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To ESCOSA
CC SA Water
reviews@escosa.sa.gov.au

SAWRD24 submission – Regulatory business proposal

The Cities of Salisbury and Playford are pleased to provide a joint submission on the SA Water regulatory business proposal. The Councils' request that the Commission ensures that critical SA Water infrastructure, to facilitate the current and future residential and employment growth in northern Adelaide, is included in the **SA Water 2024-28 Regulatory Business Plan**.

The urban structure of metropolitan Adelaide is changing, with the vast majority of growth occurring in the outer northern suburbs. In the City of Salisbury and Playford, residential population is anticipated to grow from 250,000 to 291,000 residents by 2036. Land already zoned for residential development and future residential growth areas within the region will house over 400,000 people in the Cities of Salisbury and Playford.

In addition to the residential growth, the Cities of Salisbury and Playford will provide significant employment lands in the next 15 years at Greater Edinburgh Parks (GEP) and in the North-West Economic Corridor (land west of Port Wakefield Road).

Greater Edinburgh Parks has been part of the State Government's employment growth plans since 2012, when it was identified as future strategic employment land in the *30-Year Plan for Greater Adelaide*. The State Government prepared a masterplan for the area and a few areas of employment land were rezoned at the time. The land is now being highly sort for development. Some 162ha is proposed to be rezoned now, but critical SA Water infrastructure remains unresolved.

The Cities of Salisbury and Playford have identified the North-West Economic Corridor as a strategic employment area located between (and adjacent to) the Northern Expressway and Northern Connector. The corridor is bookended by future residential growth hubs at Dry Creek in the City of Salisbury and Riverlea in the City of Playford, which is in stage one of establishment.

It is imperative that SA Water strategically plans for the essential infrastructure in this region. The consequence of not providing critical SA Water infrastructure in an equitable manner, is a loss of significant economic development for the state.

Both councils are aware of existing zoned strategic employment land that is also being faced with prohibitive SA Water charges. There is significant inequity in the current distribution of costs to individuals.

In the City of Playford, the original townships of Angle Vale and Virginia are now surrounded by new residential estates, which will all be connected to mains sewerage. The challenge is in the original townships where the existing premises have on-site wastewater systems, with many of them close to the end of their life. These systems will need to be replaced in the near future. However, the size of existing blocks and existing structures on site makes it difficult to install new systems under the current design requirements.

Additionally, commercial developments particularly in the township main streets are hindered due to the lack of mains sewerage, resulting in lack of business expansion and investment. The need to replace systems will cause concern to individuals and the broader community. The preferred outcome and potentially only option for some homes is to connect existing homes to the SA Water sewerage system.

Both councils acknowledge that the SA Water 2024-28 Regulatory Business Plan identifies significant investment in water supply in northern Adelaide. However, this is predicated on the Minister enacting Section 6 of the Public Corporations Act 1993. This work is required to service the growth in northern Adelaide and should progress as part of planned infrastructure roll out and not be reliant on the Minister providing direction.

Both council's note that the plan does not identify any capital expenditure on the expansion of the sewer network. SA Water needs to ensure that it can respond to market demand for residential and industrial growth in northern Adelaide.

The Cities of Salisbury and Playford request that the critical SA Water infrastructure be included in the SA Water 2024-28 Regulatory Business Plan to facilitate strategic economic opportunity for the state.

Please contact Dr Greg Pattinson, Executive Strategic Advisor at the City of Playford on [REDACTED] or [REDACTED] or Mrs Sally Jenkin, Team Leader Strategic Urban Planning at the City of Salisbury on [REDACTED].

Yours faithfully



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