



Vision 2025
Strategic Directions Report
Section 30 Development Plan Review

Access to Document

This document has been prepared by the City of West Torrens. You may access copies of this document from Council's website at www.westtorrens.sa.gov.au. You may download and print this document in unaltered form, only for your personal use or use by your organisation.

Copyright

This document is based on work by Council and other authors as cited. Apart from any permitted uses under the Copyright Act 1968, the work may be reproduced for study or training purposes, provided the source is acknowledged. Reproduction for commercial use requires prior written permission of the Council and the various sources cited.

Disclaimer

While reasonable efforts have been made to ensure that the contents of this document are factually correct, the City of West Torrens does not accept responsibility for its accuracy or currency. As information is subject to change, the City of West Torrens shall not be liable for any loss or damage that may occur through the use of, or reliance on, the contents of this document.

Document History

Version	Date	Details	Author
1.0	09.2008	<i>Vision 2025</i> Strategic Directions Report	City of West Torrens
2.0	08.2014	Draft <i>Vision 2025</i> Strategic Directions Report	City of West Torrens
3.0	03.2015	<i>Vision 2025</i> Strategic Directions Report approved by Department of Planning Transport and Infrastructure	City of West Torrens

Production Acknowledgment

This document was produced by the City of West Torrens, with valuable assistance from members of the West Torrens community who contributed during public consultation. Front cover photo by Brett Price.

Kaurna Acknowledgement

The City of West Torrens acknowledges that the Kaurna Aboriginal people and their descendants are still and will always be the first peoples of the land. The City of West Torrens commits to valuing and supporting the Kaurna people's inherent relationship to the land.

Message from the Mayor and CEO

The City of West Torrens' location between the Adelaide CBD and the coast presents a number of opportunities and challenges. The greatest percentage of land is dedicated to residential development, but the area also houses a diverse range of commercial, industrial and retail activities.

In the last two decades West Torrens has begun a trend towards urban renewal. This has involved an increase in residential development including an increase in the number of townhouses and home unit dwellings. Infill development and accompanying population growth and regeneration has placed increased and changing demands upon community assets including footpaths, roads, storm water and open space.

The State Government's 30-Year Plan sets targets for an additional 20,000 people over 20 years resulting in further pressure on assets as well as a new built form of mixed higher density development. The trend towards greater density has, however, raised concerns from the community; Council's recent Housing Diversity DPA seeks to change the future form and character of some parts of the city by identifying areas suitable for medium and high density housing, while introducing new 'character' policy areas to better protect those parts of the city which have a desirable, established residential character.

Future challenges facing the Council include demand for new and affordable residential housing and higher and better use of land, while protecting areas of high character and heritage value. Design will be increasingly important to ensure the built form is environmentally sustainable, human scale, responsive to human needs, aids crime prevention and mitigates interface issues.

Council will also face significant and increasing requirements for effective infrastructure such as good road networks, safe walking paths and bikeways, increased accessibility to public transport and effective stormwater management. West Torrens is located downstream of significant metropolitan Adelaide water catchments, resulting in an ongoing risk of flooding. Planning to manage these risks is an ongoing priority for Council.

There will also be pressure to provide quality public open spaces as the size of private backyards diminishes. Increasing residential densities could also result in the loss of backyard habitats, large trees and vegetation and the ability of people to interact with the natural environment. Open space is a valuable part of the urban environment, catering for a range of active and passive recreational uses by the community, as well as enhancing the character of the area. Access to quality open space is recognised as an extremely important issue to the community and facilitating this remains a Council priority.

The *Vision 2025* Strategic Directions Report (SDR) is Council's strategic planning project to determine key priorities for land use in the city for the next decade. The last SDR was undertaken in 2008, and it is timely to revise this document to address current and emerging planning issues to ensure the ongoing relevance of Council's Development Plan.



Hon. John Trainer
Mayor

A handwritten signature in black ink that reads "John Trainer".



Terry Buss
Chief Executive Officer

A handwritten signature in black ink that reads "Terry Buss".

Executive summary

Section 30 of the *Development Act 1993* requires all councils to review the policies in their Development Plans and produce a Strategic Direction Report (SDR) following any significant alteration to the Planning Strategy for South Australia, at least every five years.

The SDR is intended to outline a strategic vision for growth within West Torrens by means of a program of Development Plan Amendments to translate Council's strategic vision into Development Plan content.

Since the previous review a number of significant state and local strategies, plans and policies have implemented. These include

- South Australia's Strategic Plan and the Seven Strategic Priorities
- The 30-Year Plan for Greater Adelaide
- *South Australia: A Better Place to Live*
- State Natural Resource Management Plan
- Draft Integrated Transport and Land Use Plan
- Housing Strategy for South Australia 2013-2018

Throughout 2013-14 Council ran a comprehensive community consultation and engagement program called *Our Place*. Residents were asked what they liked best about West Torrens, what could be better and who could help achieve these improvements. Over 1,300 responses were received, and these were analysed against the City of West Torrens Community Plan themes of Community Life, Natural Environment, Built Environment, and City Prosperity.

The results of the *Our Place* consultation have been used to inform a number of plans, including this Strategic Direction Report and the revised *Towards 2025* Community Plan. Also informing this report is Council's new Public Health Plan, Open Space and Public Places Plan, our draft Water Management Plan, and our Corridor Structure Plans Study.

Key issues from all these plans include:

- Achieving orderly and efficient development consistent with the aims of the 30 Year Plan, suitable for our changing population, and sympathetic to areas of heritage
- Integrating transport and land use planning, including integrating the Adelaide Airport with the surrounding Council area
- Providing for safe, healthy and connected communities
- Sustainable and resilient natural and built environments, adapted for our climate.

This Strategic Directions Report contains a number of recommendations for future work to be undertaken by Council's strategic planners to ensure our Development Plan meets the above challenges and guides development into the future.

Suggested DPAs carrying over from the previous version of this report have been updated to reflect the new policy framework and incorporated into a proposed schedule of Development Plan Amendments to be undertaken over the next three to five years. Upon Council's endorsement of this report, it will be forwarded to the Minister for Planning.

Contents

1	Introduction.....	1
1.1	<i>What is a Strategic Directions Report?.....</i>	<i>1</i>
1.2	<i>What is a Development Plan?</i>	<i>2</i>
1.3	<i>Purpose of Document</i>	<i>2</i>
1.4	<i>Structure of Document</i>	<i>3</i>
2	Future Directions	4
2.1	<i>State and Federal Strategic Framework</i>	<i>4</i>
2.2	<i>Regional Strategic Framework</i>	<i>13</i>
2.3	<i>Local Strategic Framework</i>	<i>16</i>
3	Development Plan Review 2008	21
3.1	<i>Previous Strategic Directions Report 2008</i>	<i>21</i>
3.2	<i>Development Plan Amendments since 2008</i>	<i>28</i>
4	Demographic Trends and Growth Projections	29
4.1	<i>Our Place</i>	<i>29</i>
4.2	<i>West Torrens - Demographic Profile.....</i>	<i>30</i>
4.3	<i>Issues and Challenges.....</i>	<i>32</i>
5	Future Directions	34
5.1	<i>Community Life.....</i>	<i>35</i>
5.2	<i>Natural Environment</i>	<i>37</i>
5.3	<i>Built Environment</i>	<i>39</i>
5.4	<i>City Prosperity</i>	<i>41</i>
6	Recommended Policy Investigation and Changes	43
6.1	<i>Introduction</i>	<i>43</i>
6.2	<i>Proposed Work Program</i>	<i>44</i>
6.3	<i>Potential Future DPAs & Future Investigations</i>	<i>49</i>

1 Introduction

Section 30 of the *Development Act 1993* requires all councils to review the policies in their Development Plans and produce a Strategic Directions Report (SDR) following any significant alteration to the Planning Strategy for South Australia. Councils are also required to produce an SDR at least every 5 years.

In February 2010, the State Government released the *30-Year Plan for Greater Adelaide* (a volume of the Planning Strategy). The release of the *30-Year Plan for Greater Adelaide* ('30-Year Plan') represented a significant alteration to the Planning Strategy for South Australia, which prompted the Minister to request that all Councils submit a Strategic Directions Report for his consideration. The new iteration of the SDR from each Council was required to take into consideration the implementation of the key strategic priorities identified in the *30-Year Plan*.

The City of West Torrens requested an extension to the deadline for submitting a revised SDR in May 2012. The basis of this request was Council's 2008 SDR comprised significant investigations that directly contributed to informing the State Government's *30-Year Plan*, and that the volume of work undertaken in Council's preparation of the *Housing Diversity Development Plan Amendment* (DPA) was considered to be adequately addressing the key strategic priorities in the 30-Year Plan for this Council area.

In addition to the extension of time issued by the Department of Planning, Transport and Infrastructure (DPTI), the following exemptions were also provided, in an endeavour to expedite the submission of a revised SDR:

- Exemption from the statutory requirement of undertaking a 2 month consultation process, on the basis that a substantial amount of consultation had already been undertaken as part of both the 2008 SDR, the Housing Diversity DPA preparation and the recent review of the Council's Community Plan, which involved an extensive community consultation and engagement process spanning over 8 months, that satisfied statutory requirements.
- Exemption from considering the full range of issues relating to the *30-Year Plan*, namely the integration of transport and land use planning and infrastructure planning.

1.1 What is a Strategic Directions Report?

Broadly speaking, the *Strategic Directions Report* outlines the strategic vision for growth in the City of West Torrens, by means of a program of Development Plan Amendments (DPAs) to facilitate the interpretation of the strategic vision of the *30-Year Plan* into the Development Plan policies to guide future development. The content of the SDR is guided by the strategic policies and targets of the *30 Year Plan for Greater Adelaide* as it relates specifically to the Council area and general geographic region.

In particular, the SDR should identify Council's priority actions for:

- achieving orderly and efficient development through the implementation of planning policies
- integrating transport and land-use planning within its area (*exempt this review*)
- implementing the relevant policies and targets in the Planning Strategy
- implementing the affordable housing policies in the Planning Strategy
- infrastructure planning (including both physical and social infrastructure) (*exempt this review*)
- any other projects or initiatives considered to be of strategic importance to Council.

The *Strategic Directions Report* essentially comprises the DPA program for the next five years and directly informs the Development Plan Review for Council. The objective is to ensure that the DPAs identified to be undertaken result in a Development Plan which is consistent with the *30-Year Plan*.

1.2 What is a Development Plan?

A Development Plan is one of the key statutory documents used to guide planning in Council areas. Every council in South Australia has a Development Plan that specifies what land can be used for, and the type of development that can occur in that council area.

Development Plans differ between Councils, as each plan takes into consideration local issues and differences that require a more specific layer of guidance for the planning and development decision making processes. They contain zones, maps and policies that guide property owners, developers and the community as to what can and cannot be done in the future on any piece of land within the relevant council area.

Development Plan Amendments (known as DPAs) are incorporated into the plans on a regular basis and recorded as the date of consolidation.

The City of West Torren's Development Plan generally:

- Informs the community about how an area is to be developed
- Informs applicants and the community as to the type of development that is encouraged or not encouraged in an area
- Provides provisions ('policies') against which development assessment decisions are made by Council, its Development Assessment Panel or other relevant planning authorities (eg. the State Government's Development Assessment Commission)

1.3 Purpose of Document

In accordance with Section 30 of the *Development Act 1993* this report outlines planning matters which need to be investigated to update the West Torrens Development Plan in order for it to better address any current planning concerns and to ensure consistency with the *30-Year Plan*.

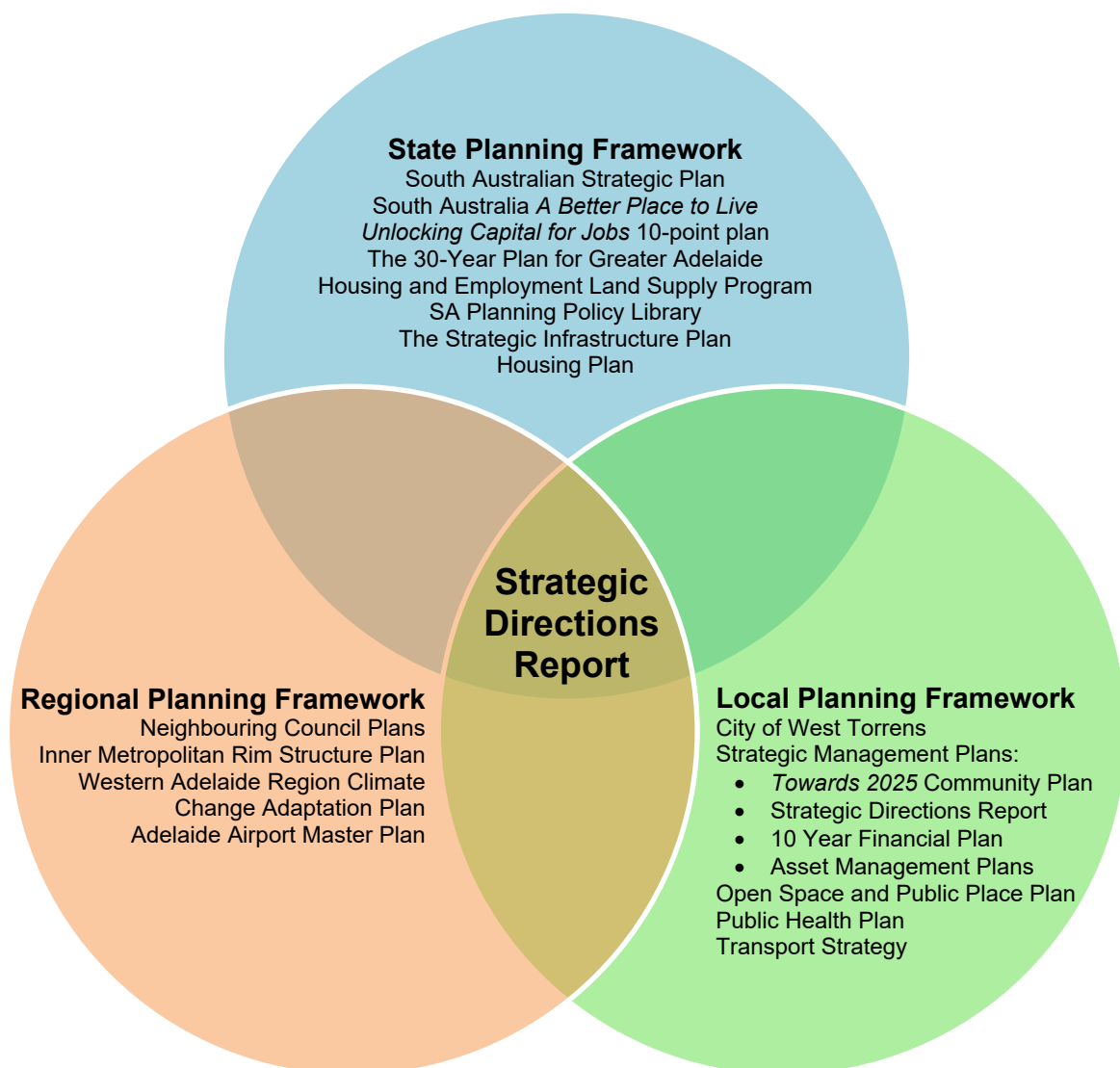
This report provides an assessment of Council's strategic priorities emerging from the State Government's 30-Year Plan, and Council's own Community Plan *Towards 2025* review, to determine and prioritise the future amendments to the City of West Torren's Development Plan.

1.4 Structure of Document

The report identifies a long term vision for the future development of the City of West Torrens substantially based on the 2008 development plan review, and provides a strategic framework and work program for future policy changes to the Development Plan. The components of the report are:

- Future Directions
- Development Plan Review 2008
- Demographic Trends and Projections
- Future Directions and Structure Plan Vision
- Recommended Policy Investigations and Changes.

The diagram below depicts the relationship between all key documents relevant to Council that are referred to, and are likely to be influenced by, the SDR in some respect.



2 Future Directions

The *Strategic Directions Report* is strongly underpinned and influenced by a number of key State Government strategic planning documents. The *Strategic Directions Report* is also informed by the City of West Torrens suite of Strategic Management Plans, which represent an overarching guide for the allocation resources to achieve an agreed vision adopted by Council.

The content and key policies and targets identified in this State government strategic framework relevant to the City of West Torrens are highlighted and discussed in further detail in the following section.

2.1 State and Federal Strategic Framework

Since Council's 2008 *Strategic Directions Report*, the State Government has updated the *South Australian Strategic Plan* in 2011, which also included the adoption of the following strategic documents:

- *30 Year Plan for Greater Adelaide* (2010)
- *Seven Strategic Priorities* (2012)
- *A Better Place to Live: State Public Health Plan* (2013)

In the development of its own Strategic Management Plans and Development Plan Amendments, Council is required to have regard for these State strategic documents.

2.1.1 South Australia's Strategic Plan

Initially launched in 2004, the *South Australian Strategic Plan* is the State Government's primary strategic policy document and blueprint for South Australia. While it is not a statutory document, it outlines a vision for the whole State providing a framework for activities and targets to track progress.

The Strategic Plan was last updated in 2012 and outlines 100 targets and goals built around six themes of:

- Our Community
- Our Prosperity
- Our Environment
- Our Health
- Our Education
- Our Ideas.

In early 2012, the South Australian Premier outlined seven immediate priorities for the State's future, stating they would deliver the focused action needed to achieve the visions, goals and targets outlined in *South Australia's Strategic Plan*.

The *Seven Strategic Priorities* are:

- Creating a vibrant city
- Safe communities, healthy neighbourhoods
- An affordable place to live
- Every chance for every child
- Growing advanced manufacturing
- Realising the benefits of the mining boom for all
- Premium food and wine from our clean environment.

All of these priorities except for 'realising the benefits of the mining boom for all' directly relate to the City of West Torrens. Albeit, one could argue that the fly-in-fly-out mining industry is connected via Adelaide Airport.



2011

Relevant targets to the City of West Torrens Strategic Direction Report include:

Target 1: Urban spaces

Goal: Increase the use of public spaces by the community.

Target 2: Cycling

Goal: Double the number of people cycling in South Australia by 2020.

Target 7: Affordable housing

Goal: South Australia leads the nation over the period to 2020 in the proportion of homes sold or built that are affordable by low and moderate income households.

Target 45: Total population

Goal: Increase South Australia's population to 2 million by 2027.

Target 47: Jobs

Goal: Increase employment by 2 per cent each year from 2010 to 2016.

Target 56: Strategic infrastructure

Goal: Ensure the provision of key economic and social infrastructure accommodates population growth.

Target 57: Broadband access

Goal: The proportion of South Australian premises with access to broadband services delivered by fibre technology meets the national average by 2020.

Target 59: Greenhouse gas emissions reduction

Goal: Achieve the Kyoto target by limiting the state's greenhouse gas emissions to 108 per cent of 1990 levels during 2008-2012, as a first step towards reducing emissions by 60 per cent (to 40 per cent of 1990 levels by 2050).

Target 60: Energy efficiency

Goal: Improve the energy efficiency of dwellings 15 per cent by 2020. Milestone of 10 per cent by 2014.

Target 62: Climate change adaptation

Goal: Develop regional climate change adaptation plans in all State Government regions by 2016.

Target 63: Use of public transport

Goal: Increase the use of public transport to 10 per cent of metropolitan weekday passenger vehicle kilometres travelled by 2018.

Target 68: Urban development

Goal: By 2036, 70 per cent of all new housing in metropolitan Adelaide will be being built in established areas.

Target 69: Lose no species

Goal: Lose no species as a result of human impacts.

Target 73: Recycled stormwater

Goal: South Australia has the system capacity to harvest up to 35 GL of stormwater per annum by 2025.

Target 74: Recycled wastewater

Goal: South Australia has the system capacity to recycle up to 50 GL of wastewater per annum by 2025.

Target 75: Sustainable water use

Goal: South Australia's water resources are managed within sustainable limits by 2018.

Target 85: Chronic disease

Goal: Increase, by 5 percentage points, the proportion of people living with a chronic disease whose self-assessed health status is good or better

Target 86: Psychological wellbeing

Goal: Equal or lower the Australian average for psychological distress by 2014 and maintain thereafter.

2.1.2 South Australia: A Better Place to Live

South Australia: A Better Place to Live (2013) is the State's first public health plan. The absence of 'health' in the title recognises that public health is not just the domain of health related professionals. *A Better Place to Live* aims to build a framework to support public health planning and protect and improve the health and wellbeing of South Australians.

A Better Place to Live outlines four public health priority areas;

- Stronger and Healthier Communities and Neighbourhoods for All Generations
- Increasing Opportunities for Healthy Living, Healthy eating and Being Active
- Preparing for Climate Change
- Sustaining and Improving Public and Environmental Health Protection.

Each of these priorities relates directly to the City of West Torrens.



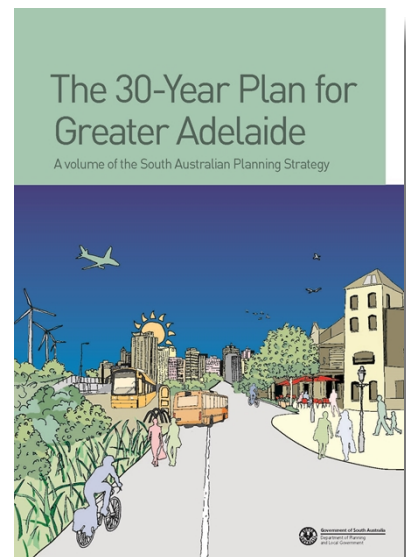
2.1.3 30 Year Plan for Greater Adelaide

The Planning Strategy for South Australia is expressed as *The 30 Year Plan for Greater Adelaide: A Volume of the South Australian Planning Strategy*. It outlines the spatial land use framework to support a population growth of 560 000 people across the Greater Adelaide region. The *30 Year Plan* recognises key challenges including;

- Population growth
- Population change
- Housing affordability
- A growing and changing economy
- Transport and infrastructure
- Environment and biodiversity
- Climate change, and
- Water efficiency

For the first time the Planning Strategy now includes numerical targets relevant to western Adelaide.

These targets include additional:



Dwellings

42,560



Population

83,000



Affordable housing

6,400



Jobs

40,500



Council's 2008 *Strategic Directions Report* investigations which preceded and informed *the 30-Year Plan for Greater Adelaide* also contributed towards the *Housing Diversity Development Plan Amendment* which was confirmed to directly deliver upon all of these targets except jobs. This included delivering the Council's contribution towards the regional population target by accommodating an additional 18,500 people over the life of the *30 Year Plan for Greater Adelaide*, whilst introducing provision to enable a more varied housing stock.

Furthermore, although not quantifiable at this point, the introduction of mixed use development within growth corridors as part of the *Housing Diversity Development Plan Amendment* will contribute towards the jobs target. The *Housing Diversity Development Plan Amendment* is awaiting final authorisation by the Minister for Planning.

The *30 Year Plan for Greater Adelaide* also contains the following directions relevant to the City of West Torrens;

- *Enhance network of recreation trails and open space connected to the River Torrens and Coast*
- *Protect wastewater treatment plant from encroachment by incompatible uses.*
- *Strengthen tourism, transport and economic role of Adelaide Airport*

Adelaide Airport is a dominant presence within the City of West Torrens, occupying approximately 20% of its land area. In addition;

- Emissions from aircraft, principally noise remain a planning concern affecting many residential properties and sensitive land uses within the Council,
- The airport is a primary node for a raft of land uses including, retail, commercial, logistical, industry and administrative functions which activities outside of the airport need to be conscious of, and
- The space occupied by the Adelaide Airport sits within the basin of metropolitan catchments prone to flood inundation. Hence effective stormwater management remains a planning concern.

Planning control for the Adelaide Airport comes under the Commonwealth *Airports Act (1996)*. This provides a framework where a vision for the site is articulated within the *Adelaide Airport Master Plan*. The *Adelaide Airport Master Plan* is out for public consultation (July 2014) and there is need for a collaborative planning approach between Council and Adelaide Airport to resolve shared planning concerns.

Housing and Employment Land Supply Program (HELSP)

The *Housing and Employment Land Supply Program (HELSP)* plays a key role in supporting the implementation of *The 30-Year Plan for Greater Adelaide* by guiding the process of rezoning land that will allow us to accommodate expectations for population and economic growth in the decades ahead. It sets out a timetable for achieving and maintaining the Plan's target of a 15-year supply of development-ready zoned land.

Draft Inner Rim Structure Plan

A major component of the implementation of the of the 30-Year Plan is the preparation of Structure Plans. These plans effectively represent the spatial arrangement of land uses for activity centre, corridors and new growth areas. They are also intended to become a volume of the Planning Strategy.

A preliminary draft of the Inner Rim Structure Plan was prepared, but its finalisation, along with other regional Structure plans, was delayed, while the State Government placed its focus on revitalising the Adelaide City Centre.

South Australia's Planning Policy Library

The state's current planning policies are contained in the South Australian Planning Policy Library. The library encourages best practice policy application and a consistent development plan format across the state. It also makes it easier and faster for councils to update their development

plans and for government agencies to assess proposed amendments.

The South Australian Planning Policy Library builds on and replaces the Better Development Plans Library, which was introduced in 2007.

The Library is currently being updated to include new policies from Ministerial development plan amendments that are approved by the Minister for Planning.

The state government is reforming the Library to more directly align with the *South Australian Planning Strategy*, which includes *The 30-Year Plan for Greater Adelaide* and plans for regional areas. The changes will lead to more direct links between strategic planning priorities and development plans and so provide greater certainty to councils, the community and industry about development assessment.

The first stage of the reform process involved development of five new policy modules to guide the growth of new neighborhoods, infill around corridors and public transport stops, and the expansion of land for employment. The second stage involves a review and updating of the remainder of the policies.

2.1.4 Integrated Transport and Land Use Plan

The State Government in consultation with planning and transport industries and interest groups has drafted the State's first *Integrated Transport and Land Use Plan*. The Plan closed for consultation in January 2014.

The aims of the plan are to:

- provide a greater choice of travel modes
- distribute goods and services more efficiently
- improve road safety
- reduce the environmental impacts of the transport system
- foster medium density development
- create more attractive and lively suburban centres
- protect vital freight routes needed by export industries.

Proposals in the plan to achieve the above include:

- Continue improvements to the public transport network
- Returning trams back to the CBD and inner Adelaide
- A redesigned and modernised bus network
- Integrated planning to support a more compact Adelaide
- Enhancing vital freight and road traffic corridors
- Less reliance on cars, and fewer trucks on city streets
- More travel options and more sustainable and healthy travel choices



2.1.5 Housing Strategy for South Australia 2013-18



The Housing Strategy is a response to South Australia's Strategic Plan, and the Planning Strategy which projects a requirement for at least 38,700 additional affordable homes in greater Adelaide and 7,000 new affordable homes in non-metropolitan areas over 30 years.

Of particular concern is housing suited to an ageing population or those living with a disability. The majority of new homes are proposed to be built within existing urban areas to enable ease of access to transport, jobs, education and other services and facilities.

The focus of the Housing Strategy is to

- Increase housing choice and diversity
- Create places where people want to be
- Change the way housing services are delivered

Community housing providers are expected to play a greater role and will become a major supplier of affordable housing to those on low incomes.

The creation of Renewal SA will stimulate innovation in projects and policy, facilitate demonstration projects and partnerships and master plan key locations, to enable the delivery of urban renewal by private and community housing providers.

Housing SA will take a more regional, community and place-based approach to services that will increasingly look to partner with other providers to deliver quality housing choices for disadvantaged people in the community.

HomeStart will continue to develop a range of products designed to address various levels of customer need ranging from difficulty covering upfront costs through to enhancing borrowing power without creating mortgage stress.

2.1.6 State Natural Resource Management Plan

This plan established the direction for South Australia and its management of natural resources until 2017. It provides the framework for regional Natural Resource Management (NRM) boards working with State Government agencies to develop regional plans and programs, and to engage everyone involved in natural resource management from land managers, Aboriginal people and marine resource users to community groups, industry and local government.

The Vision, Goals and Guiding Targets set a strategic state-wide direction for natural resource management; actions will be planned for and delivered at a regional level through regional NRM agency plans.

There is recognition that every region faces different challenges and opportunities and it is appropriate that as many decisions as possible are made at a regional level. By setting the overall direction and making the Management System more functional, the plans seeks to improve the condition of natural resources in South Australia.



2.1.7 Federal Airports Act and Adelaide Airport Master Plan

The federal *Airports Act 1996* applies to the major airports around Australia, including Adelaide Airport.

The Airports Act includes provisions for:

- the granting of airport leases
- management of airports
- land use, planning and building controls
- environmental management

The Airports Act identifies that policy provisions for future airport land use and development be contained in a Master Plan. Master Plans are required to be reviewed every 5 years and in consultation with stakeholders including the community and Council. Airport Master Plans are approved by the Federal Minister for Infrastructure and Regional Development. It is noted that this process is outside of State or local policy development frameworks.

Adelaide Airport Ltd (AAL) has recently released a new Preliminary Draft Master Plan, which updates its 2009 Master Plan and presents its plans for growth of the airport over the next 20 years.

The plan focusses on the airport's role as an economic and employment generator in South Australia. Over the next two decades it proposes to double the \$2 billion that onsite activities contribute annually to the state economy.

AAL also propose to facilitate another 3,500 new jobs over the next five years, which will take the total on-site workforce to more than 12,000. While the City of West Torrens looks forward to working in partnership with AAL to advocate for local economic benefit and employment opportunities for our residents, a number of other potential significant impacts on the city are also anticipated.

20 Year Forecasts

- International passenger numbers are forecast to grow by 5.8% per annum over the next 20 years.
- Domestic passenger numbers are expected to increase by 4.1% per annum, and regional passenger numbers by 3.6%.
- The number of movements of all aircraft is forecast to rise by 3.0% per annum.
- Freight exports by air through Adelaide Airport are also expected to increase by between 3.4% and 5.7% per annum.

Territory or Local Government planning laws, policies and strategies. This is seen as being counter-productive when seeking a collaborative approach to the future planning of the airport site.

The City of West Torrens maintains its position that non-aviation related development must comply and be integrated with surrounding metropolitan and local planning legislation, processes and strategies; and that relevant State legislation should apply for commercial developments at airports as it does for other commercial sites in the region.

Any development on Adelaide Airport land should proceed in a manner that is compatible with adjacent land uses and optimum development policies, without compromising the airport's operational integrity.

The Draft Master Plan incorporates an Airport (Adelaide) Zone which guides development over the entire airport site, and is divided into seven precincts. For each precinct there are Objectives and Desired Character Statements for future development, along with Principles of Development Control incorporating Envisaged and Non-Complying uses. The precincts are:

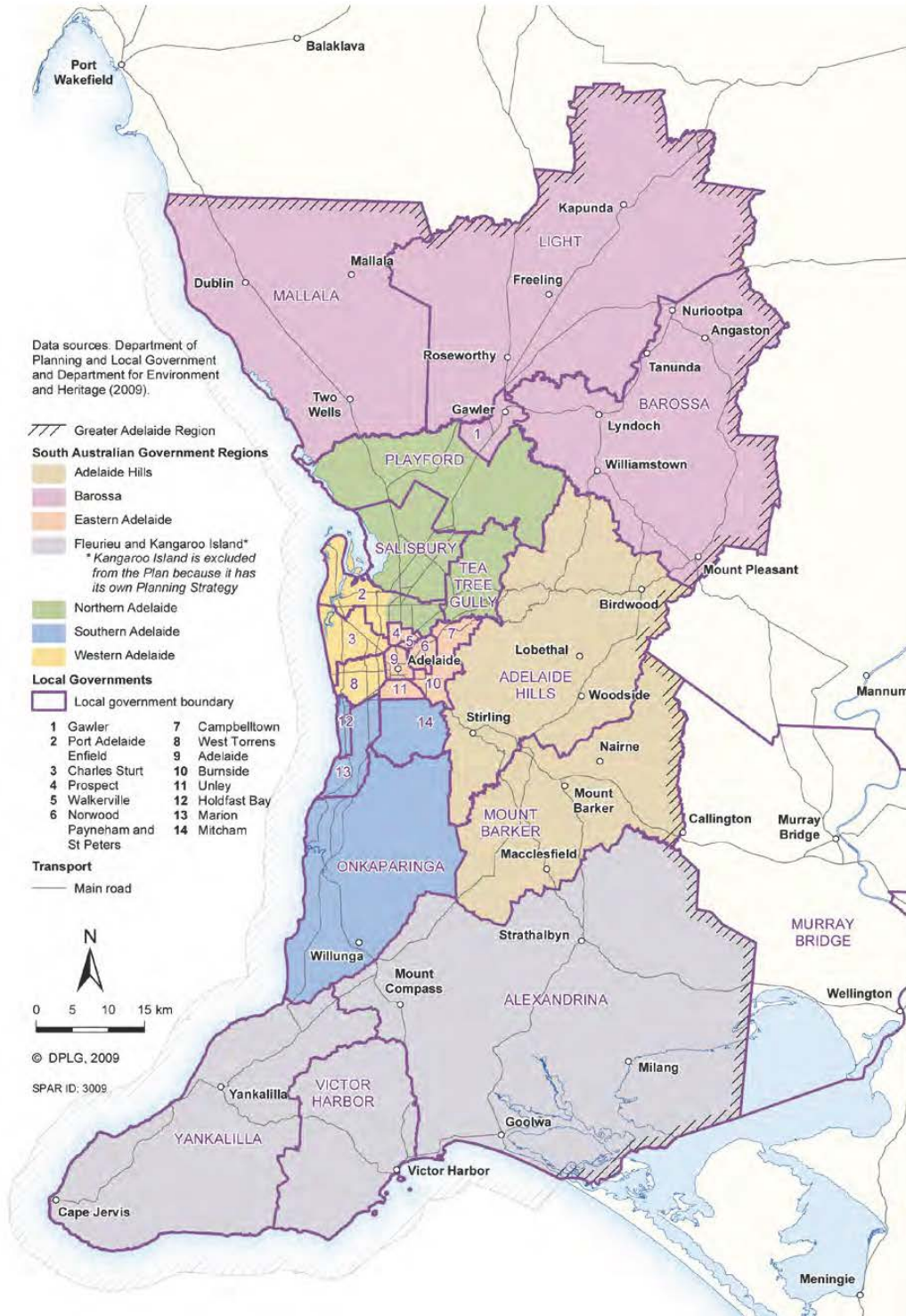
- Runways,
- Terminals & Business,
- Torrens,
- Tapleys,
- West Beach,
- Morphett, and
- Airport East.

The former Burbridge and Terminals Precincts have been incorporated into one larger Terminals & Business Precinct, and the Holdfast and Morphett Precincts have been incorporated into a larger Morphett Precinct.

The expanded Terminals & Business Precinct is divided into five Policy Areas – Terminals & Aviation, Office Park, Export Park, Retail and Burbridge Business Park. The former Patawalonga Precinct has been renamed West Beach Precinct to reflect its geographic location.

2.2 Regional Strategic Framework

The *30 Year Plan* places the City of West Torrens wholly within the Western Adelaide region, which includes the City of Charles Sturt and a portion of the City of Port Adelaide Enfield. Abutting the Western Adelaide region is the City of Adelaide, denoted as being a part of the Eastern Adelaide region to the east and also includes the City of Unley. To the south, is the Southern Adelaide region which includes the City of Holdfast Bay and City of Marion.



Source: The 30 Year Plan for Greater Adelaide

The *30 Year Plan* has set targets for each of the regions identified. The targets set for the Western Adelaide region are as follows:

Western Adelaide Region		
Population and Dwellings	Net additional dwellings	Net additional population
Within corridors (including transit oriented developments)	33,060	62,100
Outside Corridors	9,500	20,900
TOTAL	42,560	83,000
Affordable Housing	Net additional dwellings	
	6,400	
Employment	Net additional jobs	
	40,500	
Gross Land Supply	Hectares	
Infill up-zonings (residential and employment)	4,650	

Source: The 30 Year Plan for Greater Adelaide

While these targets relate to those set for the entire region, the City of West Torrens needs to identify how, and in what capacity it can contribute towards achieving these targets.

The key directions relevant to the City of West Torrens, identified on Western Adelaide directions (Map E3), are:

- Regenerate Housing SA estates, including innovative transit oriented development
- Contribute towards the completion of the coastal linear park from Outer Harbor to Sellicks Beach (council has completed)
- Enhance network of recreation trails and open space connects to the River Torrens and coast
- Protect wastewater treatment plant from encroachment by incompatible uses
- Improve north-south transport corridor (ie South Road)

In addition, the following key directions identified for the Southern and Eastern Regions are also considered relevant:

Adelaide City Directions (Map E1)

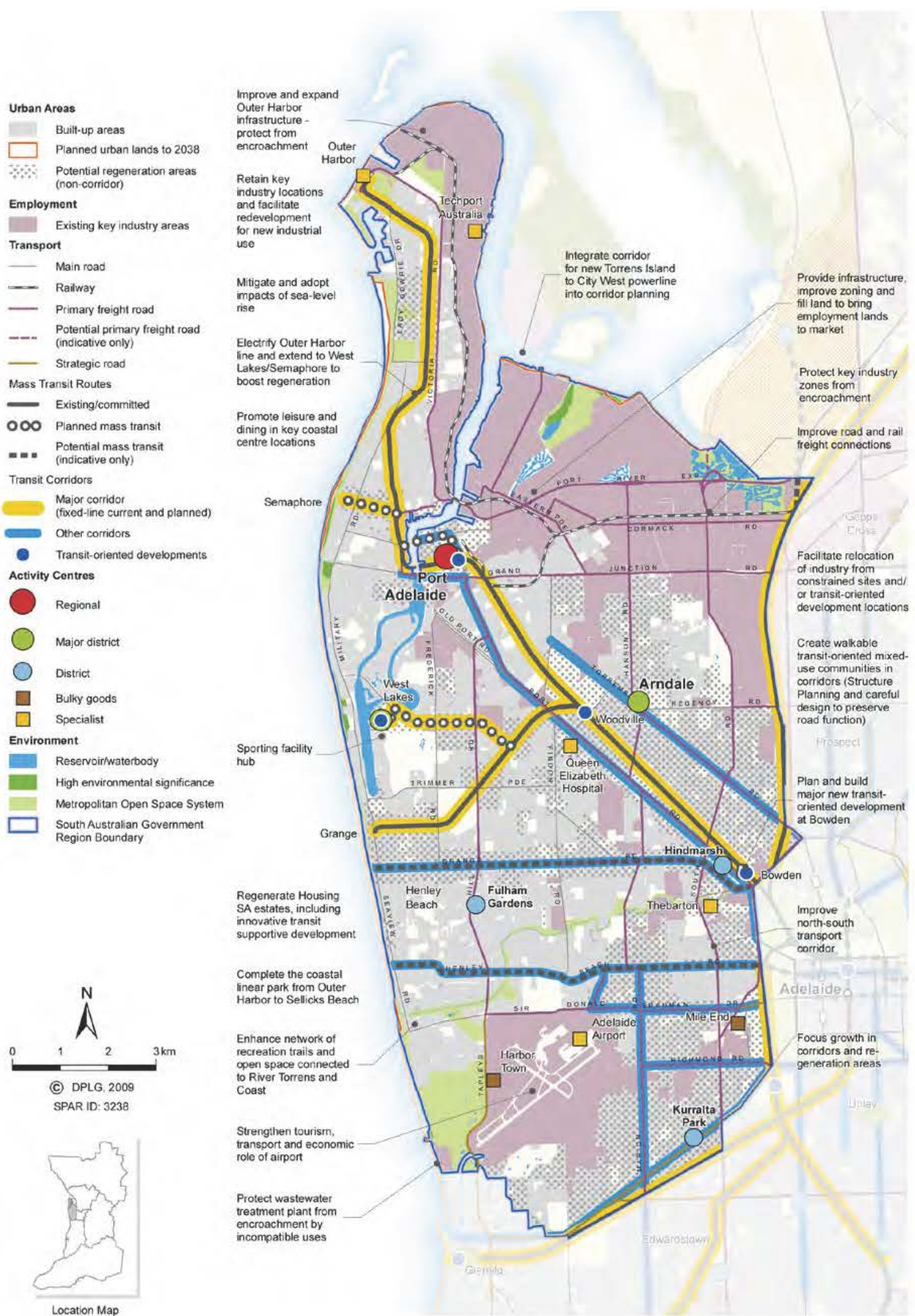
- Improve cycle network and links to metropolitan Adelaide
- Reduce through traffic to enhance urban regeneration

Eastern Adelaide Directions (Map E2)

- Events precinct - opportunity to intensify development around Showgrounds site
- Protect key industry zones from encroachment
- Strengthen city ring route to minimise unnecessary traffic through city core

Southern Adelaide Directions (Map E5)

- Create walkable transit-oriented mixed use communities in corridors (Structure Planning and careful design to preserve road function)
- Boost residential activity around railway stations
- Improve North-South corridor



Source: The 30 Year Plan for Greater Adelaide

2.3 Local Strategic Framework

The City of West Torren's has adopted a Corporate Planning Framework to embrace strategic management and the translation of the Council's vision into operational outcomes. The Corporate Planning Framework recognises the Strategic Directions Report as a strategic management plan required under Section 122 of the *Local Government Act (1999)*.

2.3.1 Strategic Management Plans

Council has a number of Strategic Management and Corporate Plans to guide the allocation of resources to achieve the agreed vision set by Council at both an operational and aspirational level.

Key Strategic Management and Corporate Plans relevant to this *Strategic Directions Report* are:

- *Towards 2025* Community Plan
- Asset Management Plans
- Transport Strategy
- Open Space and Public Place Plan
- Public Health Plan

2.3.2 City of West Torrens *Towards 2025* Community Plan

The *Community Plan 2025* is Council's overarching Strategic Management Plan. It represents the community's long term vision and aspirations.

As part of the most recent review of the Community Plan, conducted over 2013-2014, Council undertook an extensive consultation and engagement process through the *Our Place* program in order to better understand how community needs and aspirations may have changed since 2009.

Council has considered the community's feedback, demographic changes and other current and emerging issues in revising its Community Plan. The final draft of the revised plan is expected to be formalised in September 2014.

The key themes identified in the Community Plan, following completion of the *Our Place* consultation, remain:

- Community Life
- Natural Environment
- Built Environment
- City Prosperity
- Financial Stability
- Organisational Strength

A few of the long-term strategies and a larger number of the 5-year strategies have been updated in the revised plan, as several of the strategies have been completed or superseded. The changes were also informed by what the community said during the *Our Place* consultation process, and guided by the targets and policies of the *30-Year Plan*.

The community aspirations most relevant to this *Strategic Directions Report*, as expressed by the community and represented in depth in the revised Community Plan are summarised overleaf.



Towards 2025 Community Plan:

Key community aspirations and strategies relevant to the Strategic Directions Report

Aspiration 1: Development that encompasses environmental sustainability.

Five-year Strategies:

- *Provide developers with directions and advice on environmentally sustainable designs and practices.*
- *Review Council's Development Plan policies so that they reflect environmentally sustainable development principles.*

Aspiration 2: Reduction of our ecological footprint.

Five-year Strategies:

- *Promote and enhance waste minimisation and resource recovery within Council, community, local businesses and industry.*
- *Develop stormwater management plans for city catchments which take an integrated urban water cycle approach.*
- *Work in partnership with state and federal governments and other organisations on water resource management projects.*
- *Encourage the community to adopt climate-friendly behaviour and practices.*
- *Assist the community to plan for and adapt to the impacts of climate change.*

Aspiration 3: A well-designed built environment.

Five-year Strategies:

- *Promote a range of housing types and densities across the city, while conserving areas of high character value.*
- *Minimise the common boundaries and establish appropriate buffers between industry and sensitive users, such as residential.*
- *Support a range of developments by providing quality infrastructure and appropriately zoned land.*
- *Facilitate mixed use developments at key centres.*
- *Integrate best practice and identify priorities for long-term stormwater and flood management.*

Aspiration 4: An attractive and functional open space network

Five-year Strategies:

- *Develop a network of open spaces across Council, based on a balance of environmental, social and economic factors.*
- *Identify opportunities to increase and enhance open space provision to achieve active, vibrant and connected communities.*

Aspiration 5: Accessible and reliable transport infrastructure.

Five-year Strategy:

- *Develop a network of pedestrian and cycling pathways, cycling lanes and road crossings that enable safe access to facilities.*

Aspiration 6: A vibrant city.

Five-year Strategies:

- *Facilitate the revitalisation of key sites and transport corridors into and within the city.*
- *Support the development of key localities that provide a mixture of business, recreational and social opportunities.*

Aspiration 6: Sustainable population growth.

Five-year Strategy:

- *Facilitate population growth that is consistent with future land suitability and environmental capacity.*

2.3.3 Asset Management Plans

Council's assets are valued at \$848 million (replacement as new), and provide critical infrastructure to the city and the community. Its Asset Management Plans cover Buildings Infrastructure, Footpaths, Roads and Stormwater, and were last updated in 2012.

Buildings Infrastructure

Through its Buildings Infrastructure AMP, the Council has committed to a process of real property management based on the principles of maximising community benefit, equity and accessibility.

This plan undertakes to provide an assessment of the effect of projected demographic changes in the City that may impact the provision of social services and community facilities over the coming 15-20 years.

Key issues highlighted by Buildings Infrastructure AMP are:

- Growth in the city and the corresponding need for asset growth.
- Understanding the community requirements for levels of service.
- The change in service levels from those based on historic allocations to more condition-based models in order to cover backlog maintenance.
- The change in phasing increase scheduled and cyclic maintenance rather than reactive maintenance.
- The deficit in funding allocations required to support the levels of service according to community and legislative expectations.



Footpaths

To ensure that the Council manages its footpath assets, including shared use paths, in a manner most appropriate for the community, the Council has committed to a management strategy for footpaths based on the following objectives:

- To proactively reduce footpath faults by prioritising a patching program based on a risk profile.
- To responsibly renew existing footpaths commencing with replacing bitumen footpaths with concrete or block pavers.
- To ensure that all developed road reserves have a paved or concrete footpath on one side of the road.

Roads

This plan seeks to ensure that the Council manages its road (surface, pavement and kerb & gutter) assets in a manner most appropriate for the community. Following a condition audit of Council's network undertaken in 2010, the Council has committed to a management strategy for roads based on the following methodology:

- Treat road surfaces prior to their end of life condition to ensure that more costly major rehabilitation works are avoided.
- Undertake kerb renewal on roads in the year immediately before they are planned for resealing to ensure that the surfacing work is undertaken at the most appropriate time of the year to ensure long life surface.
- Prioritise road reconstruction based on the hierarchy of the road.
- Roads with high roughness that are scheduled for resurfacing will have additional funds allocated to undertake shape correction/reconstruction.
- Roads identified with heavy traffic have been flagged and additional funds have been allocated.

Stormwater

In order to ensure that the Council manages its stormwater assets in a manner most appropriate for the community, Council has committed to the following strategies for the management of urban stormwater runoff from an urban catchment:

- Strategy 1: Develop a Master Drainage Plan (Urban Stormwater Master Plan)
- Strategy 2: Develop a 20-year Stormwater Drainage Capital Works Program.
- Strategy 3: Develop key stormwater drainage requirements for appropriate management and implementation of future developments.
- Strategy 4: Identify potential land use areas for local catchment storage and reuse of stormwater.
- Strategy 5: Investigate innovative best practice stormwater management methods for setting a benchmark for the City of West Torrens.

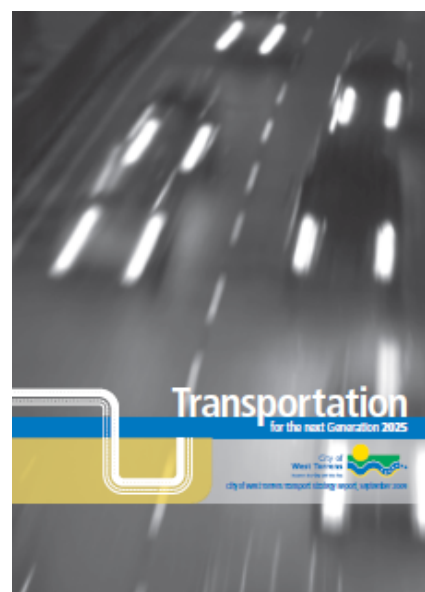
2.3.4 Transportation for the Next Generation 2025

As well as its Strategic Management Plans, Council has a series of corporate plans, a number of which have specific bearing on the Strategic Directions Report.

Council's Transport Strategy *Transportation for the Next Generation 2025* was adopted in September 2009. It considers the future traffic and parking demands in the arterial and local road networks over the next 20 years, and identifies strategies to maintain good accessibility, provide a safe road network, maintain a high level of amenity for residents and a high level of parking opportunity throughout the City.

The Transport Strategy provides strategies in a number of key areas:

- DPTII Road Network
- Managing freight impacts
- Pedestrian and Cycling Plans
- Public Transport
- Travel Demand Management
- Local Road Network
- Crash identification and action
- Monitoring of traffic patterns
- Traffic management
- Parking management



2.3.5 Open Space and Public Place Plan

The *Open Space and Public Place Plan* outlines a vision to provide an equitable distribution of quality open space and public place that will benefit residents, workers and visitors, and responds to existing and future community needs. This includes opportunities to improve existing open space facilities and public place to achieve active, vibrant and connected communities.

Strategies and actions identified in the *Open Space and Public Place Plan* include;

- Support Greenways, as described in the 30 Year Plan for Greater Adelaide by enhancing existing greenways, and planning and developing future greenways as critical green infrastructure assets that deliver recreational, alternative transport, and environmental benefit.
- Undertake investigations to inform a potential Development Plan Amendment that introduces planning controls to locate community based uses such as schools, childcare facilities, churches etcetera around open spaces to aid activation and a sense of community ownership.
- Amend Development Plan policy to improve Council's capacity to negotiate with developers for open space, public place and stormwater outcomes that are consistent with the Open Space and Public Place Plan.

- Identify opportunities for new areas of open space within the following growth corridors as part of the structure planning process for Anzac Highway, Sir Donald Bradman Drive, Henley Beach Road and Port Road, including opportunities around Ashford Hospital, Kurralta Park Shopping Centre, Hilton Shopping Centre and Thebarton Shopping Centre.
- Undertake investigations to inform a potential Development Plan Amendment which introduces planning controls to deliver greenway infrastructure along watercourses and growth corridors.

2.3.6 Public Health Plan

The City of West Torrens new *Public Health Plan* endeavours to build upon the principles of participation and partnership, recognising that promoting, protecting and improving public health requires a collaborative effort from local, state and commonwealth governments, private and non-government providers and the community.

Relevant strategies from the Public Health Plan include:

- Develop responses and amend the Development Plan to address issues for residents and businesses at the residential industry interface,
- Provide feedback to Adelaide Airport regarding the application and review of its Master Plan, including consideration of public health impacts,
- Protect and enhance the unique and special qualities that reinforce the character and heritage of local places including, recognising cultural diversity and creating greater public awareness of heritage sites, events and people of local significance,
- Acknowledge and celebrate the Kaurna heritage in the landscape,
- Preserve and enhance the quality and biodiversity of natural landscapes and waterways, in balance with retaining recreational and cultural activities which add to the social fabric of West Torrens, and limiting activities which denigrate and pollute,
- Develop and implement flood and catchment management plans that provide resilience to flood and potential sea level rises.



3 Development Plan Review 2008

The previous City of West Torrens Strategic Directions Report was endorsed by Council in September 2008. Preceding this review a significant body of work, referred to as *Vision 2025* was undertaken. *Vision 2025* was the culmination of two years of intensive research, investigation and consultation with the community, key stakeholders and government agencies. The report identified the challenges facing the City of West Torrens and its contemplated future in 2025.

Vision 2025 was developed to directly contribute to Council's Section 30 Development Plan Review, and consequently recommended a series of amendments to Council's Development Plan to facilitate the achievement of Council's vision. The comprehensive work undertaken through *Vision 2025* continues to be of relevance to this current iteration of the SDR.

West Torrens beyond 2025

Council's vision for the City's landscape in the year 2025 and beyond is:

A highly accessible City that is demographically and culturally diverse, with a strong sense of community, developed and established on the basis of compact and sustainable urban form.

Over the past twenty years, the City of West Torrens has experienced significant change, and Council anticipates that further significant change will be experienced into the future. Anticipating the nature of change and its likely impacts will assist Council to plan for a future City that is a desirable place in which to live, work and visit.

This directions report will assist in guiding future land use and the development landscape in the City of West Torrens and community conversations about the future of West Torrens.

3.1 Previous Strategic Directions Report 2008

The 2008 review involved the comprehensive identification of issues (issues paper) responded to by a Technical Review, extensive community consultation and preparation of the *Vision 2025* Strategic Directions Report, a robust process which received a Planning Institute of Australia (SA) Award for Planning Excellence.

Council's 2008 Strategic Directions Report identified and prioritised the following schedule of DPAs and investigations:

- Better Development Plan Conversion
- Housing Diversity
- Activity Centres
- Employment
- Aboriginal Heritage
- Conservation
- Urban Stormwater

Since 2008 the City of West Torrens has updated the Development Plan to address Better Development Plan Conversion and Housing Diversity, which has represented a significant and lengthy body of work.

The remainder of the issues identified in the 2008 Strategic Directions Report have been reviewed in the light of the current strategic context identified in Section 2, as well as the community and demographic changes in Section 4, and are still valid considerations.

They form the basis of this report, with some changes of emphasis, as discussed in the following pages.

Intended DPA	Intended Purpose	Progress 2008-2014
<p>Better Development Plan (BDP) Conversion DPA</p>	<p>To promote consistency between various Councils Development Plans to ensure the updated Development Plan demonstrably:</p> <ul style="list-style-type: none"> • implements the State Government's Planning Strategy • contains relevant local policies, supplemented by a suite of standard policy modules • results in an easier to navigate and comprehend document • provides a high level of certainty for users of the Development Plan 	<p>The Better Development Plan and General DPA was approved by the Minister for Urban Development, Planning and the City of Adelaide on 11 August 2011 and became operational once published in the Government Gazette on 18 August 2011.</p>
<p>Housing Diversity DPA</p>	<p>As part of the investigations undertaken for the last Section 30 Review it was highlighted that there was a need to engage in further studies to determine an appropriate and sustainable future population for West Torrens. As part of this assessment, it was considered crucial to determine the land capability to support future population.</p> <p>The Housing Diversity DPA will significantly influence the future form and character of the City.</p> <p>Ultimately, the aim of the DPA is to provide an appropriate range of housing options to meet the future and contemporary expectations of the West Torrens community.</p>	<p>The Housing Diversity DPA investigations included:</p> <ul style="list-style-type: none"> • forecasting of demographic trends up to 2025, including age profiles, household composition, place of employment, type of employment, car ownership • land capability studies • assessment of available infrastructure and opportunities for enhancement • investigations into different housing types and densities • analysis of relevant links with the City of West Torrens Environment Plan, Transport Strategy, Asset Management Strategy and the like. <p>This DPA represents an ambitious body of work proposing significant policy change and affecting most of the residential areas of the city. The DPA has taken over 5 years to develop; a length of time which is perhaps unsurprising given the scale and complexity of the work, and the degree of change proposed.</p> <p>An extensive consultation process was undertaken with the community, businesses, state government agencies and other key stakeholders. The draft DPA was made available for public consultation from December 2012 to February 2013, and a Special Meeting of Council was held on 12 March 2013 to hear verbal submissions.</p> <p>Council received 301 public submissions and 20 government agency submissions, and heard 28 verbal submissions at the Special Meeting. This large number of responses were carefully considered by Council, and subsequently a number of amendments were made to the DPA.</p> <p>A request from DPTI was received on 6 August 2013 to split the draft DPA into two parts, in order to expedite the rezoning of Port Road to the Urban Corridor Zone to align with the timing of the State government's Inner Metropolitan Growth Project.</p>

		<p>Part 1 Housing Diversity DPA (Port Road) was then approved by Council, submitted to the Minister and gazetted on 29 October 2013.</p> <p>Following Council's endorsement of post-consultation changes to the draft DPA (Part 2), the final draft was submitted on 21 November 2013. Following this, some minor editorial and technical changes were made to the document to improve the document's readability and application. This editorial review took approximately 4 months.</p> <p>A final copy of the Housing Diversity DPA (Part 2) was submitted to DPTI in May 2014, and a later (minor amended) version submitted in July 2014.</p> <p>At the time of preparing this SDR, the Housing Diversity DPA (Part 2) had not yet received final Ministerial approval.</p>
--	--	--

Intended DPA	Intended Purpose	Progress 2008-2014
<p>Activity Centres Review DPA</p>	<p>The Planning Strategy identifies a hierarchy of Activity Centres throughout metropolitan Adelaide. The City of West Torrens has two district centres, seven neighbourhood centres and 15 local centres.</p> <p>The technical review of the West Torrens (City) Development Plan illustrates that a number of centres either:</p> <ul style="list-style-type: none"> • do not match the centre definitions contained in the Planning Strategy; and/or • under-perform or are more suitable to accommodate alternate uses. <p>Consequently, it was considered appropriate that all activity centres be reviewed using a process of retail and economic analysis to facilitate better decision-making about the role and function of each centre.</p>	<p>The 30-Year Plan, which was released in 2011 introduced a new typology for activity centres, which will be considered as part of the Structure Planning. The Department of Planning, Transport and Infrastructure is currently undertaking a review of centre policies in the context of this new typology. As a result, any work on identified Activity Centres within the City of West Torrens was put on hold to await the outcomes of the DPTI's Activity Centres review.</p> <p>In the meantime, the following Major Activity Centres and nodes have been identified as needing further attention to ensure alignment with the remaining 30-Year Plan strategic priorities for Council:</p> <ul style="list-style-type: none"> • Major Activity Centres and nodes: Kurraltia Park District Activity Centre, Thebarton Specialist Activity Centre, and Mile End Bulky Goods Activity Centre. • Transit corridors: Adelaide-Glenelg tram line, Sir Donald Bradman Drive, Marion Road, Richmond Road.
<p>Employment DPA</p>	<p>The primary intent of an Employment DPA is to provide an appropriate range of employment options for the needs of West Torrens residents, both now and into the future.</p> <p>The Employment DPA would also have regard for the <i>Metropolitan Adelaide Industrial Land Strategy (MAILS)</i>.</p>	<p>Work on the Employment DPA has commenced, with initial discussions about purpose, scope and timing held with DPTI staff during 2013 - 2014, and planning begun towards development of the Statement of Intent.</p> <p>The Residential Industry Interface Land Use Study completed in October 2013 will contribute to the investigations for this DPA.</p>

	<p>Much of the industrial land in the city contains older building stock which does not meet current operational requirements, is fragmented and constrained by nearby residential development, or is located on arterial roads or adjacent to centres where there is demand for higher order commercial use.</p> <p>The MAILES sees a need for industrial land in the inner suburbs for clean industries and service and trade industries that need to be located in close proximity to suppliers and customers. However the report notes that up to 25% of land uses in industrial zones, particularly older zones, are non-industrial. This circumstance applies in West Torrens, where there is a significant proportion of commercial use in such zones.</p> <p>The <i>Industrial Land Strategy</i> recognises that some established sites may no longer be suitable for industrial use, and establishes a '<i>Strategic Assessment Framework</i>' which will assist in assessing the strategic future for such sites. The strategy recognises the dynamic nature of change in employment activities and suggests that planning policies should:</p> <ul style="list-style-type: none"> • Enable some industries to locate in areas previously considered unsuitable. • Take into account industry land size requirements, separation distances, and alignment with infrastructure. • Enable a range of complementary employment functions to be accommodated within industrial zones, including administration, marketing, and after sales service. <p>The Employment DPA will use a systematic approach in relation to any further rezoning proposals and in relation to changes of use to non traditional employment activities or non employing uses (e.g. residential).</p>	
--	--	--

The SDR 2008 also identified the following additional DPAs as potential work to be undertaken if resources (staff, budget) were available to do this work. Due to the significant effort and time taken to complete the Housing Diversity DPA, these have not been progressed.

Potential DPA	Purpose	Progress 2008-2014
Indigenous Heritage DPA	To undertake investigations in relation to Aboriginal heritage in the City of West Torrens and identify relevant policy to ensure its appropriate conservation and protection and to incorporate interpretation strategies to raise community awareness of local indigenous heritage.	Work has not yet commenced on this review. Nonetheless, it is Council's current thinking to address all aspects of heritage in a general Heritage DPA examining indigenous, colonial and migrant heritage issues.
Urban Stormwater DPA	Incorporate (among others) urban stormwater and Water Sensitive Urban Design provisions and hazard risk/flood mapping into Council's Development Plan, along with identifying any opportunities for increased densities/infill development.	<p>As a council with water management as a high priority, the City of West Torrens has been involved in considering and preparing a number of plans with regards to quality, quantity and use of stormwater.</p> <p>The Stormwater Management Plan (SMP) for the Brownhill Keswick Creek catchment was gazetted on 5 March 2013 after seven years of protracted negotiations involving project partners and community action groups.</p> <p>The preparation of a council wide Stormwater Management Plan in accordance with the Stormwater Management Planning Guidelines for endorsement by the Stormwater Management Authority (SMA) is currently incomplete due to the extended time period to complete the Brownhill Keswick Creek Plan. West Torrens does however have a body of technical works to draw upon concerning urban stormwater management (flooding and drainage aspects in particular).</p> <p>Council is revising its current <i>Water Management Action Plan</i> to be completed in 2014, which will provide context and investigation work to support a new Water Sensitive City DPA. Water Management goes beyond stormwater to an integrated water cycle management approach. This also reflects the approach taken in the revised Community Plan.</p> <p>Upon completion of investigations an SOI will be prepared seeking approval to progress with the preparation of a Water Sensitive City DPA. It is considered appropriate that a DPA be prepared that implements any planning related policy arising from these plans, such as introducing maximum hard surface percentages, or introducing water quality targets. It would also be appropriate for this DPA to review the status of the flood maps and associated policy.</p>
Conservation DPA	Linear Park helps define the northern boundary of the City of West Torrens, and is highly regarded and valued asset by both the community and Council, in terms of its contribution at both environmental and amenity levels.	No work has been undertaken on this DPA to date.

	<p>Its protection, along with other areas identified within the City of having similar environmental and community value assigned to them, needs to be made a priority.</p> <p>The preparation of a DPA that directly addresses how Conservation Areas can and will be preserved when considering any type of development proposals is considered fundamentally necessary.</p> <p>The intention of this DPA would be to undertake investigations into widening the River Torrens Linear Park Zone with the intent of limiting development in close proximity to the river and ensuring protection of the riverine environment.</p> <p>This would also align Council with key role Linear Park is given in the 30Year Plan for Greater Adelaide as a greenway, as well as contributing significant recreation attributes to the greater metropolitan area.</p> <p>A DPA examining these issues is also highlighted in Council's 2013 Open Space and Public Place Plan which proposes to undertake investigations to inform a potential DPA that introduces planning controls to deliver greenway infrastructure along watercourses and growth corridors.</p> <p>This DPA could also investigate zoning areas of open space for the purpose of enhancing biodiversity.</p>	
--	--	--

Investigations completed

<p>Open Space Review</p>	<p>Council's Open Space and Public Place Plan was approved in September 2013.</p> <p>Since 1997 Council has had, in one form or another, an Open Space Strategy to identify and strategically address open space issues. Given expected infill development and growth pressures the need for quality public place was incorporated into this document. The provision of open space and quality public place also forms a key component of the community's long term vision outlined in the Council's <i>Community Plan</i>; and this Plan contributes to delivering that vision.</p> <p>The <i>Open Space and Public Place Plan</i> outlines a vision to provide an equitable distribution of quality open space and public place that will benefit residents, workers and visitors, and responds to existing and future community needs. This includes opportunities to improve existing open space facilities and public place to achieve active, vibrant and connected communities.</p>
<p>Corridor Structure Plan Project</p>	<p>The City of West Torrens Corridor Structure Plans study is expected to be received by Council in October 2014. The study began in April 2012 but finalisation was deferred due to the Housing Diversity DPA.</p> <p>The Corridor Structure Plans Study will help guide future decisions regarding the use of land, development of urban fabric, traffic management, open space, public realm and streetscapes. The study will inform the City of West Torren's and State Government investment decisions and policies as well as encouraging private investment opportunities.</p> <p>The study in particular examines the existing urban corridors of Sir Donald Bradman Drive, Henley Beach Road and Airport Road which provide significant opportunities to support future urban, social and economic development. The 30 Year Plan for Greater Adelaide anticipates significant growth with the 'inner rim' of Adelaide and specifically the City of West Torrens. This growth is likely to impact on future built forms, urban density, population, open space, and transport demands.</p> <p>The study maintains a focus on retaining the existing character of the corridors by protecting the best, encourage respectful responses and generating quality urban planning outcomes.</p>
<p>Residential Industry Interface Land Use Study</p>	<p>The <i>Residential and Industrial Land Use Interface Study</i> was completed in October 2013.</p> <p>The aim was to provide a comprehensive study of existing residential and industry land use interface areas throughout the Council area, in order to then identify appropriate policy solutions and interface treatment options to minimise the conflict between sensitive residential areas and established industrial activities.</p> <p>The report identifies areas of potential industry and residential interface; details the summary of on-ground inspection of these nominated areas for issues including existing amenity, public realm features, built form characteristics, evident interface issues and explores potential interface conflict solutions.</p> <p>The findings of the study will inform future Development Plan Amendment/s and inform other Council regulatory policy documents and projects. The report may also be a useful tool in any future discussions with State Government Departments, for example the Department for Manufacturing, Innovation, Trade, Resources and Energy in relation to industrial land trends and demand, and the Department for Planning, Transport and Infrastructure in relation to relevant sections of the State's Planning Policy Library.</p>

3.2 Development Plan Amendments since 2008

Below is a list of all the Development Plan Amendments that have been implemented since the last Strategic Directions Report was endorsed by Council in September 2008, including ministerial amendments.

Consolidated	Amendment – [Gazetted date]
2 October 2008	Local Heritage DPA – [2 October 2008]
13 May 2010	Brickworks Market Precinct DPA – [13 May 2010]
12 June 2010	Statewide Bulky Goods DPA (<i>Ministerial</i>) (Interim) – [12 June 2010]
3 February 2011	Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011]
18 August 2011	Better Development Plan (BDP) and General DPA – [18 August 2011]
13 October 2011	Section 29(2) Amendment – [13 October 2011]
2 February 2012	Regulated Trees DPA (Interim) (<i>Ministerial</i>) – [17 November 2011]
22 November 2012	Regulated Trees DPA (<i>Ministerial</i>) – [15 November 2012]
31 October 2013	Housing Diversity DPA (Part 1) – Port Road Corridor DPA – [29 October 2013]

Consolidated: The date on which an authorised amendment was incorporated into the published Development Plan, pursuant to section 31 of the *Development Act 1993*.

Gazetted: The date on which an amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

4 Demographic Trends and Growth Projections

4.1 Our Place

In 2013-14 Council undertook an extensive consultation and engagement process (the *Our Place* program) in order to understand how community needs and aspirations may have changed over the past 5 years, or indeed remained the same.

Through *Our Place* Council engaged with residents, the wider community, business leaders, Members of Parliament, Elected Members and staff, as well as neighbouring councils and other government agencies.

Over 1,350 conversations, comments and suggestions were recorded using a reply-paid postcard mailed to all residents and businesses in West Torrens, pop-up 'listening posts' at various locations around the city, an 'Our Backyard' event, 'Picture Our Place' competition, Council's website and our online Community Panel.

The purpose of the program was to engage our community and stakeholders in planning more effectively for the future of West Torrens. *Our Place* provided the opportunity to build on and achieve broad community engagement in and awareness of Council's future plans, and strong ownership by staff of its implementation.

As well as managing the distribution of messages/information to all internal and external audiences, and building awareness of Council's current plans, it provided a range of opportunities for local communities and stakeholders to:

- Share their stories about what they value about West Torrens
- Express their hopes and aspirations for the future
- Help shape a revised *Towards 2025 Community Plan*, and
- Contribute to the development and/or review of a number of other strategic management plans.

As well as contributing to the preparation of this Strategic Directions Report, the information gathered through this process fed into the review of the *Towards 2025 Community Plan 2009*, the development of Council's Public Health Plan and the review of its Water Management and Climate Change Action Plans.

Community feedback confirmed that:

- West Torrens is an area where people feel a sense of place and identity, and our Council is felt to be well located, well connected, quiet and safe.
- People enjoy the cultural diversity and are keen to contribute to the community, however they are sometimes unsure how to connect to volunteer projects or programs.
- There is a feeling that West Torrens is still a relatively affordable area, with good public transport and access to services, parks and community facilities. The Linear Park, Hamra Centre Library and the Westside Bikeway stand out as highly valued community resources.
- There is a general desire to improve the aesthetics of West Torrens, especially streetscapes with more trees and well maintained and safe footpaths. Improving aesthetics by ensuring coherent design between existing and new homes, and an upgrade to the appearances of some of our main roads are also high on the priority list.
- Many people value the ability to maintain a healthy lifestyle via walking, cycling or sport; and also that West Torrens remains a child and family friendly area whilst being supportive of people as they age.

- There is considerable uncertainty regarding increasing density in West Torrens and the design of newer housing. People understand the need for smaller housing suitable for smaller and older households, but still wish to maintain a level of housing stock for families.
- Community members notice and appreciate our open spaces and parks, and are supportive of any upgrades to our public realm. There is a clear desire for parks to be well-maintained, especially those that cater for children and dogs. The need to cater for an ageing population with convenient and accessible services, facilities, and home help also ranks highly.
- In general the community appreciates the environmental programs and incentives that Council provides. The management of storm water is a topical issue, with plenty of overall feedback on improvements that Council could make, as well as localised areas of concern.
- The collection and disposal of waste also generated substantial comment, ranging from a desire for greater hard rubbish disposal services to street sweepers to clean up after all the new trees they would like us to plant.
- Car parking and traffic management were also mentioned frequently, mostly in the context of wanting Council to fix specific areas of concern. However traffic management on Henley Beach road remains a concern, with a broad spectrum of ideas offered on how to best approach that issue.

4.2 West Torrens - Demographic Profile

The Estimated Resident Population of the City of West Torrens was 58,158 in 2013, with a population density of 15.70 persons per hectare.

At the last census in 2011, the City of West Torrens had a higher proportion of people aged in the independent, tertiary, and young workforce category (18-34), and a slightly lower proportion of couples with/without children and single parent families compared to Greater Adelaide. Correspondingly West Torrens has a lower proportion of children aged under 17.

West Torrens also has a higher proportion of seniors aged 70+ compared to Greater Adelaide and the trends from 2006-11 show that our seniors are now moving into the elderly category (85+).

Analysis of the household/family types in 2011 showed there were a higher proportion of lone person households compared to Greater Adelaide, with two persons the common household type. This is also matched by a higher proportion of one and two bedroom dwellings compared to Greater Adelaide, although three bedrooms is still the most common type of dwelling.

Looking at the growth in household types between 2006 and 2011, growth is coming from couples with/without children and group households, and a decrease in lone person households. Some of the couples without children are pre-retirees, but most are younger, with numbers of children beginning to grow.

Approximately 30% of the population of the City of West Torrens was born overseas, and 30% of our residents speak a language other than English at home. More people of non-English speaking ancestry and a larger percentage of overseas arrivals live in West Torrens compared to Greater Adelaide, with the largest groups being, India, Greece, China and Italy as well as those born in the United Kingdom.

Many residents of European heritage migrated to Australia in the second half of the twentieth century, whereas the past few years have seen many new migrants from non-European countries such as India, China, the Philippines, Malaysia and Bangladesh.

The overall picture is of a culturally diverse council undergoing population renewal, where our existing senior citizens are transitioning into the elderly category and younger populations are moving into the area.

A look at the demographic profile of West Torrens from the 2011 Census indicates:



29% of people spoke a language other than English at home

Community life

- 23% of people came from countries where English was not their first language.
- 29% of people spoke a language other than English at home.
- The three largest ancestries in the City were English, Australian, and Italian.
- 3,117 people or 5.7% of the population in the City reported needing help in their day-to-day lives due to disability.



There were more professionals in the City of West Torrens in 2011 than any other occupation.

City prosperity

- 13,706 people in the City had a tertiary qualification.
- 26,616 people living in the City were employed of which 61% worked full time and 38% part time.
- More residents worked in health care and social assistance than any other industry.
- There were more professionals in the City of West Torrens in 2011 than any other occupation.
- In the City of West Torrens, 11% of households earned an income of \$2,500 or more per week.
- 17,698 (66.5%) of the City of West Torrens's working residents travelled outside of the area to work.



36% of the dwellings were medium or high density.

Built environment

- 23% of households were made up of couples with children, compared with 28% in Greater Adelaide
- 58% of households were purchasing or fully owned their home, 27.2% were renting privately, and 6.8% were in social housing
- 36% of the dwellings were medium or high density, compared to 24% in Greater Adelaide.
- 62% of homes in the City of West Torrens had a broadband internet connection.
- In the City there were 232 residential buildings approved to be built in the financial year 2010/11

4.3 Issues and Challenges

The City of West Torrens' location between the Adelaide CBD and the coast presents both opportunities and challenges. The greatest percentage of land is dedicated to residential development, but the area also houses a diverse range of commercial, industrial and retail activities. Adelaide Airport Limited is a significant land holder within the city, taking up approximately 20 per cent of total land area.

While the geographical location of West Torrens presents a number of inherent opportunities, there are also local factors that have the potential to limit or restrict the type or location of certain developments, such as flooding, aircraft noise and primary freight routes.

In the last two decades West Torrens has begun a trend towards urban renewal. This has involved an increase in residential development including an increase in the number of townhouses and home unit dwellings. Infill development and accompanying population growth and regeneration has placed increased and changing demands upon community assets including footpaths, roads, storm water and open space.

The State Government's 30 Year Plan sets targets for an additional 83,000 people in Adelaide's Western region by the year 2040, resulting in further pressure on assets as well as a new built form of mixed higher density development. There will be greater demand for new and affordable residential housing and higher and better use of land, while protecting areas of high character value.

The trend towards urban infill has, however, raised concerns from the community; Council's recent Housing Diversity DPA seeks to change the future form and character of some parts of the city by identifying areas suitable for medium and high density housing, while introducing new 'character' policy areas to better protect those parts of the city which have a desirable, established residential character. Design will be increasingly important to ensure the built form is sustainable, human scale, responsive to human needs, aids crime prevention and mitigates interface issues.

Urban infill has also lead to a range of interface issues where residential land abuts industrial land uses, resulting in traffic, noise and odour issues. With limited opportunities for expansion and pressure from neighbouring communities to relocate away from homes and schools, there is a trend in local industry to move from 'dirty' heavy manufacturing towards 'cleaner' industries such as biotech facilities, logistics and distribution.

The amount of traffic travelling through West Torrens is increasing substantially, requiring ongoing implementation of an integrated city-wide traffic management plan to address traffic flows and speeds, local traffic issues and parking needs. Environmental awareness is also increasing the use of 'greener' travel such as cycling, walking and public transport, therefore increasing demand for an appropriate infrastructure network.

A significant proportion of West Torrens has been identified as Flood Prone Affected Land. Council has been active in developing the Brownhill Keswick Creek Stormwater Master Plan as a cooperative effort with the Cities of Adelaide, Burnside, Mitcham and Unley, and continues efforts to ensure this is implemented. The implementation of a variety of structural and non-structural mitigation measures will continue as a priority, and will also give Council the chance to incorporate measures to enhance the quality of the stormwater for potential storage and reuse.

Open space is a valuable part of the urban environment, catering for a range of active and passive recreational uses by the community, as well as enhancing the character of the area. Currently, about six per cent of the total land area within the city is dedicated to public open space, including the River Torrens Linear Park, local and neighbourhood parks, public ovals and sporting grounds. Access to quality open space is recognised as an extremely important issue to the community and facilitating this remains a Council priority.

There will also be pressure to provide quality public open spaces as the size of private backyards diminishes. Council is also likely to face significant and increasing requirements for effective

infrastructure such as good road networks, safe walking paths and bikeways, increased accessibility to public transport and effective stormwater management.

Analysis of the issues and challenges presented in Council's 2008 *Strategic Directions Report* demonstrates that many of them still need to be addressed. A focus on the following areas as key priorities continues to be relevant:

- Activity Centres
- Employment
- Aboriginal Heritage
- Conservation
- Urban Stormwater

Following consideration of more recent visions, policies and targets articulated for both State and Local Government, a number of additional issues and challenges need to be addressed, including:

- *Climate Change and Urban Environment:* An ever increasing amount of evidence is indicating hotter dryer conditions, more severe weather extremes and sea level rises. Environmental efforts have pursued energy and water sustainability initiatives. Greater focus is mounting on the need to ensure adaptability of our urban environment to respond to both permanent changes as well as extreme events.
- *Infrastructure Provision:* The changing patterns of urban development, population growth and increased densities will have a significant bearing on how open space and public place is planned for and used in the City of West Torrens, impacting directly on the community's quality of life.
- *Health Promoting City:* Increasing sedentary lifestyle and obesity rates has resulted in higher risks of cardiovascular disease and diabetes. Additionally mental illness has become a leading cause of disability and social disconnection. There is both growing evidence and greater recognition of the need for the built environment to improve health and well-being by encouraging active lifestyles for all as well as social and community connectedness.

These issues and challenges are explored in more detail within the section entitled 'Recommended Policy Investigations and Changes'.

5 Future Directions

To enable the City of West Torrens to relate to, and integrate with, both the State Planning and Local Planning strategic framework, the following section outlines the 'Future Directions' for the City and the key actions for Council over the next 5 years to meet the strategic targets and policies identified.

This *Strategic Directions Report* is described using the four broad key themes of Council's *Towards 2025 Community Plan*:

- Community Life
- Natural Environment
- Built Environment
- City Prosperity

Each Theme encompasses a number of community aspirations, as below.

Community Plan Themes and Aspirations



On the following pages the key drivers of influence at both the State and Regional strategic planning level have been identified under each of the four *Towards 2025 Community Plan* themes, followed by a brief explanation that encapsulates what this means to the City of West Torrens going into the future, and also identifies at a high level, what key actions are considered a priority in working towards achieving the desired outcomes.

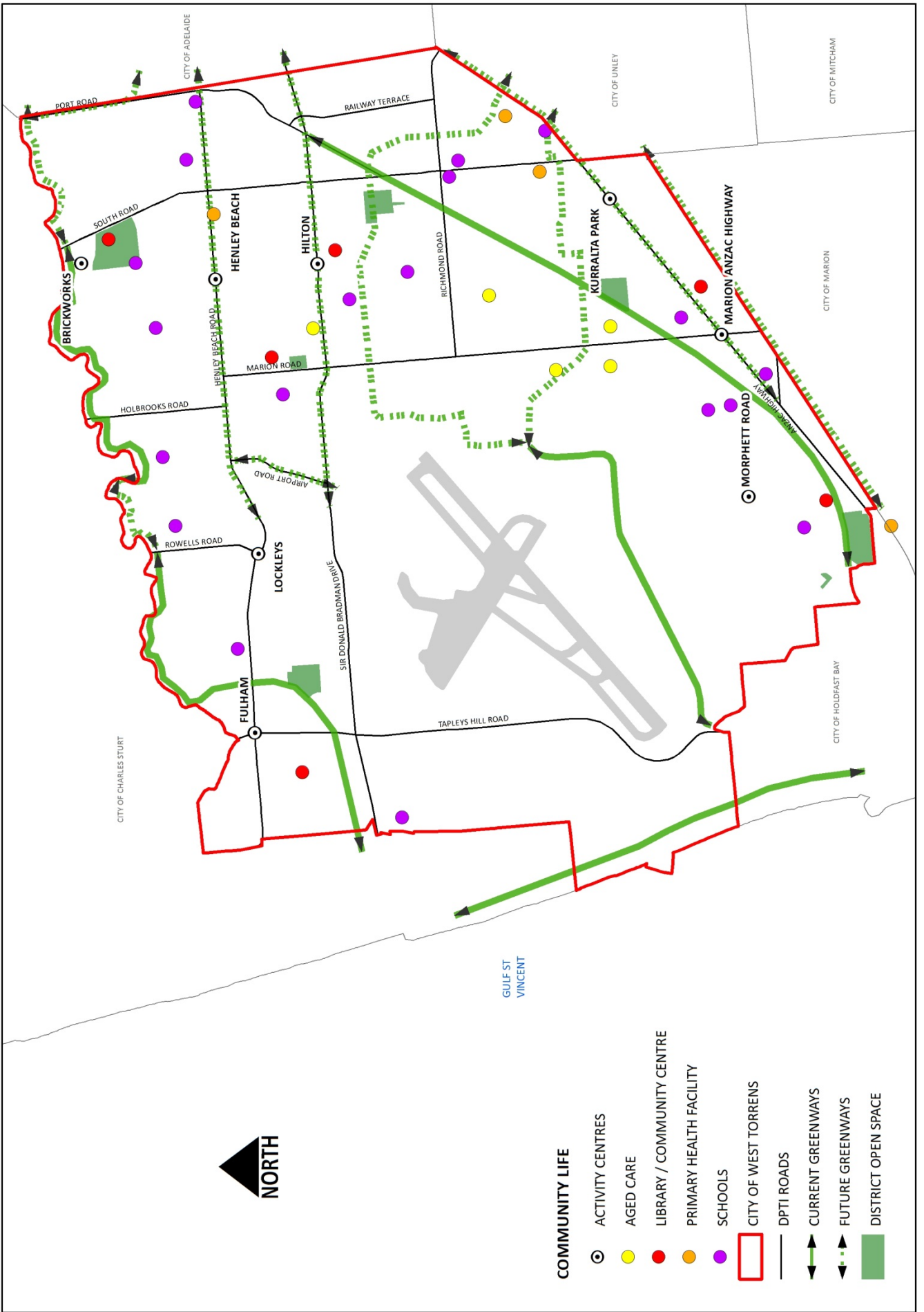
Preceding each theme discussion as it relates to the City's plans for the future, is a graphic representation of the State Planning framework. This graphic highlights the intrinsic relationship of each theme to both the State Strategic Plan and the Planning Strategy - 30 Year plan, matching the relevant policies and targets to the theme being discussed.

5.1 Community Life



The City of West Torrens recognises that the people are the heart and soul of its community. In their diversity lies the City's strength and identity. The key challenges ahead for the City to address are:

- Provision of access to new housing, services and transport networks at activity centres
- That population is guided by future land suitability and environmental capacity.
- A diversity of housing opportunities, including 'aging in place'
- Social infrastructure which supports healthy, connected and productive communities
- The ongoing provision of liveable communities and enhanced quality of life
- Community safety and the ability to choose a healthy, active lifestyle \housing affordability continues to be promoted
- Identify locations and opportunities for land banking and urban infill opportunities
- To continue to deliver a high level of service provision in Councils' facilities, services, and programs.
- To promote community health through public health education and services, including the provision of immunisation, food safety and public health monitoring and animal management, and a range of active and passive leisure, recreational, educational, social and health opportunities.
- To ensure that appropriate initiatives and measures are put in place to cater for the increased demand for support and care from the Council's aging population.
- To celebrate the multi-cultural diversity of the City's population through events, welcome programs and the provision of accessible services and facilities.
- Encourage community togetherness and connection through the provision of activities and facilities where residents can participate including volunteering
- Continue to engage with the community and acknowledge their contribution and participation with Council as a valuable asset.



5.2 Natural Environment

SA STRATEGIC PLAN : 7 STRATEGIC PRIORITIES

- Premium food and wine from our clean environment

SA STRATEGIC PLAN: TARGETS

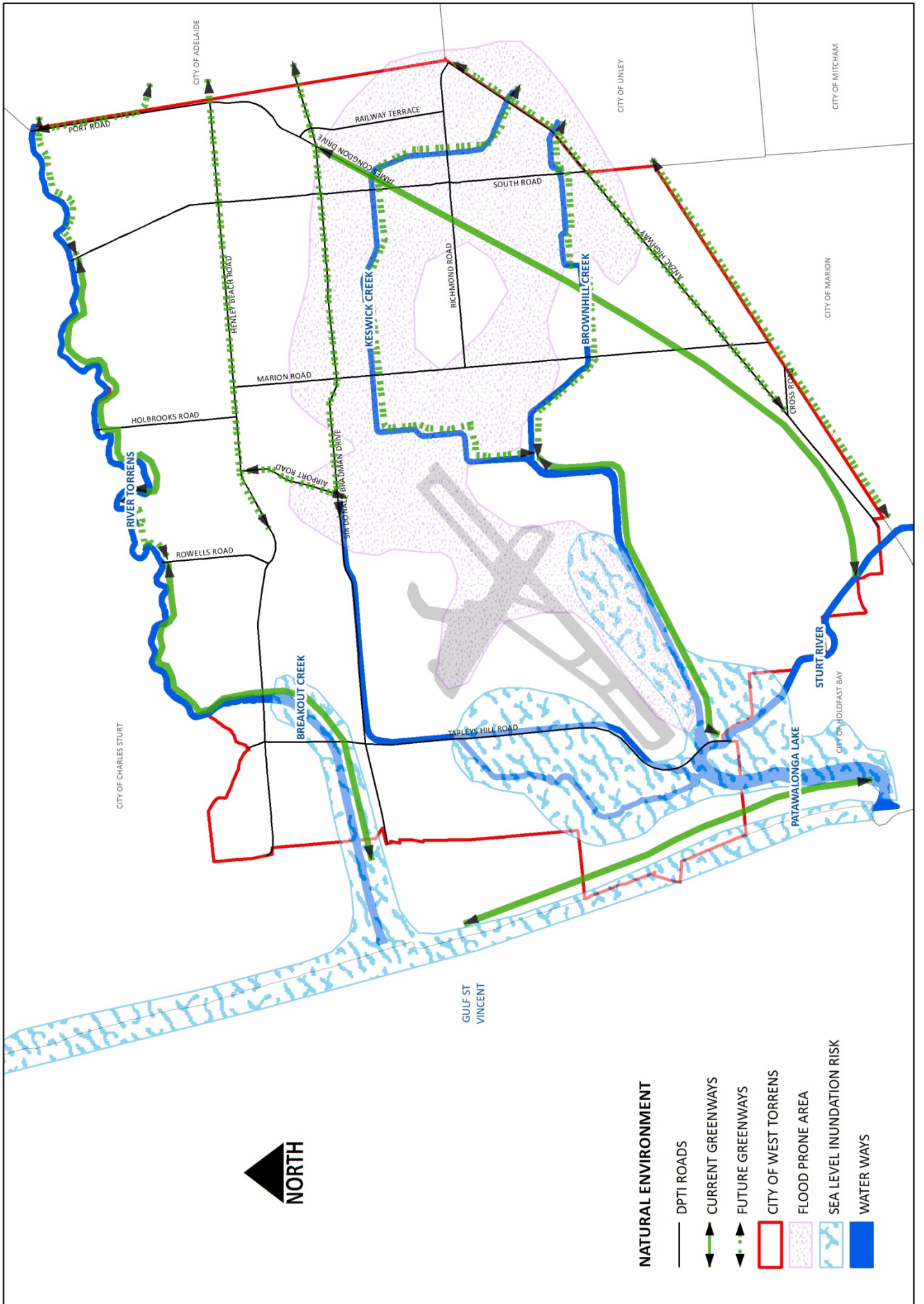
- Target 1 : Urban Spaces
- Target 45 :Total Population
- Target 59: Greenhouse Gas emissions
- Target 60: Energy Efficiency
- Target 62 : Climate Change Adaptation
- Target 69: Lose no species
- Target 73: Recycled stormwater
- Target 74: Recycled wastewater
- Target 75 : Sustainable water use

PLANNING STRATEGY : PRINCIPLES OF 30 YEAR PLAN

- A compact and carbon-efficient city
- Climate change resilience
- Environmental Protection, restoration and enhancement
- Natural resource management

The City of West Torrens is committed to ecological sustainability both within the organisation and in the community. Council continues to strive to be a leader in its undertaking of a variety of projects and activities relating to environmental management best practice. The key priorities for Council are:

- Water quality management and efficient use and reuse of water resources having regard for whole of catchment area (Water Sensitive City)
- Creeks and waterways to be restored, maintained and protected
- Reuse of waste waters promoted
- Greenhouse gas emissions to be minimised.
- Reduce consumption of non-renewable resources.
- To promote and support environmental initiatives within the community, offering opportunities for financial support through the annual Environmental Grants Program
- Be proactive in providing education to local school students and community groups about the importance of reducing waste, valuing our environmental assets, participating in environmental programs on offer by the Council.
- Aim to achieve balanced and sustainable outcomes in relation to increased residential densities and the related increased pressure on natural resources to sustain human consumption levels
- Continue to work diligently in developing appropriate and innovative stormwater management measures, that can address future increases in run-off from urban development and rising sea levels
- Continue to promote and establish a culture within Council and in the community that embraces our joint responsibility to adapt to the challenges of climate change and the more efficient use of resources.
- Promotion of more environmentally friendly modes of transport, such as cycling, walking and public transport.



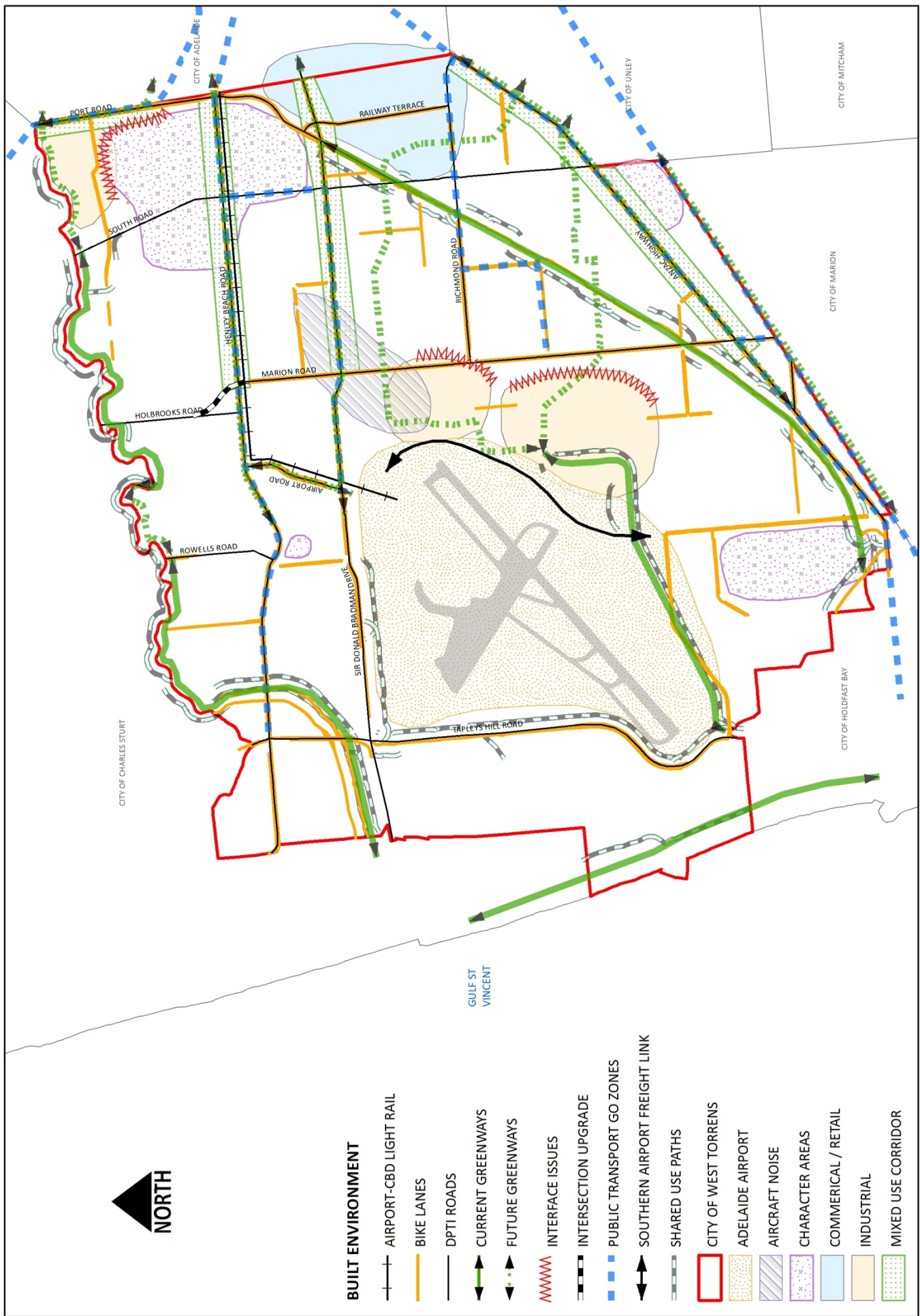
5.3 Built Environment



Council identifies the 'Built Environment' as a composite collection of not only buildings and residential land, but also key infrastructure and transit corridors fundamental to supporting the future growth of the city. It recognises that a number of challenges lie ahead that need to remain at the forefront of Council's priorities in the coming years.

These include:

- The need to anticipate and cater for future increased demand for new and affordable residential housing and higher and better use of land.
- Ensuring that infill development is balanced with the appropriate preservation and conservation of identified character areas and streetscapes within the city to which the community has assigned significant value.
- To ensure that design of built form is sustainable, human scale, responsive to human needs, aids in crime prevention and mitigates interface issues.
- To implement innovative measures and regulatory controls to manage interface issues where residential land and less sensitive land uses such as industrial land, abut each other.
- Recognising issues and concerns relating to the impact of the Adelaide Airport on neighbouring land use, transport and infrastructure
- The ongoing implementation of an integrated city-wide traffic management plan to address traffic flows and speeds, local traffic issues and parking needs.
- The continued prioritisation of structural and non-structural mitigation measures for flood prone affected land, including measures to enhance stormwater storage and reuse.
- Ensure continued provision and access to quality open space, catering for a range of active and passive recreational uses, including Linear Park.
- Promoting active transport by providing continuous accessible paths of travel for all forms of non-motorised transport including walking, cycling, gophers, prams and wheelchairs.
- Continue work on the following key transit corridors identified within the City: Adelaide-Glenelg tram line, Sir Donald Bradman Drive, Marion Road and Richmond Road.



BUILT ENVIRONMENT

- +— AIRPORT-CBD LIGHT RAIL
- BIKE LANES
- DPTI ROADS
- CURRENT GREENWAYS
- FUTURE GREENWAYS
- INTERFACE ISSUES
- INTERSECTION UPGRADE
- PUBLIC TRANSPORT GO ZONES
- SOUTHERN AIRPORT FREIGHT LINK
- SHARED USE PATHS
- CITY OF WEST TORRENS
- ADELAIDE AIRPORT
- AIRCRAFT NOISE
- CHARACTER AREAS
- COMMERCIAL / RETAIL
- INDUSTRIAL
- MIXED USE CORRIDOR

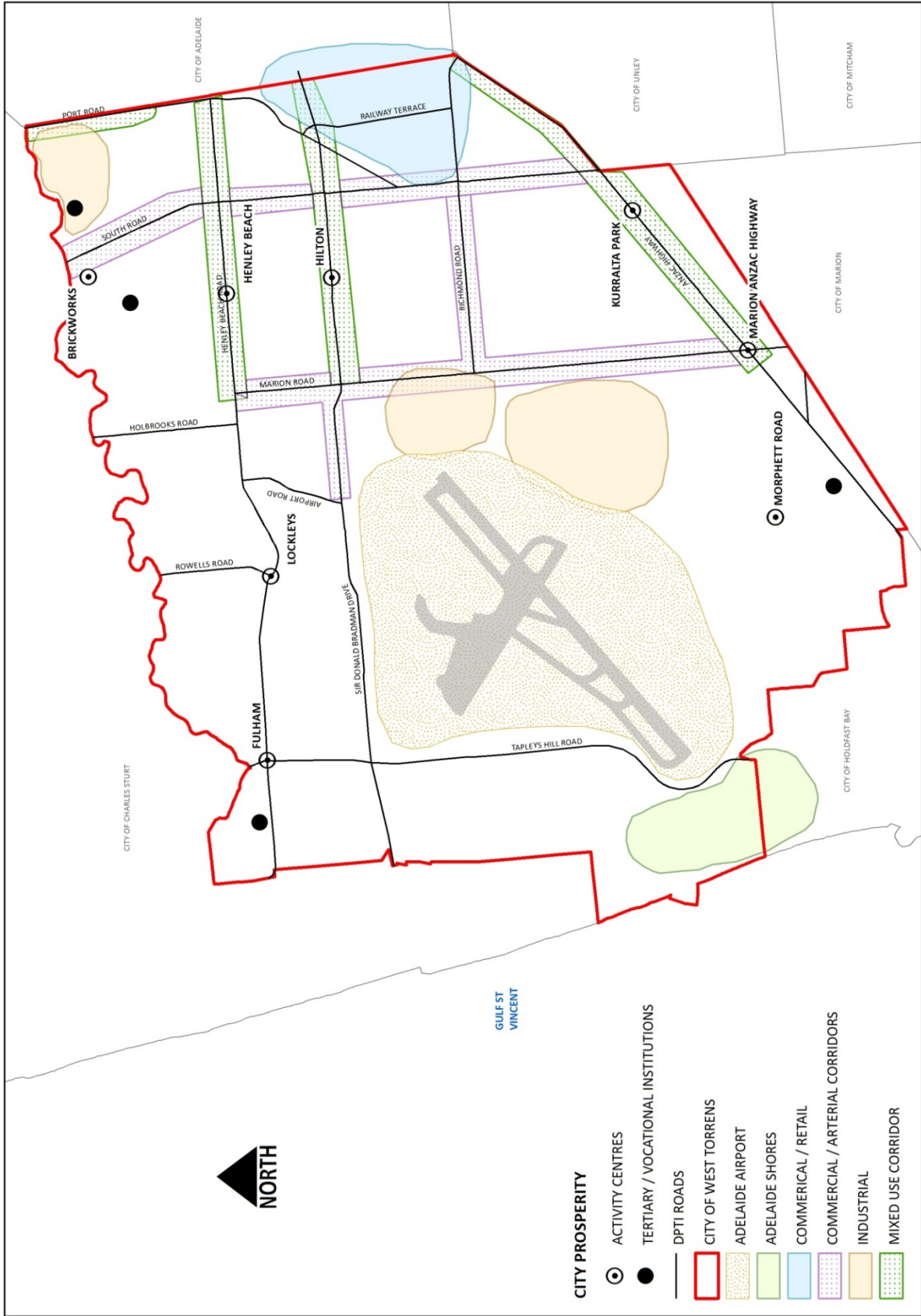
5.4 City Prosperity



Located immediately adjacent to the Adelaide CBD, with key transit corridors leading out of the city towards the airport and coast, the City of West Torrens recognises its high desirability as a location for business and employment. The City has more jobs within its boundaries than residents in the labour force, meaning there is a net influx of people coming into the City of West Torrens for work each day.

The City of West Torrens will be placing particular focus on the following areas:

- Exploring opportunities presented through the Premiers 10-Point Plan, the 'The Unlocking Capital for Jobs Program'
- Identifying and facilitating the growth of Key Activity Centres within the City such as Kurralta Park District Activity Centre, Thebarton Speciality Activity Centre, and Mile End Bulky Good Activity Centre.
- Enabling mixed use development along key corridors throughout the City, and key nodal points in local areas.
- Support the key employment sectors already within the City which include manufacturing, transport, retail and health care and social assistance.
- Continue working in collaboration with the State Government to support further development of the biotech precinct in Thebarton through the implementation of the jointly developed Thebarton Technology Hub Master Plan.
- Recognise and encourage the changed nature of business operations, with an increasing trend towards working from home, supported by constantly evolving technologies
- Continuation of the development and support for community education and lifelong learning opportunities in the community, including development of partnerships and networking opportunities with local training and education providers and local businesses.
- The protection of key employment zones, which includes industrial precincts and activities.
- Reducing bureaucratic processes and requirements in an effort to facilitate the attraction and development of an appropriate range of businesses that will support the delivery of prosperity to the City.
- Continued connection with and support for local business, and support for the activities of the Inner Western Business Enterprise Centre.



6 Recommended Policy Investigation and Changes

6.1 Introduction

Prior to the development and release of the State Government's *30 Year Plan for Greater Adelaide*, Council's 2008 *Strategic Directions Report* recommended the need to update the *Development Plan* to address the following:

Since 2008 the City of West Torrens has succeeded in updating the Development Plan to address the Better Development Plan Conversion and developed its Housing Diversity DPA. The remainder of the issues identified in the 2008 Strategic Directions Report remain valid and form the basis of this report, namely:

- Activity Centres
- Employment
- Aboriginal Heritage
- Conservation
- Urban Stormwater

Section 1 of the report considered the State and Local Government strategic context since 2008. In doing so, it enabled the identification of additional issues and challenges which would benefit from changes to the City of West Torrens Development Plan including:

- Climate Change and Urban Environment
- Infrastructure Provision
- Healthy City

The following section discusses the potential DPAs described above, and recommends which ones Council should pursue in the next 2 years.

6.2 Proposed Work Program

Intended DPA : Employment

Priority : High

Purpose/ Rationale

The City of West Torrens has attracted much commercial interest in recent years. For example, World Park 01 at Richmond Road and the bulky goods centre at Mile End both originated from market demand for commercial space. In addition, development, such as the industry and factory direct outlets at Adelaide Airport and the Highway Inn proposal (declared a major project) at the corner of ANZAC Highway and Marion Road is occurring outside of local government planning processes.

This has resulted in the need for the City of West Torrens to acknowledge market trends and provide an appropriate framework within which to accommodate large employment generating developments of this nature. In recognition of the direct association between demand for commercial and industrial land and transport infrastructure, the State Government has also consulted with planning, transport industries and interest groups to draft the State's first Integrated Transport and Land Use Plan.

The primary intent of an Employment DPA would be to provide an appropriate range of employment options in the City of West Torrens, both now and into the future. Important considerations would include the need to:

- identify employment sectors
- ascertain desirable locational attributes for employment generating activities, including offices and tourism
- determine appropriate access requirements
- promote public transport usage
- promote and support the establishment of biotech industries in appropriate locations such as Thebarton
- promote and maintain environmental quality
- reduce interface issues, especially with more sensitive land uses such as residential
- review Adelaide Airport interface issues and complementary employment generating land uses in the vicinity of the airport.

It is expected that the Employment DPA will have regard for the forthcoming Integrated Transport and Land Use Plan and the Metropolitan Adelaide Industrial Land Strategy (MAILS). In particular, issues for supply of industrial land are confronting Adelaide, with a historic take up of 85 hectares per year, a 3 year supply of readily available industrial land, and a constrained supply for another 5 years. Whilst land is available further north, this is not desired by the market.

Much of the industrial land in the city contains older building stock which does not meet current operational requirements, is fragmented and constrained by nearby residential development, or is located on arterial roads or adjacent to centres where there is demand for higher order commercial use. The MAILS indicates need for industrial land in the inner suburbs for clean industries and service and trade industries that need to be located in close proximity to suppliers and customers. However the report notes that up to 25% of land uses in industrial zones, particularly older zones, are non-industrial. This circumstance applies in West Torrens, where there is a significant proportion of commercial use in such zones.

The Industrial Land Strategy recognises that some established sites may no longer be suitable for industrial use, and establishes a 'Strategic Assessment Framework' which will assist in assessing the strategic future for such sites. The strategy recognises the dynamic nature of change in employment activities and suggests that planning policies should:

- Enable some industries to locate in areas previously considered unsuitable.
- Take into account industry land size requirements, separation distances, and alignment with infrastructure.
- Enable a range of complimentary employment functions to be accommodated within industrial zones, including administration, marketing, and after sales service.

It is expected that the Employment DPA will use a systematic approach in relation to any further rezoning proposals and in relation to changes of use to non traditional employment activities or non employing uses (e.g. residential).

DPA investigations will include:

- An analysis of links with the City of West Torrens Transport Strategy, Asset Management Plans and other relevant plans and policies
- An analysis of the impact/s of proposed development at Adelaide Airport
- Demographic trends up to 2025, including working age profiles, education level, place of employment, type of employment, car ownership

Additional considerations could include:

- Investigating complementary land uses at golf courses, for example tourist accommodation, and other tourist facilities
- Home-based business and mobile businesses
- Reviewing landscaping requirements, especially for commercial and industrial development.
- Preparation of an Economic Development Strategy for the City of West Torrens, or potentially to collaborate with western region Councils (ie Charles Sturt, Port Adelaide Enfield) to develop an Economic Development Strategy for the Western Adelaide Region.

Proposed Work Program: Employment DPA

Priority: High

Timeframe: 3 years

Proposed commencement date: February 2015 (depending on the release of the Activity Centres policy by the State Government, the progress of the draft Integrated Transport and Land Use Plan and after Council elections in November 2014.)

Key Elements of Work:

- Preparation of Statement of Intent
- Engage Consultant to undertake an Employment Lands Investigation, which will also include stocktake on existing employment land and land use type, location, employment generator, key infrastructure requirements
- Undertaking public and stakeholder consultation, including consultation with business community and key employment providers within the City, including the Adelaide Airport
- Preparation of Development Plan Amendment, including consideration of submissions received and recommendations on additional work that may be required as a flow on from the Employment DPA
- Submission of final DPA to Council for adoption and submission to the Department for Planning, Transport and Infrastructure for Ministerial approval.

Intended DPA : Activity Centres

Priority : High

Purpose/ Rationale

The Planning Strategy identifies a hierarchy of Activity Centres throughout metropolitan Adelaide. The City of West Torrens has two district centres, seven neighbourhood centres and 15 local centres. The Planning Strategy also outlines the type of uses that would be expected within each type of centre.

A technical review of the West Torrens (City) Development Plan illustrates that a number of centres either:

- do not match the centre definitions contained in the Planning Strategy; and/or
- under-perform or are more suitable to accommodate alternate uses.

Consequently, it is appropriate that all activity centres be reviewed using a process of retail and economic analysis to facilitate better decision-making about the role and function of each centre.

For example, Henley Beach Road at Torrensville could be reinforced as a neighbourhood centre specialising in eating, shopping and local services and facilities. Shop-top housing, entertainment and community uses could be encouraged at Henley Beach Road to add to the vibrancy of this area. It is considered that a mixed use precinct such as this would be more compatible with the arterial road and local heritage character of Torrensville.

The intended outcomes of an Activity Centres DPA would be to:

- Rezone the Local Centre at Aroona Place, Glenelg North to a Residential Zone to reflect the approved land use
- Identify and rezone obsolete activity centres. Investigations should include a review of the Local Commercial Zone, the Local Office Zone, Local Centre Zone at Hilton, the intersection at the corner of Tapleys Hill Road and Henley Beach Road, Fulham, and the District Commercial Zone at Lockleys
- Identify and update obsolete policy within Activity Centre Zones, for example PDCs 4, 5 and 6 in the Local Centre Zone
- Review desirable land uses at different level activity centres
- Promote public transport usage
- Reinforce concepts relating to Transit Oriented Development where appropriate
- Develop locality appropriate car parking strategies
- Review car parking rates, and include a rate for a shop within a centre
- Review landscaping requirements, especially for activity centre development.

Supporting investigations would include:

- Retail analysis of existing activity centres within West Torrens and any others in adjoining council areas that impact upon West Torrens retailing patterns.
- Analysis of impact of current and proposed development at Adelaide Airport.
- Analysis of relevant links with the City of West Torrens Transport Strategy, Asset Management Plans and other relevant plans.
- Needs analysis and investigations into feasibility of a City of West Torrens Parking Fund.

Proposed Work Program : Activity Centres DPA

Priority: High

Timeframe: 2 years

Proposed commencement date: February 2015 (*Following Council elections in November 2014, and dependent on the release of the Activity Centres policy by the State Government*).

Key Elements of Work:

- Monitoring of State Government's progress in relation to the classification of Activity Centre typology
- Preparation of Statement of Intent
- Engage Consultant to undertake an Activity Centres Investigation, which will investigate appropriate assigning of Activity Centre categories based on criteria set by the State Government for activity centres
- Reference to and consideration of the outcomes and recommendations of the Employment Lands Investigation, which forms the basis of the Employment DPA.
- Undertaking public and stakeholder consultation, including consultation with business community and key employment providers within the City, including the Adelaide Airport
- Preparation of Development Plan Amendment, including consideration of submissions received and recommendations on additional work that may be required as a flow on from the Employment DPA
- Submission of final DPA to Council for adoption and submission to the Department for Planning, Transport and Infrastructure and Ministerial approval.

Intended DPA : Local Heritage Places

Priority : High

Purpose/ Rationale

The City of West Torrens acknowledges that as the population and activity within the council area continues to increase, so too will the pressure on existing heritage places.

Council recognises and seeks to ensure that appropriate recognition and preservation measures should be implemented with respect to the protection of both Indigenous and non-Indigenous heritage places throughout the city.

The City of West Torrens encompasses both Conservation and Residential Character areas. Suburbs such as Torrensville, Mile End and Thebarton still contain large character areas with a high volume of housing dating from the establishment of the original Thebarton and West Torrens Councils, as well as some high quality commercial and civic buildings.

Council recognises that attempting to integrate infill into these areas, and managing the interface with character development is a challenge that needs to be addressed.

The integration of sympathetically designed infill into existing character areas, and the protection of local heritage, was emphasised in community responses to both the Housing Diversity DPA and the *Our Place* community engagement program.

Proposed Work Program: Local Heritage Places DPA

Priority: Medium

Timeframe: 2 years

Proposed commencement date: July 2015

Key Elements of Work:

- Preparation of Statement of Intent
- Undertaking investigations that will identify local heritage places of significance (both Indigenous and European), to develop a list of local heritage places that need protection and preservation from increasing pressure for development.
- Consultation with key agencies that will be able to verify heritage value and status of identified sites and buildings.
- Undertaking public and stakeholder consultation, including consultation with business community and key employment providers within the city, including the Adelaide Airport and Heritage Council.
- Preparation of Development Plan Amendment, including consideration of submissions received
- Submission of final DPA to Council for adoption and submission to the Department for Planning, Transport and Infrastructure for Ministerial approval.

6.3 Potential Future DPAs & Future Investigations

Should additional staff, budgetary resources and priority be attributed to the policy planning function at any time during the upcoming two years, the following could be considered.

Intended DPA	Purpose	Priority
Water Sensitive City	<p>Council is revising its current <i>Water Management Action Plan</i> which is due to be completed in 2014, which would provide context and investigation work to support a new Water Sensitive City DPA. Water Management goes beyond stormwater to integrated water cycle management approach. This also reflects the approach taken in the revised Community Plan.</p> <p>Upon completion of investigations an SOI could be prepared seeking approval to progress with the preparation of a Water Sensitive City DPA. It is considered appropriate that a DPA be prepared that implements any planning related policy arising from these plans, such as introducing maximum hard surface percentages, or introducing water quality targets. It would also be appropriate for this DPA to review the status of the flood maps and associated policy.</p>	MEDIUM
Conservation	<p>This DPA could investigate</p> <ul style="list-style-type: none"> • widening the River Torrens Linear Park Zone with the intent of limiting development in close proximity to the river and ensuring protection of the riverine environment. • zoning areas of open space for the purpose of enhancing its function as a greenway, promoting biodiversity and any key issues identified as part of Council's water sensitive city planning. <p>This would align Council with the key role Linear Park is given in the 30-Year Plan for Greater Adelaide as a greenway, as well as contributing significant recreation attributes to the greater metropolitan area.</p> <p>A DPA examining these issues was highlighted in Council's 2013 Open Space and Public Place Plan.</p>	LOW
Healthy City	<p>This DPA could examine our current regulatory environment with respect to Council's commitment to a healthy community and environment, including:</p> <ul style="list-style-type: none"> • Streetscapes and public realm design consistent with chapter D8 of the 30 Year Plan, Council's Community Plan and Open Space and Public Place Plan. • Any other health-related strategies and actions with land use implications which have been endorsed through Council's Open Space and Public Place Plan. • Any other actions arising from Council's Public Health Plan. • Future recommendations which may arise in relation to climate change adaptation and the built environment as a result of Western Adelaide Region Climate Change Adaption Plan project when this is completed. • Future recommendations relating to pedestrians, cycling and other active transport modes from the Integrated Transport and Land Use Plan (once it is finalised). 	LOW