

GROWTH STRATEGY RESPONSE TO CONSULTATION



May 2023

Purpose

The purpose of this report is to outline consultation undertaken, submissions received and responses to submissions on the Growth Strategy and Background Paper. Council adopted an approach to responding to submissions on 30 January 2023. The refined documents were adopted on 24 April 2023.

This report also summarises points made in discussions with officers from various government agencies and the approach to responding.

Background

Council, at its meeting on 27 June 2022, resolved as follows:

“that Council, having considered Item 14.4 – *Adelaide Plains Growth Strategy*, dated 27 June 2022, receives and notes the report and in doing so instructs the Chief Executive Officer to:-

1. Commence consultation on the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report, in accordance with Council’s Public Consultation Policy;
2. Refine the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report based on 2021 Census data when available, with changes to comprise editorial matters but not changes to policy;
3. Report back to Council following completion of the consultation process.”

Consultation

A plan for consultation was prepared which outlined the goals of consultation, relevant stakeholders, and the methods to be used.

The goal of consultation was to obtain information in order to:

- Refine the Strategy and the Background Paper to be brought back to Council for consideration for adoption.
- Inform future work packages, which may be scopes for more detailed studies or advocacy.

Stakeholders included other levels of government, State wide peak bodies, local economic and resident groups, and a variety of Two Wells stakeholders (see Stakeholders for Growth Strategy)

The methods used included:

- Draft Growth Strategy and Background Paper on Website
- Public Notices in Echo, Bunyip, and Plains Producer
- Inviting comments of each stakeholder via direct email
- Seek discussions 1 on 1.

Stakeholders for Growth Strategy (submissions in bold; discussions in italics)

<p>State Agencies</p> <ul style="list-style-type: none"> • Australian Rail Track Corporation • Office of Recreation, Sport & Racing • <i>Planning & Land Use Services</i> • <i>SA Housing Authority</i> • <i>SA Public Transport Authority</i> • <i>Infrastructure SA</i> • Primary Industries SA • Department of Trade & Investment • Department of Environment & Water • Education Department • Department of Infrastructure & Transport • Country Fire Service 	<p>Two Wells</p> <ul style="list-style-type: none"> • <i>Regional Action Team</i> • <i>Bowling Club</i> • <i>Cricket Club</i> • <i>Golf Club</i> • Land Developers <ul style="list-style-type: none"> ○ Hickinbotham ○ Longview ○ Hicks • <i>Xavier Catholic</i> • <i>Two Wells Primary School</i> • Main Street Reference Group • SAPOL • CFS • Ambulance • SES
<p>APC Regional</p> <ul style="list-style-type: none"> • Gawler River Flood Management Authority • <i>City of Playford</i> • RDA Barossa • Riverbanks College • Roseworthy College • Adelaide Plains Business Advisory Group • Horse Advocate • Northern Yorke Landscape Board • National Parks & Wildlife Service re Adelaide International Bird Sanctuary • Light Regional Council • Wakefield Regional Council • Town of Gawler • Coalition of Coastal Communities • Defence re Proof Range • Harvest Stay 	<ul style="list-style-type: none"> • Meals on Wheels • SAPOL Two Wells • Scouts SA - Two Wells Group • Red Cross Two Wells • Neighbourhood Watch • Two Wells Probus • CWA - Two Wells • St Joseph's Catholic • St Pauls Anglican • Community Centre • Community Children's Centre • Craft Shop • Football & Netball Sporting Club • Melodrama Group • Softball Club • District Tennis Club • Uniting Church Treasure Trove Op-Shop • Two Wells, Lewiston & Districts Landcare Group
<p>Mallala</p> <ul style="list-style-type: none"> • Gracewood Wel.Co • Mallala History • Mallala Raceway 	<ul style="list-style-type: none"> • Uniting Church • Yoga - Two Wells • Stepping Stones Childcare • Two Wells Medical Clinic • Heritage Medical Centre
<p>Dublin</p> <ul style="list-style-type: none"> • <i>Leinad C/- Ekistics</i> • <i>Lama C/- Masterplan</i> • Dublin Cricket Club • History Group 	

Consultation commenced 20 July and with submissions requested by 23 August 2022. Recognising reporting back would occur after the Council elections, and the complex and high-level nature of the strategy, stakeholders were advised via email of the opportunity to take more time to make a submission if they needed.



PUBLIC CONSULTATION Draft Growth Strategy and Action Plan

Council is inviting submissions in relation to its draft Growth Strategy and Action Plan.

The intent of the Growth Strategy and Action Plan is to identify strategies and actions to achieve the liveable population growth of Adelaide Plains. The Strategy has a long term view to 2040 with targeted actions focussed over the next 5 – 10 years.

Public consultation is from **Wednesday 20 July 2022 until 9am on Tuesday 23 August 2022.**

The Draft Strategy and a Background Paper are available on Council's website apc.sa.gov.au. Hard copies may be obtained, at no cost, from Council's Principal Office, 2a Wasleys Road, Mallala or the Two Wells Service Centre, 69 Old Port Wakefield Road, Two Wells.

Written submissions should be addressed to:
Adelaide Plains Council

Subject: Submission – Growth Strategy and Action Plan

By email: info@apc.sa.gov.au

Or by post: PO Box 18, MALLALA SA 5502

A report to Council to consider submissions will be prepared upon the conclusion of public consultation.

Enquiries may be directed to David Bailey, Strategic Projects Officer at info@apc.sa.gov.au or (08) 8527 0200. Officers are available to meet upon request.

James Miller
Chief Executive Officer
Adelaide Plains Council

A photograph of a newspaper article from the Two Wells Echo, August 2022. The article is titled "Council seek public consultation" and contains the same text as the public notice on the left. The text is printed in a serif font on a light-colored background. The article is dated "Two Wells Echo, August, 2022" at the bottom right.

Council seek public consultation

ADELAIDE Plains Council is seeking public consultation in relation to its draft Growth Strategy and Action Plan.

The intent of the Growth Strategy and Action Plan is to identify strategies and actions to achieve the liveable population growth of the Adelaide Plains.

The strategy has a long term view to 2040 with targeted actions focussed over the next 5 to 10 years.

Public consultation started on Wednesday July 20 and concludes Tuesday August 23.

The draft strategy and a background paper are available to view on council's website apc.sa.gov.au.

Free hard copies can be obtained from council's Mallala and Two Wells offices.

Enquiries should be directed to David Bailey, Strategic Projects Officer at info@apc.sa.gov.au or (08) 8527 0200. Officers are available to meet upon request.

Two Wells Echo, August, 2022

Left – Public Notice; Right - Article in Echo

Response to Submissions

Council Wide			
Respondent	Key Issues	Comment	Amendment to Strategy or Background
Office of Recreation, Sport and Racing	Upgrading recreation and sport facilities, including play spaces, open spaces and trails, should use universal and child safety environs design principles	Noted	Add universal and child safety environs design principles reference in relevant Actions and Background Paper
	Important that shopping and sporting precincts have good walking/cycling connectivity	The intent of creating walking cycling plans for each town and settlement includes fostering shopping/sport precinct connectivity The below action is in the Draft Strategy 'Walking and Cycling - Prepare walking and cycling plans as part of town/settlement plans. Take into account the 'link and place' approach, and improving amenity at transport stops'	No change
	Need to identify road/trail networks that enable people of all abilities with safer environments to do physical activity, e.g. walking, cycling	The need to identify a trail network for physical activity is acknowledged and is intended to be prepared when resources are available. At some point, a transport plan is needed for the whole council area, part of which is around shared trails. The below action seeks to articulate this and should be refined around road/trail networks including for physical activity 'Transport – plan and advocate for integrated transport planning to service living and business, including connecting with Ports in Adelaide, interstate, air based, and for a suitable range of community	Amend Transport Action to reflect intent to plan for road/trail networks including for physical activity.

		and public transport. Consider all the modes including passenger and business vehicles, trains and buses, walking, cycling and equine.’	
	Consider water and energy saving initiatives including water harvesting, installation of new or upgrades to existing irrigation infrastructure, connection to existing water infrastructure	Supported as leads to more sustainable recreation and sport facilities	Amend relevant Actions and Background Paper to seek increasing water and energy saving in recreation and sport infrastructure
	Ensure sport facilities meet the required standards (e.g. lighting, court run-off areas). State sporting bodies can assist. Lighting and the quality of surfaces is important to increasing the hours of usage and flexibility	Supported	Amend relevant Actions and Background Paper about recreation and sport facilities meeting required standards and being lit and of suitable surface quality to be fit for purpose
	ORSR has resources to support Councils in the planning, design, development and management of sport and active recreation facilities	Noted	Add links to resources in Background Paper
Gawler River Flood Management Authority	Seeks greater clarity in the growth strategy about rationale for planning for Gawler River flood hazard, in particular	The draft Growth Strategy contains the following: <ul style="list-style-type: none"> • Strategy ‘Manage impact of fire, flood and inundation risk through having contemporary development guidelines based on professional investigations.’ 	Continue with Strategy and Action as drafted.

	<p>associated with the population growth at Two Wells.</p>	<ul style="list-style-type: none"> Action ‘Gawler and Light River Flood Risk - Participate in the investigations and Code Amendment underway by Planning and Land Use Services (SA Government) to better guide development. Seek least impact on agricultural productivity associated with flood mitigation. ‘ <p>The purpose of the strategy and action recognises the ongoing flood hazard, and that there is ‘planning’ work underway by the SA Government to better guide development.</p> <p>Planned growth at Two Wells – principally the Eden and Liberty Estates – is progressing based on zoning containing policies about flood hazard and a Deed with stormwater infrastructure expectations. These measures exist and are to be applied as these two estates are progressively developed over next 10 – 20 years.</p> <p>In the context of the SA Government work and ongoing work by GRFMA which APC is part of, this should address flood hazard risk.</p>	
	<p>Seeks to understand how increases to stormwater runoff from any additional development adjacent to the Gawler River will be managed regarding inflow or other stormwater dispersion methods.</p>	<p>Development adjacent the Gawler River is principally within the Lewiston, Two Wells and Port Gawler localities.</p> <p>Under the Planning and Design Code, development with potential to create ‘additional’ stormwater run-off is ... ILL CHAT WITH D ROBERTS</p>	<p>“</p>
	<p>Provides recent Gawler River Unharmred Mitigation Project (GRUMP research) for APC consideration. Requests</p>	<p>The ‘planning’ work underway by the SA Government – including the flood study underway about Gawler River Flood Risk – will lead to an Amendment to the Planning and Design Code to better guide development to manage risk from Gawler River flood hazard.</p>	<p>“</p>

	additional action of 'facilitate investigations of future growth implication scenarios and flood risk (via GRUMP)'	APC is participating in this work and at this point in time, considers that sufficient.	
Two Wells			
Submitter	Submission	Comment	Amendment to Strategy or Background Paper
Hickinbotham	<p>Hickinbotham and Council have been working together since the mid-2000s to realise planned growth at Two Wells. This includes:</p> <ul style="list-style-type: none"> - 2007 Memorandum of Understanding - 2012 Infrastructure Deeds - 2013 Rezoning <p>This work is being realised in terms of new housing estates, significant open spaces and, for example, Xavier College.</p> <p>The Background Paper could more fully recognise that extensive planning and infrastructure commitments have been undertaken to ensure</p>	Council acknowledges the partnership with Hickinbotham and established arrangements and looks forward to continue collaborative work to bring these about.	Update Background Paper with further details on the established Hickinbotham/ Council partnership and to more fully recognise the extensive planning and infrastructure commitments leading to the successful Eden and Liberty estates.

	<p>the successful delivery of Eden and Liberty estates.</p>		
	<p>Suggests the growth strategy be delayed pending ongoing State Government analysis of 2021 ABS results, Greater Adelaide land supply analysis, and updating of the 30 Year Plan for Greater Adelaide.</p> <p>This further analysis will articulate the Government’s position with respect to potential land release and changes to the Environment and Food Production Area.</p> <p>Future urban development is subject to changing the EFPA, master planning and infrastructure investigations, a Code Amendment, and infrastructure agreements.</p> <p>Notes that population forecasts include land to be rezoned and that is within the EFPA. Recognizing the uncertainty of as yet unplanned future urban development, suggests the</p>	<p>Council acknowledges land supply and demand considerations informing land release and an update to the 30 Year Plan over 2023 are work in progress by the State Government.</p> <p>Part of the purpose of a Growth Strategy is to guide Council’s own infrastructure planning, as well as Council’s own policy positions with respect to informing the 30 Year Plan.</p> <p>The State Government processes to update the 30 Year Plan are able to be informed by Council’s own growth strategy.</p> <p>In the event that the 30 Year Plan proposes directions different to the Growth Strategy, Council will need to consider those differences at that time. It is also intended that the Growth Strategy is updated every few years.</p>	<p>Continue with preparing the Strategy</p>

	<p>growth strategy include scenarios.</p>		
	<p>Questions the notation 'Investigate need for neighbourhood open space and orderly approach to local centre' (pg. 13 of Growth Strategy) which relates to land within Liberty. Questions ability of strategy to influence this in context of Deed.</p> <p>Affirms commitments by Hickinbotham Group to not formalise a retail-based centre within the Liberty Estate. This was based on community and council sentiment to retain the primacy of the historic town centre, and based on experience of low prospect of viability of a satellite retail centre within the existing or potential growth areas.</p>	<p>Council's 2019 retail study is underpinning the approach to retail-based centres including the Two Wells main street.</p> <p>This study is also underpinning Council's strategic purchase of eight hectares of 'Crown Land' in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities. As custodian of the 8HA, Council is undertaking market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities. This is supported with advice from commercial property advisors, Alinea Group, who are working closely with urban designers Jensen PLUS.</p> <p>The draft Growth Strategy has an action: 'Local Northern Centre & Recreation Precinct: Noting potential 2,500 in Hicks, investigate and advocate a local centre to provide convenience goods and services in the northern part of Two Wells. Consider colocation with recreation and sport uses, and a community/shared hall or space. Consider range of locations, including adjacent Mallala Road.'</p> <p>Council is to undertake a community infrastructure study over the next 12 – 18 months. This is planning ahead for growth at Two Wells, Mallala, potentially Dublin. At Two Wells, the question of need for local 'community infrastructure' in the northern part of Two Wells, as well as the question as to what range of services and facilities are needed in a civic/community hub in the Main Street, are intended to be considered as part of that study.</p> <p>That study needs to be completed to determine whether some form of neighbourhood space should be sought to be established in the</p>	<p>Update Growth Strategy and Background Paper:</p> <ul style="list-style-type: none"> • Refine Growth Strategy to 'Northern Two Wells - Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as part of investigations for the Hicks land. Any retail cannot be of a size to threaten the function of the Two Wells Main Street'. <p>Amend the map annotation to apply to the Hicks land.</p> <ul style="list-style-type: none"> • To recognize the Azzurro land and several other large undeveloped

		<p>northern part of Two Wells. If to be established, such spaces are generally better collocated with open space.</p> <p>Existing arrangements with Hickinbotham for Liberty do not envisage any retail centre, noting the Planning and Design Code does not preclude retail development.</p> <p>Acknowledging the barrier of the train line/Mallala Road between the 5000 residents to be at Liberty and the around 2,000 at Hicks, potential urban development of Hicks land offers some potential for a local centre, as well as local open spaces for recreation and sport.</p> <p>Subject to further discussions with Hicks and Hickinbotham, any local focus 'may' be a neighbourhood level community facility collocated with open space, potentially a small or pop-up retail, and/or retail of a form unable to be accommodated within the zoned main street. Discussions as part of planned investigations for community infrastructure and associated with the potential development of the Hicks land are considered the best approach.</p>	<p>sites near the town centre as strategic development site within Two Wells future.</p> <ul style="list-style-type: none"> • With further detail on the intent of the 8HA Crown land development for a mix of commercial, retail and community facilities.
	<p>Social infrastructure investigations were integral to the infrastructure deeds which have been entered into with Council. Requirements and obligations have been agreed, all based around the projected needs to support the planned population.</p>	<p>Council's current business plan proposes studies:</p> <ul style="list-style-type: none"> - Council wide community infrastructure - Council wide open space - Two Wells Oval Precinct Master Plan <p>The community infrastructure and open space studies will take into account urban growth already planned (such as Liberty, Eden and at Mallala, and also future as yet unplanned growth (principally Hicks Two Wells and at Dublin).</p>	<p>Continue with preparing the Strategy</p>

	<p>We therefore submit, in the interests of clarity, that there is no need for Council to revisit any social infrastructure requirements which relate to the areas covered by the established deeds.</p> <p>Any such review would only be relevant as part of any consideration to rezone additional land for township growth.</p>	<p>The potential urban development of the Hicks land immediately to the east of Liberty and separated by Mallala Road and the ARTC train line will need to involve the Hickinbotham Group as a key stakeholder. Potential urban development at Hicks is dependent on rezoning with community engagement and altering the Environment and Food Production Area through various processes, including State Parliament.</p>	
	<p>Liberty estate will deliver walking and cycling infrastructure. Any broader network planning needs to have regard to the master plan already endorsed.</p>	<p>Council adopted the draft Two Wells Walking Cycling Plan on 22 August 2022 for the purpose of consultation. The draft was prepared acknowledging the Master Plan for Liberty and Eden. Hickinbotham will be engaged as part of the consultation.</p>	<p>Continue with preparing the Strategy</p>
<p>Hicks C/- URPS</p>	<p>Support the growth strategy. Seek to progress lifting the EFPA and rezoning the land for urban development. The land has potential to accommodate around 2,500 residents and comprise affordable dwellings, open space, community services and potential small retail services.</p>	<p>In order to enable urban development of the Hicks land, the land would need to be rezoned with community engagement, the EFPA lifted through various processes including State Parliament., and suitable infrastructure deeds and suitable access arrangements regarding ARTC/DIT infrastructure in place. Initially supported by Council in 2019, progressing this outcome is a key urban growth action in the Growth Strategy.</p> <p>The potential urban development of the Hicks land immediately to the east of Liberty and separated by Mallala Road and the ARTC train line</p>	<p>Continue with Growth Strategy action seeking the urban development of the Hick's land, noting this involves seeking lifting of the Environment and Food Production Area, rezoning, and</p>

	Having regard to the lead times required to rezone land, seek land division approvals and construct infrastructure to facilitate land being introduced to the market, request Council advocate the realignment of the EFPA and introduction of a Code Amendment as a high priority.	will need to involve the Hickinbotham Group, DIT and ARTC as key stakeholders amongst others.	suitable infrastructure agreements.
	Express support to work with Council on: <ul style="list-style-type: none"> - investigations around land supply and housing options - walking and cycling linkages - design quality in the public realm - social and community infrastructure needs - transport initiatives - master planning the Hicks land 	Consultants engaged by Hicks are undertaking further investigations, including considering stormwater hazard, and liaising with DIT and ARTC. ARTC are open to grade separated crossings, noting where for vehicles, these are likely cost prohibitive.	“
Azzurro C/- Regional	Recommend council undertake a cost benefit analysis of an alternative centre on the Azzurro	The <i>Old Port Wakefield Road, Two Wells Master Plan May 2020</i> ¹ builds on the 2011 Mainstreet guidelines ² and the 2014 Infraplan traffic study.	Adjust Strategy and Background Paper to recognize the

¹ apc.sa.gov.au/_data/assets/pdf_file/0033/659760/Public-Consultation-Notice-Two-Wells-Main-Street-Concept-Plans.pdf

² apc.sa.gov.au/_data/assets/pdf_file/0030/354855/D16-4102-Two-Wells-Urban-Design-Guidelines.pdf

<p>Planning Directions</p>	<p>land as well as Council’s Crown Land retail intent.</p> <p>Considers Azzurro land better located to provide much needed retail services to the growing community in the Liberty estate and beyond, will reduce growing traffic congestion within the main street when and if the Hickinbotham land is developed to the northeast of the township. At the same time the community land could be reserved for future services and facilities for the growing needs of a rapidly expanding community.</p>	<p>These studies do not envisage the town centre being focussed north of Mallala Road.</p> <p>The Azzurro land of 15HA is a large and underdeveloped land parcel centrally located within Two Wells. It is a key development site for Two Wells into the future.</p> <p>The Azzurro land is zoned for Employment purposes within the Planning and Design Code. This is similar to the Light Industry Zoning of the former Development Plan which had been in place for numerous years. The current Zone enables bulky goods, service trade, and commercial uses, rather than sizeable retail.</p>	<p>Azzurro land as a key strategic site within Two Wells future.</p>
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The Azzurro land is north east of Mallala Road

On 25 August, Council announced the strategic purchase of eight hectares of 'Crown Land' in for the purposes of delivering commercial, retail and community facilities.

The draft Growth Strategy has a strategy to 'Foster established town centres, principally at Two Wells Main Street ...' and an action 'Two Wells Town Centre – upgrade the main street public realm and facilitate retail growth to reinforce the role of the main street'.

Adjusting the strategy to contemplate a sizeable retail centre north of Mallala Road puts at risk the established main street south of Mallala

		Road. A sizeable centre north would in effect create two sizeable centres separated by a busy arterial road.	
Australian Rail Track Corporation	<p>ARTC's rail corridor passes through Two Wells. Detailed planning is necessary to facilitate future development to avoid ad hoc subdivision either side of the rail corridor that would physically divide the community.</p> <p>In this locality, there are two level crossings, an 'activated' single lane level crossing on Gawler Road and a 'passive' level crossing on Temby Road to the north which is via an unsealed road.</p> <p>Temby Road level crossing would not support high traffic volumes or large vehicles given the short set back distance to Mallala Road.</p> <p>Rail activity within the corridor will only increase into the future, not decrease.</p> <p>Therefore, traffic management studies and risk assessments will need to be undertaken given the</p>	<p>Potential urban development of the Hicks land – including suitable transport arrangements involving movements potentially impacting the train line - needs further investigation.</p> <p>Preliminary discussions with various specialists associated with the Hicks land have flagged ARTC's interests and expectations associated with increasing freight.</p>	<p>Continue with Growth Strategy action seeking the urban development of the Hick's land, noting this involves seeking lifting of the Environment and Food Production Area, rezoning, and suitable infrastructure agreements.</p>

	<p>population forecast for Two Wells will exceed 10,000 by 2040, which is only 18 years away.</p> <p>ARTC has a policy of no new level crossings, but is open to negotiating a reduction in the number of existing level crossings in exchange for a new or upgraded level crossing. It is likely grade separation (eg, bridge over rail) may be required to avoid vehicles queuing during train movements and provide the connectivity over the rail corridor to ensure the future developments in Two Wells are not disjointed.</p> <p>Grade separation to facilitate a clearance of 7.2 metre height for double stacked trains at a maximum length of 1.8 km currently operating within the rail corridor would be a substantial cost that would have to be covered by the interested parties, not ARTC.</p>		
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Two Wells Regional Action Team	Seek Two Wells to be recognised as an RV friendly town. Consider the 'expanded recreation and sport hub' should include opportunity for RV short stays	<p>Recreation vehicles are associated with enabling increased visitors to Two Wells. Considering recreation vehicles principally involves planning for the main street and oval precinct.</p> <p>The Draft Strategy has actions:</p> <ul style="list-style-type: none"> • 'Two Wells Town Centre – Upgrade the main street public realm and facilitate retail growth to reinforce the role of the mainstreet.' • Two Wells Sports and Recreation - following investigations and master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation hub at Two Wells Oval, augmented offerings near/at Xavier, a northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.' 	Adjust Growth Strategy actions regarding Two Wells Town Centre and Two Wells Sports and Recreation to include considering their roles in providing for visitation by visitors using recreation vehicles
	Seek Two Wells cohesive branding and the town entrances being defined and attractive	<p>Council's separate Tourism and Economic Development Strategy acknowledges the importance of place branding for places like Two Wells. Along with Council's own brand, further work is intended around branding of the Council area.</p> <p>The draft Growth Strategy flags undertaking walking and cycling plans. The draft Two Wells Walking Cycling Plan proposes certain locations for defining entrances to Two Wells. The draft Walking Cycling Plan is to go to consultation.</p> <p>On balance, it is considered appropriate to amend the Growth Strategy as per the action.</p>	<p>Amend the Growth Strategy Action below by adding green text:</p> <p>Visitor and Resident Experiences - pursue opportunities to establish private and public infrastructure to enable visitor and resident</p>


			<p>experiences, such as:</p> <ul style="list-style-type: none">- Trails strategy for walking, cycling and equine- Associated with the Adelaide International Bird Sanctuary and coastal settlements, as well as the Gawler and Light Rivers.- Associated with landscaped based recreation, including walking, cycling, equine, and adventure based.- Cohesive visual approach to entrances and other physical features of towns
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			- Supportive SA Planning system.
	Note Middle Beach has been flagged with “Community, recreation & sport facilities”. Ability for boats larger than a dingy to launch would be a significant boost.	Noted. This matter would be appropriate to consider in more detail as part of intended settlement planning for Middle Beach. This is planned to be undertaken when resources permit.	Continue with Growth Strategy
Bowling Club	Consider people move to Two Wells because like country town feel and convenience to get to work in reasonable time	<p>Noted. The Adelaide Plains Council area has experienced growth in local employment. This entails an increased ability to work locally.</p> <p>Many aspects make up the country town feel of Two Wells. One aspect is people in the town knowing each other. Fostering this as the town population grows over time to around 10,000 is important. In part, planning ahead for a range of retail, community facilities, open spaces, and recreation and sports facilities is one way of enabling towns people to get to know one another. A vibrant town centre is a key part of this.</p> <p>Adding ‘country’ better reflects the intent for Two Wells as a country town.</p>	‘Country’ has been added to the overarching strategy to envisage ‘Two Wells – a Cohesive <u>Country</u> Community of 10,500’.
	Walking Cycling Plan - Many residents walk. Avoid trip hazards	<p>A draft Walking Cycling Plan for Two Wells has been prepared and will be consulted on. This more detailed plan is an example of an Action arising from the growth strategy.</p> <p>If you observe trip hazards, please advise the Council’s customer team.</p>	Continue Action to prepare walking cycling plans.

	<p>Housing – Several large lots suitable for retirement housing. Two sets of units exist now. Is shared effluent an option?</p>	<p>Council is investigating a possible CWMS scheme for Two Wells original township. This is also flagged as an Action in the Growth Strategy, as installing a CWMS opens up opportunity for small lot housing.</p> <p>The draft Plan has an Action ‘Two Wells Housing Options - Increase housing options through amending the Planning and Design Code associated with increased hazard protection arising from the levy and having a planned approach consequent on the original township CWMS. Consider options to support partnership development proposals for higher density and mixed use, as well as health, aged care and mixed tenure on large sites.</p>	<p>Continue Action to progress a CWMS for Two Wells Original Township.</p>
	<p>Two Wells Sport & Recreation Precinct – needs drainage plan from The Wells to the Cemetery; Improve entrance to precinct and to Bowls Club; consolidate sport in one precinct where possible. If in Liberty, have different sports than Oval precinct</p>	<p>The draft Action is ‘Two Wells Sports and Recreation - following investigations and master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation hub at Two Wells Oval, augmented offerings near/at Xavier, a northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.’</p> <p>Council is intending master planning the Oval Precinct in 2022/23 and is working with Xavier in the context of the Development Deed about recreation and sport at Xavier</p>	<p>Continue Action around master planning Two Wells Oval Precinct</p>
	<p>Transport – opportunity for Two Wells to be transport hub for wider region. Many school buses in morning and afternoon, with Drew/Old Port Wakefield</p>	<p>The draft Growth Strategy has an action</p> <p>‘Two Wells Transport Options - advocate and plan for:</p> <ul style="list-style-type: none"> • Appropriate public transport provision, including investigating and planning for an interchange including with a park n ride facility. • Electric vehicle charging points’ 	<p>Continue the Action to advocate and plan for appropriate public transport provision.</p>

	<p>congestion risk. Install roundabout?</p>	<p>Council is involved in preparing a Public Health Plan with other regional councils. Transport challenges are also recognised in that plan gawler.sa.gov.au/your-voice/consultations/barossa-light-and-lower-northern-region-regional-public-health-plan</p> <p>Council is continuing to engage with the SA Public Transport Authority and is undertaking a range of projects to upgrade the Main Street. These will need to factor in existing and future bus demand.</p> <p>The Action is ‘Two Wells Town Centre – Upgrade the main street public realm and facilitate retail growth to reinforce the role of the mainstreet.’</p>	<p>Amend the Two Wells Town Centre Action to envisage planning for a variety of movement modes, including walking, cycling, business needs, buses, and visitors.</p>
	<p>Retail – few people walk to the shops. Keep all retail in the Main Street precinct, this supported in all prior surveys.</p>	<p>Council’s 2019 retail study is underpinning the approach to retail-based centres including the Two Wells main street.</p> <p>This study is also underpinning Council’s strategic purchase of eight hectares of ‘Crown Land’ in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities. As custodian of the 8HA, Council is undertaking market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities. This is supported with advice from commercial property advisors, Alinea Group, who are working closely with urban designers Jensen PLUS.</p> <p>Existing arrangements with Hickinbotham for Liberty do not envisage any retail centre, noting the Planning and Design Code does not preclude retail development.</p>	<p>Refine Growth Strategy to ‘Northern Two Wells - Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as part of investigations for the Hicks land. Any retail cannot be of a size to threaten the</p>

		<p>Acknowledging the barrier of the train line/Mallala Road between the 5000 residents to be at Liberty and the around 2,000 at Hicks, potential urban development of Hicks land offers some potential for a local centre, as well as local open spaces for recreation and sport.</p> <p>Subject to further discussions with Hicks and Hickinbotham, any local focus 'may' be a neighbourhood level community facility collocated with open space, potentially a small or pop-up retail, and/or retail of a form unable to be accommodated within the zoned main street. Discussions as part of planned investigations for community infrastructure and associated with the potential development of the Hicks land are considered the best approach.</p>	<p>function of the Two Wells Main Street'. Amend the map annotation to apply to the Hicks land.</p>
	<p>Future Growth – prefer along Gawler Road rather than Hicks Land. Along Gawler Road further from train line and with established road corridors.</p>	<p>Hicks land is being investigated for potential future urban growth. Investigation includes access arrangements noting ARTC control of the train corridor. ARTC expect housing in proximity to the train line to be noise attenuated. Investigations also include flood hazard.</p> <p>Land due east of Eden/Long View may at some future date offer potential for urban development. Note such land has a greater degree of flood hazard than Hicks. See below map from SAPPA the South Australian Property and Planning Atlas accessed 2021</p>	<p>Continue with Growth strategy envisage urban development of the Hicks land.</p>

				
Cricket Club	Two Wells Oval Precinct – support Growth Strategy action. Suggests additional recommendations	<p>The draft Action is ‘Two Wells Sports and Recreation - following investigations and master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation hub at Two Wells Oval, augmented offerings near/at Xavier, a northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.’</p> <p>Council is intending master planning the Oval Precinct in 2022/23. The additional matters raised are appropriate to factor into that more detailed planning.</p>		Continue Action around master planning Two Wells Oval Precinct
	Xavier College – support use for additional sport, e.g. soccer,	(refer above action)		Continue working with Xavier College

	softball, hockey if there is demand		in the context of the Development Deed on augmented recreation and sport offerings near/at Xavier.
	Land Supply/Demand – Support reviewing noting ongoing likely demand for large lots at Two Wells and recognising value of small lots in easy walking of main street for retirees. Suggest seek larger land sizes for Hicks land	<p>Part of the purpose of the growth strategy and background paper is to provide information and data to inform what land is released, when, and for what purpose.</p> <p>The Planning and Design Code outlines the size of lots that are developable in different locations. This includes size of lots, be it in Two Wells original town centre or Hicks land, noting the Hicks land requires an amendment to the Planning and Design Code to be able to be developed for housing. The investigations and consultation for that amendment will determine the appropriate allotments envisaged in the zoning for the Hicks land.</p> <p>The Action is ‘Land supply and demand - Monitor to understand likely timing and nature of future land releases for urban growth. Consider level of infrastructure needed, and an orderly approach to land release. This is at Two Wells, Dublin and Lewiston, and also associated with the next review of the Environment and Food Production Area in 2026.’</p>	Continue to work with the State Planning Commission on land supply and demand.
	CWMS – support installing as assists irrigate sports fields, reduce mains need and enable small lot housing for retirees	Noted.	Continue action to establish a CWMS for Two Wells original township.

	<p>Aged Living – Previous club players and life members have had to move away in part due to absence of smaller dwellings. Sees value in small lot housing in proximity to main street.</p> <p>Housing After Levee – support levee also enabling increased small lot housing but prefer to see it designated for aged living, recognising increased range of smaller lots being established in Liberty.</p>	<p>The situation of the original township having a reasonable amount of underdeveloped land in easy walking distance of the town centre and oval means that if and when developed, the opportunity for small lot, and potentially aged housing, is ideally suited for older citizens to continue physically active daily lives and to be engaged in the Two Wells community.</p> <p>The Action is ‘Two Wells Housing Options - Increase housing options through amending the Planning and Design Code associated with increased hazard protection arising from the levy and having a planned approach consequent on the original township CWMS. Consider options to support partnership development proposals for higher density and mixed use, as well as health, aged care and mixed tenure on large sites.</p>	<p>Continue action on Two Wells Housing Options.</p>
	<p>Northern Precinct – Question need for northern precinct and prefer not to divide the town.</p>	<p>Council’s 2019 retail study is underpinning the approach to retail-based centres including the Two Wells main street.</p> <p>This study is also underpinning Council’s strategic purchase of eight hectares of ‘Crown Land’ in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities. As custodian of the 8HA, Council is undertaking market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities. This is supported with advice from commercial property advisors, Alinea Group, who are working closely with urban designers Jensen PLUS.</p> <p>Existing arrangements with Hickinbotham for Liberty do not envisage any retail centre, noting the Planning and Design Code does not preclude retail development.</p>	<p>Refine Growth Strategy to ‘Northern Two Wells - Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as part of investigations for the Hicks land. Any retail cannot be of a size to threaten the</p>

		<p>Acknowledging the barrier of the train line/Mallala Road between the 5000 residents to be at Liberty and the around 2,000 at Hicks, potential urban development of Hicks land offers some potential for a local centre, as well as local open spaces for recreation and sport.</p> <p>Subject to further discussions with Hicks and Hickenbotham, any local focus 'may' be a neighbourhood level community facility collocated with open space, potentially a small or pop-up retail, and/or retail of a form unable to be accommodated within the zoned main street. Discussions as part of planned investigations for community infrastructure and associated with the potential development of the Hicks land are considered the best approach.</p>	<p>function of the Two Wells Main Street'. Amend the map annotation to apply to the Hicks land.</p>
	<p>Levee to East & South – Support levee and seek that Salt Creek to be acquired into public ownership and converted to wetlands</p>	<p>The Growth Strategy recognizes planning for hazards such as flood is essential to enable long term urban growth.</p> <p>The land that Salt Creek traverses is in private ownership and is used for agricultural purposes. Potential development of the land that comprises Salt Creek is constrained by being recognized as subject to flood hazard in the Planning and Design Code. The land is also zoned for Rural Living, and located within the Environment and Food Production Area, meaning it is unable to be divided for solely residential purposes.</p> <p>Long term, Salt Creek is envisaged as continuing its function as a creek. Potential modification for wetland purposes can be further investigated if resources permit. However, at this point in time, Council or the Gawler River Flood Management Authority has no plan to undertake such investigations or to acquire Salt Creek.</p>	<p>Continue with the Growth Strategy</p>

Two Wells Golf Club	<p>Support strategy and seek to continue to work with Council on reinvigorating the Golf Club to service anticipated regional growth.</p> <p>This is also enable the course to be an all season course, building upon its current winter capacity.</p>	Noted.	Continue Action to work with Two Wells Golf Cub to revision the Golf Club.
Redacted	<p>Lack of public transport for reasonable access to employment and social services, e.g. mental health support, leading to wellbeing challenges.</p> <p>Main individuals do not have cars, UBER does not exist and taxi to Gawler is \$75.</p>	<p>The challenges raised from the lack of transport options are acknowledged, and in part are the reason behind the draft Growth Strategy has an action</p> <p>‘Two Wells Transport Options - advocate and plan for:</p> <ul style="list-style-type: none"> • Appropriate public transport provision, including investigating and planning for an interchange including with a park n ride facility. • Electric vehicle charging points’ <p>Note Council is involved in preparing a Public Health Plan with other regional councils. Transport challenges are recognised in that plan as well</p> <p>gawler.sa.gov.au/your-voice/consultations/barossa-light-and-lower-northern-region-regional-public-health-plan</p> <p>Council is continuing to engage with the SA Public Transport Authority.</p>	Continue the Action to advocate and plan for appropriate public transport provision.

Mallala			
Submitter	Submission	Comment	Amendment to Strategy or Background Paper
Gracewood/Wel.Co C/- Ekistics	<p>Recently obtained control of intended Gracewood housing development. Initial planning anticipates the number of lots to be 400 – 500, a revised approach from the 336 proposed in 2019.</p> <p>The revised master plan envisages a linear open space corridor and stormwater detention.</p> <p>The draft Strategy estimation of 1700 people in 2040 for Mallala may need to be revised, possibly to 2160, in light of the revised master plan.</p> <p>Notes a revised Gracewood supports increased services, facilities, community, recreation and sport, employment and transport at Mallala. This enables better servicing for rural settlements in proximity</p>	<p>The draft Growth Strategy contains the following action: ‘Mallala - continue to support and explore ways to enable planned urban development to occur. Progress Mallala Oval Master Plan’.</p> <p>1042 residents comprise Mallala and nearby rural areas in 2021. Demographically, Mallala has a slowly ageing population. Somewhat distinctly, workers from Vanuatu comprise 6.5% of Mallala’s population in 2021. Wel.Co have lodged a development application proposing 510 lots. If these 510 are developed and assuming 2.65 residents/lot, this equates to 1351 residents. If other suitably zoned land, and the deferred urban land are also developed for housing, when added to Gracewood and with some further housing within the township, this leads to Mallala becoming 2920. These numbers equate to Mallala and nearby growing by around three times its 2021 population.</p> <p>If Gracewood, other zoned land and deferred urban land is all developed by 2041, this equates to an annual growth rate of 4.7%. This rate matches Two Wells annual growth of 4.8% from 2016 – 2021.</p> <p>The rate at which this growth occurs, however, over the next 20 years is dependent on various factors. These include:</p>	<p>Refine Growth Strategy action: ‘Mallala - continue to support and explore ways to enable planned urban development and the necessary infrastructure to occur. Progress Mallala Oval Master Plan’.</p> <p>Refine long term population forecasts to account for some 500 lots at Gracewood.</p>

		<ul style="list-style-type: none"> • economic conditions supporting local work • the staged release of land at Gracewood • opening up the deferred urban land • land owners intentions with their land • funding arrangements by State, Council, and land developers such as Wel.Co supporting social and hard infrastructure. <p>A 2014 rezoning opened up land for the envisaged Gracewood development. The Council’s 2016 open space study is silent on the prospects for significant population growth at Mallala. A Council lead study of community facilities and open space in the next 12 – 18 months will consider the whole Council area, including the implications of Mallala’s population for community facilities and open space.</p> <p>A preliminary view is that existing ovals (Mallala and Primary School) appear suitable for most sports codes, but more work for all open spaces is needing to be considered as part of the studies. Whilst a reasonable range of social infrastructure appears in place, more work on facilities and services for families and young people appears warranted.</p>	
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Dublin			
Submitter	Submission	Comment	Amendment to Strategy or Background Paper
<p>Leinad C/- Ekistics Land parcels abutting the south side of Ruskin Road.</p> <p>Leinad also control land further south and west</p>	<p>Seeks to expand Dublin in an orderly, economic and sustainable manner. Expansion southwards will:</p> <ul style="list-style-type: none"> - Enable housing to the south of the Park Lands, as originally intended in the towns plan - Strengthen and define the town centre and Parklands - Enable reinstatement of the original rectilinear form of the Park Lands to the south of the town - Bolster the country town lifestyle, act as a commuter settlement, and a gateway to coastal settlements. - Underpin additional services and retail, and local jobs <p>Fully support the Growth Strategy and Action Plan and seek to work cooperatively with Council.</p>	Noted	Put info into background paper for more detailed Dublin Growth and Tourism Master Planning
	<p>Dublin is based on a model of a central town, with grid of roads, surrounding belt of park lands, and suburban lots beyond. Southern Park Lands belt eroded in its form (notably by Clonan Road)</p>	Noted.	No change to paper

	<p>Southern land assessed as having low production value for agricultural purposes, not subject to flood hazard, low habitat value, and of sufficient size to buffer intensive land uses in the Rural Zone.</p> <p>Leinad’s vision involves:</p> <ul style="list-style-type: none"> - Staged expansion for master planned township to the south - Creating 1700sqm of retail space in the Dublin main street, including a supermarket and five speciality shops. Undertake further commercial development - Upgrade facilities at Dublin Oval, including new club rooms, tennis courts and upgrades to parking and play equipment. 		
	<p>Notes Council support for Dublin expansion in 2013 and 2014. The introduction of the Environment and Food Production Area in 2015 included land south of Ruskin Road. Council further supported rezoning in 2019.</p> <p>The Greater Adelaide Land Supply (2021) flags need to accommodate an additional 115 dwellings per annum.</p>	<p>Leinad’s approach to Council in 2019 lead to Council offering in principle support for potential urban development at that time. That 2019 decision is reflected in the draft Growth Strategy containing the following action:</p> <p>‘Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, proximity to Carlsruhe Industrial Area, recreation and sport, water reuse.’</p>	<p>Refine Growth Strategy action as follows:</p> <p>‘Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision.’</p>

	<p>24 Expressions of Interest received for lots between 1000 and 1800 sqm.</p>	<p>Dublin and its immediate adjacent agricultural areas had 405 residents in 2021. The Gurung/Wait submission suggested to rezone some existing Rural Living lots and expand the Rural Living Zone further west.</p> <p>Under this scenario:</p> <ul style="list-style-type: none"> • If the Leinad Land and Township Zoned former Rural Living lots are all developed at 6 dwellings/hectare, with 2.65 residents/dwelling, this yields potentially 3,500 residents. • If the agricultural land rezoned to Rural Living is all developed with 1 HA lots, assuming 2.65 residents/dwelling, this yields potentially 500 residents. • Added to Dublin's 405 residents of 2021, in total, Dublin could be in the order of 4,500. • Accounting for the variability of owners intentions with land, if around 25% of sites are developed (rather than all sites), this entails Dublin could grow by 1000 to around 1400. If undertaken over 20 years to 2041, this rate of growth is 6% per annum, 1% higher than experienced at Two Wells from 2016 – 2021. • If a 3% per annum rate of growth is experienced over 20 years to 2041, this is an increase of 345, leading to a total population of 750. <p>Council's 2015 request to rezone land at Dublin was not supported by the Minister for Planning at the time</p>	<p>Consider near coastal tourism role, agriculture, proximity to established industries and Carlsake Industrial Area, community and open space facilities, recreation and sport, water reuse and necessary hard infrastructure.'</p>
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		<p>due to insufficient demand for housing. Various factors have changed including:</p> <ul style="list-style-type: none"> • Increasing employment in Adelaide Plains. Jobs in Adelaide Plains increased from 2,102 in 2016 to 2,987 in 2021. This is an increase from 0.26 to 0.35% of all jobs in SA • northern expressway increasing convenience to metropolitan Adelaide • increased interest in working from home. <p>Leinad advise in their submission that the Greater Adelaide Land Supply (2021) flags the need to accommodate an additional 115 dwellings per annum. Leinad also advise that in response to a call for expressions of interest, Leinad have received interest from 24 parties for lots between 1000 and 1800 sqm.</p> <p>Council's Business Plan for 2022/23 contains a project to undertake the Dublin Growth and Tourism Master Plan. Staff have commenced preparing a Background Paper for the Dublin District. This acknowledges planning for Dublin's growth needs to be informed by and complement the future of nearby coastal and rural settlements, agricultural areas and the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara.</p> <p>For Dublin, further investigations are needed around:</p> <ul style="list-style-type: none"> • opportunities to grow tourism and business experiences • need for land supply release 	
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		<ul style="list-style-type: none"> • potential for conflict with established uses, such as the chicken hatchery and waste facility to the south • community infrastructure and open space • hard infrastructure, e.g. sewer and water. <p>The preparation of the Dublin District Background Paper is being informed by submissions to the Growth Strategy. Staff intend to bring a report forward in the first quarter of 2022. This is anticipated to propose a planned approach to community and stakeholder engagement for the Dublin and settlements within the District.</p>	
<p>A & M Wait C/- Masterplan – 23 Bubner Road</p> <p>Gurung Properties Pty Ltd C/- Master Plan – Lot 5 Parham Rd Dublin</p> <p>(Note: Masterplan act for Wait and Gurung. As both submissions are the same, a single summary is prepared)</p>	<p>Support strategy intent for growth at Dublin.</p> <p>Seek to develop land for rural living through rezoning and excision from EFPA.</p> <p>Note agriculture and value add agribusiness has potential to increase employment growth, underpinning urban development.</p> <p>Township zone has 19 vacant lots, largely unchanged in last decade. These lots can't be assumed as available to the market.</p> <p>Rural Living Zone has 88 lots, 27 of which are vacant and if divided for 1 hectare Rural lots, may yield 40 new lots.</p>	<p>Leinad's approach to Council in 2019 lead to Council offering in principle support for potential urban development at that time. That 2019 decision is reflected in the draft Growth Strategy containing the following action:</p> <p>'Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, proximity to Carslake Industrial Area, recreation and sport, water reuse.'</p> <p>Dublin and its immediate adjacent agricultural areas had 405 residents in 2021. The Gurung/Wait submission suggested to rezone some existing Rural Living lots and expand the Rural Living Zone further west.</p> <p>Under this scenario:</p> <ul style="list-style-type: none"> • If the Leinad Land and Township Zoned former Rural Living lots are all developed at 6 	<p>Refine Growth Strategy action as follows:</p> <p>'Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, agriculture, proximity to established industries and Carslake Industrial Area, community and open space facilities,</p>

	<p>Initial analysis indicates potential for further township lots once services infrastructure available.</p> <p>Land around Dublin within the EFPA marginal or unproductive for agriculture.</p>	<p>dwellings/hectare, with 2.65 residents/dwelling, this yields potentially 3,500 residents.</p> <ul style="list-style-type: none"> • If the agricultural land rezoned to Rural Living is all developed with 1 HA lots, assuming 2.65 residents/dwelling, this yields potentially 500 residents. • Added to Dublin’s 405 residents of 2021, in total, Dublin could be in the order of 4,500. • Accounting for the variability of owners intentions with land, if around 25% of sites are developed (rather than all sites), this entails Dublin could grow by 1000 to around 1400. If undertaken over 20 years to 2041, this rate of growth is 6% per annum, 1% higher than experienced at Two Wells from 2016 – 2021. • If a 3% per annum rate of growth is experienced over 20 years to 2041, this is an increase of 345, leading to a total population of 750. <p>Council’s 2015 request to rezone land at Dublin was not supported by the Minister for Planning at the time due to insufficient demand for housing. Various factors have changed including:</p> <ul style="list-style-type: none"> • Increasing employment in Adelaide Plains. Jobs in Adelaide Plains increased from 2,102 in 2016 to 2,987 in 2021. This is an increase from 0.26 to 0.35% of all jobs in SA • northern expressway increasing convenience to metropolitan Adelaide • increased interest in working from home. 	<p>recreation and sport, water reuse and necessary hard infrastructure.’</p>
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		engagement for the Dublin and settlements within the District.	
	<p>Dublin has:</p> <ul style="list-style-type: none"> • Central Park Lands • No CWMS • Limited power • Land uses to north and south constrain growth in those directions, <p>Existing water mains cover most of the township and part of Rural Living areas. New areas opened up for Rural Living can accommodate on-site treatment. New areas for township living will require augmentation. Power exists for much of the township and in some of the Rural Living areas.</p>	These matters will need further investigation through Dublin Township Growth and Tourism Master Planning	Consider through Dublin Township Growth and Tourism Master Planning
	<p>Intensive animal keeping to the south limits housing growth. Likewise, housing growth may impact established agribusiness.</p> <p>North of Port Parham Road are large land parcels, including a horse track and horticulture.,</p>	Potential land use conflict with lawfully established agribusiness needs investigation through Dublin Township Growth and Tourism Master Planning	Update Background Paper
	Background Paper references housing choice but is silent on the option of rural living allotments as a transitional growth	Noted.	Update Background Paper to reference rural living as a

	proposition around service centres/townships such as Dublin where growth is clearly anticipated.		transitional arrangement common in many towns.
Redacted	<p>This submission focusses on Dublin and nearby coastal settlements.</p> <p>Risk of diverting resources to Two Wells without adequate planning for infrastructure to support growth across all townships and settlements.</p>	<p>The Draft Strategy has the following strategy 'Equitable and planned growth' acknowledging the distinct history, identify, needs and future of each of Adelaide Plains' towns and settlements.'</p> <p>The Growth Strategy flags more planning for growth at Dublin. Council's 2022/23 Business Plan allocates resources in the 'Dublin Tourism and Growth Master Plan' to commence this work. Acknowledging various work projects underway by Council, this work has commenced</p>	Continue with Growth Strategy
	Suggests consolidate the Growth Strategy with the Tourism and Economic Development Strategy.	Both strategies have distinct roles. TEDS focus is on tourism and economic growth whilst growth focus is on longer term planning, development and infrastructure. Both 'documents' are aligned with the Council 2021 – 2024 Strategic Plan and acknowledging both have some overlaps, this arises from them being aligned.	Continue with Growth Strategy

	<p>Seeks clarity about the overall vision for Adelaide Plains and the intended service roles of the three principal townships, noting higher order services in metropolitan Adelaide.</p> <p>Suggests positioning of the three towns as follows:</p> <ul style="list-style-type: none"> - Two Wells/Lewiston - hub for education, contemporary retail, sport, aged care services, animal husbandry and agri-business. - Dublin - hub for regional tourism, healthcare services, light industrial, environmental/sustainable living and food (fast-food and supermarket), wildlife rescue and rehabilitation centre. - Mallala – hub for motor and other sport facilities/events (consider competition grade skate park, BXM racing), museum, warehouse/discount retail shopping outlets. 	<p>There is one vision for Adelaide Plains and that is articulated in the 2021 – 2024 Strategic Plan to which the Growth Strategy and other strategies are aligned.</p> <p>The Growth Strategy envisages undertaking more detailed town and settlement planning, with Dublin being an example.</p>	<p>Continue with Growth Strategy</p>
	<p>A clear vision for each town will assist in designing an integrated transport system. Support the proposed action for an integrated transport plan.</p>	<p>Council, DIT and Australian Rail Track Corporation are key agencies for transport planning and operations to connect Adelaide Plains into the wider region.</p>	<p>Continue with Growth Strategy intent for an integrated transport plan.</p>

	<p>Dublin has potential to be a services hub for regional tourism, health care, light industry, sustainable living, retail and wildlife rescue.</p> <p>Noting that land needs to be rezoned for growth, this provides an opportunity for Dublin to be positioned as a champion for development based on environmentally sustainable living principles, especially with its connection to AIBS and role of promoting tourism founded on “Remarkable Landscapes”.</p> <p>Suggests consider:</p> <ul style="list-style-type: none"> - Parking and pedestrian movement - Shared path to Thompson Beach - Sustainable living and mix of housing in the Leinad growth area - Regional health care facility - Upgrade Main Street - Facilities and services that support sustainable living and tourism, e.g. tourism and environment centre, accommodation, green space, community arts 	<p>The intent is to consider Dublin and nearby settlements together and with a particular focus on Dublin’s growth.</p> <p>This is as part of Dublin Tourism and Growth planning.</p>	<p>Continue with Growth Strategy intent for more detailed planning at Dublin and the nearby settlements.</p>
	<p>Establish a coastal committee and a rural committee to ‘explore opportunities to augment their features’.</p>	<p>Dublin and settlement planning is intending to be undertaken with community and stakeholder engagement. This acknowledges a range of local and regional stakeholders at Dublin, nearby settlements,</p>	<p>Continue with Growth Strategy intent for more detailed planning at Dublin</p>

	Various suggestions on actions to better manage impact of human settlement in the coastal environment. Various suggestions for Thompson Beach	associated with AIBS, and noting the Coalition of Coastal Communities.	and the nearby settlements.
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Informal Points made by Government Officers		
Whilst not formal submissions endorsed by their agencies, officers from various government agencies made informal points. The points are intended to inform refinements to the Growth Strategy and Background Paper		
Informal Points	Comment	Amendment to Strategy or Background Paper
<p>Council's Draft Growth Strategy is responsive to a marked increase in urban developments over the past two years, anticipating and planning for future growth that is consistent with the updated 30-Year Plan for Greater Adelaide being developed by State Government and existing Council plans.</p> <p>There is good consideration of the local context and needs of the three mains towns and smaller settlements in area.</p> <p>It considers important elements such as:</p> <ul style="list-style-type: none"> • housing mix suitability to different household types, accommodate seasonal workers for local business, and older residents • transport behaviours and a movement plan including public (Park n Ride) and active transport • potential to foster additional local employment opportunities in primary industry • community sport and recreational facilities incl. multi-purpose and shared facilities • consolidated service hub and flood-mitigation at Two Wells • wastewater constraints to denser development at Two Wells • NAIS barriers to connection • tourism potential • greening as critical to improving amenity, reducing heat load and enabling on site-water infiltration. 		No change
<p>Has the planned housing supply been mapped against need based on projections (8359 more residents by 2041 (medium growth scenario))? It may be prudent for to access the most accurate projections available.</p>	<p>The forecast has been updated using more recent ABS stats, land</p>	<p>Update population forecast in Background Paper and Strategy</p>

<p>The strategy presents the following numbers: Two Wells: 5800 residents in new + up to 1900 in infill homes + XXXX from levee Mallala: 1600-1700 residents in 336 (Gracewood) + infill homes Lewiston: 416 residents TOTAL: 9816 approx</p>	<p>supply proposed and available, and dwelling approvals</p>	
<p>What further scope do employers have to provide seasonal housing, be it through regular housing managed and available for seasonal workers or through temporary seasonal workers accommodation?</p>	<p>The State Planning system enables seasonal housing</p>	<p>Update references to desirability of seasonal housing in the Strategy</p>
<p>What is the council's position on preserving EFPA's versus opening up to potential housing developments? Could council be a more proactive voice during planning reviews, code amendments and plan development to preserve these areas? What was the calculus for council when weighing up potential benefits associated with need for expanded housing versus preserving EFPA's, e.g.:</p> <ul style="list-style-type: none"> • Source of local income and employment • Recreation spaces and habitat • Food security for the State. 	<p>Council made a submission in 2021 to the EFPA review which is summarised in the Background Paper.</p> <p>The Strategy seeks to lift EFPA at Dublin and Hicks at Two Wells</p> <p>Lifting EFPA involves analysis of land's value for food and habitat</p>	<p>Continue Strategy looking to lift EFPA at Dublin and Hicks Two Wells.</p>
<p>Has Council quantified current tourism visitation and projected increases from further investment for areas proximate to Dublin?</p>	<p>This will need considering at Dublin and nearby areas</p>	<p>Continue with Dublin Tourism and Growth Master Planning</p>
<p>How can the efficient consolidation approach being applied to Two Wells extend to Mallala and Dublin (and Lewiston) to reduce infrastructure costs?</p>	<p>APC having a plan for growth enables discussion with infrastructure providers</p>	<p>Continue with Growth Strategy</p>

	to guide their long-term planning.	
How is Council balancing the issue of water supply for producers and for the golf course redevelopment?	Water is being investigated as part of Golf Course redevelopment	
What is Council's assessment of digital and mobile access in the area?	Needs more investigation	Add section in Background Paper about digital and mobile access
Has Council quantified the coastal inundation risk in terms of a managed retreat, impact on birdlife and other infrastructure?	Updating Council's Coastal Adaptation Strategy is planned for 2023.	Update Background Paper about intended Adaption study
Learning from Mount Barker Mass Transit study Independent Advice InfrastructureSA <ul style="list-style-type: none"> • Failure of funding arrangements (mix of Deeds and separate rates) to provide well-connected local roads • Constraints of utilising freight rail line for commuter services 	Noted	Continue with Growth Strategy
SA Housing Authority has units in Two Wells. The Local Affordable housing plan toolkit exists housing.sa.gov.au/documents/general/Local-Affordable-Housing-Plan-Toolkit.pdf	Noted	Add reference in Background Paper
Strategy seems light on when it comes to primary industries, noting Council is sponsors of the Northern Adelaide Plains Food Cluster	Noted. The Growth Strategy has a strategy to " Pursue a vision of value-added agricultural businesses providing localised employment around liveable towns and settlements. This	Update Background Paper with reference to the Northern Adelaide Plains Food Cluster

	includes a vision of including horticulture and animal husbandry south of the Light River around a growing Two Wells township and through Lewiston'	
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