

Key	
	Strategic Investigation
R	Residential DPA
MU	Mixed Use DPA
TG	Township Growth

DPA Type			Topic	Sub Topic	Investigations	Comments	Resources
R	MU	TG					
			Transport, Access and Car parking	Airport	Investigate the impact of the rezoning on the operation of the airport. Have regard to OLS implications, building height limits, noise implications, potential for bird strike, smoke/gas/dust emissions, lighting implications and establish appropriate buffers/policy measures where necessary.	Lighting constraints also need to be considered. Public safety zones may also be proposed. Aviation safety can also be impacted by stormwater detention (ie. bird attraction), thus any proposed stormwater detention must take this into account. While ANEF requirements are generally consistent, different lighting and height requirements exist for Defence airfields compared to commercial/civil aviation.	DPTI Federal Department of Infrastructure, Transport, Regional Development and Local Government Adelaide Airport Limited Parafield Airport Limited Defence SA National Airport Safeguarding Framework (NASF) Noise - AS2021 'Acoustics - Aircraft Noise Intrusion - Building siting and construction', Lighting - Australian Defence Force Publication - 602 Part 5 Chapter 7 and Civil Aviation Safety Authority manual of Standards Part 139 Aerodromes Section 9.21 Building Heights - Defence (Areas Control) Regulations 1989 (military only) and Commonwealth Airports (Protection of Airspace) Regulations - Obstacle Limitation Surfaces (OLS) & navigational clearance zones (Precision Approach Navigation System - Operations or PANSOPS) for relevant airports.
			Transport, Access and Car parking	Airport	Investigate the need to establish public safety zones at the end of the airport runways by undertaking an assessment of the risk of death or injury to the persons on the ground in the event of an aircraft accident impacting on the proposed development.	Queensland is the only Australian jurisdiction that has implemented PSZs adjacent to runway ends, however the issue of PSZs requires careful investigation. Assessment could be carried out based on the framework adopted by the Queensland Government.	DPTI Federal Department of Infrastructure, Transport, Regional Development and Local Government Adelaide Airport Limited Parafield Airport Limited Defence SA National Airport Safeguarding Framework (NASF)
			Transport, Access and Car parking	Airport	Investigate the potential for any interface conflict between the existing airport and proposed sensitive uses.		
			Transport, Access and Car parking	Airport	Review and ensure policy consistency with the INSERT AIRPORT MASTER PLAN NAME.		
			Transport, Access and Car parking	Airport	Investigate and ensure that development in the affected area does not infringe the inner horizontal surface of the Obstacle Limitation Surface (OLS) for the airport.		DPTI Federal Department of Infrastructure, Transport, Regional Development and Local Government Adelaide Airport Limited Parafield Airport Limited Defence SA Commonwealth Airports (Protection of Airspace) Regulations - Obstacle Limitation Surfaces (OLS) & navigational clearance zones (Precision Approach Navigation System - Operations or PANSOPS) for relevant airports
			Transport, Access and Car parking	Airport	Investigate potential height limitations on the affected area as prescribed by the Commonwealth Airports (Protection of Airspace) Regulations comprising the Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Aircraft Operation (PANS-OPS) surfaces.		DPTI Federal Department of Infrastructure, Transport, Regional Development and Local Government Adelaide Airport Limited Parafield Airport Limited Defence SA Commonwealth Airports (Protection of Airspace) Regulations - Obstacle Limitation Surfaces (OLS) & navigational clearance zones (Precision Approach Navigation System - Operations or PANSOPS) for relevant airports

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			Transport, Access and Car parking	Car Parking	Investigate, review and establish appropriate car parking rates for development in the Council area with regard to the South Australian Planning Policy Library Technical Information Sheets and policy.		DPTI
			Transport, Access and Car parking	Car Parking	Investigate, review and establish appropriate car parking rates for development envisaged within the proposed Zone.		DPTI
Yes	Yes	Yes	Transport, Access and Car parking	Local Networks and Connections	Investigate and identify internal networks for buses, cycling and pedestrians that will encourage a reduced dependency on motor vehicles and provide a high level of connectivity.		DPTI
Yes	Yes	Yes	Transport, Access and Car parking	Local Networks and Connections	Investigate, through a Traffic Impact Study, whether the safety and efficiency of movement along arterial roads will be compromised by the proposed rezoning including access and egress onto INSERT NAME OF ROAD(S)	There may be instances where investigations at the strategic corridor/structure planning level negate the need for a Traffic Impact Study to be undertaken as part of a DPA.	DPTI
Yes	Yes	Yes	Transport, Access and Car parking	Local Networks and Connections	Investigate the capacity of the existing road network to support projected demand from the proposal.		DPTI
Yes		Yes	Transport, Access and Car parking	Local Networks and Connections	Investigate and identify a suitable internal road network including a hierarchy of roads throughout the development that ensures safe and convenient access.		DPTI
Yes	Yes	Yes	Transport, Access and Car parking	Public Transport	Investigate and identify whether the proposed development can be supported by existing public transport networks and develop policies which support their use across the development.		DPTI
			Transport, Access and Car parking	Rail	Investigate and identify potential rail alignment(s) and future stations to ensure connectivity with the affected area.		DPTI
			Transport, Access and Car parking	Rail	Investigate, identify and preserve options for the future extension of rail transit in the INSERT NAME OF AREA.		DPTI
			Transport, Access and Car parking	Strategic Transport Routes	Investigate the potential impacts of proposed development on strategic transport routes and include policies to protect the strategic importance of these routes.	Where the Area Affected by the DPA affects Strategic Transport Routes, these should be identified on Overlay Mapping in the Development Plan and supported by the new Overlay policies in the SAPPL. Refer to 'Technical Information Sheet 7 – Strategic Transport Routes – Overlay 2' on the planning policy library website for more information on the role of the overlay and how to map designated areas.	DPTI Strategic Transport Routes are identified in The 30-Year Plan (refer Map D15) & SAPPL Technical Information Sheets
			Transport, Access and Car parking	TODs	Investigate and identify opportunities for an integrated network of TODs / precincts that will link a diversity of movement networks, focussing primarily on pedestrian, cycle and mass transit.		DPTI
Yes	Yes	Yes	Transport, Access and Car parking	Traffic Management	Investigate the traffic and transport implications of the proposed DPA, including a Traffic Impact Study to determine the impact of the proposed DPA on the surrounding road network and to determine any infrastructure improvements that may be required (including timing and costs).		DPTI
Yes	Yes	Yes	Population and Housing	Affordable Housing	Investigate the potential to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing.	Where the rezoning process provides the potential for increased dwelling yield, the use of the Affordable Housing Overlay of the SAPPL will be necessary together with Overlay Mapping in the Development Plan. Refer to 'Technical Information Sheet 6 – Affordable Housing – Overlay 1' on the planning policy library website for more information on the role of the overlay and how to map designated areas.	Urban Renewal Authority
			Population and Housing	Affordable Housing and suitable supply	Review the economic feasibility of policy and design choice in the proposed location of affordable housing to ensure the policy response is economically realistic in the current climate		Urban Renewal Authority
			Population and Housing	Population Projections	Undertake a review of population, housing and socio-economic statistics gathered from both the ABS and the Department for the INSERT AREA, including population projections.		DPTI ABS Projections should be based on small area population projections endorsed by Cabinet
			Population and Housing	Residential Land Supply and Demand	Undertake a review of existing housing stock, including dwelling types and densities, age of stock and lifecycle, existing and proposed aged accommodation and retirement living.		

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Yes		Yes	Population and Housing	Residential Land Supply and Demand	Undertake a detailed analysis of residential land supply and demand, including demands and trends concerning land and housing products.		HELSP Report (October 2010 and subsequent updates)
			Landscape Values, Heritage and Culture	Local Heritage	Contact the Department of Planning, Transport and Infrastructure to discuss appropriate investigations.		DPTI DEWNR DEWNR
			Landscape Values, Heritage and Culture	Natural and Landscape Significance	Investigate and identify areas of natural or landscape significance (including areas of natural heritage significance) and develop an appropriate policy framework to ensure their ongoing protection from inappropriate and incompatible development.		
			Landscape Values, Heritage and Culture	State Heritage	Update or create new State Heritage table and maps to reflect State Heritage Places as designated under the <i>Heritage Act 1993</i> by DEWNR.		DEWNR
			Landscape Values, Heritage and Culture	State Heritage	Where relevant, add or remove Local Heritage Places from the Local Heritage table and amend maps to reflect their upgrading to State Heritage significance.		DEWNR
			Landscape Values, Heritage and Culture	Tourism Significance	Investigate and identify areas of tourism significance, including areas of natural, heritage or landscape significance, and establish appropriate zoning and associated policy to ensure their ongoing protection from incompatible land use.		SATC
			Landscape Values	Cultural Heritage	Identify whether any registered Aboriginal heritage sites exist within the Area Affected and are likely to be impacted by proposed development.	Where a cultural heritage survey has not been taken for a site, it is appropriate to check with the Aboriginal Affairs and Reconciliation Division as to whether any registered sites exist in the Area Affected. In any event, ongoing development of land will need to meet the requirements of the Aboriginal Act 1998 (including non-registered sites/objects that may be discovered).	DPC (Aboriginal Affairs and Reconciliation) <i>Aboriginal Heritage Act 1998 & Central Archive - Register of Aboriginal Sites and Objects</i>
			Land Use, Design and Capability	Asset Protection	Investigate and identify policies for the integration of the INSERT ASSET NAME with the proposed development.		
			Land Use, Design and Capability	Categories of Notification	Undertake a review of the current categories of public notification to ensure that they support the intent of the zone, encourage where appropriate increased permissibility and do not result in unnecessary notification.		DPTI
			Land Use, Design and Capability	Categories of Notification	Investigate and identify suitable Category 1 and Category 2 activities for the proposed zone in accordance with the South Australian Planning Policy Library guiding principles.		DPTI
			Land Use, Design and Capability	Character	Investigate and identify design solutions and policy aimed at preserving and strengthening the character of the existing INSERT AREA/LOCATION.		DPTI DEWNR
			Land Use, Design and Capability	Complying Development	Undertake a review of the complying development provisions to ensure that they are compatible with those uses listed in Schedule 4 of the Development Regulations 2008.		DPTI
			Land Use, Design and Capability	Complying Development	Investigate and identify if any changes to the Minister's 'designated areas' (for the purposes of Clause 2A, Schedule 4 of the <i>Development Regulations 2008</i>) are required as a result of the proposed zone boundary changes.		DPTI
			Land Use, Design and Capability	Design	Undertake a survey of existing built form and design characteristics to inform the DPA and guide the development of an appropriate policy framework.		
			Land Use, Design and Capability	Encumbrances	Identify the impact of any encumbrances on the affected area such as easements, covenants, as well as the presence of any existing leases or licenses affecting the land.		DPTI (Land Services)
Yes		Yes	Land Use, Design and Capability	Land Ownership and Configuration	Review and identify the availability, nature and composition of land for urban expansion taking into account land ownership and configuration (eg size, pattern and composition of allotments).	This should generally be done at the strategic or structure planning stage for proposed growth areas. The DPA may, however, include a Concept Plan to guide future land uses and layout.	
			Land Use, Design and Capability	Land Use	Undertake a land use and built form survey to inform the DPA and guide the development of an appropriate policy framework.		

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			Land Use, Design and Capability	Non-complying Development	Investigate and identify suitable non-complying activities for the proposed zone in accordance with the South Australian Planning Policy Library guiding principles and Terminology Guide.		DPTI
			Land Use, Design and Capability	Non-complying Development	Undertake a review of the non-complying provisions to ensure that they support the intent of the zone but are not unnecessarily restrictive so as to stifle development.		DPTI
			Land Use, Design and Capability	Placemaking	Investigate and develop an urban design policy framework for the future development of the affected area in order to guide placemaking through the life of the project.	This should preferably be undertaken at the strategic stage, prior to initiation of a DPA.	
			Land Use, Design and Capability	Public realm	Investigate and develop a strategy and design framework for the treatment of streetscapes to complement changes in the urban form.		
Yes	Yes	Yes	Land Use, Design and Capability	Site Linkages	Investigate and identify appropriate site linkages between proposed areas of living, public open space and activity centres, with an emphasis on public transport, walking and cycling.		DPTI
			Land Use, Design and Capability	Topography	Undertake a review of the general topography of the affected area to determine its appropriateness for development and/or required policy responses.		
Yes	Yes	Yes	Infrastructure	Electricity Supply	Investigate the capacity of the existing electricity supply to the affected area and identify any augmentation/upgrade works which might be necessary to facilitate the proposal		Electranet SA Power Networks (formerly ETSA)
			Infrastructure	Gas Supply	Investigate the capacity of the existing gas supply network to the affected area and identify any augmentation/upgrade works which might be necessary to facilitate the proposal.	Extension of gas networks is usually dependent on a satisfactory commercial case being developed for the provision of these services rather than based on structure planning	SEAGas Epic Energy APA Group Envestra
Yes	Yes	Yes	Infrastructure	General	Undertake a comprehensive infrastructure analysis that identifies all potential infrastructure issues that will have to be addressed in any subsequent development, and provide a strategy which offers a funding solution for each of these issues.	Agreement on a funding solution for infrastructure provision should ideally be addressed at the Structure Planning level. It is necessary at the DPA level to ensure that appropriate infrastructure agreements are in place to support the development and augmentation requirements.	SEAGas Epic Energy APA Group Envestra SA Water Electranet SA Power Networks (formerly ETSA)
Yes	Yes	Yes	Infrastructure	Waste Water	Investigate the capacity of existing CWMS and mains sewer systems to ensure they are able to manage the additional community wastewater that will result from the increased development.		SA Water
			Infrastructure	Waste Water	Investigate and allocate suitable land (including appropriate buffers) for the establishment of waste water treatment and disposal infrastructure in order to meet projected demand.		SA Water
			Infrastructure	Electricity Supply	Investigate and allocate suitable land for the establishment of electricity supply infrastructure in order to meet projected demand		Electranet SA Power Networks (formerly ETSA)
			Infrastructure	Emergency Services	Investigate impacts of the proposed development on emergency services and response times. Allocate land for provision of additional emergency services facilities if required, including the provision of suitable road widths to facilitate vehicle access	Ideally, this should occur through strategic planning. Higher density (and high rise) development and more compact urban form also has implications for aerial appliances and access.	CFS MFS SES SA POLICE SAFECOM
			Infrastructure	Gas Supply	Investigate and allocate suitable land for the establishment of gas supply infrastructure in order to meet projected demand		SEAGas Epic Energy APA Group Envestra
Yes	Yes	Yes	Infrastructure	General	Investigate the nature and capacity of existing utility infrastructure services available to the affected area and identify any augmentation/upgrade works which might be necessary to facilitate the proposal.	While this does not have direct implications for policy, it is necessary to demonstrate that suitable service infrastructure can be provided and funded as required.	SEAGas Epic Energy APA Group Envestra SA Water Electranet SA Power Networks (formerly ETSA)

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			Infrastructure	Reserves	Investigate the location and capacity of public reserves to support projected demand for open space, including for public infrastructure, such as drainage reserves and easements and for environmental conservation purposes (eg retreat areas, corridors and species protection).	Areas within reserves required for infrastructure (eg. stormwater/drainage) should be identified on a Concept Plan supporting the zone or policy area.	DEWNR DPTI
Yes	Yes	Yes	Infrastructure	Reserves	Investigate and allocate suitable land for public open space in order to meet projected demand, including for public infrastructure, such as drainage reserves and easements and for environmental conservation purposes (eg retreat areas, corridors and species protection).		DEWNR DPTI
Yes	Yes	Yes	Infrastructure	Social Infrastructure	Investigate the capacity of existing social infrastructure to meet expected demand and where gaps are identified allocate suitable land to meet anticipated requirements.	While demand gaps for some human services (eg. medical, education, etc) may be readily identified, clear parameters to guide future land supply and space requirements for new facilities may be difficult to obtain. These matters should ideally be addressed at the strategic/structure planning phase.	DCSI Department of Health and Ageing DECD <i>Human Services Planning List (1994)</i> , former SAULT
Yes	Yes	Yes	Infrastructure	Stormwater Management	Investigate the capacity of the existing stormwater disposal network to support the proposed rezoning and identify any augmentation/upgrade works which might be necessary to facilitate the proposal.		DEWNR EPA
			Infrastructure	Stormwater Management	Investigate the potential to use land within the affected area for stormwater management, including aquifer storage and recovery and other methods of harvesting, treatment and reuse.	As above, stormwater detention systems (eg. basins/wetlands) should be identified on a Concept Plan supporting the zone/policy area	DEWNR EPA
			Infrastructure	Telecommunications	Investigate the capacity of the telecommunications network (including mobile phone networks) to supply the affected area and identify any augmentation/upgrade works which might be necessary to facilitate the proposal.	Telstra has a statutory obligation to provide telecommunications to all new homes. Mobile phone infrastructure should be considered as part of large scale rezonings to ensure that suitable sites are available for their establishment.	
			Infrastructure	Telecommunications	Investigate and allocate suitable land for the establishment of telecommunications infrastructure (including mobile phone networks) having regard to projected demand and the nature of physical development likely to occur.		
			Infrastructure	Waste and Recycling	Investigate the suitability of sites to be serviced for waste and recycling collection, propose design and policy responses to ensure there is a cost effective waste and recycling collection solution for envisaged forms of development.		
Yes	Yes	Yes	Infrastructure	Water Supply	Investigate the capacity of the existing water supply network to support the proposed rezoning and identify any augmentation/upgrade works which might be necessary to facilitate the proposal.	SA Water is currently investigating the water and waste water servicing options for new growth areas identified in the 30-Year Plan	SA Water
			Infrastructure	Water Supply	Investigate whether the proposed development can be supported by non-reticulated water supply.		
			Infrastructure	Water Supply	Investigate and identify appropriate water supply arrangements, based on integrated water cycle planning, to optimise life cycle costs, maximise water use efficiency, reduce reliance on the River Murray, and promote the harvesting, storage and recycling of water for non-potable purposes.		SA Water DEWNR
Yes		Yes	Hazards	Bushfire Risk	Review the bushfire risk of the affected area and determine whether it is appropriate to be rezoned for residential/urban development/township growth.		CFS MFS
			Hazards	Bushfire Risk	Undertake bushfire mapping for the council area in accordance with the requirements and methodology adopted by the Department/Minister responsible for the administration of the Development Act 1993.		CFS MFS DEWNR

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Yes		Yes	Hazards	Bushfire Risk	Review the existing bushfire risk classification for the affected area having regard to topography, vegetation cover, nature of the proposed use and its developed state. Where necessary develop an appropriate policy framework to support the reclassification.	For rural-type areas proposed to become urban, a new classification may apply that excludes the area from bushfire protection planning provisions unless a development does not form a contiguous urban area or where an allotment is not connected to mains water supply, in which case it would elevate to 'General Bushfire Risk' (ie. to ensure a more rigorous assessment under these circumstances to mitigate bushfire risk). This new level has been applied recently in Mt Barker and Buckland Park. Minister's Specification SA 78 also now includes additional requirements for properties within 500m of a 'high bushfire risk area'. AS 3959 also requires individual site assessments where located within 100m of a high bushfire risk area.	CFS MFS DEWNR Minister's Specification SA 78 - <i>Additional requirements in designated bushfire prone areas</i> (May 2011) AS 3959 - <i>Construction of buildings in bushfire prone areas</i>
			Hazards	Disused Mining Sites	Investigate the potential impact of the disused mining site on the proposed development/rezoning, including the potential for land subsidence and land stability generally.		DMITRE PIRSA
			Hazards	Flooding	Undertake floodplain mapping investigations to identify areas affected by ARI 1 in 100 flood events and: - review existing and proposed zones and desired land uses to ensure they are appropriate to the level of flood hazard - investigate and identify appropriate policy responses that: are consistent with best-practice floodplain management; do not conflict with other policy objectives (such as conservation of historic character); and facilitate future planned flood mitigation works.		DEWNR EPA
			Hazards	Groundwater Contamination	Undertake an analysis of potential groundwater contamination, as well as an analysis of the potential for new development to impact on groundwater supplies.		EPA
			Hazards	Land Stability	Investigate land use stability in the INSERT AREA/LOCATION and determine its impact on the proposed development/rezoning and vice versa.	Geotechnical analysis may sometimes be required eg. high levels of movement, former landfill sites, etc may pose problems for higher density development	
			Hazards	Sea Level Rise	Investigate the risk of sea level rise on the affected area; determine whether it is appropriate for the proposed development to occur; and establish an appropriate policy response based on the options of retreat, protect or adapt.		DEWNR
			Hazards	Site Contamination	Undertake a desk top site history analysis to identify possible potentially contaminating activities on the land proposed for rezoning.	This may be undertaken by a planning authority in the first instance. DPTI and EPA are currently preparing a standard checklist for undertaking this level of investigation. If potential contaminating activities or land uses are identified, additional investigations may be required.	DPTI EPA
			Hazards	Site Contamination (Known Sites)	Undertake preliminary site contamination investigations, prepared by an environmental consultant (with experience in site contamination) in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999, and determine whether the land proposed for rezoning is contaminated and suitable for the intended use.	In instances where only sensitive uses are proposed, detailed site investigations may be required to determine the extent of contamination.	DPTI EPA
			Hazards	Site Contamination (Naturally Occurring)	Determine if the area proposed for rezoning contains areas of naturally occurring site contamination (eg arsenic).		EPA
			Environmental (Ecological)	Acid Sulphate Soils	Investigate and identify areas of Acid Sulphate Soils; determine their impact on the proposed development; and develop and appropriate policy response.		DEWNR EPA
			Environmental (Ecological)	Adelaide Dolphin Sanctuary	Investigate and identify the impact of the proposed development/rezoning on the Adelaide Dolphin Sanctuary.		DEWNR
			Environmental (Ecological)	Biodiversity	Undertake a biodiversity survey of the site and its immediate surroundings to: assess the coverage of remnant vegetation and biodiversity; identify any national and state listed flora and fauna species; as well as other flora and fauna species of conservation value. The survey should be used to identify areas appropriate for development and to develop an appropriate policy response aimed at flora and fauna retention.	This survey could be undertaken in conjunction with the significant/regulated trees and native vegetation surveys identified below rather than separately.	DEWNR

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			Environmental (Ecological)	Coastal	Investigate and identify areas subject to coastal erosion, sand dune drift and sea level rise; determine their impact on future development; and develop an appropriate policy response.		DEWNR
			Environmental (Ecological)	Forestry	Consider the potential impacts of commercial forestry on rural areas (including bushfire hazard, transport access, impact on electricity infrastructure, impact on native flora and fauna and water resources), determine its appropriateness for the area and develop an appropriate policy response.		PIRSA
			Environmental (Ecological)	General	Investigate and identify measures to achieve a significant environmental benefit from developing the land for urban purposes, including policies for retaining, protecting, supplementing and enhancing existing vegetation, biodiversity and habitat, and the use of other environmental off-sets.		DEWNR
			Environmental (Ecological)	Land degradation	Investigate and identify any land degradation issues which might result from the proposed development/rezoning and establish an appropriate policy response.		PIRSA DEWNR
Yes		Yes	Environmental (Ecological)	Land Use Conflict/Interface	Investigate and identify any potential rural / residential interface issues, both at full build-out and for each development stage.		DEWNR
			Environmental (Ecological)	Landform	Investigate and identify appropriate design responses that minimise the disturbance and modification of the natural landform.		DEWNR
			Environmental (Ecological)	Marine Parks	Investigate and identify the impact of the proposed development/rezoning on Marine Parks and marine protected areas.		DEWNR
			Environmental (Ecological)	National Parks and Reserves	Investigate and identify any potential impacts on the INSERT PARK/RESERVE NAME as a result of the proposed development/rezoning.		DEWNR
			Environmental (Ecological)	Native Vegetation	Undertake a native vegetation and habitat survey to quantify and detail the extent, condition and significance of native vegetation (individual species and communities) and habitat; identify areas of intact stratum; determine whether clearance can occur; and identify measures to minimise and mitigate vegetation clearance, the impact on threatened species, and deliver a significant environmental benefit.		DEWNR
			Environmental (Ecological)	Native Vegetation	Investigate and identify options for retaining and managing existing remnant native vegetation within INSERT AREA/LOCATION in order to maintain such vegetation in a healthy state, create biodiversity corridors and avoid clearance.		DEWNR
			Environmental (Ecological)	Native Vegetation	Investigate and identify options for retaining significant vegetation, particularly those species identified as having conservation significance under the Federal Environment Protection and Biodiversity Conservation Act 1999 and South Australian National Parks and Wildlife Act 1972.		DEWNR
			Environmental (Ecological)	Native Vegetation	Assess the extent of existing vegetation including any remnant and / or endangered native species—determine species composition, structure, habitat features and existing degradation and threats.		DEWNR
			Environmental (Ecological)	River Murray	Investigate and identify the impact of the proposed development/rezoning on relevant catchments and watercourses within the Murray Darling Basin.		DEWNR
			Environmental (Ecological)	Significant/Regulated Trees	Undertake a significant tree/regulated tree survey and investigate and identify options for retaining the maximum number of significant/regulated trees by, for example, allocating them in reserves including road reserves.		DPTI
Yes	Yes	Yes	Environmental (Ecological)	Stormwater Management	Investigate and identify stormwater drainage, detention and re-use strategies, including the incorporation of WSUD policies.	Significant work is being undertaken across Metropolitan Adelaide as part of the Water Proofing Adelaide strategy to identify water re-use opportunities and should be considered (ie. regional response) as opposed to looking at sites individually or in isolation.	DEWNR <i>Water Proofing Adelaide</i> and associated regional strategies/collaborations (eg. Water Proofing the West, South, East and Northern Adelaide)

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Yes	Yes	Yes	Environmental (Ecological)	Stormwater Management	Investigate and identify the broad extent and location of land required to accommodate flooding and stormwater management infrastructure in relation to the proposed development.	Stormwater detention systems (eg. basins/wetlands) should be identified on a Concept Plan supporting the zone/policy area.	DEWNR
			Environmental (Ecological)	Water Quality	Determine the potential risk to water quality within the INSERT AREA/LOCATION arising from the proposed development and establish an appropriate policy response which ensures that the quality of water is not lessened by the development.		DEWNR EPA
			Environmental (Ecological)	Watercourse	Investigate and identify options for the protection of the existing INSERT WATERCOURSE NAME including associated areas of biodiversity significance		DEWNR
			Environmental (Amenity)	Gas Pipelines	Investigate the impact of high pressure gas pipelines on the affected area and determine an appropriate policy response	Consultation with SEAGas or Epic Energy is necessary to determine the appropriate 'measurement distances' for the exclusion of sensitive uses. Depicting the location of the pipeline and 'measurement distance' on a constraints map and including policy to indicate that compliance with the Australian Standard is required is likely to form part of the policy response. Sensitive uses usually include schools, aged care, development over 2 storeys in height, i.e. anything that may be difficult to evacuate in an emergency.	SEAGas Epic Energy <i>Guideline for the Planning and Development of Land in the Vicinity of High Pressure Natural Gas and Liquid Petroleum Pipelines</i> (October 2010), <i>Petroleum and Geothermal Energy Act 2000</i> (licensing and regulation), <i>AS2885: Pipelines - Gas and Liquid Petroleum (design, construction, operation, maintenance)</i>
Yes	Yes	Yes	Environmental (Amenity)	Land Use Conflict/Interface	Assess the acoustic environment to determine its suitability for residential development having regard to current and anticipated future vehicle traffic on major freight routes, railway (freight and passenger) corridor and any other potential noise generating activities. Assess the suitability of applying Minister's Noise specification.	Strategic Transport Routes Overlay should be included to identify future major transport and freight routes.	DPTI EPA Strategic transport routes identified in the relevant volumes of the Planning Strategy SAPPL Technical Guides
Yes	Yes	Yes	Environmental (Amenity)	Land Use Conflict/Interface	Investigate and identify policies (for example, buffers, separation distances and transition methods) to avoid, manage and / or mitigate the impact of conflicting activities (noise, odour, dust, spraydrift etc) whilst protecting the integrity of existing and desired activities.	Determining appropriate separation distances may require some upfront work including early consultation with the EPA to identify what is actually licenced (e.g. landfills).	EPA
Yes	Yes	Yes	Environmental (Amenity)	Land Use Conflict/Interface	Investigate and identify appropriate land use interface response policies including the arrangement of land-uses and the incorporation of design responses.		EPA
			Environmental (Amenity)	Land Use Conflict/Interface	Undertake a noise assessment to ascertain the impact of the adjacent INSERT NATURE OF USE on the land proposed for rezoning at INSERT AREA/LOCATION. Develop an appropriate policy response, including the consideration of specific noise attenuation treatments, if required.		EPA EPA Guidelines for Separation Distances
			Environmental (Amenity)	Land Use Conflict/Interface	Identify potential interface issues with the adjacent INSERT TYPE OF AREA and develop an appropriate policy response.		EPA
Yes	Yes	Yes	Environmental (Amenity)	Land Use Conflict/Interface	Investigate noise, odour and air quality issues and identify an appropriate policy response including the use of separation distances and design construction methods.	Where noise and air interface issues are identified the use of the Noise and Air Emissions Overlay of the SAPPL may be necessary together with Overlay Mapping in the Development Plan. Refer to 'Technical Information Sheet 8 – Noise and Air Emissions – Overlay 3' on the planning policy library website for more information on the role of the overlay and how to map designated areas.	EPA EPA Guidelines for Separation Distances
Yes		Yes	Environmental (Amenity)	Land Use Conflict/Interface	Investigate potential interface issues relating to noise (including noise impacts from aircraft) odour, dust, chemical spray drift and consider policy responses to minimise such risks		EPA PIRSA
			Environmental (Amenity)	Land Use Conflict/Interface/Airport	Investigate potential noise limitations on areas adjacent airports based on the Australian Noise Exposure Forecast (ANEF) noise contouring system.		DPTI Adelaide Airport Limited Parafield Airport Limited Federal Department of Infrastructure, Transport, Regional Development and Local Government Defence SA

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			Environmental (Amenity)	Land Use Conflict/Interface/Airport	Investigate potential noise impacts associated with the rezoning proposals, including the need to avoid residential rezoning in areas where aircraft noise is predicted to exceed 20 Australian Noise Exposure Forecast (ANEF) units		DPTI Adelaide Airport Limited Parafield Airport Limited Federal Department of Infrastructure, Transport, Regional Development and Local Government Defence SA
			Environmental (Amenity)	Landfill Sites	Investigate the proximity of the land affected to landfill sites and undertake a landfill risk assessment for all land for rezoning within 500 metres of a landfill (could be expanded to include requirements for auditors depending on size of landfill)	Early discussions with the EPA and DPTI should occur so as to determine the most appropriate course of action for the DPA. The size of the landfill will be a determining factor in terms of the level of investigations necessary to support the DPA.	EPA DPTI
			Environmental (Amenity)	Powerlines	Investigate the compatibility of the proposed land use(s) with existing overhead power line infrastructure and determine appropriate separation distances taking into account the nature of the proposed use(s) and likely infrastructure upgrade/access requirements.		Electranet SA Power Networks (formerly ETSA) Electricity Act 1996 & Building safely near powerlines brochure, Office of the Technical Regulator
			Environmental (Amenity)	Vectors	Investigate and identify the level of vector (eg mosquitos) infestation in the INSERT AREA/LOCATION and determine its impact on the proposed development/rezoning.		Department for Health and Ageing
			Economic	Activity Centres/Services	Identify required products and services and locations (based on household characteristics and customer preferences).		
			Economic	Activity Centres/Services	Consider the impact of the proposed rezoning on the revitalisation of existing centres at INSERT AREA/LOCATION, whilst also acknowledging the Coalition of Australian Government's agenda to ensure a continued focus on the competitive benefits of appropriately balanced planning and zoning systems		
			Economic	Activity Centres/Services	Analyse the demand for retail floor space and type from the proposed development and recommend appropriate location(s), ensuring that most residents are located with a 400-500m walk of a centre) and that the extent of retail floorspace is consistent with the hierarchy of activity and mixed use centres.	The Coalition of Australian Government's agenda to ensure a continued focus on the competitive benefits of appropriately balanced planning and zoning systems must be considered as part of any retail analysis. The investigations should also have strong regard to the new centres policy approach of mixed use development.	
			Economic	Activity Centres/Services	Consider the possible need for and location of a INSERT ACTIVITY CENTRE NAME to serve the development.		
Yes	Yes		Economic	Aquaculture	Investigate the potential impact of the development/rezoning on aquaculture activities in the area and identify an appropriate policy response to mitigate or minimise any negative impacts.		PIRSA
			Economic	Asset Protection	Recommend measures that will preserve the operational efficiency of the existing INSERT ASSET NAME		
			Economic	Employment Land	Investigate and identify Development Plan policy measures aimed at promoting and fostering local and regional employment to achieve the targets of the relevant Planning Strategy.		DMITRE
	Yes		Economic	Employment Land	Investigate and identify appropriate employment land(s) to support the growth of INSERT AREA/LOCATION	The HELSP identifies employment land supply, supported by a rezoning schedule. The DPA should clarify consistency with the HELSP and strategic employment lands identified in the relevant volume of the Planning Strategy.	DMITRE HELSP Report (October 2010 and subsequent updates)
			Economic	General	Assess the net economic impact / benefit arising from the proposed development assuming a probable development scenario including generation of and access to employment for the region.		
			Economic	Markets	Review market drivers (residential and employment) impacting on INSERT AREA/LOCATION and surrounding region (including the strategic economic benefits associated with INSERT ASSET NAME).	Modelling/investigations may consider employment participation based on working age population.	DMITRE Demographic analysis should be based on population projections endorsed by Cabinet. <i>South Australia's Economic Performance</i> publication from DMITRE also a useful reference.
			Economic	Mining	Investigate the quality and quantity of the remaining mineral resource and consider whether the mineral resource is required as well as the feasibility of extracting the resource		DMITRE PIRSA

R	MU	TG	Topic	Sub Topic	Investigations	Comments	Resources
			Economic	Mining	Investigate what alternative land uses would be feasible if continuing extraction of the resource is not feasible		DMITRE PIRSA
			Economic	Mining	Investigate and establish appropriate buffer distances/policy measures to protect sensitive uses from mining activities without jeopardising the ongoing extraction of mineral resources.	Separation distances and the nature of the buffer may need to be clarified with further agency consultation. i.e. buffers from the actual edge of the mine or from the property boundary of the mine.	EPA PIRSA DMITRE
Yes	Yes		Economic	Primary Production Land	Investigate and identify the value of the affected area for primary production purposes relative to its conversion for urban uses. Consider the potential impact on rural based employment and the potential alienation of agricultural uses, including, where relevant, predicted impacts due to climate change.	This would normally be done at the strategic planning level when identifying growth areas, but not always.	PIRSA <i>Development of Horticulture Industries on the Adelaide Plains - Blueprint for 2030</i> (PIRSA) & PIRSA Designated Primary Production Areas (not yet finalised)
Yes	Yes	Yes	Economic	Yields	Produce estimated yields (housing, population, employment) in light of other identified investigations.		DPTI Demographic analysis should be based on small area population projections endorsed by Cabinet