

**PLAYFORD COUNCIL DEVELOPMENT PLAN  
SALISBURY COUNCIL DEVELOPMENT PLAN**

**GREATER EDINBURGH PARKS EMPLOYMENT  
LANDS DEVELOPMENT PLAN AMENDMENT**

**SUMMARY OF CONSULTATION AND  
RECOMMENDED AMENDMENTS REPORT FOR  
THE MINISTER FOR PLANNING**

**BY THE DEVELOPMENT POLICY ADVISORY  
COMMITTEE**

## 1. INTRODUCTION

This report sets out the results of the consultation and the matters raised during the Public Consultation period, in respect to the draft Greater Edinburgh Parks Employment Lands Development Plan Amendment, together with recommendations regarding the draft Development Plan Amendment.

## 2. CONSULTATION

### Consultation process

Statutory consultation with State Government Agencies, Councils and the community, has been undertaken in accordance with the draft Development Plan Amendment process B and in accordance with Section 26 of the *Development Act 1993*.

The consultation period commenced on 28 May 2013 and concluded on 2 August 2013. A list of the State Government Agencies, organisations and persons who were advised of the draft Development Plan Amendment, is contained in **Attachment A**.

### Non Statutory Communication and consultation

A number of non statutory communication and consultation processes were implemented for the Structure Plan and both Development Plan Amendments including:

- distribution of project 'Postcards' to households across the area affected by the Development Plan Amendments;
- a project webpage on the Department Of Planning, Transport And Infrastructure website;
- a project dedicated information line, email address and online survey;
- project sites on Facebook and Twitter;
- public Displays at Playford and Salisbury Council Offices and the Department Of Planning, Transport and Infrastructure city office;
- public shopfront displays at Angle Vale and Virginia Shopping Centres;
- brochures and Fact Sheets;
- Open House sessions at Davoren Park, Virginia and Angle Vale between the 26 and 29 June; and
- Coffee and Chat sessions, by arrangement.

### Public notification

Notices were published in the Government Gazette and The Advertiser on 28 May 2013. Copies of statutory and other public notification documents are contained in **Attachment B**. The draft Development Plan Amendment was placed on display at the offices of the Department of Planning, Transport and Infrastructure (North Terrace, Adelaide) and was made available at the Offices of the Cities of Salisbury and Playford. The draft Development Plan Amendment was also available for viewing at [www.sa.gov.au/planning/dpas](http://www.sa.gov.au/planning/dpas).

### Public Meeting

Ten (10) requests were received to be heard in support of respective submissions, and a Public Meeting was held on Wednesday 4 September 2013 at the Shedley Theatre, Playford Civic Centre, Elizabeth.

Of the ten (10) people who requested to be heard at the Public Meeting, only five (5) took the opportunity, as set out in Table 1 below:

|    | <b>TABLE 1 : PUBLIC MEETING SUBMISSIONS</b>   | <b>Submission Number</b> |
|----|---|--------------------------|
| 1. | Mr Tom Game, Botton Levinson, on behalf of Elizabeth Village Holdings Pty. Ltd.             | P020                     |
| 2. | Mr Colin Martin, Mr Chris Branford and Ms Maureen Rogers on behalf of Waterview Estate      | P018                     |
| 3. | Mr Jeremy Hill, Minter Ellison on behalf of the De Ruvo family                              | P019                     |
| 4. | Ms Chris Cairalle-Allen and Ms Margaret Wuttke – Elizabeth Village resident representatives | P016                     |
| 5. | Mr Greg Pattinson, City of Playford   | P028                     |

### 3. SUBMISSIONS

#### Public submissions

Twenty five (25) public submissions have been received. The main issues/comments which have been raised in the submissions are set out below:

- Residential development opportunities – some submissions have expressed opposition to any residential development within the proposed Urban Employment Lands Zone, while submissions from the respective property owners are seeking greater opportunity for residential activity through a more flexible policy framework.
- Removing horticulture from the non-complying list in the proposed Urban Employment Zone to recognise existing horticulture land use in the area.
- Representatives of The Elizabeth Village Residential Park are seeking to retain the Residential Park zoning, and are seeking to enable development on Allotment 2 Andrews Road.

A summary of submissions is contained in **Attachment C**.

#### Council submissions

Submissions have also been received from the Cities of Playford and Salisbury, and from the District Council of Mallala and the Light Regional Council.

The Cities of Playford and Salisbury, both of which are directly affected by the draft DPA, have made detailed submissions. The key points from these submissions are set out below::

##### City of Playford:

- Does not support residential development in the proposed Urban Employment Zone.
- Supports the Elizabeth Village land retaining its current Residential Park zoning and enabling expansion onto Allotment 2 Andrews Road.
- Removing 'Horticulture' from the list of non-complying development in the proposed Urban Employment Zone.

##### City of Salisbury:

- Supports the provision of residential development and community infrastructure in specific areas, but considers the proposed policy approach in the draft DPA is potentially unviable, inflexible and unsustainable and should be reviewed to include greater consideration of the potential for residential development.

A summary of submissions is contained in **Attachment C**.

## State Government Agency submissions

Seven (7) submissions have been received from State Government Agencies. The main issues/comments which have been raised in the submissions are set out below:

- The extent of residential development in proximity to the Edinburgh Airfield, and ensuring that future Defence operations and potential runway extension are factored in the Development Plan Amendment.
- Site contamination.

A summary of submissions is contained in **Attachment D**.

## Public's access to submissions about the Development Plan Amendment

Copies of all submissions were made available for public review from 3 August 2013 to 4 September 2013 at [www.sa.gov.au/planning/dpas](http://www.sa.gov.au/planning/dpas) and at the Department's office.

## DISCUSSION

A summary of the key issues which have been raised and DPAC's recommendations are set out below:

- **Playford Growth Area Structure Plan**

DPAC notes that the draft Greater Edinburgh Parks Employment Lands Development Plan Amendment is based upon the investigations of the Playford Growth Area Structure Plan (the Structure Plan). The Structure Plan provides a comprehensive and detailed vision for the development of the region based around identified growth areas of Angle Vale, Playford North Extension, Virginia and Greater Edinburgh Parks. This reflects the directions of the *30-Year Plan for Greater Adelaide*.

More specifically the Structure Plan details:

- future land use and built form directions for the region;
- dwelling, people and jobs targets for the growth areas;
- infrastructure and service requirements necessary to support this growth - including road network and transport, public transport, electricity supply, stormwater, water and wastewater supply, gas network, open space and recreation facilities, and education and public health facilities; and
- investigations to inform the preparation of Development Plan Amendments.

As part of the Structure Plan, detailed requirements for infrastructure and services have been investigated and identified to support growth in the region. This includes significant regional infrastructure, as well as 'infrastructure precincts' that identify the requirements for smaller areas necessary for such areas to be developed. The 'infrastructure precincts' identified for Greater Edinburgh Parks, are included in the proposed Urban Employment Zone as policy that only allows for land division once the identified infrastructure items have been provided, or agreements are in place for the provision of such infrastructure (under the heading 'Infrastructure Co-ordination' in the Zone).

DPAC understands that Renewal SA is negotiating infrastructure agreements with property owners and the respective Councils (ie agreed contributions towards the cost of infrastructure), and that these agreements will be in place prior to any rezoning occurring.

DPAC supports this approach and the advice provided at this point is based on these infrastructure agreements being finalised.

As a consequence, some areas may be ready to be considered for rezoning where infrastructure agreements have been reached, while other areas may not. In these circumstances, DPAC has been advised that the Minister for Planning will give consideration to dividing the draft Development Plan Amendment into parts and only progressing rezoning where infrastructure agreements have been made. DPAC supports this approach as it will result in orderly and proper development.

*Recommendation*

*That the draft Development Plan Amendment be divided into parts so that only the areas where infrastructure agreements have been reached can be considered for approval.*

- **Co-ordinated Mixed-Use Precincts**

Some property owners have requested that policy relating to 'Co-ordinated Mixed-use Precincts' provide greater flexibility and opportunity for residential development in these areas. Other submissions, including from the City of Playford, do not support residential development within this zone.

The Playford Growth Area Structure Plan (the Structure Plan), identifies the Greater Edinburgh Parks area for commercial / industrial activities and DPAC notes that a significant proportion of the zone in the Salisbury Local Government Area is currently zoned for commercial / industrial activity in the current Industry Zone. The proposed Greater Edinburgh Parks Employment Zone Development Plan Amendment, reflects the directions set out in the Structure Plan and proposes that the area be rezoned to Urban Employment, where commercial / industrial land uses are the primary focus for the proposed Zone.

DPAC notes that the Structure Plan also identifies regional growth areas for future residential development, providing scope for an additional 38000 additional dwellings around Playford North, Virginia and Angle Vale.

DPAC also notes that the draft Development Plan Amendment provides limited opportunity for residential development as part of a potential Co-ordinated Mixed-use Precinct. The policy in these areas, however, retains commercial and business activities as the primary focus for the precincts, consistent with zone more generally, and ensures existing industrial operations in Greater Edinburgh Parks are protected, and won't be impacted upon in the future. The potential precincts are therefore separated from current industrial operations in Greater Edinburgh Parks.

It is also noted that policy applying to these precincts precludes more substantial residential development, as it requires a greater level of infrastructure, social services and facilities to be provided. DPAC has been advised that the infrastructure implications for increased residential capacity are not known, and would need to be considered through the Structure Plan if additional residential development opportunity were to be considered.

In the context of regional growth opportunities contained in the Structure Plan, DPAC supports the primary focus of Greater Edinburgh Parks remain as commercial / industrial land uses, including in the Co-ordinated Mixed-use Precincts. Current policy in the draft Development Plan Amendment is therefore supported.

*Recommendation*

*That no change be made to the draft Development Plan Amendment.*

- **Horticulture**

Some property owners have requested that 'Horticulture' not be included in the list of non-complying land uses for the Urban Employment Zone, to enable existing activity to continue over the short to medium term, while the area transitions to commercial and industrial uses. The submissions suggest that the non-complying designation creates uncertainty for existing horticulture activities.

The removal of Horticulture as a non-complying land use in the Zone, is part of a broader issue affecting existing horticultural operations in the proposed Urban Employment Zone at Greater Edinburgh Parks, as well as in the proposed Suburban Neighbourhood Zone around Munno Para, Virginia and Angle Vale and proposed Deferred Urban Zone at Virginia (contained in the Playford Growth Areas [Angle Vale, Playford North Extension & Virginia] and General Amendments DPA). This is an issue which requires careful consideration and a consistent approach.

DPAC acknowledges that current horticultural activities are likely to continue in these areas notwithstanding changes to the zoning to allow urban uses. In addition, given the extent of areas proposed for urban activity, it is likely that it will take some time for urban uses to become predominant. DPAC is of the view that designation as a non-complying use could lead to uncertainty for existing horticulture uses. As such, removing Horticulture from the non-complying list in the proposed Urban Employment Zone, is recommended.

However, it is important that horticultural activities do not compromise the desired intent of the new zone, and as such policy that addresses interface issues whereby urban uses are not constrained and that does not allow intensification of existing horticultural activities, is recommended. DPAC has been advised that both the Salisbury and Playford Development Plans contain policy in the General Council-wide section under the heading 'Interface Between Land Uses' that would satisfactorily address this issue. Notwithstanding this, DPAC is of the view that there is an opportunity to support the establishment of industrialised indoor horticulture, together with processing and packaging within Greater Edinburgh Parks. Such development would be consistent with the objectives for the Zone. Policy that clearly supports this form of horticulture, but discourages conventional horticulture, should be included in the Zone.

Some submissions also raised concern about the loss of primary production land to accommodate urban growth areas identified in the Playford Growth Area Structure Plan. DPAC notes that these areas are clearly identified in the *30-Year Plan for Greater Adelaide* for urban use. Some of the submissions also expressed concern about possible future loss of primary production land due to further urban encroachment, and displacement of agricultural land.

The Playford region contains significant primary production land that is important to the longer term food security for Adelaide. DPAC agrees that it is important for this land to be retained for agricultural purposes. DPAC also notes none of the State's food strategies addresses this issue, and therefore recommends that consideration should be given to this, particularly in light of a growing population.

*Recommendations*

1. *Remove 'Horticulture' from the list of non-complying land uses in the proposed Urban Employment Zone.*
2. *Include policy that:*

- *supports the development of industrialised indoor horticulture together with processing and packaging within Greater Edinburgh Parks, but discourages conventional horticulture.*
  - *recognises existing conventional horticulture development and allows its managed operation until such time as the land is required for urban purposes, but do allow intensification of these existing operations.*
3. *That consideration be given to the State's food strategies addressing protection of important agricultural land as part of the State's food security policy.*

- **Edinburgh Airport / Defence Operations**

The Commonwealth Department of Defence has requested the removal of the potential Coordinated Mixed Use Precinct identified immediately to the north of the Edinburgh Airbase, given the constraint residential uses could potentially cause on future defence activities. The Department of Defence has also requested that policy be adjusted to accommodate the northern runway extension of the Edinburgh RAAF airfield.

DPAC notes the inclusion of policy aimed at managing development in proximity to the airbase (contained in the 'Building near Airfields' overlay in the draft Development Plan Amendment) – and has been advised that this adequately addresses current airport activities. Given the importance of defence related activity to the State's economy and that future defence operations may require some capacity for change, it is considered prudent to remove the identified Coordinated Mixed Use Precinct and therefore avoid potential for any residential activity possibly inhibiting future defence operations.

Similarly, DPAC recommends that the draft Development Plan Amendment be adjusted to accommodate the future extension of the existing runway. Accordingly, the Concept Plan Maps that relate to Edinburgh Defence Airfield Defence (Air Control) Regulation, Aircraft Noise Exposure and Lighting Constraints, should be adjusted so that the contours are extended northward corresponding with the extent of the future runway extension.

*Recommendations*

1. *Remove the potential Coordinated Mixed Use Precinct to the north of the Greater Edinburgh Parks RAAF Base.*
2. *That the Concept Plan Maps which relate to Edinburgh Defence Airfield - Defence (Air Control) Regulation, Aircraft Noise Exposure, and Lighting Constraints should be adjusted so that the contours are extended northward corresponding with the extent of the future runway extension.*

- **Site Contamination**

The Environment Protection Authority (EPA) has raised potential site contamination in relation to sensitive uses in the potential Coordinated Mixed Use Precincts as an issue, given the possibility that these areas are contaminated due to previous horticultural, agricultural and / or primary production activities. The EPA is particularly concerned about the 'Elizabeth West' Mixed Use area (immediately west of the Elizabeth Regional Centre) identified on the proposed Urban Employment Zone Concept Plan Figure UE/1 in the Salisbury amendment. It recommends that these be removed until site contamination investigations have been undertaken.

The principle that land being contemplated for development or redevelopment should be 'suitable for its intended purpose' is supported by DPAC and is a matter that has been embraced by planning policy through the Development Plan for some time. This principle is perhaps the best test of any proposed rezoning. The existing Hazards provisions in the

General Section of the Playford and Salisbury Council Development Plans, contains the following under the subheading 'Site Contamination':

*Development, including land division, should not occur on contaminated land or on potentially contaminated land unless either of the following applies:*

- (a) remediation of the site is undertaken to a standard that makes it suitable and safe for the proposed use*
- (b) the site will be maintained in a condition, or the development will be undertaken in a manner, that will not pose a threat to the health and safety of the environment or to occupiers of the site or land in the locality.*

This provision establishes a basis for the planning authority to explore contamination issues further (for example, where there is suspicion of contamination) and in circumstances where contamination is found to exist, to require a site contamination auditor to provide an assessment as to the suitability of the land for the proposed use.

In this instance, the proposed Urban Employment Zone primarily accommodates uses that are not considered to be sensitive – (ie commercial and industrial. Site contamination will not inhibit development of these uses within the Zone). While the Zone contemplates sensitive uses in potential areas for Co-ordinated Mixed-use Precincts, it is not a pre-requisite that these areas necessary contain such uses and accordingly can be developed without sensitive uses. However, the Zone contains the following policy that addresses site contamination in instances where a mixed use development is proposed:

*Principle of Development Control 12:*

*Residential development within a coordinated mixed-use precinct should only be established in accordance with the following:*

- (b) site contamination investigations have been undertaken that determine the land is suitable for residential use.*

This provision will ensure the relevant planning authority, developers and landowners are clear about the need to investigate and address potential site contamination and remediation as part of a mixed use proposal and is supported by DPAC

It is also noted that a number of recent Development Plan Amendments that propose mixed use development over areas likely to have some site contamination, including the Bowden Urban Village and Environs DPA, have included in the Desired Character Statement, a note that highlights the likelihood of site contamination based on previous known land uses in the area. DPAC recommends a similar note (as set out below) be included in the proposed Urban Employment Zone, as it relates to potential areas for Co-ordinated Mixed-use Precincts, as follows:

*'Areas of the zone are potentially contaminated because of previous activities. Due to these circumstances, development is expected to occur using the precautionary principle where a site contamination audit verifies that a site or sites are suitable for the intended use where it involves sensitive uses like residential development.'*

#### Elizabeth West Co-ordinated Mixed-use Precinct

The EPA has also raised stormwater management and the location of detention basins, as an issue in relation to areas of known ground water contamination. This particularly relates to the Elizabeth West Mixed Use area. While the EPA supports stormwater management policy for the area contained in the 2011 Greater Edinburgh Parks Stormwater Management Strategy (which has informed the Structure Plan and draft Development Plan Amendment), it has advised that known groundwater contamination should inform the Stormwater Management policy through further detailed investigations and that indicated detention basins on Concept Plan Fig UE/1 be removed until such investigations are completed. The EPA has also recommended that the Zone's Desired Character Statement be amended to



highlight the need for Stormwater Management Systems to ensure that stormwater management does not contribute to known site contamination.

The City of Salisbury's submission has also made a comment in relation to the Elizabeth West site (which is identified as a Future Development Precinct on the current Development Plan Concept Plan Map Sal/7), and has requested that detailed precinct planning be undertaken to enable the development of the site.

The existing Concept Plan Map Sal/7 identifies the Elizabeth West land as a Future Development Precinct, and includes the location of detention basins in various locations across Greater Edinburgh Parks. DPAC notes that the Concept Plan Fig UE/1 in the proposed Urban Employment Zone is ostensibly the same as Concept Plan Map Sal/7, as it relates to stormwater issues. Removing indicative stormwater management infrastructure from Concept Plan Fig UE/1 is therefore not considered warranted. However, updating the Desired Character statement so that detention basin design considers known site contamination is recommended.

DPAC recommends that the Elizabeth West potential Co-ordinated Mixed-use Precinct, be removed from Concept Plan UE/1 and that more detailed precinct planning occur through the Structure Plan process, including stormwater management. This will also enable a more integrated mixed use 'Transit Oriented Development' (as identified in the *30-Year Plan for Greater Adelaide*) to be developed for the site that appropriately relates to Elizabeth Regional Centre. Once a detailed planning scheme for the area has been developed, a Development Plan Amendment process for the land can be progressed to introduce new zoning.

#### *Recommendations*

1. *Amend the Desired Character Statement for the Urban Employment Zone relating to potential Co-ordinated Mixed-use Precincts that highlights the potential for contamination in instances where sensitive uses may be contemplated, as follows – 'Areas of the zone are potentially contaminated because of previous activities. Due to these circumstances, development is expected to occur using the precautionary where a site contamination audit verifies that a site or sites are suitable for the intended use where it involves sensitive uses like residential development.'*
2. *Amend the Desired Character Statement for the Urban Employment Zone that highlights the need for Stormwater Management Systems to ensure that stormwater management does not contribute to known site contamination.*
3. *Remove the Elizabeth West potential area for Co-ordinated Mixed-use Precinct from Concept Plan Fig UE/1, and that more detailed precinct planning occur through the Structure Plan process.*

#### • **Elizabeth Village**

A number of submissions from occupants in the Elizabeth Village Residential Park have been received. These submissions are requesting that the area retain its current Residential Park zoning and expansion onto Allotment 2 (which is also currently zoned Residential Park) be allowed. In their submission, the operators of the Elizabeth Village Residential Park suggest that they could accommodate an appropriate buffer on their land, if expansion is allowed onto Allotment 2.

The Playford Growth Area Structure Plan clearly identifies Elizabeth Village as a residential area and it is unlikely that rezoning the land would bring about a change in land use. Rather than rezoning the land to Urban Employment and relying on existing use rights to guide future development, DPAC recommends the current Residential Park Zone be retained.

DPAC notes that the current policy does not allow further intensification of development on Allotment 2 Andrews Road, despite this section of land being included in the Residential Park Zone.

DPAC recommends that the expansion of the residential park onto Allotment 2 be supported with appropriate policy to manage interface impacts between residential uses in Elizabeth Village and the commercial / industrial activity envisaged in the proposed Employment Zone, and the necessary buffers should be provided on the Elizabeth Village land to minimise the potential loss of developable employment lands area.

#### *Recommendations*

1. *That the current Residential Park Zone applying to Elizabeth Village be retained.*
2. *That the expansion of the residential park be supported with appropriate interface policy included in the zone to ensure land use conflict is avoided with the envisaged commercial and industrial activity as part of the surrounding Employment Zone.*
3. *That the necessary buffering be provided on the Elizabeth Village Residential Park land.*

#### • **Minor / Technical changes**

DPAC also recommends that a number of minor and technical changes as contained in the *Summary of public and council submissions* (Attachment C) and the *Summary of State government agency submissions* (Attachment D), be made to the draft DPA.

### **RECOMMENDED AMENDMENTS FOLLOWING CONSULTATION**

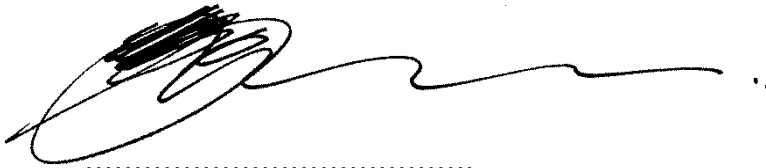
Based on a review of all the submissions, the Development Policy Advisory Committee recommends the following amendments to the draft Development Plan Amendment:

1. *That the draft Development Plan Amendment be divided into parts so that only the areas where infrastructure agreements have been reached are considered for approval.*
2. *Remove 'Horticulture' from the list of non-complying land uses in the proposed Urban Employment Zone.*
3. *Include policy that supports the development of industrialised indoor horticulture together with processing and packaging within Greater Edinburgh Parks, but discourages conventional horticulture.*
4. *Remove the potential Co-ordinated Mixed-use Precinct to the north of the Greater Edinburgh Parks RAAF Base.*
5. *The Concept Plan Maps that relate to Edinburgh Defence Airfield - Defence (Air Control) Regulation, Aircraft Noise Exposure, and Lighting Constraints should be adjusted so that the contours are extended northward corresponding with the extent of the future runway extension.*
6. *Remove the Elizabeth West potential area for Co-ordinated Mixed-use Precinct from Concept Plan Fig UE/1, and that more detailed precinct planning occur through the Structure Plan process.*
7. *Amend the Desired Character statement of the Urban Employment Zone relating to Co-ordinated Mixed-Use Precincts that highlights the potential for contamination in instances where sensitive uses may be contemplated, as follows – 'Areas of Zone*

are potentially contaminated because of previous activities. Due to these circumstances, development is expected to occur using the precautionary principle where a site contamination audit verifies that a site or sites are suitable for the intended use where it involves sensitive uses like residential development.

8. Amend the Desired Character Statement for the Urban Employment Zone to highlight the need for Stormwater Management Systems to ensure that stormwater management does not contribute to known site contamination.
9. That the:
  - o current Residential Park Zone applying to Elizabeth Village be retained.
  - o expansion of the residential park be supported with appropriate interface policy should be included in the zone to ensure land use conflict is avoided with the envisaged commercial and industrial activity as part of the surrounding Employment Zone.
  - o necessary buffering be provided on the Elizabeth Village residential park land.

In addition, the Development Policy Advisory Committee also recommends that consideration be given to the State's food strategies which address protection of important agricultural land as part of the State's food security policy.



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Mario Barone FPIA  
Presiding Member  
**DEVELOPMENT POLICY ADVISORY COMMITTEE**

Date:

#### **LIST OF ATTACHMENTS**

**Attachment A:**

List of agencies and persons who were advised of the draft Development Plan Amendment

**Attachment B:**

Copies of statutory and other public notification documents

**Attachment C:**

Summary of public and Council submissions

**Attachment D:**

Summary of State Government Agency submissions

**Attachment E:**

Copy of public, council and State Government Agency submissions

**Attachment A:**

List of agencies and persons who were advised of the draft Development Plan Amendment

The following organisation were consulted on the DPA :

- Department of the Premier and Cabinet
- Department of Planning, Transport and Infrastructure (Public Transport Services, Transport Services Division, Office for Major Projects and Infrastructure)
- Department for Manufacturing, Innovation, Trade, Resources and Energy
- Department of Environment, Water and Natural Resources (Planning and Assessment Unit, ZeroWaste SA and Adelaide and Mount Lofty Ranges NRM Board)
- Environment Protection Authority
- Department for Communities and Social Inclusion (Northern Connections)
- Department of Primary Industries and Regions (Agriculture, Food and Wine, Minerals and Energy Resources)
- Department for Education and Child Development
- Department for Health and Ageing
- Renewal SA
- Department of Further Education, Employment, Science and Technology
- Australian Government - Department of Defence (Defence Support Group)
- Defence SA
- Department of Treasury and Finance
- South Australia Police
- SA State Emergency Service
- SA Metropolitan Fire Service
- City of Playford
- City of Salisbury
- Conservation Council of SA
- Adelaide and Mount Lofty Ranges Natural Resources Management Board
- SA Power Network (formerly ETSA Utilities)
- APA Group / Envestra / Origin Energy
- Electra Net Pty Ltd
- SA Water
- Epic Energy
- SEAGas
- Telstra
- Australian Rail Track Corporation (Northern freight line)
- NBN Co Limited
- Local Government Association
- Local Members of Parliament for Taylor, Light, Ramsay and, Napier
- Federal Members of Parliament for Wakefield, Port Adelaide, Makin.

**Attachment B:**

Copies of statutory and other public notification documents



**Attachment C:**  
Summary of public and council submissions





**Attachment D:**  
Summary of state government agency submissions



**Attachment E:**

Copies of public, council and state government agency submissions

*Electronic copies on attached CD*