	6,063	38%	7,707	37%	9,882	40%	11,777	48%
Certificate I & II	1,267	9%	847	5%	636	3%	813	3%	62	0%
Level of education not described	317	2%	521	3%	686	3%	528	2%	1,650	7%
Level of education not stated Total	3,728	27%	3,194	20%	4,384	21%	3,814	15%	5,475	23%
	13,962	100%	15,963	100%	21,014	100%	24,790	100%	24,306	100%





1.3 Industry Analysis

The Barossa's primary source of income and jobs is the wine sector. Not just wine production but technical and professional and trades along the value chain. Acknowledged as the "headquarters" of the Australian Wine industry, the Barossa and its neighbourhood benefit from the concentration of human and financial capital that has developed, enabled by geology and the strong social capital of the region. The wine industry provides diversified jobs for the population of all council areas in our region and attracts tourism interest to them. Accordingly Barossa wine, food and tourism are pre-eminent industries for the whole Barossa Gawler Light Adelaide Plains region. The crush of Barossa grown grapes is a modest 60 – 85,000 tonnes on average, but the total wine crush is closer to 500,000 tonnes annually. Whilst innovation in technology has led to decline in some jobs in the wine industry, the new jobs in digital technologies are higher paying and more skilled than before.

Next to wine, other agri-industries dominate the investment and jobs list. From the high technology and low technology horticulture production in Adelaide Plains and Light to pork, beef and lamb, wool, high quality grains and pulses across the region. Value adding to these products is modest and there is significant opportunity for investment in food production and new packaging for these food products. Agri-tourism is also increasing in popularity and presents an opportunity for diversified farm income. A lack of availability of production data at a regional level inhibits regional measurement of productivity opportunities and gains.

The importance of the creative sector from visual and performing arts to new digital technologies has accelerated with digital transformation. As well as attraction of talented business development through great facilities and lifestyle, upgrading the skills of residents for digitally capable workforce will also attract new investment. Gaming and entertainment are rapidly growing industries providing accelerated opportunities for performance, creative and technology professionals. Other important employing industries are Education, Health and Allied Health and Retail, all a function of robust population growth.

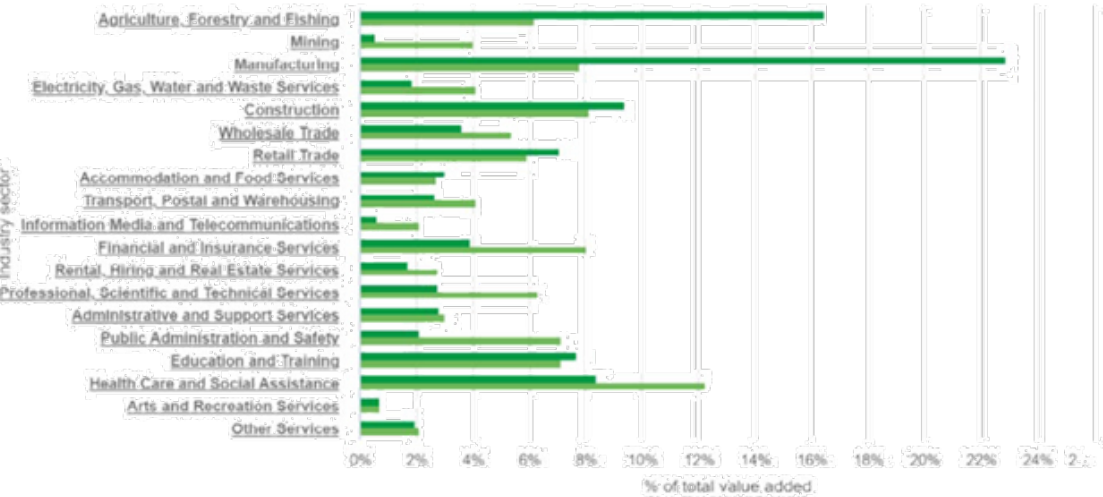


Health is a growing sector everywhere and this region is no exception. The population growth and accessibility from outer regions make a good business case for a new Barossa Hospital to replace aging infrastructure. Amenity and tourism assets are attractive also to a health and allied health workforce and recommendations include new narratives for aged care services in the suite of allied health services.

The region's education assets set a foundation for an outstanding education centre with enviable choices in public and private schools across two particular education nodes in Gawler/Roseworthy schools and easy access to Adelaide University's Roseworthy Campus and Nuriootpa with primary and secondary schools, TAFE SA Campus and Barossa Regional University Campus.

Value added by industry sector 2020/21

RDA BGLAP Region South Australia

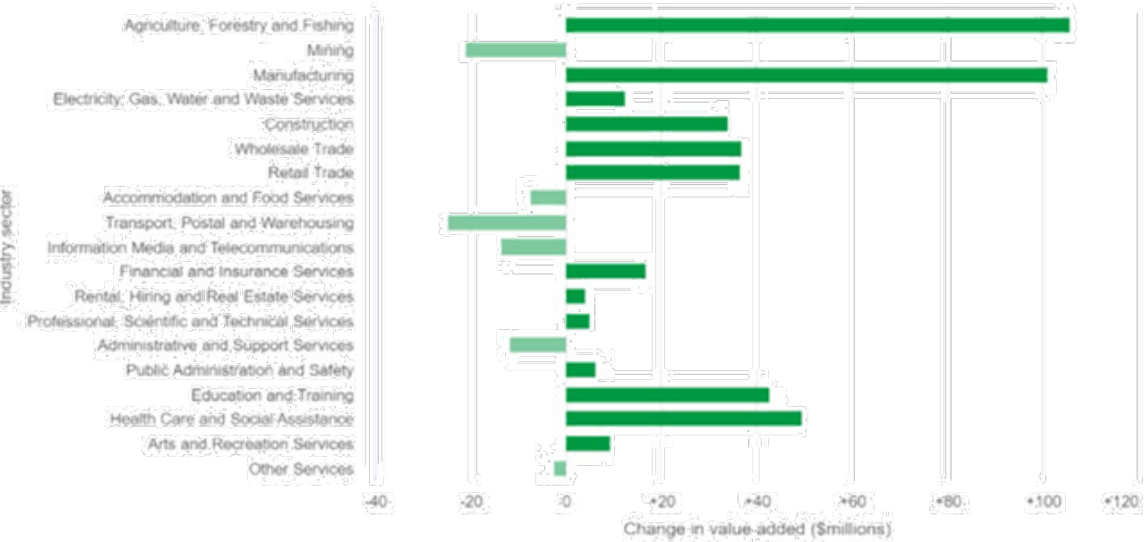


Source: National Institute of Economic and Industry Research (NIEIR) ©2021. Compiled and presented in economy.id by .id (informed decisions).



Change in value added by industry sector, 2015/16 to 2020/21

RDA BGLAP Region



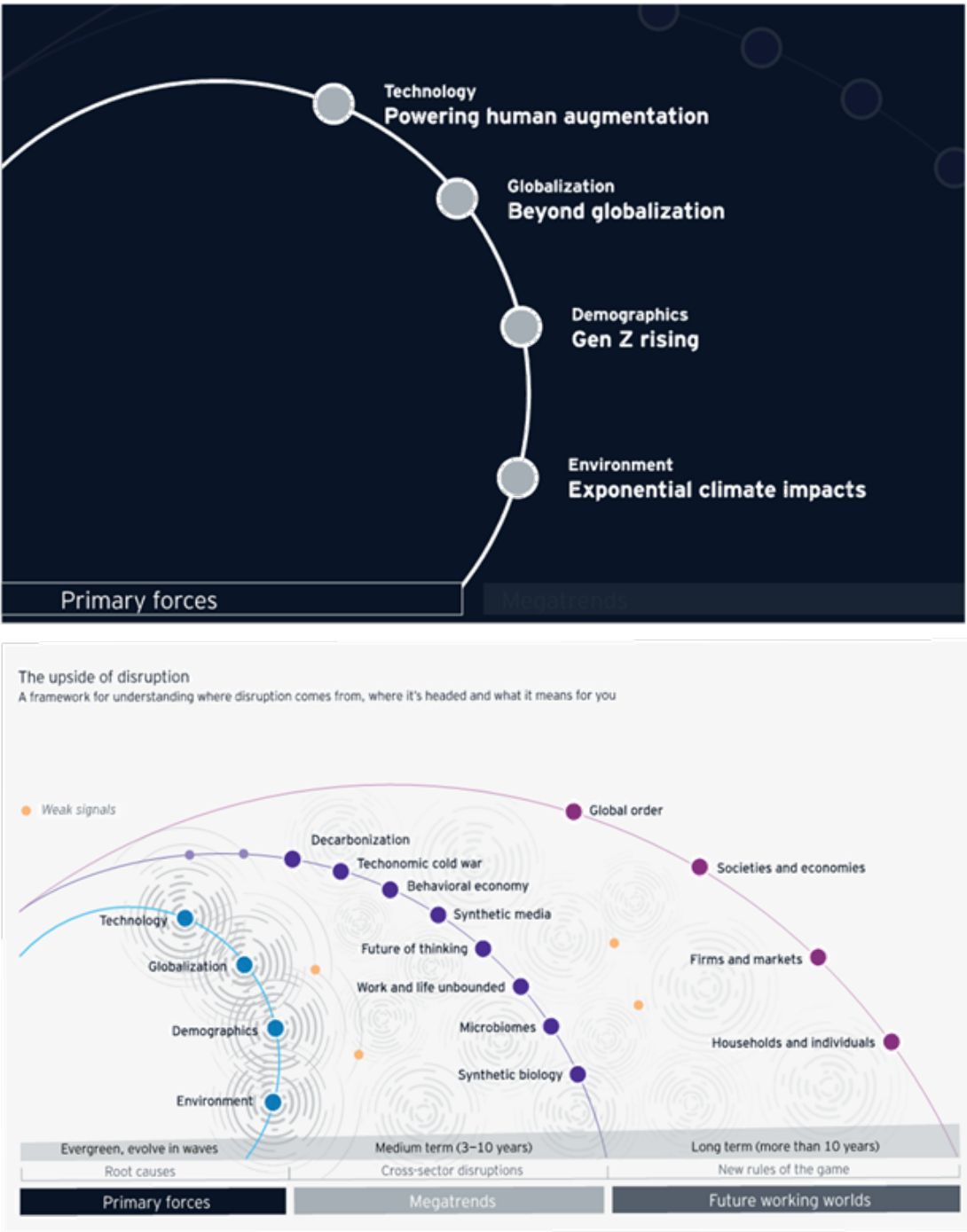
Source: National Institute of Economic and Industry Research (NIEIR) ©2021. Compiled and presented in economy.id by .id (informed decisions).



1.4 Economic Growth Opportunities

- Agriculture and Food
- Manufacturing including Wine and Food and the "Green" Economy
- Tourism
- Creative Industries
- Agricultural Technologies, including renewable energy
- Defence Industry to the South of the region
- Equine Industries and their value chains
- Education including education tourism

1.5 Our Wider Context



Source: EY Megatrends Report 2022

2 Vision and Aspirations

2.1 Vision

Outstanding regional competitive advantage that attracts talent, investment and global recognition.

2.2 Aspirations

Our competitive advantage is derived from:





### 3 Strategic Priorities

With a vision of outstanding regional competitive advantage, values based aspirations to build adaptive capacity and innovation capability , we have consulted with industry and community, researched and analysed opportunity and identified 6 top priorities for the region.



Water



Brand



Creative Economy



Sustainable and Resilient  
Food & Wine Production  
Value Chains



Future Generations



Infrastructure and workforce to  
support economic diversity in  
Tourism, Education,  
Equine





### 3.1 Water

#### Vision

Climate independent water that sustains existing and emerging industries and supports communities, amenity and biodiverse landscapes.

#### Opportunities

Bolivar wastewater treatment plant lies 30 km to the south of the region, with the opportunity to further treat and reticulate up to 20GL per year. In an increasingly drying and warming climate, this water represents an exceptional opportunity to sustain nationally significant agricultural industries and their value chains with opportunity for growth in value and exports. Eden Valley has additional needs for reticulated potable water for domestic and stock use. The Barossa water region is prescribed and presently over allocated for surface and ground water. Imported water is required and the current River Murray resource no longer dependable in a climate constrained future. Access to available recycled water is an economic and environmental imperative. There is demand for extension of NAIS (realistically priced) or VPS to the area south of Gawler.

#### Assets for leverage

The Northern Adelaide Irrigation Scheme (NAIS) was established in 2017 and extends the Virginia Pipeline Scheme which has been reticulating recycled water in the Virginia Horticultural area since 2014. The water is offered at approximately 1200-1600 ppm at an advertised cost of 84 cents per kilolitre plus capital contribution. This is too expensive for competitive broadacre horticulture and smaller holdings of protected crops. Water quality is an issue for both. Soil health is at risk and over the long term environmental degradation. A pipeline takes treated water to Lower Light from where it can be reticulated. A number of distribution trunk lines have been set up where there is present demand.



**Barossa Infrastructure Limited (BIL)** was established following the 1996 vision 2045 Water Strategy as a grower invested irrigation scheme accessing River Murray Water. An updated Revision 2045 in 2010 identified increasing restraints on native water resources, the impact of a changing climate and the need to identify supplementary sources of water. The millennium drought demonstrated the risks as Murray River allocations were restricted. The BIL infrastructure is an irrigation water distribution network for the potential distribution of Barossa Valley recycled water into the scheme.

**The Bunyip Water Scheme** grew out of the investigations into a Gawler Stormwater Scheme plan and accesses a mixture off VPS water and Northern Expressway runoff water to irrigate western Barossa vineyards. This infrastructure is also able to be leveraged for distribution of the additional recycled water.

**Water Storages:** BIL water storages and Eden Valley dams are potential water storage options for recycled water. MAR can be further investigated but is unlikely to be viable other than on the Adelaide Plains.



**Recommendations**

- ✓ Urgent Action is required for public investment for recycled water treatment and distribution infrastructure to utilise available Bolivar wastewater
- ✓ Urgent Action is required for reticulation of potable water to Eden valley for domestic use and stock
- ✓ Opportunity for further investment in innovation and specialisation in water treatment options at all scales
- ✓ Urgent attention to supply costs of water for economic development in these future growth industries, including the Northern Adelaide Plains
- ✓ Pricing must be competitive to drive economic growth
- ✓ Continuing investment in water use efficiencies including monitoring technology
- ✓ Water and infrastructure for amenity horticulture and wellbeing





3.2 Brand



Vision

The Barossa Brand grows in salience and impact, providing opportunities not only for wine and tourism, diversified Barossa products and the Barossa neighbourhood brands to flourish as distinctive but connected.

Key Assets

The Barossa Brand is a significant commercial asset – possibly the region's most significant commercial asset. It is globally recognised and respected and supports a premium for those whose products carry it. The universal push for food and drinks products of provenance augments the opportunity, not only for products from Barossa but for neighbouring areas to develop meaningful identity of place and provenance for food products, and linking to Barossa through a Neighbourhood identity and geographical proximity.

The assets of the region that support brand include natural landscapes, resilient and reconstructive farming practices, and lifestyle towns in our regions, our distinctive cultures. Features like the Adelaide International Bird Sanctuary, forests and national and state parks are also assets for brands of place and identity.

Specialisations connected with location also contribute to brand of a place, including outstanding creatives or specialised manufacturing. Light Regional Council has developed a brand theme of "Light Country" which is yet to be fully activated, the first of the new identity frameworks.





Opportunity

Further investment in Destination and Wine Marketing for the Barossa will lift awareness of the whole region and sustain and grow its competitive advantage; this increased awareness will also give the Barossa neighbourhood brand and identity the platform to develop and grow brand identity and value. Brands of product and place for these neighbouring areas within our region are an opportunity for premiumisation of produce and products.

Recommendations

- ✓ Community leadership for connection to place in an authentic and cohesive voice
- ✓ Imagery that supports meaningful and authentic brands of place
- ✓ General adoption of messaging that translates the Barossa Brand to and for all
- ✓ Narratives for identity around the Barossa and other areas that are both distinctive and part of a cohesive whole
- ✓ Business and Consumer education to understand and embrace brand of place
- ✓ Simple and consistent ways to democratise brand for the benefit of all in the region
- ✓ Investment in identity and brand for other parts of the region that differentiate and speak of values and attributes of those areas and their adjacency to Barossa, including for sectors – eg food.
- ✓ Brand narratives speak to regional commitment to climate mitigation and sustainable futures
- ✓ Awareness of distinctive products and services that are crucial to brands (eg. Barossa small goods) and attention to supporting businesses that manufacture and deliver





### 3.3 Creative Economy



#### Vision

Innovation and innovative capacity flourish through the attraction of talent, tourists and events that celebrate and connect with our vibrant creative arts and creative digital technologies, supported by skilled and creative community and workforce.

#### Key Assets

The Barossa, Kapunda and Gawler in particular have a rich pedigree in the arts and craft professions. The entire region has untold stories of aboriginal arts and skills.

There are a number of recognised artists, musicians and galleries in the region building a strong pool of creative talent. Digital creatives are often attracted to places of beauty, connection and creativity, such as is found in this region. The Gawler Civic Centre and proposed redevelopment of the Barossa Creative Industries Centre are key civic assets to support the creative economy.

Many community led initiatives, events and places for creatives spaces and creativity give the region an exciting foundation of creativity. However the region averaged a 2021 ADII (Australian Digital Inclusion Index) score of 67.5 below the national average of 71.1. We want to be higher. Defence industries to the south of the region provide collaboration and employment opportunities in innovative digital technologies.

#### Recommendations

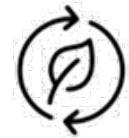
- ✓ Prioritise innovation and innovative capacity in every plan and project
- ✓ Network creative talent with opportunities to attract business and commissions
- ✓ Continue to upgrade data connections for fastest and best connectivity
- ✓ Support the emerging artists, musicians and filmmakers to become commercially viable creatives in a full-time context
- ✓ Establish more incubators and co-working spaces that are networked throughout the region for leverage of members
- ✓ Establish one or more digital villages to attract and support the digital nomads
- ✓ Develop functional links
- ✓ Provide ongoing opportunities and incentive for the community and workforce to continuously improve digital capability and cyber safety







### 3.4 Sustainable, Climate Resilient Food and Wine Production Value Chains



#### Vision

A whole of community commitment to responsible production and consumption supporting climate resilient industries; value capture in the region.

#### Key Assets

Wine and food production value chains have a need for sustainable production including waste management and responsible consumption. Communities that form around these industries for ecosystems that support these value chains.

Wine is the region's economic base with high levels of value adding. Food has significant opportunities for innovative packaging and value adding for premiumisation and productivity gains.

Both sectors will benefit from sustainable climate resilient water and renewable cost effective energy. High levels of adoption in the Barossa of Wine Australia's Sustainable Wine Growing accreditation is an asset to the region and its future.

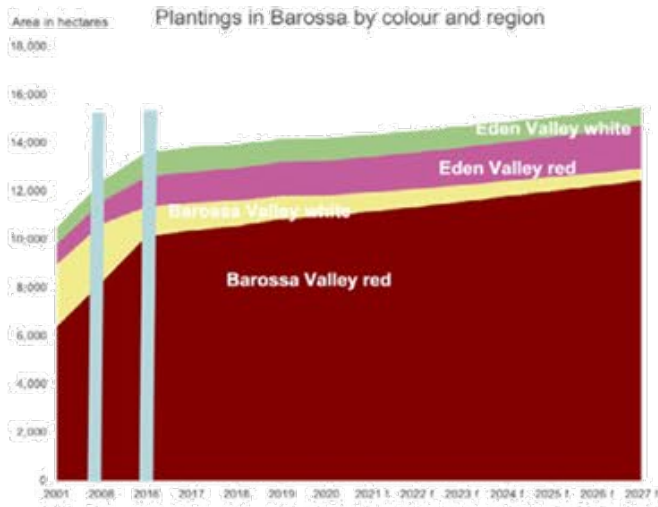
Circularity in the wine and food economy would see waste create new products and less go to landfill. Tarac Technologies has been turning waste to value in the region for 90 years. The emissions reduction imperative is catalysing innovation in vineyards and wineries. In food production covered horticulture reduces inputs with take-up of beneficial insects to integrated pest management.





Current Wine Production

There are two principal wine areas within the region which account for the majority of the wine economy, Barossa Valley and Eden Valley (including High Eden). The Northern Adelaide Plains and Barossa zone also produce wine grapes although there is limited value adding within those areas.

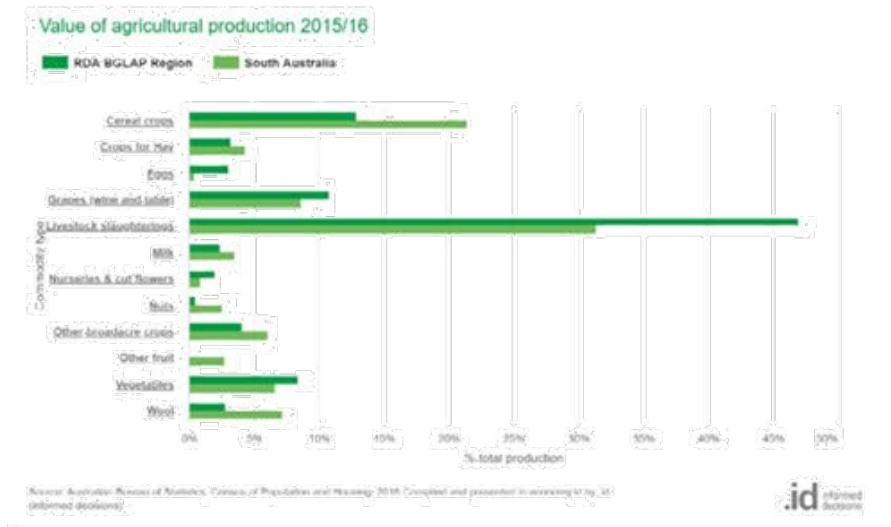






Current Food Production

Traditional and intensive horticulture including vegetables and cut flowers, barley, pulses, chickens and eggs, grapes, pork, beef, lamb and livestock slaughtering.



Opportunities

With access to competitively priced fit for purpose water, the region is an intensive food production area specialising in covered horticulture, pulses and barley, livestock and high value wines. The region's adjacency to international port and airport and direct access to all major interstate routes presents substantial distribution advantage.

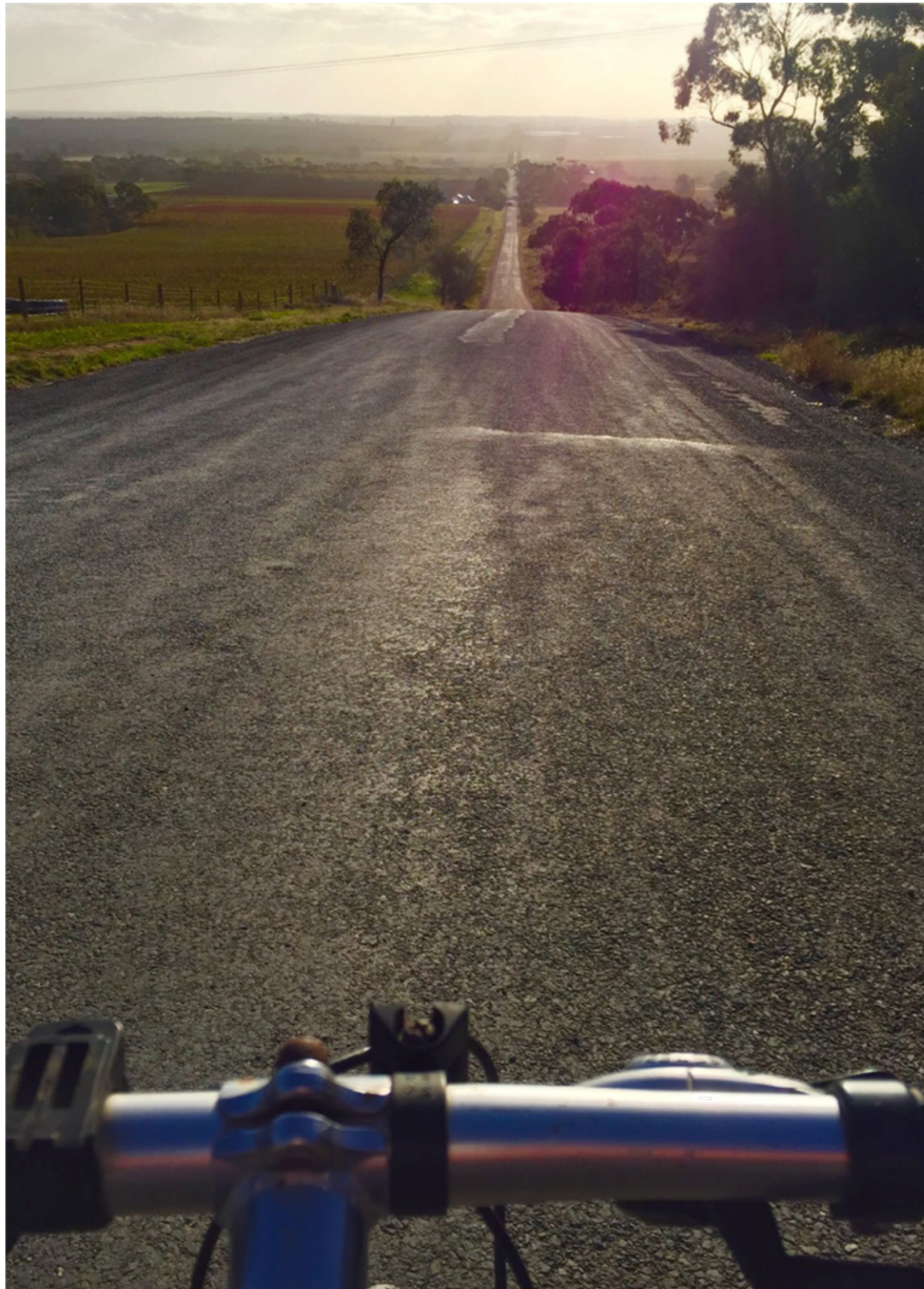
Wine has capitalised on the investment in logistics and distribution with leading technology and knowhow embedded in the Barossa. Accelerated transition to low carbon production will improve access to export markets and sustain low input production with moisture retention. Horticulture is highly efficient in protected cropping, but access to more cost competitive, high-quality water is required to sustain this advantage (see priority 1).

Incentives are required for existing growers and investors to move to better thermally performing climate resilient greenhouse structures which would accelerate the industry exponentially along, with transition to cheaper, renewable energy at scale.

Recommendations

- ✓ A broadly based knowledge transfer program for aboriginal land management practices
- ✓ Incentives for covered crops producers to transition to climate resilient, longer lasting structures
- ✓ A practical and meaningful measurement system for progress in carbon reduction and regeneration of soils, landscapes and waterways that motivates progress
- ✓ Competitive transition opportunities to lower cost renewable energy systems, not only for producers but critical industries like glass production and transport.
- ✓ National level marketing campaign that motivates consumers (domestically and internationally) to value sustainable and safe production with price premiums
- ✓ A persistent drive for responsible production and consumption across all projects and programs in the region; grass-roots campaigns.
- ✓ A Food & culinary academy in the Barossa
- ✓ Continuing contributory support for the Northern Adelaide Plains Food cluster to accelerate productivity gains and new investment in food
- ✓ Food manufacturing centres in the Barossa and on the Plains to support current demand and attract further investment in finished foods; Renewable energy serviced.
- ✓ Investment in greater circularity in our economy and lives





### 3.5 Infrastructure and Workforce to Support Economic Diversity in Tourism, Education and Equine



#### Vision

The complexity of our economy continues to grow and develop in a way that supports our economic base of wine and food value chains delivering high value quality jobs, products and services.

#### Key Assets

##### Tourism

Brand, wine industry, wineries & vineyards, cellar doors, appealing natural landscapes, forest areas for recreation, trails, cycling infrastructure including The Great Australian Wine Trail, wellness & wellbeing industry, golf and other sports and sporting infrastructure, galleries, performance areas and cultural facilities, Adelaide International Shorebirds Sanctuary, quality accommodation, outstanding restaurants and cooking schools, artisanal gin, beer and cider, distinctive villages & precincts, festivals, events, heritage architecture and gracious homesteads and interesting landmarks of note.

##### Education

Quality public and private primary schools and high schools, TAFE Campus, Roseworthy Campus of Adelaide University, Barossa Regional University Campus, a number of RTOs, Schools based wine centres, privately run cooking classes and cooking schools, tourism accommodation, recognition of Barossa brand and identity. Investment in education and training will accelerate future workforce and adaptive skillsets to spearhead regional innovation and economic resilience.



**Equine**

Roseworthy Campus Equine Health and Performance Centre, Roseworthy Campus Veterinary Sciences School, High quality feed production within the region, Thoroughbred studs, Stock Horse breeders, both Thoroughbred and Harness Racing trainers, Gawler Racecourse and facilities, Kapunda Harness Racing Track, Mallala Equestrian Centre, Mount Pleasant Showgrounds facilities.

**Recommendations**

- ✓ Investment in the completion and economic opportunity of The Great Australian Wine Trail (cycling trail)
- ✓ Kapunda and Williamstown as trails service centres catering for cyclists and walkers particularly
- ✓ Investment in main streets, including accommodation, to keep main streets relevant and vibrant hubs of communities and tourism
- ✓ TAFE Nuriootpa investment for repositioning and recognition as a polytechnic college with a centre for commercial food and hospitality training, a creative arts institute, and a specialised centre for cellar and vineyard operations training.
- ✓ The return of university level viticulture and oenology and wine business studies to the region
- ✓ Multipurpose Equine Events Centre at Roseworthy
- ✓ Installation of lights on Gawler Racecourse railway station to support safe patronage and racing events tourism.
- ✓ Ongoing budget for destination marketing that supports Brand
- ✓ Further investment in tourism accommodation including in Kapunda, Gawler and adjacent to the Adelaide International Bird Sanctuary
- ✓ Developing the local economy and social cohesion as the underpinning of a vibrant economy that attracts investment, talent and tourism with its authenticity and quality of product and service.
- ✓ Infrastructure that supports precinct development for efficient use of infrastructure, transport connections, workforce journey to work and specialisation. Opportunities exist in food production, packaging, main streets, wine services, construction and maintenance services, grains and pulses processing, technology hubs.







### 3.6 Future Generations



Design led land use planning and built environment, climate change mitigation, access to health services and housing, community facilities and mental wealth, digital inclusion, inclusion of First Nations.

#### Vision

Current stewards restore sustainability of the region and opportunity for future generations to thrive is the ultimate goal of economic development. Health and allied health workforce, access to rental housing, connectivity, social networks, and inclusive community capital are required for our region to grow and thrive. People centric land use planning is important for sustainability of economic, social and environmental goals. Integrated design can support all these objectives as planning for the 30 year plan for the greater Adelaide region gets underway; Biodiversity embraced as a whole of community commitment; People have housing choices and creativity connects and motivates.

#### Key Assets

- Character preservation and environment and food protection areas
- Population growth and a housing supply pipeline (but not rentals)
- A larger than average proportion of children to age 17
- 3 regional (though aging) hospitals and the growing Gawler Health Service
- Day surgery facilities and allied health facilities
- PRCC Internships for medical students
- Potential access to climate resilient water
- Robust local government plans for community facilities
- A foundation of good (though not excellent and definitely patchy) broadband connectivity
- Barossa Bush Gardens
- Schools, Agricultural University Campus, Regional University Centre
- Traditionally strong (though waning in part) community institutions



Recommendations

- ✓ Truth telling about the past and inclusion of Peramangk, Ngadjuri and Kurna people in future planning
- ✓ Climate action at a grass roots level supported by policy
- ✓ Biodiversity projects and curriculum
- ✓ Attention to community mobility and some form of transport
- ✓ A Barossa Hospital
- ✓ Framework of responsible production and consumption at government, industry, education and community levels
- ✓ Further investment in high value manufacturing using waste products as inputs
- ✓ Planning and land use frameworks that are design led, integrated and future generations centric
- ✓ Policy that supports private investment in affordable rental housing
- ✓ Planning frameworks that enable new forms of passive housing for affordability of construction and inhabitation
- ✓ Low water dependent green spaces for gathering and recreation
- ✓ Completion of gaps in off road bike paths for safe and confident recreation and emissions free transport
- ✓ Adaptive module and skill-sets based training
- ✓ A fun, curious and creative approach to learning STEM that incorporates environment, sustainability and solutions
- ✓ Address gaps in telecommunications infrastructure to support tourism, digital nomads and the attraction and retention of talent.
- ✓ Delivery of The Big Project and other game-changing local government infrastructure for community and economy

Local Government Priorities For Future Proofing Our Liveable Cities

All councils will work towards housing options and future oriented land use planning & infrastructure

Adelaide Plains Council

- ✓ Two Wells recreation and commercial development
- ✓ Adelaide International Shorebirds trail and eco-tourism
- ✓ Recalibrated NAIS

The Barossa Council

The big project: A suite of transformational recreation and cultural facilities including:

- ✓ A creative industries centre
- ✓ National standard sporting facilities

Town of Gawler

- ✓ Gawler Main Street and Civic Centre
- ✓ Gawler River Ecology and Ecotourism Trails
- ✓ Inclusion and climate action as gamechangers

Light Regional Council

- ✓ The Drovers Encounter
- ✓ Roseworthy International Equine Centre
- ✓ Roseworthy and Kapunda expansion
- ✓ Kingsford Industrial Estate development

# The future is circularity

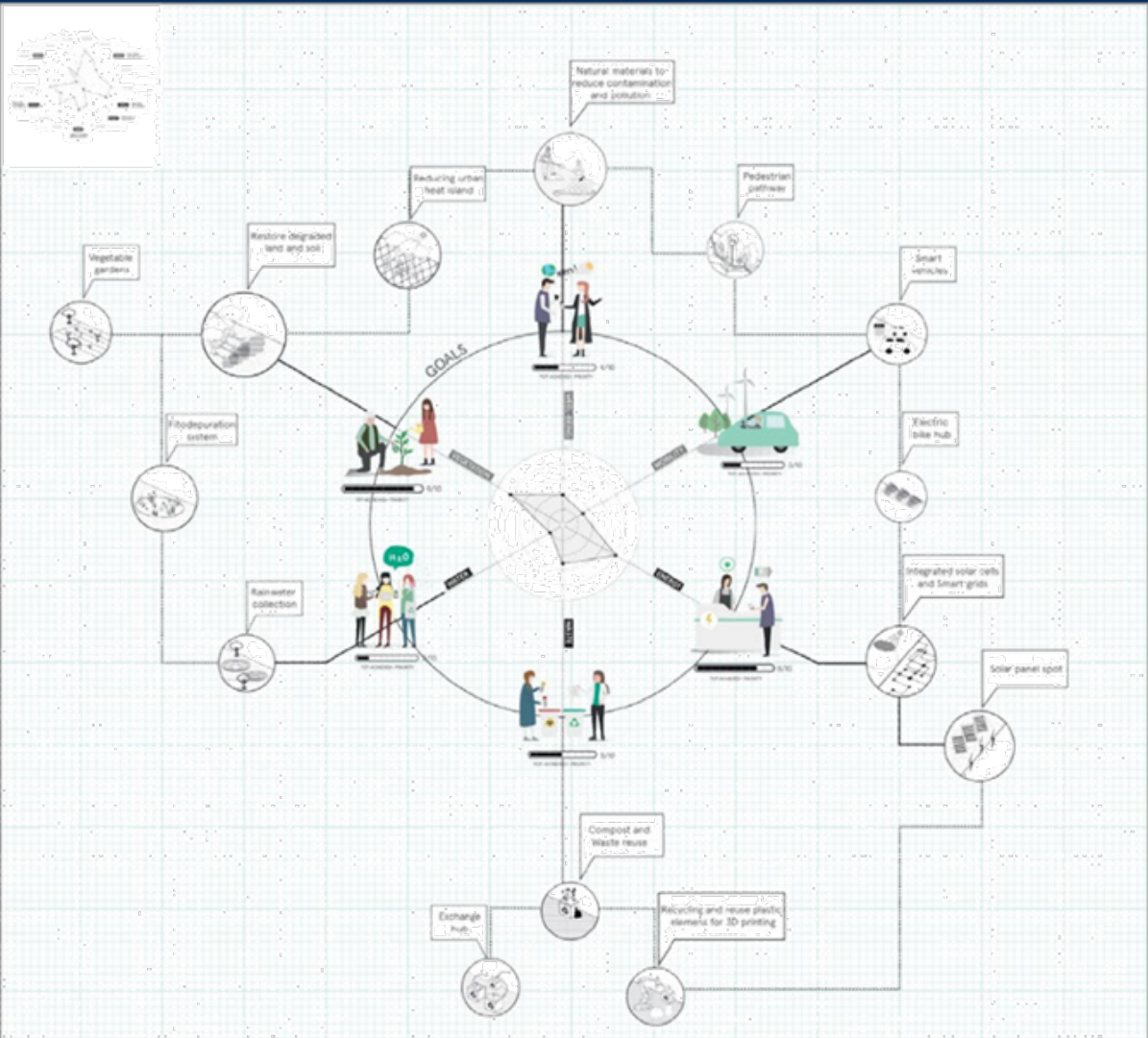


Image Credit: Professor Laura Lee 2022

## 4 Next Steps

These priorities have been synthesised through a process of research, consultation and acknowledgement of Australian, South Australian and Local Government priorities and policy. However, they are ground up and local. These are regional priorities, collective priorities, not priorities of any one organisation. Consideration of and action on the recommendations is a shared responsibility of all in the region, institutions and individuals.

What will your role be?

## 5 Background

This strategic plan is built on:

**Principal Informing Research:**

Social and Economic Profile Barossa Gawler Light Adelaide Plains – BDO, 2022  
RDA Barossa Gawler Light Adelaide Plains Economic Profile – .id, 2022  
Infrastructure Australia Infrastructure Gap Analysis, Barossa Gawler Light Adelaide Plains, 2022.  
Barossa Water Security Strategy 2022  
Adelaide Plains Tourism and Economic Development Strategy  
The Barossa Economic Development Strategy 2022  
Light Regional Council Economic Development Plan 2021  
Town of Gawler Economic Development Plan 2021  
Tourism Australia published reports  
Wine Australia published reports  
Industry Profiles:  
Tourism – Economy.id 2022  
Creative Economy – Economy.id 2022

**Supporting Publications by RDA BGLAP**

Barossa Wine and Its Ecosystem – RDA BGLAP, 2022  
Gawler Liveability and the in-demand jobs accessible from there 2022  
A snapshot of Food production on the Northern Adelaide Plains 2022  
Summary Report – Barossa Think Tank 2019

**Consultation**

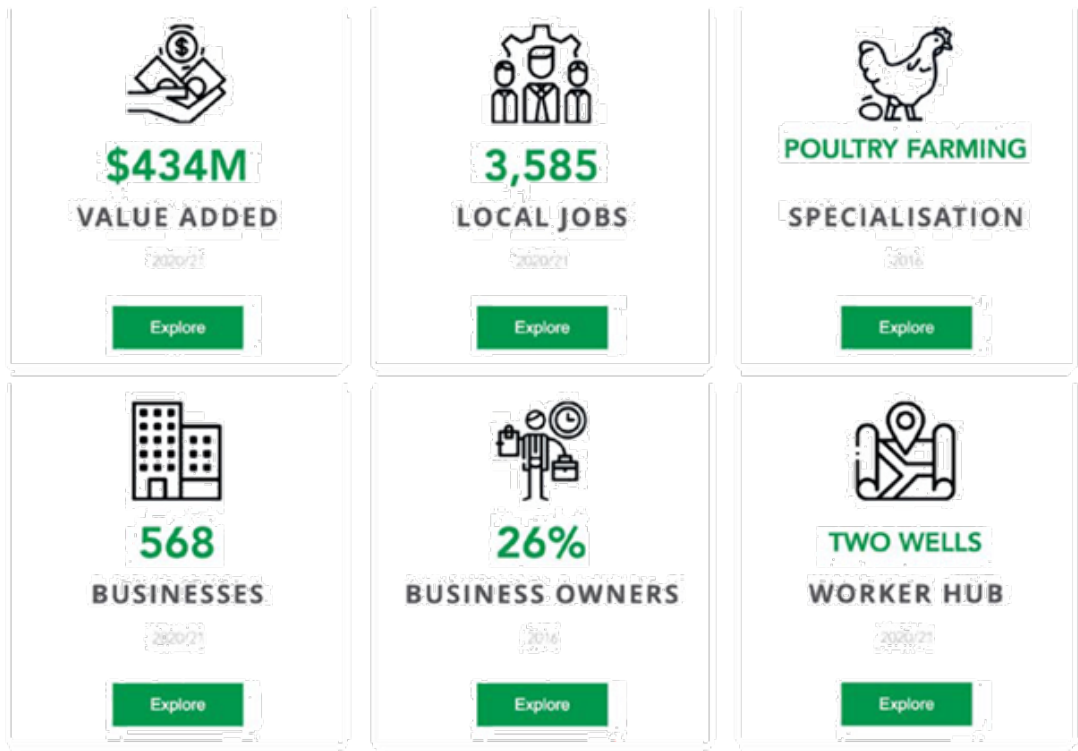
Barossa Think Tank 2019 + 2021  
New housing growth Forum 2019  
Design for township prosperity 2019  
Our Town Workshops (6 workshops around the region 2019 – 2020)  
Regional Leadership program 2022 – 12 workshops  
Barossa Water Security Strategy forecasting workshops and consultation  
Wine Arts Food Tourism Local Government leadership forum  
Northern Adelaide Plains Food cluster  
Business and trader groups around the region  
The deliberations of the board and staff of Regional Development Australia Barossa  
Gawler Light Adelaide Plains

## 6 Insights

Source: id Economic Insights



Agribusiness Sector Insights



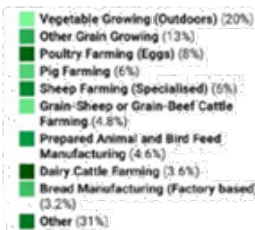
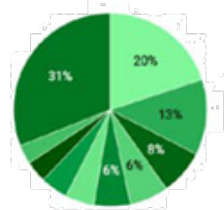
VALUE ADDED

The Agribusiness Sector generated \$1,054M in output and \$434M in value added in 2020/21, 8.8% of the total RDA BGLAP Region economy.

This represented 7.4% of South Australia's total Agribusiness Sector value.

BGLAP region - Agribusiness\* Sector - Value Added

(\$M by financial year ending 2021)



\*Does not include wine industry

Chart Prepared by Jd (Informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datanwrapper

In 2020/21, \$87M (20%) of value was generated by Outdoor Vegetable Growing.

The second highest contributing industry was Other Grain Growing.

Sector Value Added, 2011 to 2021

(\$M by financial year end)

■ Value Added ■ Sales/Output

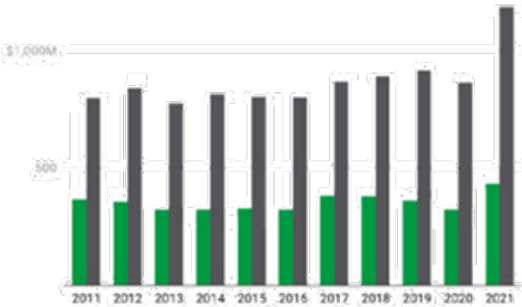


Chart Prepared by Jd (Informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datanwrapper

Value added in the sector grew by 1.7% p.a. over the last decade. This was higher than the South Australia average of -1.7% p.a.

Recent growth (last four years) has averaged 3.2% p.a., higher than the South Australia average (-1.1%).

EMPLOYMENT

The Agribusiness Sector supported 3,585 (11.5% of total jobs) and provided employment for 2,560 (6.4% of all employed residents) in 2020/21.

The region represented 7.6% of all South Australia's total Agribusiness Sector jobs.

Sector contribution - 2020/21

Sector % share



Table Prepared by Jd (Informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datanwrapper

Employment by Industry - 2020/21

Page 1 of 9

Industry	Local Jobs	Resident Workers	Jobs to Resident Workers Ratio
1 Vegetable Growing (Outdoors)	561	206	2.7
2 Other Grain Growing	356	303	1.2
3 Prepared Animal and Bird Feed Manufacturing	340	150	2.3
4 Bread Manufacturing (Factory based)	235	165	1.4
5 Poultry Farming (Eggs)	213	149	1.4

Table Prepared by Jd (Informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datanwrapper

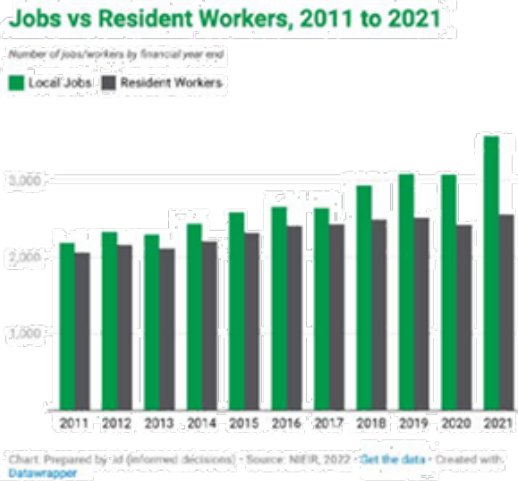
In 2020/21, an estimated 561 (16% of local jobs) were in Outdoor Vegetable Growing.

The industry that employed the most local residents (inside and outside the region) was Other Grain Growing with 303 (12% of all Agribusiness Sector resident workers).

Local jobs in the sector averaged 5.0% p.a. growth over the decade to 2020/21. Growth in employment of local residents in the sector was lower over the decade, averaging 2.2% p.a.

Recent growth in jobs (7.9% p.a.) has been higher than the decade average.

Jobs growth in the sector in South Australia averaged 1.4% p.a. over the decade and 2.1% p.a. in recent years.



## SPECIALISATIONS

In 2016, the most over-represented industries\* in the BGLAP Agribusiness Sector were Poultry Farming (eggs) (5.5x the South Australia average share of Agribusiness Sector jobs) and Horse Farming.

The most over-represented occupations were General Clerks and Horticultural Trades Workers.

\* Over-represented means a higher share of local workers are in this industry/occupation compared to the benchmark average.

### Industry Concentrations

In 2016, in the BGLAP region

- the share of agribusiness jobs in Poultry Farming (eggs) was >5x the state average
- the largest industry for jobs - Vegetable Growing (outdoors) was almost 3x the state average
- the share of agribusiness workers in Farm worker (livestock and crops) roles was almost double the state average

### Top 10 Over-represented industries by jobs\* - 2016

Industries supporting a greater share of jobs than the state/benchmark average

Industry	Share of sector - BGLAP Region	Share of sector - South Australia	Location Quotient
Poultry Farming (Eggs)	7.0%	1.3%	5.5
Horse Farming	2.4%	0.5%	4.9
Olive Growing	1.6%	0.3%	4.6
Pig Farming	5.9%	1.4%	4.3
Vegetable Growing (Under Cover)	2.8%	0.6%	4.2
Prepared Animal and Bird Feed Manufacturing	6.2%	1.6%	4.0
Poultry Farming (Meat)	2.5%	0.7%	3.7
Other Crop Growing	1.0%	0.3%	3.0
Bookkeeping	1.3%	0.4%	2.9
Vegetable Growing (Outdoors)	18.5%	6.6%	2.8

\*Industries with >1% share of total sector jobs

Table Prepared by Jd - Source: ABS Census, 2016 - Get the data - Created with Datawrapper

### Top 10 over-represented occupations\* by jobs - 2016

Occupations representing a greater share of jobs than the state/benchmark average

Occupation	Share of sector - BGLAP Region	Share of sector - South Australia	Location Quotient
General Clerks	1.5%	0.8%	1.9
Horticultural Trades Workers	1.2%	0.7%	1.8
Farm, Forestry and Garden Workers	21.0%	12.3%	1.7
Machine Operators	0.6%	0.4%	1.6
Natural and Physical Science Professionals	0.6%	0.4%	1.5
Office and Practice Managers	0.8%	0.5%	1.5
Chief Executives, General Managers and Legislators	0.8%	0.6%	1.3
Animal Attendants and Trainers, and Shearers	0.9%	0.8%	1.1
Construction, Distribution and Production Managers	2.2%	2.0%	1.1
Cleaners and Laundry Workers	1.0%	0.9%	1.1

\*Occupations with >0.5% share of total sector jobs

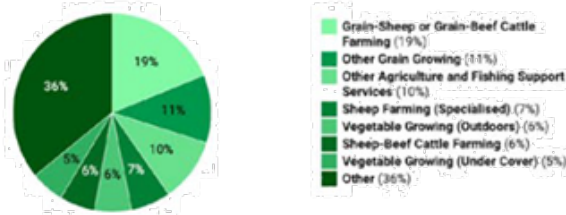
Table Prepared by Jd - Source: ABS Census, 2016 - Get the data - Created with Datawrapper

N.B. A location quotient is a simple way of seeing which are the main industries of an area, relative to the larger benchmark region. LQ shows the percentage of the total economy characteristic (eg. employment, value added) in a particular industry divided by the percentage of the characteristic in the industry in a benchmark area (region, state, nation). A number greater than 1 suggests the industry is over-represented locally and could be a specialisation. Tables have been filtered for industries/occupations with >0.5% share of jobs.

## BUSINESSES

### Agribusiness Sector - Businesses

Share of GST registered businesses at financial year ending 2021



Note: not all registered businesses actively trade in the location they are registered, and many local businesses are registered outside a region

Chart Prepared by Jd (informed decisions) - Source: Australian Business Register, 2022 - Get the data - Created with Datawrapper

In 2021, the largest number of registered businesses (107; 30%), were in Grain-Sheep or Grain-Beef Cattle Farming.

Another 11% (63) were in Other Grain Growing.

Registered business numbers have increased by 2.8% p.a. (+139 businesses) between June 2011 and 2021, led by Vegetable Growing (Under Cover) (+29) and Other Agriculture and Fishing Support Services (+29).

Growth in the last four years has been very strong (5.1% p.a.) driven by strong growth in Vegetable Growing (Indoors and outdoors).

### Agribusiness Sector - Number of Businesses, 2011 to 2021

Number of GST registered businesses at financial year end

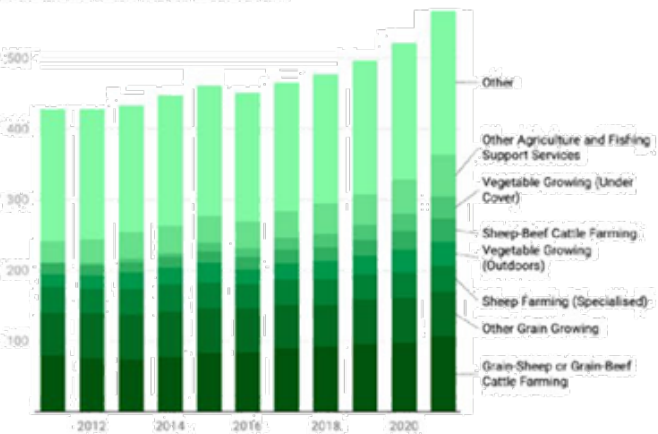
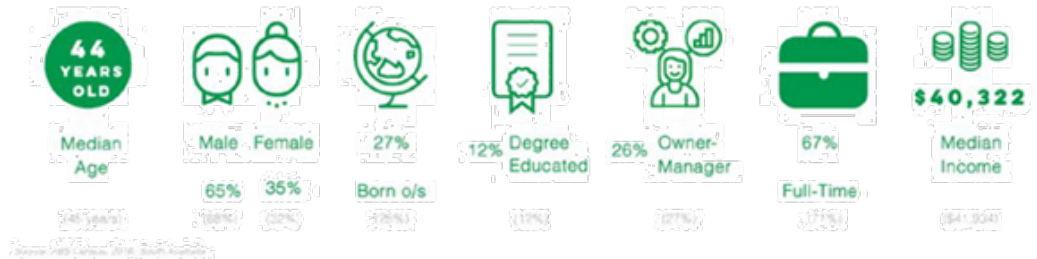


Chart Prepared by Jd (informed decisions) - Source: Australian Business Register, 2022 - Get the data - Created with Datawrapper



WORKFORCE PROFILE

The BGLAP Region Agribusiness Sector workforce in 2016 was slightly more female orientated, less likely to be full-time and more likely to be earning a lower income than the state average.



Top Sector Occupations and Study Fields - 2016

Share of total local workers

Page 1 of 4

Occupation	Share	Field of Qualification	Share
1. Farmers and Farm Managers	36.1%	Agriculture	17.3%
2. Farm, Forestry and Garden Workers	21.0%	Business and Management	8.3%
3. Food Process Workers	6.0%	Food and Hospitality	7.0%
4. Sales Assistants and Salespersons	3.6%	Mechanical and Industrial Engineering and Technology	5.9%
5. Packers and Product Assemblers	3.3%	Field of study not stated	4.0%

Table Prepared by ID - Source: ABS Census of Population and Housing, 2016 - Get the data - Created with Dataswapper

In 2016, the main occupations of local workers in the Agribusiness Sector were Farmers and Farm/Garden Workers.

The two top field of study areas for qualified workers were Agriculture and Business and Management.

Qualification level of workers - 2016

Share of total local workers

BGLAP Region South Australia

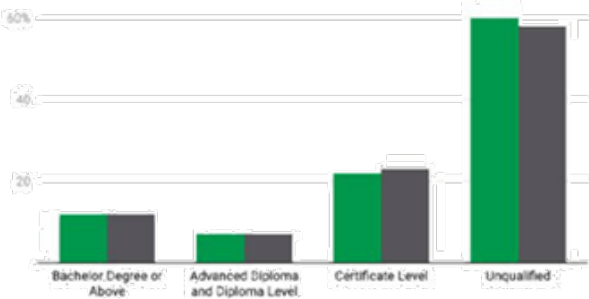


Chart Prepared by ID - Source: ABS Census of Population and Housing, 2016 - Get the data - Created with Dataswapper

In 2016, 12% of local workers in the Agribusiness Sector had degree level qualifications. This is lower than the share of local workers in all sectors (17%).

Qualification attainment was on par with that for South Australia workers as a whole in the sector (12% degree qualified in 2016).

Age level of workers - 2016

Share of total local workers

BGLAP Region South Australia

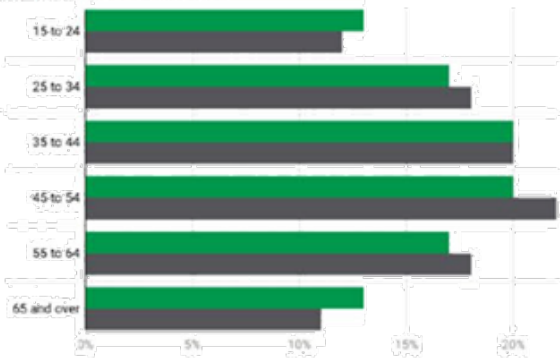


Chart Prepared by ID - Source: ABS Census of Population and Housing, 2016 - Get the data - Created with Dataswapper

In 2016, the most common age bracket for local workers in the Agribusiness Sector was 35 to 44 year olds (20%). In contrast, this age bracket was only the second highest for South Australia workers as a whole in the sector.

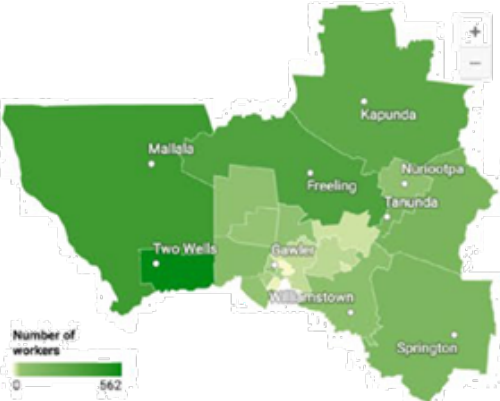
The region had similar shares of Agribusiness Sector workers aged between 15 to 34 and 55 and over to the South Australia average.

GEOGRAPHY

In 2016, Two Wells (DZN 410271648) had an estimated 562 jobs in the Agribusiness Sector, 21% of the BGLAP region's total. The largest industries were vegetable growing outdoors and indoors. The broader Adelaide Plains area around Mallala was another key location with an estimated 413 (16%) jobs, most in grain growing and poultry farming.

Location of Agribusiness Sector Workers

Worker estimates by ABS Destination Zone (DZN) geography



Map ID - Source: ABS Census, 2016 - Get the data - Created with Dataswapper

Location of Agribusiness Sector Businesses

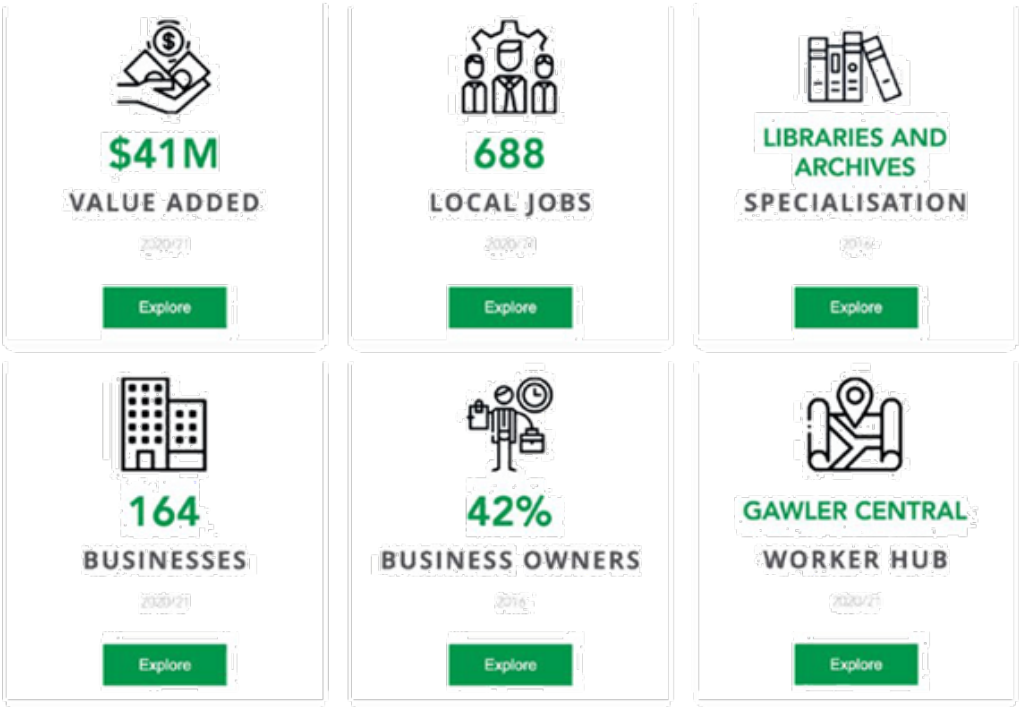
Number of GST Registered businesses



Map ID - Source: Australian Business Register, 2022 - Get the data - Created with Dataswapper



Creative Sector Insights



VALUE ADDED

The Creative Sector generated \$79M in output and \$41M in value added in 2020/21, 0.8% of the total RDA BGLAP Region economy.

This represented 1.3% of South Australia's total Creative Sector value.

BGLAP region - Creative Sector - Value Added

By financial year ending 2021

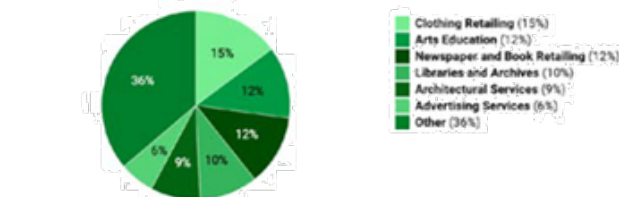


Chart Prepared by iD (Informed decisions) • Source: NIEIR, 2022 • Get the data • Created with Datawrapper

Sector contribution - 2020/21

Sector's share



Table Prepared by iD (Informed decisions) • Source: NIEIR, 2022 • Get the data • Created with Datawrapper

In 2020/21, \$6.1M (15%) of value was generated by Clothing Retailing.

The second highest contributing industry was Arts Education.

Sector Value Added, 2011 to 2021

By financial year end

Value Added Sales/Output

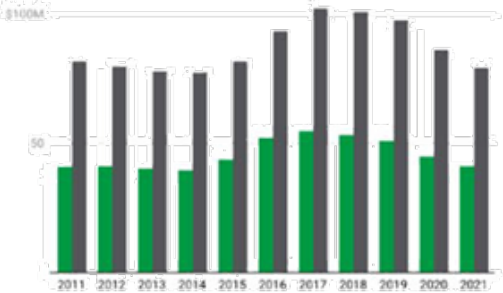


Chart Prepared by iD (Informed decisions) • Source: NIEIR, 2022 • Get the data • Created with Datawrapper

EMPLOYMENT

Sector contribution - 2020/21

Sector's share



Table Prepared by iD (Informed decisions) • Source: NIEIR, 2022 • Get the data • Created with Datawrapper

Employment by Industry - 2020/21

Page 1 of 5

Industry	Local Jobs	Resident Workers	Jobs to Resident Workers Ratio
1 Arts Education	141	155	0.8
2 Clothing, Footwear and Personal Accessory Retailing	118	302	0.4
3 Entertainment, News and Book Retailing	78	87	0.9
4 Libraries and Archives	71	58	1.2
5 Architectural, Engineering and Technical Services	69	94	0.7

Table Prepared by iD (Informed decisions) • Source: NIEIR, 2022 • Get the data • Created with Datawrapper

In 2020/21, an estimated 141 (20% of local jobs) were in Creative Arts Education.

The industry that employed the most local residents (inside and outside the region) was Clothing, Footwear and Accessory retailing with 302 (27% of all Creative Sector resident workers).

Local jobs in the sector averaged -0.7% p.a. decline over the decade to 2020/21. Change in employment of local residents in the sector was slightly better over the decade, averaging -0.1% p.a.

Recent declines in jobs (-2.7% p.a.) has been higher than the decade average.

Jobs growth in the sector in South Australia averaged -0.6% p.a. over the decade and -0.8% p.a. in recent years.

Jobs vs Resident Workers, 2011 to 2021

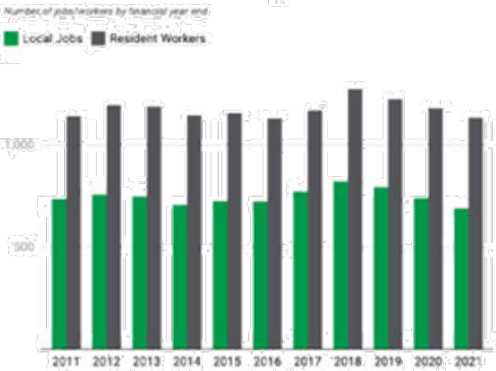


Chart Prepared by: id (informed decisions) - Source: ABS 2022 - Get the data - Created with: Datawrapper

SPECIALISATIONS

In 2016, the most over-represented industries\* in the BGLAP Creative Sector were Libraries and Archives (3.4x the South Australia average share of Creative Sector jobs).

The most over-represented occupations were Education Professionals and Technicians.

\*Over-represented means a higher share of local workers are in this industry/occupation compared to the benchmark average.

Industry Concentrations

In 2016, in the BGLAP region

the share of creative jobs in Libraries and Archives was 3.4x the state average

the share of creative jobs in Newspaper Publishing was 2.3x the state average

the share of creative workers in Education roles was double the state average

Top 10 Over-represented industries by jobs - 2016

Industries representing a greater share of jobs than the state/benchmark average

Industry	Share of sector - BGLAP Region	Share of sector - South Australia	Location Quotient
Libraries and Archives	5.6%	1.7%	3.4
Video and Other Electronic Media Rental and Hiring	1.3%	0.4%	3.1
Cut and Sewn Textile Product Manufacturing	2.6%	1.0%	2.7
Printing Support Services	1.5%	0.6%	2.6
Newspaper Publishing	10.6%	4.6%	2.3
Newspaper and Book Retailing	9.7%	4.5%	2.1
Arts Education	8.9%	4.5%	2.0
Professional Photographic Services	3.7%	2.4%	1.5
Motion Picture Exhibition	3.2%	2.3%	1.4
Creative Artists, Musicians, Writers and Performers	5.4%	4.2%	1.3

\*Industries with >1% share of total sector jobs  
Table Prepared by: id - Source: ABS Census, 2016 - Get the data - Created with: Datawrapper

Top 10 over-represented occupations\* by jobs - 2016

Occupations representing a greater share of jobs than the state/benchmark average

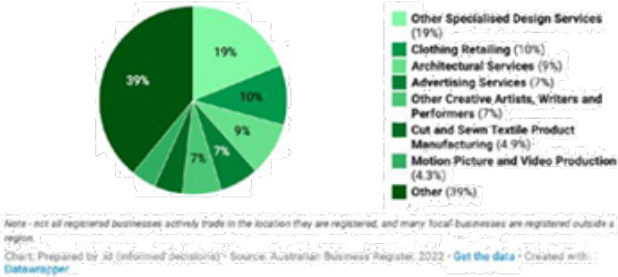
Occupation	Share of sector - BGLAP Region	Share of sector - South Australia	Location Quotient
Miscellaneous Education Professionals	7.7%	3.6%	2.1
Miscellaneous Technicians and Trades Workers	6.4%	3.2%	2.0
Information and Organisation Professionals	1.9%	1.0%	1.9
Construction, Distribution and Production Managers	2.9%	1.6%	1.8
Accounting Clerks and Bookkeepers	2.1%	1.4%	1.4
Building and Engineering Technicians	2.7%	1.9%	1.4
Machine Operators	1.9%	1.5%	1.2
Miscellaneous Labourers	3.5%	2.9%	1.2
Arts Professionals	6.6%	5.6%	1.2

\*Occupations with >1.5% share of total sector jobs  
Table Prepared by: id - Source: ABS Census, 2016 - Get the data - Created with: Datawrapper

BUSINESSES

Creative Sector - Businesses

Share of GST registered businesses at financial year ending 2021



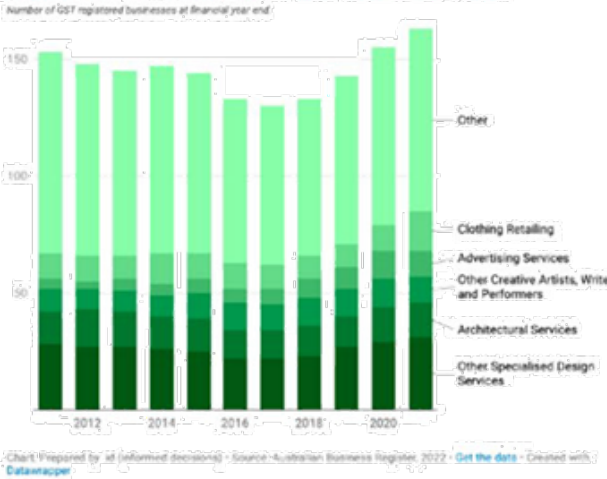
In 2021, the largest number of registered businesses (31; 19%), were in Other Specialised Design Services.

Another 10% (17) were in Clothing Retailing.

Registered business numbers have increased by only 0.6% p.a. (+7 businesses) between June 2011 and 2021, supported by Advertising Services growth (+10).

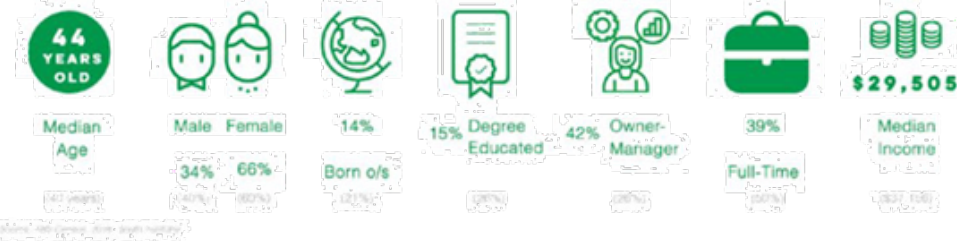
Growth in the last four years has been stronger (5.8% p.a.) driven by strong growth in Other Specialised Design Services (+9)

Creative Sector - Number of Businesses, 2011 to 2021

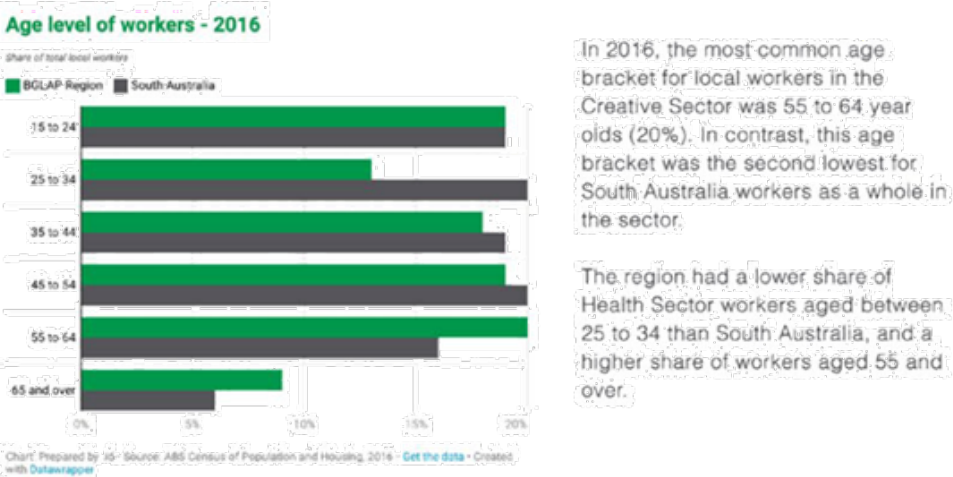
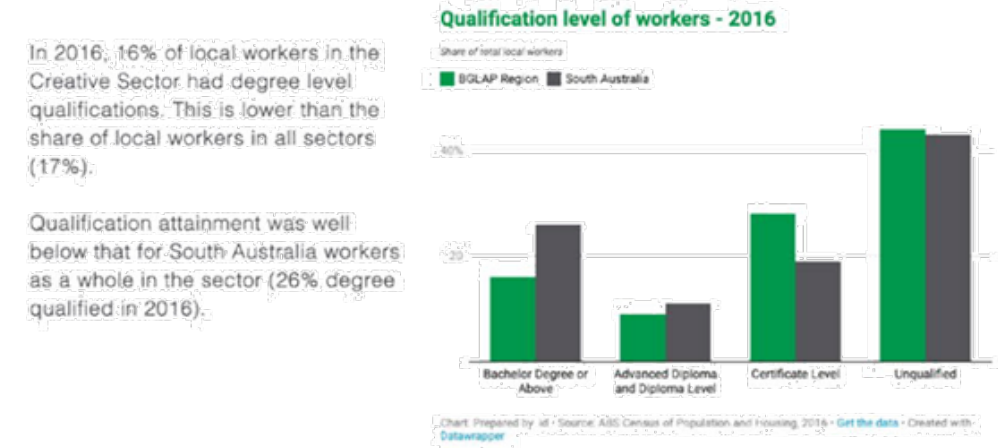


WORKFORCE PROFILE

The BGLAP Region Creative Sector workforce in 2016 was more female orientated, less likely to be born overseas and more entrepreneurial than the state average. However, they are also less educated and more likely to be earning a lower income.





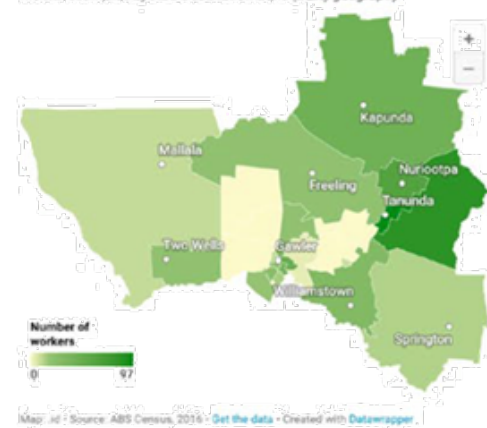


## GEOGRAPHY

In 2016, Central Gawler (DZN 410261527) had an estimated 97 jobs in the Creative Sector, 13% of the BGLAP region's total. The largest industries were newspaper publishing and retailing. Tanunda was another key location with an estimated 96 (13%) jobs, the largest industry being architectural services.

### Location of Creative Sector Workers

Worker estimates by ABS Destination Zone (DZN) geography

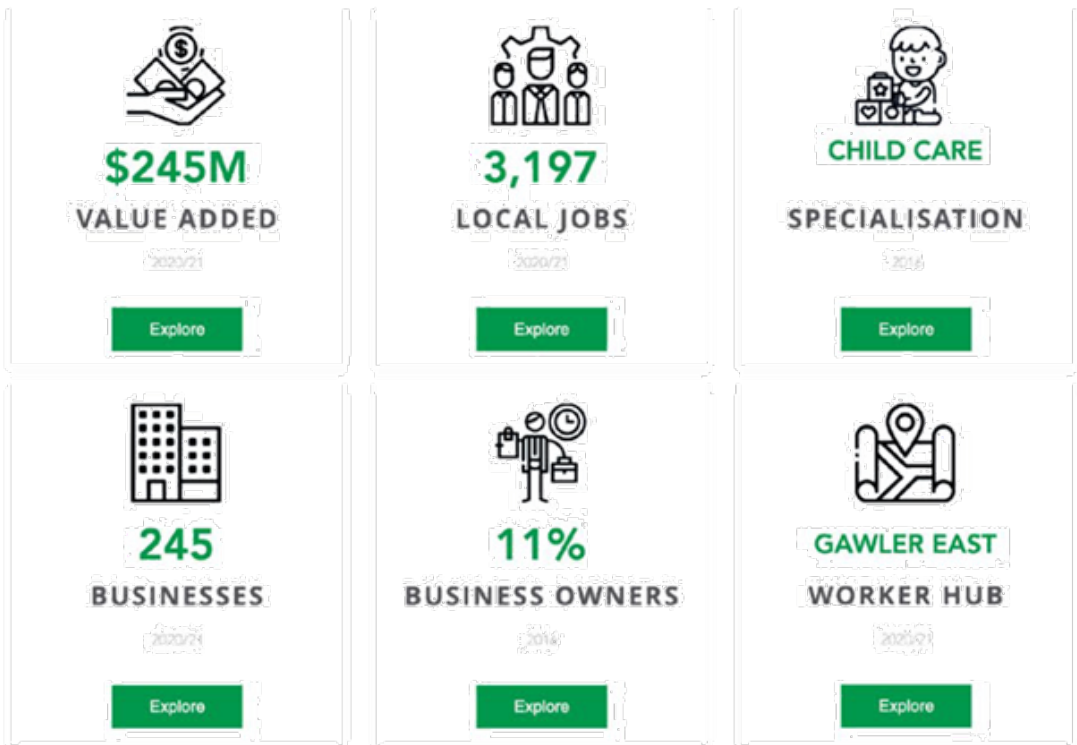


### Location of Creative Sector Businesses

Number of GST Registered businesses



## Health Sector Insights

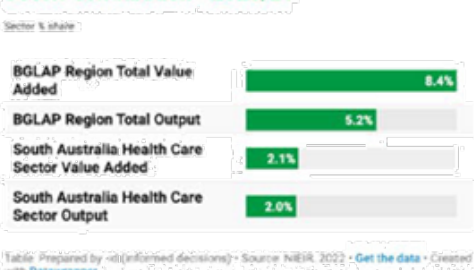


## VALUE ADDED

The Health Sector generated \$350M in output and \$245M in value added in 2020/21, 8.4% of the total RDA BGLAP Region economy.

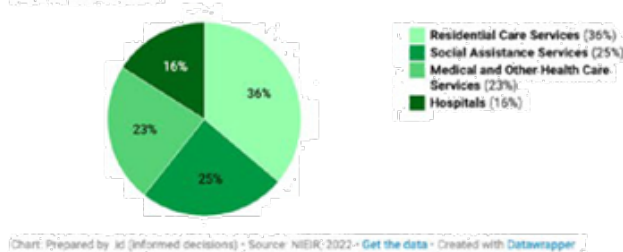
This represented 2.1% of South Australia's total Health Sector value.

### Sector contribution - 2020/21



### BGLAP region - Health Sector - Value Added

By financial year ending 2021



In 2020/21, \$88.5M (36%) of value was generated by Residential Care Services.

The second highest contributing industry was Social Assistance Services.



Sector Value Added, 2011 to 2021

Value added in the sector grew by 3.4% p.a. over the last decade. This was lower than the South Australia average of 4.0% p.a.

Recent growth (last four years) has averaged 6.1% p.a., higher than the South Australia average (5.6%)

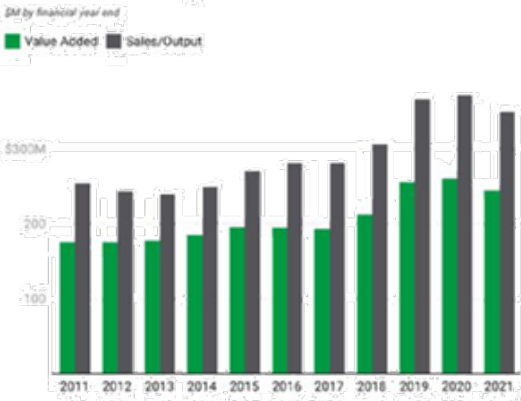


Chart Prepared by: id (informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datawrapper

Jobs vs Resident Workers, 2011 to 2021

Local jobs in the sector averaged 2.2% p.a. growth over the decade to 2020/21. Growth in employment of local residents in the sector was higher over the decade, averaging 2.9% p.a.

Recent growth in jobs (3.4% p.a.) has been higher than the decade average.

Jobs growth in the sector in South Australia averaged 1.9% p.a. over the decade and 1.9% p.a. in recent years.

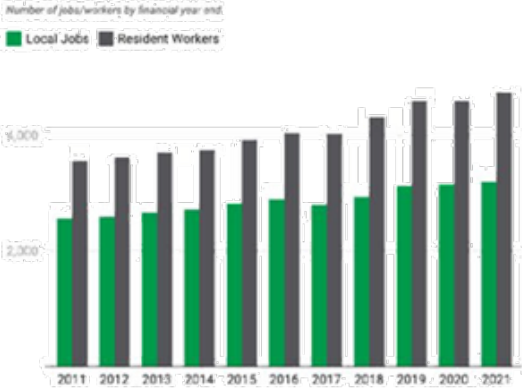


Chart Prepared by: id (informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datawrapper

EMPLOYMENT

Sector contribution - 2020/21

The Health Sector supported 3,197 (11.0% of total jobs) and provided employment for 4,761 (12.4% of all employed residents) in 2020/21.

The region represented 2.5% of all South Australia's total Health Sector jobs.

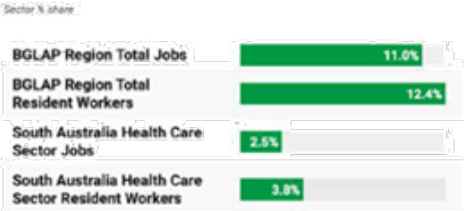


Table Prepared by: id (informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datawrapper

Employment by Industry - 2020/21

	Industry	Local Jobs	Resident Workers	Jobs to Resident Workers Ratio
1	Residential Care Services	984	1,217	0.8
2	Medical and Other Health Care Services	978	1,239	0.8
3	Social Assistance Services	862	1,367	0.6
4	Hospitals	372	938	0.4

Table Prepared by: id (informed decisions) - Source: NIEIR, 2022 - Get the data - Created with Datawrapper

In 2020/21, an estimated 984 (30.8% of local jobs) were in Residential Care Services.

The industry that employed the most local residents (inside and outside the region) was Social Assistance Services with 1,367 (28.7% of all Health Sector resident workers).

SPECIALISATIONS

Industry Concentrations

In 2016, in the BGLAP region

- the share of health jobs in Child Care was 1.6x the state average
- the share of health jobs in Residential Care was 1.4x the state average
- the share of health workers in Food Trades was double the state average

In 2016, the most over-represented industries\* in the BGLAP Health Care Sector were other Health Care Services and Child Care (1.6x the South Australia average share of Health Sector jobs).

The most over-represented occupations were Food Trades Workers, Child Carers and Receptionists.

\* Over-represented means a higher share of local workers are in this industry/occupation compared to the benchmark average.

Top 10 Over-represented industries by jobs - 2016

Industries supporting a greater share of jobs than the state/benchmark average.

Industry	Share of sector - BGLAP Region	Share of sector - South Australia	Location Quotient
Other Health Care Services	5.2%	3.2%	1.6
Child Care Services	10.1%	6.3%	1.6
Health Care and Social Assistance, nfd	1.9%	1.4%	1.4
Residential Care Services	29.8%	21.9%	1.4
Allied Health Services	14.7%	11.2%	1.3
Medical Services	10.8%	9.4%	1.2
Social Assistance Services, nfd	1.6%	1.5%	1.0
Medical and Other Health Care Services, nfd	1.4%	1.5%	1.0
Other Social Assistance Services	9.1%	12.3%	0.7
Pathology and Diagnostic Imaging Services	2.3%	3.5%	0.7
Hospitals	13.3%	28.0%	0.5

Table Prepared by: id - Source: ABS Census, 2016 - Get the data - Created with Datawrapper

Top 10 over-represented occupations\* by jobs - 2016

Occupations representing a greater share of jobs than the state/benchmark average.

Occupation	Share of sector - BGLAP Region	Share of sector - South Australia	Location Quotient
Food Trades Workers	1.7%	0.9%	2.0
Child Carers	8.1%	5.1%	1.6
Receptionists	7.3%	5.2%	1.4
Cleaners and Laundry Workers	3.0%	2.2%	1.3
Food Preparation Assistants	2.1%	1.8%	1.2
Health and Welfare Support Workers	10.8%	9.5%	1.1
Personal Carers and Assistants	20.8%	18.8%	1.1
Health Therapy Professionals	4.9%	4.5%	1.1
Office and Practice Managers	1.9%	1.8%	1.0
Education, Health and Welfare Services Managers	1.8%	1.8%	1.0

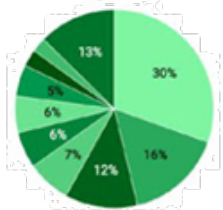
\*Occupations with >1% share of total sector jobs

Table Prepared by: id - Source: ABS Census, 2016 - Get the data - Created with Datawrapper

BUSINESSES

Health Sector - Businesses

Share of GST registered businesses at financial year ending 2021



In 2021, the largest number of registered businesses (77; 30%), were in General Practice Medical Services.

Another 16% (40) were in Other Allied Health Services.

Chart Prepared by Id (Informed Decisions) - Source: Australian Business Register, 2022 - Get the data - Created with Datawrapper

Health Sector - Number of Businesses, 2011 to 2021

Number of GST registered businesses at financial year end

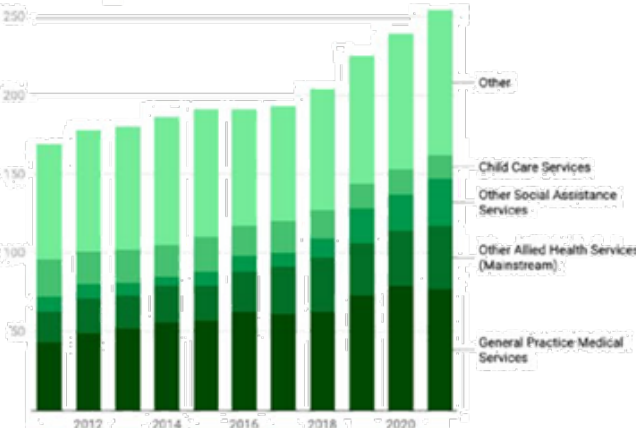


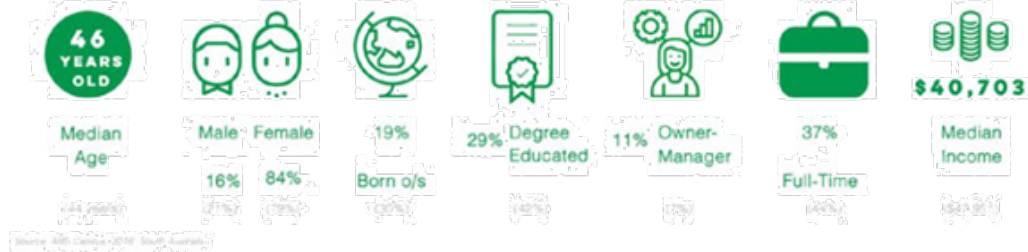
Chart Prepared by Id (Informed Decisions) - Source: Australian Business Register, 2022 - Get the data - Created with Datawrapper

Registered business numbers have increased by 4.2% p.a. (+85 businesses) between June 2011 and 2021, led by GP Medical Services growth (+34).

Growth in the last four years has been very strong (7.1% p.a.) driven by strong growth in Other Social Assistance Services businesses (+21).

WORKFORCE PROFILE

The BGLAP Region Health Sector workforce in 2016 was more female orientated, less likely to be born overseas and more entrepreneurial than the state average. However, they are also less educated and more likely to be earning a lower income.



Source: ABS Census 2016 - South Australia

Top Sector Occupations and Study Fields - 2016

Share of total local workers

Page 1 of 4

Occupation	Share	Field of Qualification	Share
1. Personal Carers and Assistants	20.8%	General Nursing	23.5%
2. Midwifery and Nursing Professionals	13.7%	Care for the Aged	11.6%
3. Health and Welfare Support Workers	10.8%	Children's Services	7.7%
4. Child Carers	8.1%	General Medicine	3.5%
5. Receptionists	7.3%	Healthcare	2.7%

Table Prepared by Id - Source: ABS Census of Population and Housing, 2016 - Get the data - Created with Datawrapper

In 2016, the main occupations of local workers in the Health Sector were Personal Carers and Assistants.

The two top field of study areas for qualified workers were General Nursing and Care for the Aged.

In 2016, 29% of local workers in the Health Sector had degree level qualifications. This is higher than the share of local workers in all sectors (17%).

However, qualification attainment was below that for South Australia workers as a whole in the sector (44% degree qualified in 2016).

Qualification level of workers - 2016

Share of total local workers

BGLAP Region South Australia



Chart Prepared by Id - Source: ABS Census of Population and Housing, 2016 - Get the data - Created with Datawrapper

Age level of workers - 2016

Share of total local workers

BGLAP Region South Australia

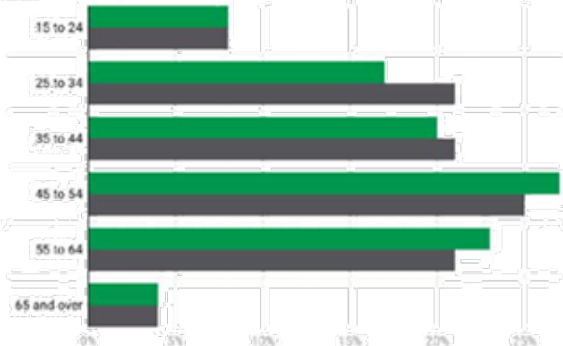


Chart Prepared by Id - Source: ABS Census of Population and Housing, 2016 - Get the data - Created with Datawrapper

In 2016, the most common age bracket for local workers in the Health Sector was 45 to 54 year olds (27%). This age bracket was also the most common for South Australia workers as a whole in the sector.

The region had a lower share of Health Sector workers aged between 25 to 34 than South Australia, and a higher share of workers aged 55 and over.

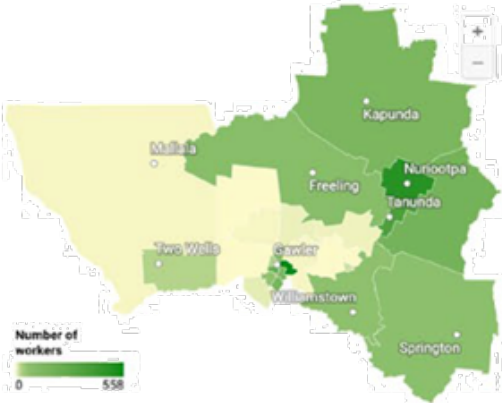


# GEOGRAPHY

In 2016, Gawler East (DZN 410261398) had an estimated 558 jobs in the Health Sector, 19% of the BGLAP region's total. The largest industry was Hospitals. Nuriootpa was another key location with 487 (17%) jobs, most in Residential Care Services.

Location of Health Sector Workers

Worker estimates by ABS Destination Zone (DZN) geography



Map 35 - Source: ABS Census, 2016 - Get the data - Created with Datawrapper

Location of Health Sector Businesses

Number of GST Registered businesses



Map 36 - Source: Australian Business Register, 2022 - Get the data - Created with Datawrapper







## **6 CLOSURE**