

PROPOSAL TO INITIATE AN AMENDMENT TO  
THE PLANNING & DESIGN CODE

Hackham Code Amendment

By the Chief Executive



(Signature Required)

CHIEF EXECUTIVE, ATTORNEY-GENERAL'S DEPARTMENT

Date: 30/6/21

This Proposal to Initiate document forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.



MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date: 16.7.21

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**ATTACHMENTS**

A – Map of Affected Area

B – Timeframes

## 1. INTRODUCTION

The Chief Executive seeks to amend the Planning and Design Code (the Code) pursuant to section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act). This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Chief Executive is the 'designated entity' responsible for conducting this Code Amendment process and is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister for Planning and Local Government (the Minister) prior to consideration whether to approve, amend or refuse the Code Amendment.

It is acknowledged that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

### 1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(2)(b) of the Act, the Chief Executive will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Chief Executive acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Chief Executive intends to undertake the Code Amendment by:
  - a) Engaging with relevant State Government agencies and local governments, and
  - b) Utilising professional expertise of employees of the Attorney-General's Department (the Department) including:
    - professional planning staff, which includes planning practitioners with qualifications and experience that is equivalent to an Accredited Professional – Planning Level 1 under the Act,
    - communications staff
    - mapping and spatial data expert staff
    - ePlanning staff responsible for the management and operation of the Planning and Design Code.

### 1.2. Rationale for the Code Amendment

It is proposed to rezone 192.8 hectares of land at Hackham from the Rural Zone to the Master Planned Neighbourhood Zone. Approximately one third of the land is owned by the Urban Renewal Authority (Renewal SA). A further 13.3 hectares of land

currently zoned Employment is also proposed to be rezoned to the Master Planned Neighbourhood Zone.

A map of the affected area is provided in **Attachment A**.

There is an immediate need for rezoning as land in the suburb of Hackham is being developed and sold at a rapid rate, with it being anticipated that supplies in the Heppenstal Road area likely to be exhausted in the next 3 to 4 years. As the Code Amendment process, subdivision design and approval process, land division tendering and construction, allotment sales and dwelling construction typically takes between 4 – 5 years, it is essential that the rezoning of the Hackham area occurs as soon as possible to avoid land shortages and excessive price escalation.

Furthermore, there is a priority to rezone land throughout the Outer South Region of Greater Adelaide as it has the lowest greenfield land supply of all the regions in Greater Adelaide.

In particular:

- 10,000 dwellings were constructed within the region since 2010
- future growth is constrained by lack of available land supply
- there is only 1,800 development ready allotments available within the region as of June 2020
- an estimated potential for a further 2,400 allotments on undeveloped zoned land
- estimated future demand for greenfield land in the region ranges from 2,800 (medium growth) to 4,100 (high growth).
- the HomeBuilder Grant scheme has stimulated housing demand beyond expectations – particularly for greenfield development.

The rezoning of the Hackham land to accommodate larger scale residential development also presents a number of additional advantages such as:

- It is a logical expansion of the existing urban area with direct linkages to the residential development directly to the north (the 'Onkaparinga Views' development).
- A location which is well served by existing road infrastructure, being at the confluence of Main South Road and the Southern Expressway, and near existing bus routes.
- A location which is well served by existing infrastructure, being only 300m to the nearest school, within close proximity (2.8km direct, or 4.0km by road) to a major Regional Centre (Noarlunga) which provides an extensive range of services including a public hospital, TAFE college, emergency services, community and civic centre, library, retailing, bulky goods, cinema complex etc. and is adjacent to an existing employment precinct (Gates Road Industrial Precinct).
- A location which is served by an existing local centre on land immediately abutting the subject land. This local centre has the potential to deliver further services, such as a new retail floorspace, childcare centre, small scale commercial and medical operations etc.

## 2. SCOPE OF THE CODE AMENDMENT

### 2.1. Affected Area

The proposal seeks to amend the Code for the Hackham site (as the Affected Area) as shown in the map in **Attachment A**.

### 2.2. Scope of Proposed Code Amendment

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Current Policy</b></p>    | <p><b>Zone</b></p> <ul style="list-style-type: none"> <li>• Rural</li> <li>• Employment</li> </ul> <p><b>Overlay</b></p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire – General Risk)</li> <li>• Hazards (Bushfire – Urban Interface)</li> <li>• Hazards (Flooding – Evidence Required)</li> <li>• Historic Area</li> <li>• Heritage Adjacency</li> <li>• Local Heritage Place</li> <li>• Major Urban Transport Routes</li> <li>• Native Vegetation</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Trees</li> <li>• State Significant Native Vegetation</li> <li>• Traffic Generating Development</li> <li>• Urban Transport Routes</li> <li>• Water Resources</li> </ul> <p><b>Local Variation (TNV)</b></p> <ul style="list-style-type: none"> <li>• Minimum Site Area (16 ha) (Rural Zone)</li> </ul>                                                                                                                                                                                 |
| <p><b>Amendment Outline</b></p> | <p>This proposal seeks for the entirety of the affected area to be rezoned Master Planned Neighbourhood Zone, however consideration will need to be given to the land west of Church Hill Road in Old Noarlunga to determine the most appropriate zoning. The existing TNV will be removed.</p> <p>No removal of existing overlays is sought; however the proposal does propose an additional Affordable Housing Overlay. It should be noted that the Historic Area Overlay affects a very small portion of land in Old Noarlunga and no changes are proposed to the Overlay.</p> <p>It is possible that a Local Activity Centre may be required to provide a focus for retail, commercial, education and recreational facilities. This is subject to further investigations of likely demand for a range of facilities. If demand is demonstrated through investigations, the amendment may also seek to apply either the Local Activity Centre Zone or the Emerging Activity Centre Subzone to facilitate this outcome.</p> |
| <p><b>Intended Policy</b></p>   | <p>No new policy, zones or subzones are proposed to be introduced as part of this Code Amendment. The Proposal will spatially amend the Code by applying zones, subzones and overlays from the Code, as follows:</p> <p>Maps:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Zone</b></p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone</li> <li>• Local Activity Centre Zone (or Emerging Activity Centre Subzone)</li> </ul> <p><b>Overlays</b></p> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Hazards (Bushfire – General Risk)</li> <li>• Hazards (Bushfire – Urban Interface)</li> <li>• Hazards (Flooding – Evidence Required)</li> <li>• Historic Area</li> <li>• Heritage Adjacency</li> <li>• Local Heritage Place</li> <li>• Major Urban Transport Routes</li> <li>• Native Vegetation</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Trees</li> <li>• State Significant Native Vegetation</li> <li>• Traffic Generating Development</li> <li>• Urban Transport Routes</li> <li>• Water Resources</li> </ul> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3. STRATEGIC ALIGNMENT

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

#### 3.1. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes intended to be achieved through the Code Amendment align with or seek to implement the following SPPs:

| State Planning Policy (SPP)                                                                           | Code Amendment Alignment with SPPs                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>State Planning Policy 1: Integrated Planning</b>                                                   |                                                                                                                                                                                                                                                                                                                                                 |
| Objective 1.1 – <i>An adequate supply of land (well serviced by infrastructure) is available that</i> | With reference to Objective 1.1, the affected area represents approximately 200 hectares of largely underutilised land which is available, and is able to readily accommodate for future housing and employment growth. The site itself represents one of the few remaining major greenfield sites located inside the existing urban footprint. |

can accommodate housing and employment growth over the relevant period.

Growth projections for the City of Onkaparinga for 2016 – 2036 have been estimated at 22,000 for the whole of the Council area. This is a low growth scenario (around 0.6% p.a.), which is less than the prevailing growth rate over the last 20 years (which has generally been around 0.6% - 1.0% p.a). Within the last year alone the City of Onkaparinga experienced an increase in population of 1,442 individuals (0.9% increase). This type of large increase in population within the City of Onkaparinga has been consistent since 2006, with the exception of the 2016 period. Furthermore, the overall growth rates for Greater Metropolitan Adelaide have been experiencing consistent increases in growth rates from around 10,579 to 13,890 individuals per annum within the last five years alone. Therefore, it could not be considered to be unreasonable to expect growth rates within the City of Onkaparinga to increase at a rate more suited to a medium-growth scenario.

Table 1. Growth Rates for the City of Onkaparinga (2001 – 2019)

| Year | Population | Growth (no.) | Growth (%) |
|------|------------|--------------|------------|
| 2001 | 150,119    |              |            |
| 2002 | 150,642    | +523         | 0.3%       |
| 2003 | 150,926    | +284         | 0.2%       |
| 2004 | 151,155    | +229         | 0.1%       |
| 2005 | 151,906    | +751         | 0.5%       |
| 2006 | 153,244    | +1,338       | 0.9%       |
| 2007 | 154,841    | +1,597       | 1.0%       |
| 2008 | 156,775    | +1,934       | 1.2%       |
| 2009 | 159,268    | +2,493       | 1.6%       |
| 2010 | 161,579    | +2,311       | 1.4%       |
| 2011 | 163,392    | +1,813       | 1.1%       |
| 2012 | 165,034    | +1,642       | 1.0%       |
| 2013 | 166,244    | +1,210       | 0.7%       |
| 2014 | 167,376    | +1,132       | 0.7%       |
| 2015 | 168,433    | +1,057       | 0.6%       |
| 2016 | 169,372    | +939         | 0.5%       |
| 2017 | 170,397    | +1,025       | 0.6%       |
| 2018 | 171,496    | +1,099       | 0.6%       |
| 2019 | 172,938    | +1,442       | 0.8%       |

Source: ABS, Regional Population Growth, 2020

Table 2. Growth Rates for Greater Metropolitan Adelaide (2001 – 2019)

| Year | Population | Growth (no.) | Growth (%) |
|------|------------|--------------|------------|
| 2001 | 1,140,408  |              |            |
| 2002 | 1,146,891  | +6,483       | 0.6%       |
| 2003 | 1,153,582  | +6,691       | 0.6%       |
| 2004 | 1,159,413  | +5,831       | 0.5%       |
| 2005 | 1,167,673  | +8,260       | 0.7%       |
| 2006 | 1,179,092  | +11,419      | 1.0%       |
| 2007 | 1,193,719  | +14,627      | 1.2%       |
| 2008 | 1,208,887  | +15,168      | 1.2%       |
| 2009 | 1,226,466  | +17,579      | 1.4%       |
| 2010 | 1,241,971  | +15,505      | 1.3%       |
| 2011 | 1,252,804  | +10,833      | 0.8%       |
| 2012 | 1,266,458  | +13,654      | 1.1%       |
| 2013 | 1,278,218  | +11,760      | 0.9%       |

|      |           |         |      |
|------|-----------|---------|------|
| 2014 | 1,290,516 | +12,298 | 0.9% |
| 2015 | 1,301,739 | +11,223 | 0.8% |
| 2016 | 1,312,318 | +10,579 | 0.8% |
| 2017 | 1,322,494 | +10,176 | 0.8% |
| 2018 | 1,333,811 | +11,317 | 0.8% |
| 2019 | 1,347,701 | +13,890 | 1.0% |

Source: ABS, *Regional Population Growth, 2020*

A medium growth scenario shows 30,000 additional people over 20 years while a high growth scenario, anticipates growth of 39,000. We note that it is only relatively recently that ID Profile had predicted growth of 43,300 persons (as a growth rate of around 1.2% p.a) over the same period.

Under all of the scenarios anticipated in the Onkaparinga Local Area Plan, Hackham rezoning is identified as an immediate priority. It requires relatively low levels of infrastructure investment and is most proximate to facilities provided in the adjacent existing urban area. It represents an infill of the urban area rather than a fringe expansion. It also represents the largest remaining broad hectare land parcel and therefore can provide a balancing supply element over an extended period which assists in smoothing out the supply troughs as smaller projects start and finish.

Population growth statistics for Seaford Rise, Seaford Heights, Seaford Meadows, Aldinga Beach, and Sellicks Beach all demonstrate the substantially faster growth rates occurring in these suburbs relative to the rest of Onkaparinga.

Having regard to the growth targets predicted for both the City of Onkaparinga and the suburb of Hackham for the 20-year period to 2036, adjusted for predictions of the timing of land availability and rezoning over that time, and giving consideration to the locational split of dwelling delivery, the following dwelling yield predictions for key market sectors within Onkaparinga for the period of 2017-2041 are provided.

Table 3. *Predicted Dwelling Yield from the City of Onkaparinga*

| Area                                                                                 | 2017 -<br>2021 | 2022 -<br>2026 | 2027 -<br>2031 | 2032 -<br>2036 | 2037 -<br>2041 |
|--------------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Hackham                                                                              | 200            | 600            | 1,000          | 700            | 280            |
| Infill / Minor<br>Subdivision                                                        | 2,400          | 2,400          | 2,400          | 2,400          | 3,000          |
| Hills /<br>Country /<br>Township                                                     | 500            | 500            | 500            | 500            | 500            |
| Seaford /<br>Seaford Rise<br>/ Seaford<br>Meadows /<br>Seaford<br>Heights /<br>Moana | 700            | 600            | 300            | 100            | 50             |

|                                                                                                                                                                                                  | Aldinga / Sellicks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 400    | 700   | 700   | 700   | 400   |      |                                  |  |        |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|-------|-------|-------|------|----------------------------------|--|--------|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                  | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4,200  | 4,800 | 4,900 | 4,400 | 4,230 |      |                                  |  |        |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                  | Target <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4,300  | 5,100 | 5,100 | 4,300 | n/a   |      |                                  |  |        |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                  | <p>Within the above broad timeframe and locality delivery mix, the following demand is anticipated for the Hackham Land:</p> <ul style="list-style-type: none"> <li>• 2017 – 2021 <ul style="list-style-type: none"> <li>» Sales rates should lift from nil to 50 per annum and then 70 per annum with the increased quantity and availability of a broader range of product over this period.</li> </ul> </li> <li>• 2022 – 2026 <ul style="list-style-type: none"> <li>» The expanded offering, niche market opportunities and price point range provided by the rezoning area should provide opportunities for sales activity to reach 150 per annum.</li> </ul> </li> <li>• 2027 - 2031 <ul style="list-style-type: none"> <li>» On the basis that the wider Seaford area is close to exhausting its supply of broad hectare land availability within this period, sales rates at Hackham could lift to 200 per annum.</li> </ul> </li> <li>• 2032 – 2036 <ul style="list-style-type: none"> <li>» Land supply in Hackham can be expected to be in decline in this period and sales rates are likely to fall from above 150 per annum to below 100 per annum by the end of this period.</li> </ul> </li> <li>• 2037 – 2041 <ul style="list-style-type: none"> <li>» Final land sales occur in the Hackham area.</li> </ul> </li> </ul> <p>The site is already relatively well serviced with existing infrastructure, as demonstrated within the investigations table and the attached appendices; however, some upgrades will be required to support the full extent of the intended rezoning, with the site readily available to support all required upgrades.</p> |        |       |       |       |       |      |                                  |  |        |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Objective 1.3 - <i>Plan growth in areas of the State that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</i> | <p>With reference to Objective 1.3, development of the site will feature accessibility to, and integration of public transport and employment lands. Existing public transport routes and services are available to the site, however discussions with the Department of Infrastructure and Transport will be undertaken to assess if further public transport servicing will be required and will be subsequently implemented. Some 56.6% of the City of Onkaparinga residents travel outside of the Council area to access employment, however the affected area is located within close proximity of six key employment precincts.</p> <p><i>Table 4. Key Employment Precincts within proximity to the Subject Site</i></p> <table border="1"> <thead> <tr> <th rowspan="2">Name</th> <th colspan="2">Approximate distance to the site</th> </tr> <tr> <th>Actual</th> <th>By Car</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |       |       |       |       | Name | Approximate distance to the site |  | Actual | By Car |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Name                                                                                                                                                                                             | Approximate distance to the site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |       |       |       |       |      |                                  |  |        |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                  | Actual                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | By Car |       |       |       |       |      |                                  |  |        |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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<sup>1</sup> ID forecasts

|                                      |         |                  |
|--------------------------------------|---------|------------------|
| Gates Road – Urban Employment Centre | 560m    | 750m (2 min)     |
| Noarlunga Centre                     | 2.65 km | 3.5km (6 min)    |
| Morphett Vale                        | 3.5 km  | 3.9 km (6 min)   |
| Lonsdale                             | 5.16 km | 7.3 km (10 min)  |
| Seaford                              | 5.22 km | 6.4 km (10 min)  |
| McLaren Vale                         | 7.34 km | 10.9 km (14 min) |

Health Care and Social Assistance is the largest field of employment across the City of Onkaparinga as a whole, comprising of some 16.8% of jobs in the Council area. Jobs in this sector grew by approximately 1,061 jobs between 2011 and 2016. The second most prevalent industry type in the City of Onkaparinga is retail which comprises some 12.2% of jobs. In terms of numbers, retail contributes 9,116 jobs, however, it is noted that this is down by almost 764 jobs on 2011 figures, and appears to be in a state of decline.

Other areas of employment within the region have been steady in its rate of growth, such as Education and Training which saw an increase of 471 jobs (7.0% to 7.8% of total jobs between 2011 and 2016), and Construction which saw an increase of 39 jobs between 2011 and 2016 (9.7% to 9.9%). Industries such as manufacturing have been declining, with a decrease of 2,462 jobs (11.2% in 2011 to 8.1% in 2016). These figures indicate that there is therefore decreasing demand for those employment-based land uses.

Within proximity of the subject site there is land available for employment land uses (based on existing zoning). Zones of most relevance include:

- Commercial
- Urban Employment
- Regional Centre
- Local Centre
- Town Centre

Most significantly is the fact that the subject land is also located within close proximity to a number of employment precincts in southern Metropolitan Adelaide. Further investigations will consider the need for land allocated as part of an activity centre, with it likely that the development will result in some future employment opportunities.

The affected area is also well located to existing social infrastructure.

Immediately north of the subject site is the Hepenstal Road Local Centre which is currently occupied by a hotel and motel accommodation (Mick O'Shea's Irish Pub and Motel). Approximately 1.0km north from the subject site is the Penney's Hill Road Neighbourhood Centre anchored by a Drakes supermarket and includes small specialty shops including fast food outlets.

The Noarlunga Regional Centre is located approximately 2.65km north-west of the subject site. This is a large regional centre consisting of Noarlunga Hospital, Noarlunga Ambulance Station, Noarlunga TAFE SA, Colonnades Shopping Centre, City of Onkaparinga Civic Centre and Offices, Colonnades Interchange, Noarlunga Leisure Centre, various

large format bulky good stores, homewares and fast food outlets. The Christies Beach Police Station is located nearby.

Additional shopping precincts include the Morphett Vale District Centre, Beach Road at Christies Beach and the Port Noarlunga Restaurant Precinct.

Three key local supermarkets are located within proximity of the site – Drakes at Hackham Plaza (located 1.0km away), Foodland IGA at Hackham (located 2.25km away) and IGA at Hackham West (located 1.74km away). Additional supermarkets, including Coles, Woolworths, IGA's and specialty supermarkets, can be located between 2.75km and 5.19km from the subject site (7 – 10min drive).

Five community centres (Hackham West Community Centre, Christie Downs Community House, Uniting Communities – Christies Beach, Elizabeth House and Karawatha Community Centre) are located within proximity to the subject land, with the closest being 1.94km north of the site (Hackham West Community Centre).

There are seventeen government primary and secondary schools located within the general locality to the site. The subject site is located in the Wirrenda Secondary School catchment. This school is located 4.6km by car from the subject site. Huntfield Heights Primary School is the nearest school, being less than 1km away. Existing schools within the general locality can be expanded to cater for new enrolments. There are also a number of non-government schools within a short drive time of the subject site with private secondary colleges available at Morphett Vale (Sunrise Christian School Morphett Vale, Southern Vales Christian College, Prescott College and Woodcroft College), some 15 minutes' drive time from the site.

Numerous medical and allied health facilities are located within the general vicinity of the site. The nearest medical centre is located 1.4km from the subject land (Hackham Medical Centre), while a GP is available at Penney's Hill Road (1km from the subject land). Public hospital services are provided at Noarlunga Hospital (4.8km) or Flinders Medical Centre (20.1km).

Three aged care facilities are available within close proximity to the subject site including Onkaparinga Lodge Residential Care, Eureka Care Communities Onkaparinga and Holly Aged Care.

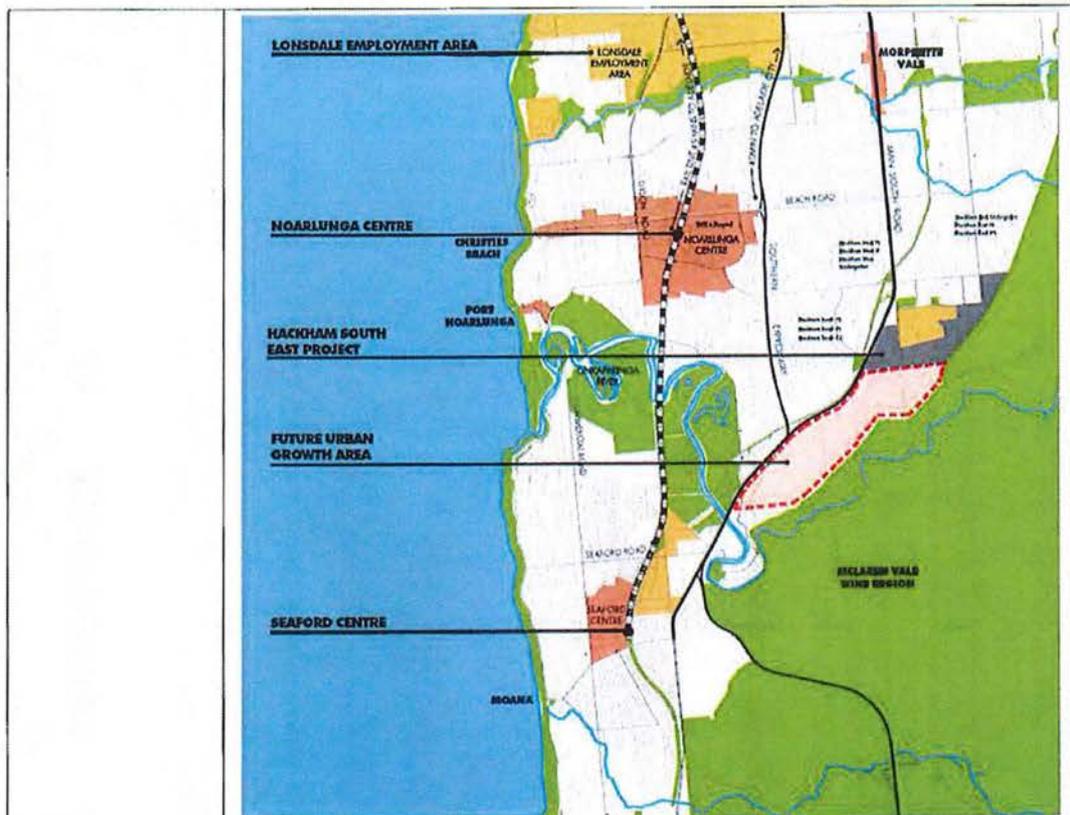
Recreational opportunities in the form of a local playground on flatter land, an extensive trail network up across the valleys, mountain bike trails, passive recreation areas around stormwater detention and barbeque / picnic areas are all possible within the area of rezoning. The pedestrian network can include connection to the existing bus stops on Main South Road and to the network of pedestrian and cycleways, including the coast to vines rail trail.

The size of the development may trigger the need for further facilities; a school and playing field may be required. A shared use facility, possibly with a non-government R-10 school, could provide efficiency in the delivery of the school and the playing field.

The obligations on Council and the Government are likely to be minimal, with the probable need to provide additional classrooms at Huntfield Heights Primary School (Government) and for Council to contribute to the operation of a community centre.

The Local Centre located within the north-eastern quadrant of the intersection of Main South Road and Hepenstal Road, Hackham (currently occupied by the Mick O'Shea's Hotel and Motel) has the

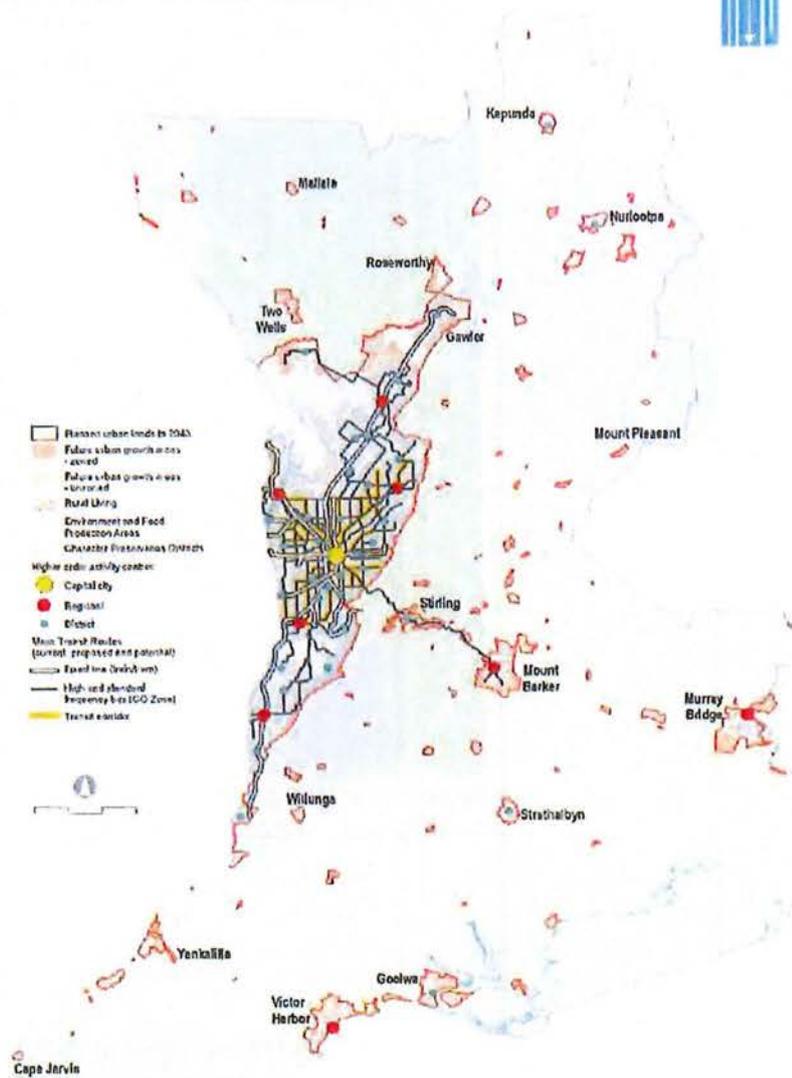
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|                                                                                                                                                                                                          | <p>potential for a small supermarket or local convenience store and other uses such as a medical centre, community centre or a child care centre.</p> <p>Within the subject site there is a considerable opportunity to create a larger centre that serves the whole rezoning area. The scale of this centre would be optimised by Main South Road frontage and access. We believe that a centre consistent in scale with the current 'Neighbourhood Centre' typology could be justified. With a population growth potential of around 7,500 a theoretical retail floorspace potential of around 6,000m<sup>2</sup> plus passing trade could be achieved, based upon 35-40% penetration of the new catchment population.</p> <p>This would provide scope for a full line supermarket, specialty shops, a couple of mini-majors, a petrol filling station with convenience outlet, cafés and takeaway outlets. Additionally, we would anticipate propensity for the establishment of a selection of banks, consulting rooms, local offices, medical centre, community health centre, community centre, branch library, recreation facilities, childcare centre, pre-school, primary school, place of worship and/or other similar facilities.</p>                                                                                                                                                                                                                                                             |
| <p>Objective 1.4 -<br/><i>Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements</i></p> | <p>It is acknowledged with reference to Objective 1.4, that it is the intention of the State Planning Policies that areas of rural or food production significance should be protected from the expansion of urban areas, towns and settlements. Although a portion of the affected area is currently zoned Rural, the use of the northern portion of the land is heavily underutilised and mainly consisting of residential dwellings alongside agricultural activities of a low value. The use of the land can be considered to be in a holding pattern, with the site's use mainly consisting of effectively managing the existing nature of the land. The central and southern portion of the area of land zoned primary production is used for occasional grazing and cropping. Furthermore, the site is gradually becoming more constrained via residentially zoned land, with the site being identified as a potential site for future urban growth within the City of Onkaparinga's Hackham South East Development Plan Amendments Investors Guide (2015), and The 30-Year Plan for Greater Metropolitan Adelaide. Therefore, the use of the land cannot be considered to be of significance, with the City of Onkaparinga no longer envisaging its future use as primary production / rural land and the rezoning of the land not resulting in any adverse loss to the region.</p> <p><i>Figure 1. The Primary Production / Rural affected area as identified as a Future Urban Growth Area</i></p> |



Source: City of Onkaparinga's Hackham South East Development Plan Amendments Investors Guide (2015)

Figure 2. Planned Urban Lands to 2045

Map 3 — Designated urban areas and township boundaries



Source: 30 Year Plan for Greater Adelaide – 2017 Update

Objective 1.6 - Plan for Strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.

With reference to Objectives 1.6, this proposal is not on land known to be required for strategic infrastructure and thus it does not present any negative impacts on the State's strategic infrastructure, nonetheless the increase in population which will result from the rezoning of this area will support demand for existing and future services.

Objective 1.7 - Regenerate neighbourhood

Although not specifically applicable to Objective 1.7, it is considered that the development of this greenfield land would result in an overall improved neighbourhood locality, with the introduction of quality

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| <p><i>to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities</i></p>                                                                                                       | <p>contemporary dwellings which reflect a wide diversity of housing typologies. The site is largely vacant, and although it does have existing infrastructure, services and facilities available within the surrounding locality, the transitioning of the site to Master Planned Neighbourhood would allow for the meticulous planning and positioning of all infrastructure, services, facilities, dwellings etc. as appropriate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><i>Objective 1.9 - Plan neighbourhood to support walking and cycling, particularly in Greater Adelaide and Regional townships.</i></p>                                                                                                         | <p>With reference to Objective 1.9, any development which will subsequently occur through the rezoning of the site will be planned to support walking and cycling networks, with existing walking and cycling routes and connection opportunities available to the site. Further investigations which will be undertaken will also consider the need if these walking and cycling opportunities should be further expanded.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>State Planning Policy 6: Housing Supply and Diversity</b></p>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><i>Objective 6.1 - A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</i></p> | <p>A medium growth scenario of 30,000 additional people over 20 years is a realistic scenario for the Onkaparinga region. The general locality surrounding Hackham has been experiencing consistent steady growth (Seaford Meadows experienced a 9.44% increase within 2019), which can also be attributed to the current residential development occurring within the area. There is strong evidence to suggest that there will be an increase in population growth within the region, and subsequently a demand for land. Given that the land is largely vacant, the intention is that the future housing supply which will be developed within the area embodies the vision of being diverse, well designed and affordable. The large area of the land sought to be rezoned also enables flexibility to ensure that residential development directly responds to the demands and evolving demographic, social, cultural and lifestyle changes for both present and future communities.</p> |
| <p><i>Objective 6.2 - The timely supply of land for housing that is integrated with, and</i></p>                                                                                                                                                  | <p>There is a priority to rezone land through the southern metropolitan area. The recently released Land Supply Reports for Greater Adelaide identifies:</p> <ul style="list-style-type: none"> <li>• The Outer South Region, which this land sits within, has the lowest estimated greenfield allotment supply of all regions within Greater Adelaide;</li> <li>• 10,000 dwellings were constructed within the region since 2010;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| <p>connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods</p>                                                                                                                                   | <ul style="list-style-type: none"> <li>• Future growth is constrained by lack of available land supply;</li> <li>• There is only 1,800 development ready allotments available within the region as of June 2020.</li> <li>• An estimated potential for a further 2,400 allotments on undeveloped zoned land;</li> <li>• Estimated future demand for greenfield land in the region ranges from 2,800 (medium growth) to 4,100 (high growth)</li> <li>• The HomeBuilder Grant scheme has stimulated housing demand beyond expectations – particularly for greenfield development</li> </ul> <p>The Outer South Region is in short supply of greenfield land, especially recognising the lead time required to deliver currently unzoned land to the market in the form of residential allotments or housing. In particular there are only around 400 potential lots remaining in the locality. The rezoning of the land requires low levels of infrastructure investment and is most proximate to facilities provided in the adjacent existing urban area. As referenced throughout this document, the land is well connected to and will be integrated with a range of services, facilities, public transport, infrastructure etc. needed to support a liveable and walkable neighbourhood. It is expected that the Code Amendment process occur over the period of 2021 to early 2022. The development of the area will likely occur in stages to ensure an appropriate level of delivery to match demand. It is anticipated that the development of residential allotments and dwellings will commence in 2023, with the first houses being delivered towards the end of 2024.</p> |
| <p>Objective 6.3 - Develop healthy neighbourhood that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities</p> | <p>As reference above within Objective 1.3 of the <i>Integrated Planning State Planning Policy</i>, the area already has good access to local shops, community facilities and infrastructure. While public transport is already available to the site, further discussions will be undertaken with the Department of Infrastructure and Transport to assess if any further public transport will need to be provided and implemented. A new Activity Centre may be provided as part of the development of the area. Recreational opportunities in the form of a local playground on flatter land, an extensive trail network up across the valleys, mountain bike trails, passive recreation areas around stormwater detention and barbeque / picnic areas are all possible within the area of rezoning. Active recreation facilities in the form of a playing field and courts could be developed in association with a new school. The pedestrian network can include connection to the existing bus stops on Main South Road and to the network of pedestrian and cycleways, including the coast to vines trail. Housing typologies within the area of rezoning will be diverse – subsequently enabling the area to develop into a healthy neighbourhood as specified under this planning policy.</p>                                                                                                                                                                                                                                                                                                                                                                            |

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| <p>Objective 6.6 -<br/><i>A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p>                                                                                                                                                          | <p>Housing typologies developed will be diverse, and cater for different life stages and lifestyles. All development will be of a contemporary design and seen to be a complementary extension to existing residential development within the locality. This is supported through the proposed application of the Master Planned Neighbourhood Zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Objective 6.8 -<br/><i>Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</i></p>                                                                                                                                                                                   | <p>It is the intention that the development of the site will include a minimum of 15% affordable housing. This is supported via the proposed application of the Affordable Housing Overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Objective 15.1 -<br/><i>Identify and minimise the risk to people, property and the environment from exposure to natural hazards, including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</i></p> | <p>The existing nature of the site can be considered to present a risk to people, property and environment in the form of bushfires. Bushfire risk analysis undertaken by EBS Ecology for the site identified it as being located within the 'General' bushfire risk category, the residential areas located to the north and west of the site are classified as 'Excluded' areas, whilst the Onkaparinga River National Park (ORNP) and Hills Face Zone located directly to the south / south-west of the site is classified as 'High Risk'. The adjacent ORNP comprises steep south facing slopes of <i>E macrocarpa</i> woodland, <i>Eucalyptus porosa</i> woodland and invasive widespread olives – all representing highly flammable vegetation structures and species on a steep slope which increases the pace at which a fire burns. Thus, the position of the site suggests that there is some risk of bushfire which will need to be managed. The site itself comprises mainly of minimal perennial understorey fuel load, and is dominated by exotic annual grasses and broadleaf weeds which are considered to be a high bushfire risk if allowed to become tall and dry. Few to no areas of shrubbery understorey occur within the site, except within residential gardens. The development of the site is expected to reduce the risk of bushfire.</p> |

### 3.2. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

*The 30-Year Plan for Greater Adelaide – 2017 Update* volume of the Planning Strategy is relevant for this Code Amendment.

| Regional Plan Identified Priorities or Targets                                                                                     | Code Amendment Alignment with Regional Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>Target 1: <i>Containing our urban footprint and protecting our resources</i></p> <p>Target 6: <i>Greater Housing Choice</i></p> | <p>Target 1, 'Containing our urban footprint and protecting our resources' includes a target for 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045. Target 6, 'Greater Housing Choice' includes a target to increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045. These targets will drive higher population across the metropolitan area and a more compact and dense urban form.</p> <p>The land development project at Hackham within the affected area provides opportunities for a range of housing styles that promote housing diversity and various price points, including housing products that meet the affordable housing price point, as well as providing for an increasingly affordable lifestyle due to access to the range of services and employment within the area. The project reinforces the desire for a more compact metropolitan area as it represents the infill of one of the few remaining major greenfield sites inside the existing urban footprint. This proposal will also provide for improved environmental and interface management.</p> <p>Furthermore, the affected area is becoming gradually more constrained with residential zoning to the north, north-east, north-west and south of the site, with all other zoning present around the site that of Rural, Open Space, Hills Face Zone, Township and Urban Employment. Both zones (excluding the small portion of Suburban Employment zone) which dominate the site (Rural Zone) create an abrupt interface with the existing residential locality surrounding the site, with both types of zoning having the potential to require a more active interface management which addresses potential issues such as noise, use of chemicals, dust and odours. A residential subdivision is currently being proposed adjacent the site along Hepenstal Road, which will subsequently create residential allotments directly against this interface. By rezoning the land to one which accommodates residential and/or potentially</p> |

|  |                                                                                                                                                                                                                                                              |
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|  | <p>master planned development, the site will contain a more consistent interface to that of the land directly surrounding the site. With reference to the 30 Year Plan (2017 Update) the subject land is located within the planned urban lands to 2045.</p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3.3. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the affected area) and therefore are identified for consideration in the preparation of the Code Amendment.

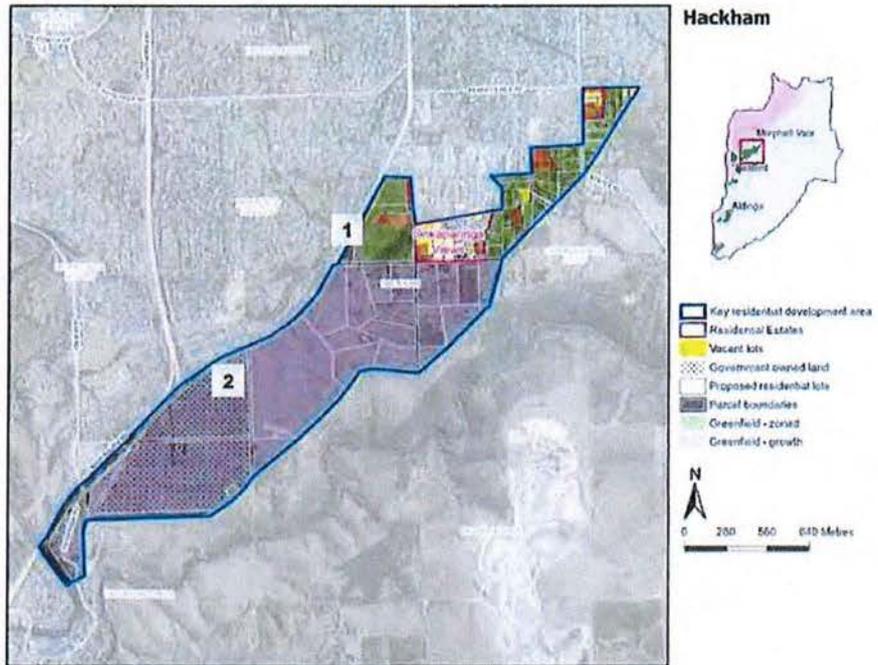
The following table identifies other documents relevant to the proposed Code Amendment:

| Other Relevant Document                       | Code Amendment Alignment with Other Relevant Document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Onkaparinga Local Area Plan                   | <p>The City of Onkaparinga, State Planning Commission and Renewal SA have partnered to develop a Local Area Plan (LAP) to guide Onkaparinga over the next 20 years. This LAP is a pilot for a new Metropolitan Growth Management Strategy across metropolitan Adelaide. Local Area Plans are expected to be used to inform, guide and monitor local strategic planning, future zoning and policy changes (facilitated through the Planning and Design Code), local infrastructure planning, and other projects.</p> <p>Some important findings include the following:</p> <ul style="list-style-type: none"> <li>• Investigations suggest that population projections of around 22,000 are influenced (in part) by a limited supply of new housing land in recent years. Anecdotal advice supports the view that a 'shortage' of land in the south has dampened growth, and that a reversal of this situation may boost new housing and population growth in the short term.</li> <li>• Considerable uncertainty surrounds the Covid-19 pandemic, which is likely to reduce migration into Australia for a period, but could also result in return-migration of South Australians to Adelaide, or even from the city to its suburbs.</li> <li>• Commence rezoning investigations for greenfield residential land at Hackham and Aldinga to support planning scenario (other urban lands for 10 years being already zoned).</li> <li>• Support well-designed greenfield growth areas at Hackham and Aldinga in the short term, with future development at Sellicks Beach, through appropriate zoning.</li> <li>• Encourage diverse mix of housing in greenfield projects to meet community needs, through zoning, development assessment, incentives and demonstration projects.</li> </ul> <p>Prioritise development from the north and as far south as Aldinga, to delay major transport infrastructure costs incurred from southern growth fronts, and to align with other strategies.</p> |
| Hackham South-East Development Plan Amendment | <p>In 2015, an amendment to the former Development Plan occurred to a parcel of land located directly adjacent to the north of the affected area, which transitioned the zone from Rural Living to Residential to accommodate Adelaide's population growth and to contribute to South</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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|                                                | <p>Australia's 30-Year Plan for Greater Adelaide's objective of a 15-year supply of land zoned for residential development. The rezoned site also contains interfaces to the Hills Face Zone. With reference to Hackham and Onkaparinga Hills Concept Plan provided within the Hackham South East Development Plan Amendment final report no buffer has been considered necessary between proposed residential development and the Hills Face Zone. Allotments have been notionally positioned so that the rear of all relevant allotments are abutting the Hills Face Zone to provide for a continuous fence line interface.</p> <p>The affected area to which this document pertains to is largely located within the Rural Zone. Within the Desired Outcomes of this zoning the following is specified:</p> <p><b>DO 1</b><br/> <i>A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.</i></p> <p><b>DO 2</b><br/> <i>A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.</i></p> <p>The current use of the affected area is considered not to be supportive of these desired outcomes, with the use of the land heavily underutilised and mainly consisting of residential dwellings alongside agricultural activities of a low value, such as occasional grazing and cropping. The use of the land is in a holding pattern, with the areas use mainly consisting of effectively managing the existing nature of the land until rezoning occurs. Horticultural activities which occur within the area are of little commercial value, largely consisting of hobby farm pursuits.</p> <p>Furthermore, the current zoning is total contrary to the future urban intentions for the subject land.</p> <p>It should be noted that within the 2015 amendment to the past Onkaparinga Council Development Plan (Hackham South East Development Plan Amendment) the subject site was identified as a future urban growth area for residential development. Because of its size, location and context, the site presents an important and unique opportunity to play a leading role to facilitate and grow broad based economic development which will be delivered through the provision of accommodation for a complementary mix of uses, including various business opportunities, community support (e.g. childcare and education) and a variety of residential development. Therefore, the rezoning of this site to accommodate residential development can be considered to be appropriate and in accord with the intended future vision for the Hackham locality.</p> |
| Land Supply Report for Greater Adelaide – Part | The current Land Supply Report for Greater Adelaide identifies Hackham as an area for greenfield growth, with a potential capacity for 3,184 additional allotments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

1 Greenfield  
(published June 2021)

Figure 32: Hackham



KEY MEASURES

| Year Commenced                      | 2017         |
|-------------------------------------|--------------|
| Estimated dwelling capacity         | 3,246        |
| Dwellings built since 2010          | 71           |
| Average dwellings built per annum   | 20           |
| <b>Remaining Potential Capacity</b> | <b>3,184</b> |
| Vacant lots                         | 109          |
| Development Ready (proposed lots)   | 267          |
| Undeveloped Zoned                   | 808          |
| Future Urban growth area            | 2,000        |

- Development Area 2 is land identified within *The 30 Year Plan for Greater Adelaide - 2017 Update* and has an estimated potential yield of 2,000 dwellings.
  - This area is held by multiple land owners, with part of the south-western portion owned by Renewal SA.
  - Future development will be constrained, in part by slope, particularly in the middle section, potentially reducing estimated dwelling yields.
- Improvements to facilitate safe and efficient vehicle access and egress to Main South Road will need to be considered.

ANALYSIS

- 2 distinct development areas.
- Development Area 1 is already zoned residential, and comprises multiple active development fronts, most notably the Onkaparinga Views project, which has been released in multiple stages.
  - The next stage will involve land located directly behind Mick O'Shea's pub on Main South Road.

## 4. INVESTIGATIONS AND ENGAGEMENT

### 4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

| Investigation Undertaken | Summary of Scope of Investigations | Summary of Outcome of Recommendations |
|--------------------------|------------------------------------|---------------------------------------|
|--------------------------|------------------------------------|---------------------------------------|

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                     |
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| Aboriginal History | Analysis of Aboriginal history was completed by EBS and identified no known sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The affected area has no known Aboriginal sites. Additional investigations will need to be expanded to capture 1927 Main South Road and Lot 26 Piggott Range Road.                                                                                                  |
| Air Quality        | <p>Air Quality investigations were completed by JBS&amp;G with the investigation showing that air quality standards were being met and were considered to be suitable for residential development. Any emissions, such as dust and odour, from the McLaren Vale Quarry is expected to be of a low impact, with the affected area also located outside of the adopted South Australian EPA evaluation distances. The risk of air quality and odour impacts from the surrounding wineries and other industries (such as Matt's Paint and Panel) is also expected to be low, with these industrial activities located away from the subject site.</p> <p>The site is also unlikely to be significantly impacted by emissions from road vehicles on the surrounding roads. Based on data collected from an air quality monitoring station at Christie Downs, 3.4km north-west of the project site, which is located close to an arterial road (Beach Road) which has significantly higher (two-and-a-half-fold) vehicle usage than Main South Road. Monitored data showed that local air quality in the area is not significantly impacted by emissions from road vehicles, therefore local air quality at the affected area is unlikely to be significantly impacted by emissions from road vehicles on the surrounding roads</p> | Air quality for the affected area are suitable for residential development, with the impact of any emissions from the nearby McLaren Vale Quarry expected to be of a low impact. The significant impact of emissions from road vehicles is expected to be unlikely. |
| Bushfire Risk      | The bushfire risk to the affected area has been classified as 'General', with the adjacent south facing slopes of the Onkapringa River National Park (classified as 'High Risk') comprising of highly flammable vegetation structures and species which increase the pace at which a fire burns. Thus, the positioning of the affected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The site is considered to be of some risk to bushfire. The development of the site is expected to reduce the risk of bushfire. Furthermore, suitable management strategies will be implemented to address the risk of bushfire to the site.                         |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                             |
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|                       | <p>area suggests there is some risk of bushfire.</p> <p>The affected area itself comprises mainly of minimal perennial understorey fuel load, and is dominated by exotic annual grasses and broadleaf weeds which are considered to be a high bushfire risk if allowed to become tall and dry. Few to no areas of shrubbery understorey occur within the site, except within residential gardens. The development of the site is expected to reduce the risk of bushfire.</p> |                                                                                                                                                                                                                                                                                                                                                                             |
| Community Facilities  | Investigations did not generate a need for new community facilities.                                                                                                                                                                                                                                                                                                                                                                                                          | <p>There is no need for a new community facility within the affected area, however investigations will need to be expanded based upon an enlarged population base and to capture 1927 Main South Road and Lot 26 Piggott Range Road.</p> <p>A community facilities house was considered for the Local Centre.</p> <p>Space for a new centre will need to be considered.</p> |
| Demographic Profile   | Demographic profiling was completed for the wider locality.                                                                                                                                                                                                                                                                                                                                                                                                                   | Demographic profiling was completed for the wider locality.                                                                                                                                                                                                                                                                                                                 |
| Education Facilities  | Preliminary assessment for the affected area did not generate a need for a new school, but did foreshadow a possible school in future.                                                                                                                                                                                                                                                                                                                                        | Investigations foreshadowed a possible need for a school, with considerations required towards private school options.                                                                                                                                                                                                                                                      |
| Employment Assessment | Preliminary assessment indicated that there were existing opportunities within the vicinity of the rezoning area.                                                                                                                                                                                                                                                                                                                                                             | The need for land allocation will need to be considered as part of the need for an activity centre.                                                                                                                                                                                                                                                                         |
| European History      | There are no known sites of European History within the affected area. However, it is noted that Lot 26 Piggott Range Road is subject to a Heritage Adjacency Overlay.                                                                                                                                                                                                                                                                                                        | There are no known sites of European History within the affected area. However, it is noted that Lot 26 Piggott Range Road is subject to a Heritage Adjacency Overlay.                                                                                                                                                                                                      |
| Gas Supply            | Investigations undertaken by Greenhill, along with discussions with AGL, indicated that gas infrastructure was available to the site. It has been assumed that the surrounding gas network has capacity to service the site with no additional headworks required.                                                                                                                                                                                                            | Gas supply is adequate to support the rezoning of the land.                                                                                                                                                                                                                                                                                                                 |
| Geotechnical          | Preliminary geotechnical investigations undertaken by WGA indicated that some rocks                                                                                                                                                                                                                                                                                                                                                                                           | Rocks are likely to be encountered within the affected area. Additional investigations will need to be                                                                                                                                                                                                                                                                      |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                 |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | are likely to be encountered within the affected area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | expanded to capture 1927 Main South Road and Lot 26 Piggott Range Road.                                                                                                                         |
| Health and Medical Facilities         | Preliminary assessment of the affected area did not generate a need for new health and medical facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | There is no need for new health and medical facilities within the affected area, however investigations will need to be expanded to capture 1927 Main South Road and Lot 26 Piggott Range Road. |
| Housing Profile                       | Housing profiles were completed for the wider locality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Housing profiles were completed for the wider locality                                                                                                                                          |
| Housing Supply and Demand             | Analysis of supply and demand, likely take up rates and housing mix has been completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Analysis of supply and demand, likely take up rates and housing mix has been completed.                                                                                                         |
| Internal Road Network and Volumes     | Internal road networks, volumes, and preliminary modelling were undertaken and reviewed by Cirqa. It is anticipated that the existing internal road reserves will become redundant and may be closed in the course of subsequent development. New road infrastructure, including local streets, collector streets and access laneways, will be subsequently developed with access provided via Hepenstal Road and Gates Road. All proposed road infrastructure as indicated above would be consistent with standards adopted across other developments within the City of Onkaparinga. | The existing analysis of internal road network volumes will require updating upon finalisation of the preferred Main South Road access arrangement.                                             |
| Natural Environment (Flora and Fauna) | EBS Ecology undertook natural environment investigations for the affected area and identified little vegetation of value, with limited native vegetation and significant trees.                                                                                                                                                                                                                                                                                                                                                                                                        | The affected area has little vegetation of value. Further investigations will need to occur to capture 1927 Main South Road and Lot 26 Piggott Range Road.                                      |
| Noise                                 | Investigations have been undertaken by SONUS for the site regarding the impacts of potential noise sources (e.g. road traffic on Main South Road to the west, the quarry and shooting range to the east, and the Mick O'Shea's Hotel to the north) on the affected area. Noise was concluded not to be a major risk to the potential for residential development within the site, with the preliminary assessment concluding that acoustic treatments in the form of upgraded façade construction and fencing being able to adequately                                                 | Noise has been identified as not being a major risk to the potential for residential development and can be managed through appropriate acoustic treatments.                                    |

|                               |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | deal with the impacts of noise sources.                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                    |
| Population Growth Projections | Population growth projections were completed for the entirety of the Hackham area.                                                                                                                                                                                                                                                                                                       | Population growth projections were completed for the entirety of the Hackham area.                                                                                                                                                                                                                                 |
| Public Transport              | Existing routes and services are available to the site.                                                                                                                                                                                                                                                                                                                                  | Existing routes and services are available to the site. Future investigations will be undertaken to explore the potential of expanding existing public transport routes into the affected area.                                                                                                                    |
| Recreation and Open Space     | Preliminary assessments regarding the affected area did not generate a requirement for formal playing fields or indoor facilities. Ample informal open space and recreation facilities are able to be provided for.                                                                                                                                                                      | The affected area did not generate a requirement for formal playing fields or indoor facilities. Further investigations will need to occur to capture 1927 Main South Road and Lot 26 Piggott Range Road, along with considerations towards a shared community oval, courts, and gymnasium with a school facility. |
| Retail Assessment             | A preliminary assessment of the supply and demand for retail was completed and indicated a new retail centre was likely to be required.                                                                                                                                                                                                                                                  | A new retail centre is likely to be required. The location and scale of such a centre will need to be considered.                                                                                                                                                                                                  |
| Sewer                         | There is sewer infrastructure available adjacent to the affected area that does not require upgrading. However, infrastructure external to the site will need to be constructed in order to service the broader development. Discussions with SA Water have been undertaken to guide the design of the sewer infrastructure to meet SA Water standards and address topographical layout. | External sewer infrastructure will need to be constructed, along with further investigations into sewer infrastructure for 1927 Main South Road and Lot 26 Piggott Range Road.                                                                                                                                     |
| Site Access                   | Site access investigations undertaken by Cirqa identified that a Main South Road access to the affected area was possible.                                                                                                                                                                                                                                                               | Access point to the affected area along Main South Road is possible. Future discussions with the Department of Infrastructure and Transport will be required to agree upon a preferred arrangement.                                                                                                                |
| Site Contamination            | Potential site contamination activities present within the affected area included agricultural activities, use of herbicides / pesticide chemicals, the potential importation of fill materials and potential illegal dumping of PACM. It was indicated that any existence of significant site contamination was considered low.                                                         | Site contamination within the affected area is considered low.                                                                                                                                                                                                                                                     |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                      |
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| Stormwater          | Stormwater infrastructure is available to the site; however, the capacity of the stormwater drainage is unknown, with it considered likely that it will be inadequate to meet current stormwater drainage and / or stormwater management services. An overall stormwater strategy will need to be completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Existing stormwater infrastructure is considered inadequate to service the site. Further investigations are required for 1927 Main South Road and Lot 26 Piggott Range Road, along with an overall stormwater strategy.                                                                                                                              |
| Telecommunications  | Investigations undertaken by Greenhill, along with discussions with Telstra and NBN, found that the existing telecommunications infrastructure was suitable to support a rezoning of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Telecommunications infrastructure is able to service the site.                                                                                                                                                                                                                                                                                       |
| Walking and Cycling | Analysis of walking and cycling routes indicated that existing walking and cycling routes were available to the affected area, with opportunity to expand upon their connection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Existing walk and cycling routes are available to the site. Future discussions with the Department of Infrastructure and Transport is likely to occur, along with consideration for expanded route opportunities.                                                                                                                                    |
| Water               | <p>The affected area can be serviced via existing potable water infrastructure, with an existing 100mm and 200mm diameter water main located in Hepenstal Road. There are 200mm and 250mm water mains in Main South Road, and a 150mm main running north-south internal to the site that connects Hepenstal Road with Piggott Range Road. It is unknown if SA Water own an easement over this main and if any extra works are required for construction over this main. A 150mm main is in Piggott Range Road which supplies a 100mm main in River Heights Rise.</p> <p>The 150mm main running north south internal to the site will constrain the geometric design of a proposed internal road and subsequently the earthworks of the surrounding area. The main is likely located only one metre below the natural surface and follows current contours. Accordingly, it may be prudent to relocate this water main. The site is covered by two pressure zones.</p> <p>Further discussions with SA Water have been held to discuss the proposed infrastructure and</p> | Existing water infrastructure is available to the site, with an update / expansion of this water infrastructure likely to be required. The affected area does not have recycled water available to it, it is therefore assumed that recycled water is a non-essential utility and no allowance has been made for recycled water to service the site. |

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|  | <p>possible augmentation fees for the site. Negotiations are still ongoing with SAWater regarding the specific infrastructure details regarding servicing the site. A typical potable water reticulation network has been assumed to be delivered, however due to the steep grade of the site, pipe sizing may need to be adjusted to meet the required pressure for allotments. An update of a new 250mm main extension of an existing 450 main is proposed, along with an allowance for 20mm connections for allotments and 40mm connections for reserves. There is no recycled water adjacent or within the vicinity of the site, therefore recycled water is assumed to be a non-essential utility and no allowance has been made for a recycled water network to extend to and service the site.</p> |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

#### 4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations will be undertaken to support the Code Amendment.

| Further Investigations Proposed | Explanation of how the further investigations propose to address an identified issue or question                                                                                                                                                                                                                                                            |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aboriginal History              | An expanded investigation towards Aboriginal History will be undertaken, and may include discussions with the Department of Premier Cabinet (Aboriginal Affairs and Reconciliation).                                                                                                                                                                        |
| Air Quality                     | An expanded investigation towards air quality will be undertaken.                                                                                                                                                                                                                                                                                           |
| Bushfire                        | Additional investigations in respect of risk and impact of bushfire will be required. Investigations will also include discussions with both the CFS and National Parks and Wildlife Services.                                                                                                                                                              |
| Community Facilities            | <p>The current investigations towards community facilities are required to be expanded and will include a review based upon an enlarged population base.</p> <p>It is noted that future consideration is likely to occur in respect of space for a new centre. Discussions with Onkaparinga Council will need to occur as part of these investigations.</p> |
| Demographic Profile             | The existing demographic profile analysis will need to be reviewed and updated with the latest data, trends and projections.                                                                                                                                                                                                                                |
| Education Facilities            | <p>The current investigations towards educational facilities are required to be expanded and will include a review based upon an enlarged population base.</p> <p>It is acknowledged that preliminary investigations foreshadowed the need for a new school and future consideration will be given</p>                                                      |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                       | towards private school options. It is likely that discussions with the Department of Education will occur as part of this process.                                                                                                                                                                                                                                                                                                                                                       |
| Electricity                           | An overall electricity supply strategy will be required upon completion of the expanded investigations.                                                                                                                                                                                                                                                                                                                                                                                  |
| Employment Assessment                 | The existing employment analysis will need to be reviewed and expanded. The need for land allocation will also need to be considered as part of investigations towards the need for an activity centre.                                                                                                                                                                                                                                                                                  |
| Geotechnical                          | Future investigations will require an expanded analysis of geotechnical.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Health and Medical Services           | The current investigations towards health and medical services are required to be expanded. It is likely that these investigations will involve future discussions with the Health Department.                                                                                                                                                                                                                                                                                           |
| Housing Profile                       | The existing analysis towards housing profiles will need to be reviewed and updated to capture the latest data, trends and projections.                                                                                                                                                                                                                                                                                                                                                  |
| Housing Supply and Demand             | The existing investigations towards housing supply and demand will need to be reviewed and updated to capture the latest data, trends and projections.                                                                                                                                                                                                                                                                                                                                   |
| Internal Road Network Volumes         | The existing analysis of internal road network volumes will require updating upon finalisation of the preferred South Road access arrangement.                                                                                                                                                                                                                                                                                                                                           |
| Natural Environment (Flora and Fauna) | Existing investigations towards the Natural Environment will need to be expanded.<br><br>Such investigations will further evaluate the value of specific trees, along with the interface to the Onkaparinga Gorge and the Tom Roberts Horse Trail. Risks will also be assessed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . It is expected that discussions with the Department of Environment and Water will occur during this investigation stage. |
| Noise                                 | An expanded investigation towards noise will be completed. It is likely that discussions with the Department of Energy and Mining will be required as part of these investigations.                                                                                                                                                                                                                                                                                                      |
| Public Transport                      | Future investigations will be undertaken to explore the possibility of expanding existing public transport routes into the affected area. These investigations will require discussions with the Department of Infrastructure and Transport.                                                                                                                                                                                                                                             |
| Recreation and Open Space             | Existing recreational and open space investigations will be expanded.<br><br>It is noted that consideration will occur towards the possibility for a shared community oval, courts and gymnasium with a school facility. It is possible that communication with the Department of Recreation, Sport and Racing will be required as part of these investigations.                                                                                                                         |
| Retail Assessment                     | Preliminary investigations indicated that a new retail centre was likely to be required. Future investigations will consider the potential location and scale of such a centre.                                                                                                                                                                                                                                                                                                          |
| Sewer                                 | Further investigations into sewer infrastructure will be required.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site Access                           | Future investigations will involve the finalisation of site access points, in particular along Main South Road. Discussions with the Department of Infrastructure and Transport will be required to agree upon a preferred site access arrangement.                                                                                                                                                                                                                                      |
| Site Contamination                    | Site contamination investigations will need to be expanded. It is likely that the need for localised testing may be required.                                                                                                                                                                                                                                                                                                                                                            |
| Stormwater                            | An overall stormwater strategy will be required upon completion of the expanded investigations.                                                                                                                                                                                                                                                                                                                                                                                          |
| Telecommunications                    | Further investigations into telecommunications infrastructure will be required.                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                              |                                                                                                                                                                                               |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visual Analysis Assessment                   | Investigations regarding view sheds both to and from the site and the Expressway will need to be completed, and will consider urban development and buffers.                                  |
| Walking and Cycling                          | Further investigations will consider the need for expanded route opportunities, and will include discussions with the Department of Infrastructure and Transport.                             |
| Water                                        | Existing investigations towards water infrastructure will be expanded.                                                                                                                        |
| Zoning                                       | Consider the most appropriate zoning outcome for the land west of Church Hill Road in Old Noarlunga to ensure a sense of separation between the suburbs and recognition of adjacent heritage. |
| Complete infrastructure strategy and funding | A strategy and proposed funding solution for all required infrastructure will be developed.                                                                                                   |

### 4.3. Engagement Already Undertaken

Discussions with the City of Onkaparinga were undertaken and the following matters were raised by staff:

- Council has and continues to support the rezoning of the subject area for urban development purposes.
- It acknowledges that it is one of three growth areas identified by the Onkaparinga Local Area Plan (OLAP).
- Council staff have raised a range of issues (listed below) that are likely to be of interest to the Elected Members which will be addressed during the further proposed investigations.
  - Lot sizes
  - Environmental management practices
  - Amount of open space
  - Views to the site
  - Heritage management
  - Interface with Onkaparinga Gorge
  - Linkages to trail networks
  - Site contamination risks
  - Vegetation protection.

In addition the following engagement has also occurred on the proposed Code Amendment:

- Engagement with key agency stakeholders (listed below) to determine the land's suitability to accommodate residential use.
  - APN Group
  - NBN Co
  - Optus
  - SAPN
  - SA Water
  - Telstra
  - TPG.

#### 4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

| Further Engagement Proposed                                                                                  | Explanation of how the further engagement propose to address an identified issue or question                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Notification and meeting with affected land owners/occupiers and neighbouring landowners                     | Identify the potential impact of the proposed Code Amendment on land owners and neighbours.                                                                                                                                  |
| Notification with State Members of Parliament                                                                | Notify Mr. Chris Picton MP, State Member for Kaurua                                                                                                                                                                          |
| Notification and meeting with the City of Onkaparinga                                                        | Discuss the proposed Code Amendment with the City of Onkaparinga                                                                                                                                                             |
| Notification and meeting with the Department for Education                                                   | Discuss the proposed Code Amendment with the Department for Education regarding the potential for a new educational facility.                                                                                                |
| Notification and meeting with the Department for Energy and Mining                                           | Discuss the proposed Code Amendment with the Department for Energy and Mining to identify the potential impact of/to the nearby quarry.                                                                                      |
| Notification and meeting with the Department for Environment and Water, and Environment Protection Authority | Identify the potential impact of the proposed Code Amendment on the natural environment.                                                                                                                                     |
| Notification and meeting with the Department for Health and Wellbeing                                        | Discuss the proposed Code Amendment with the Department for Health and Wellbeing to evaluate the need for new health and medical services.                                                                                   |
| Notification and meeting with the Department for Infrastructure and Transport                                | Discuss the proposed Code Amendment with the Department for Infrastructure and Transport regarding the potential for expanded public transport and walking / cycling routes, along with a preferred site access arrangement. |
| Notification and meeting with the Department of the Premier and Cabinet                                      | Identify the potential impact of the proposed Code Amendment on the affected area's Aboriginal history.                                                                                                                      |
| Notification and meeting with the Office for Recreation, Sport and Racing                                    | Discuss the proposal with the Office for Recreation, Sport and Racing to evaluate the need for formal recreational and open space facilities.                                                                                |
| Notification and meeting with utility providers                                                              | Identify the potential impact of the proposed Code Amendment on utility infrastructure.                                                                                                                                      |
| Notification and meeting with National                                                                       | Identify the potential impact of bushfire on the proposed Code Amendment.                                                                                                                                                    |

## 5. CODE AMENDMENT PROCESS

### 5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and, where required, *Practice Direction 2 – Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- The Local Government Association must be notified in writing of the proposed Code Amendment;
- If the Code Amendment has a specific impact on one or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
  - the owners or occupiers of the land; and
  - owners or occupiers of each piece of adjacent land;
- Consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

### 5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished to the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

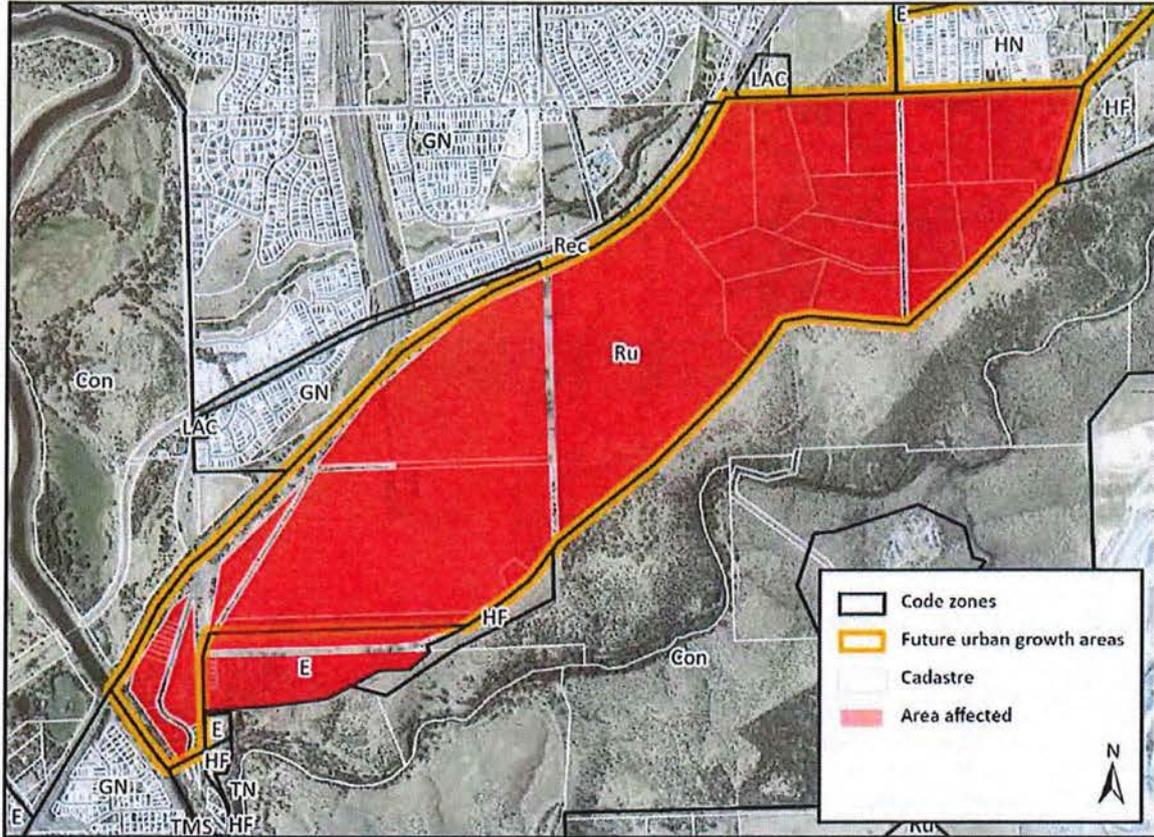
The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

### 5.3. Code Amendment Timetable

The Code Amendment is intended to be undertaken in line with the timeframe outlined in **Attachment B**.



ATTACHMENT A  
Map of Affected Area



## ATTACHMENT B

### Timetable for Code Amendment by Chief Executive

| Step                                                                                                                                                                                                   | Responsibility        | Timeframe                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------|
| <b>Approval of the Proposal to Initiate</b>                                                                                                                                                            |                       |                                                                                     |
| Preparation of Proposal to Initiate documentation.                                                                                                                                                     | AGD                   | 2 weeks <i>(includes review of draft Proposal to Initiate by relevant Agencies)</i> |
| Consideration of Proposal to Initiate and advice to the Minister                                                                                                                                       | Commission            | 3 weeks                                                                             |
| <b>Proposal to Initiate</b> agreed to by the Minister                                                                                                                                                  | Minister              | 2 weeks                                                                             |
| <b>Preparation of the Code Amendment</b>                                                                                                                                                               |                       |                                                                                     |
| Engagement Plan Prepared.<br>Investigations conducted; <b>Code Amendment Report</b> prepared                                                                                                           | Designated Entity     | 24 weeks                                                                            |
| Preparation of Amendment Instructions and Mapping and provides to Council and relevant Agencies for consultation purposes                                                                              | AGD                   | 1 week                                                                              |
| Preparation of Materials for Consultation                                                                                                                                                              | Designated Entity     | 4 weeks                                                                             |
| <b>Engagement on the Code Amendment</b>                                                                                                                                                                |                       |                                                                                     |
| <b>Code Amendment Report</b> released for public consultation in accordance with the Community Engagement Charter and the prepared <b>Community Engagement Plan</b>                                    | Designated Entity     | 8 – 12 weeks                                                                        |
| <b>Consideration of Engagement and Finalisation of Amendments</b>                                                                                                                                      |                       |                                                                                     |
| Submissions summarised; Amended drafting instructions provided, <b>Engagement Report</b> prepared and lodged with AGD                                                                                  | Designated Entity     | 4 weeks                                                                             |
| Assess the amendment and engagement.<br>Prepare report to the Commission or delegate<br><br><i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i> | AGD                   | 4 weeks                                                                             |
| Consideration of Advice                                                                                                                                                                                | Commission (Delegate) | 2 weeks <i>(includes 1 week to process through Minister's office)</i>               |
|                                                                                                                                                                                                        | Commission            | + 3 weeks                                                                           |
| <b>Decision Process</b>                                                                                                                                                                                |                       |                                                                                     |
| Minister considers the <b>Code Amendment Report</b> and the <b>Engagement Report</b> and makes decision                                                                                                | Minister              | 3 weeks                                                                             |
| <b>Implementation of Amendments or Substitution of the Code Amendment</b>                                                                                                                              |                       |                                                                                     |
| Go- Live- Publish on the PlanSA Portal                                                                                                                                                                 | AGD                   | 2-4 weeks                                                                           |
| <b>Parliamentary Scrutiny</b>                                                                                                                                                                          |                       |                                                                                     |
| Referral of approved <b>Code Amendment</b> to ERDC                                                                                                                                                     | AGD                   | 8 weeks                                                                             |