

## HACKHAM CODE AMENDMENT SOCIAL INFRASTRUCTURE INVESTIGATIONS

Prepared for:  
Attorney-General's Department

Date:  
03.12.2021

## Proprietary Information Statement

The information contained in this document produced by Holmes Dyer Pty Ltd is solely for the use of the Client identified on the coversheet, Renewal SA and YAS Property & Development for the purpose for which it has been prepared and Holmes Dyer Pty Ltd takes no responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced electronically stored or transmitted in any form without the written permission of Holmes Dyer Pty Ltd.

## Document Control

| Revision | Description      | Author | Date       |
|----------|------------------|--------|------------|
| v1       | Draft            | SPH-SG | 02.11.2021 |
| v2       | For consultation | SPH-SG | 03.12.2021 |
|          |                  |        |            |
|          |                  |        |            |
|          |                  |        |            |

## EXECUTIVE SUMMARY

## Executive Summary

Holmes Dyer Pty Ltd was engaged by the Attorney-General's Department to prepare investigations to inform the Hackham Code Amendment by the Chief Executive (of the Attorney-General's Department). This report builds upon the preliminary investigations in relation to the rezoning area and supersedes previous reports.

Specifically, this report contains advice in response to the following matters identified in the *Proposal to Initiate an Amendment to the Planning and Design Code, Hackham Code Amendment*, dated 16 July 2021. A high-level summary of the advice follows:

- Community Facilities
  - » The Hackham Community Centre (Junction Australia) and the Hackham West Community Centre (City of Onkaparinga) are located about 2 kilometres from the rezoning area. Council is actively advocating for funding to upgrade the Hackham West Community Centre as it serves a high-needs population. Preliminary consultation with the City of Onkaparinga suggests that the distribution of Community Centres in the vicinity of the rezoning area is adequate and that a review of centre programming can likely cater for a new population at Hackham.
  - » The City of Onkaparinga operates a comprehensive library network and the requirement for a new library facility is not triggered by the proposed rezoning.
  - » The social infrastructure assessment assumes a central bus route will be provided through the rezoning area to service a future population.
- Education Facilities
  - » The school aged population is projected to increase by about 392 primary school aged students and 330 secondary school aged students at completion of development. Existing government schools in the locality are assessed as having adequate capacity to absorb new enrolments. Primary schools are assessed as having the greatest capacity for increased student numbers. The requirement for a new Government school is not triggered by the proposed rezoning. The proposed rezoning to Master Planned Neighbourhood preserves the opportunity for development of private educational facilities.
  - » On the basis, the requirement for a new educational facility is not triggered by the Code Amendment, the potential to provide a shared use community oval or shared recreational infrastructure with an education provider is assessed as low.
- Health and Medical Services
  - » The requirement for higher order health and medical services (hospital) are not triggered by the proposed Code Amendment. A new population at Hackham is expected to provide opportunity for additional medical centre-GP clinic and aged care accommodation. The proposed Master Planned Neighbourhood Zone can accommodate such uses.
- Recreation and Open Space
  - » According to the provision and service standards for open space published by the City of Onkaparinga, future open space provision in the rezoning area is likely to comprise one neighbourhood open space (providing a small range of services that attract residents from across a suburb for a short stay) and up to four local open spaces (providing services that attract residents from within a short walking distance for a short stay). Preliminary consultation with the City of Onkaparinga has indicated a preference for flat-level areas of open space.
  - » Subsequent written advice was provided by Council administration that outlines Council's expectation for a District Level Family Park (which can serve also as a neighbourhood park) and several local parks throughout the rezoning area that allow residents access to a playground within a maximum of 500 metres walking distance. Council also provided further guidance on desired service standards for open space.

- » Preliminary consultation with Department for Environment and Water (National Parks and Wildlife Services) identified an open space buffer along the boundary with the National Park as an opportunity to minimise weed incursion into the National Park and for fire management. The use of roads surrounding the National Park were identified as priorities for fire management as was the expectation that fire risk would be managed within the rezoning area (without the need for clearance in the National Park).
- » The rezoning area provides the potential for an extensive trail network throughout the subject land (subject to topography) and for pedestrian connections to the existing bus stops on Main South Road. Preliminary consultation with the City of Onkaparinga has identified connectivity across Main South Road as a significant priority for the Code Amendment. Preliminary consultation with the Department for Environment and Water (National Parks and Wildlife Service) confirmed an opportunity to create new, or formalise existing, connections with trails in the Onkaparinga River National Park.
- Housing Profile, Supply and Demand
  - » Recent State Government and Council publications identify the immediate need for the rezoning of land at Hackham to meet land supply shortages in the Outer South.
  - » The Outer South Region has the lowest estimated greenfield allotment supply of all the Greater Adelaide planning regions. Increasing land supply is expected to increase housing and allotment approvals which have been constrained in recent years.
  - » A lack of land supply in the Outer South can be expected to lead to diminishing house and land affordability.
  - » The rezoning provides an opportunity to introduce alternative housing product and diversify the market offer. This can assist in addressing some of the challenges facing the current housing market including a predominance of detached dwellings with three or more bedrooms and maintaining affordability.
  - » Future greenfield lot production in the Outer South has been estimated at 14 lots per hectare. Estimated lot potential for the rezoning area has been assessed at 2,000 lots (partially constrained by slope in the middle sections of the rezoning area).
- Employment Lands
  - » The rezoning area is identified in *The 30 Year Plan for Greater Adelaide - 2017 Update* as future urban growth. This is supported through the land supply assessment which shows there is adequate employment land supply in the region over the next ten years and beyond (based on historical rates of consumption). Given land at the southern end of the rezoning area is not included as part of the employment lands assessment, there does not appear to be a constraint to its rezoning from an employment land supply perspective.
- Retail Assessment
  - » The retail assessment is that the rezoning area could support a small activity centre (approximately 3,000m<sup>2</sup> of retail floor space) that is fairly centrally located in the rezoning area on the Main South Road frontage.
  - » A new centre could also support the establishment of a selection of supporting land uses (in addition to the above 3,000m<sup>2</sup> of retail floor space) as the residential area develops. This could include banks, consulting rooms, local offices, medical centre, community health centre, community centre, branch library, recreation facilities, gymnasium, child care centre, pre-school, primary school, place of worship and/or other similar facilities.
- Visual Analysis Assessment
  - » The following visual design principles capture the intent for the development of the rezoning area from a visual assessment perspective. It is acknowledged that other design elements will play a part in forming the ultimate development of the rezoning area.

- Where possible and practicable, development should be kept below the treetops along the key ridgeline;
- Where possible and practicable, the key ridgeline (along Piggott Range Road) could form an open space spine;
- One or more areas along the ridgeline could be used as public look out points;
- Where possible and practicable, slopes should be used to maximise the opportunity for views e.g. run roads up the slope for maximum views, and, where possible, design allotments to enable dwellings to be sited without obscuring views of the upslope dwelling;
- External long-distance views could be incorporated into the design as backdrop views. This may be achieved by designing roads to achieve terminal vistas;
- Any activity centre should take advantage of the high levels of exposure potentially available from Main South Road;
- Create and maximise high amenity internal views utilising existing vegetation and potentially future key public buildings, lakes and open spaces;
- Where possible and practicable integrate gullies and vegetation into natural landscapes and open space and provide short distance views for adjacent development;
- Maximise the opportunities provided by the internal view rooms to create more intimate environments;
- Use key views (for example, to the Onkaparinga Estuary) as terminal vistas;
- Create high visual amenity entries to the rezoning area at its Main South Road entry points;
- Utilise vegetation to screen cut and fill;
- Where practical, larger lots will provide increased opportunity to manage level transitions on steeper slopes, reducing the need for retaining walls and providing larger spaces for increased vegetation coverage and, hence, screening;
- Benching undertaken at a subdivision stage rather than an individual allotment stage can potentially manage slope transitions; and
- Encourage split level housing designs to manage slopes.

## Contents

|                                                               |            |
|---------------------------------------------------------------|------------|
| <b>EXECUTIVE SUMMARY .....</b>                                | <b>III</b> |
| <b>1. INTRODUCTION.....</b>                                   | <b>2</b>   |
| <b>1.1. BACKGROUND AND PURPOSE</b>                            | <b>2</b>   |
| <b>1.2. REZONING AREA</b>                                     | <b>3</b>   |
| <b>1.3. PRELIMINARY CONSULTATION</b>                          | <b>3</b>   |
| <b>2. POPULATION AND GROWTH.....</b>                          | <b>5</b>   |
| <b>2.1. OVERVIEW</b>                                          | <b>5</b>   |
| <b>2.2. COMMUNITY CHARACTERISTICS</b>                         | <b>5</b>   |
| 2.2.1. SERVICE AGE GROUPS                                     | 5          |
| 2.2.2. HOUSEHOLD SIZE                                         | 6          |
| 2.2.3. HOUSEHOLD COMPOSITION                                  | 6          |
| 2.2.4. DWELLING TYPES                                         | 7          |
| 2.2.5. TENURE TYPE                                            | 8          |
| <b>2.3. POPULATION TRENDS</b>                                 | <b>9</b>   |
| 2.3.1. ACTUAL AND PROJECTED POPULATION NUMBERS                | 9          |
| <b>2.4. FUTURE POPULATION</b>                                 | <b>10</b>  |
| <b>3. SOCIAL INFRASTRUCTURE AND OPEN SPACE .....</b>          | <b>13</b>  |
| <b>3.1. OVERVIEW</b>                                          | <b>13</b>  |
| <b>3.2. STRATEGIC CONTEXT</b>                                 | <b>13</b>  |
| 3.2.1. COMMUNITY CAPACITY STRATEGIC PLAN 2021-2024            | 13         |
| 3.2.2. LIBRARIES STRATEGIC PLAN 2018-2021                     | 13         |
| 3.2.3. METROPOLITAN OPEN SPACE SYSTEM                         | 13         |
| 3.2.4. OPEN SPACE STRATEGIC PLAN 2018-2023                    | 14         |
| 3.2.5. SPORT AND ACTIVE RECREATION ACTION PLAN 2021-2025      | 15         |
| 3.2.6. TRAILS AND CYCLING 2016-2021 STRATEGIC MANAGEMENT PLAN | 15         |
| 3.2.7. GREEN CITY STRATEGIC MANAGEMENT PLAN 2017-2021         | 16         |
| <b>3.3. COMMUNITY AND EDUCATION FACILITIES</b>                | <b>16</b>  |
| 3.3.1. COMMUNITY CENTRES                                      | 17         |
| 3.3.2. PRIMARY AND SECONDARY EDUCATION                        | 17         |
| 3.3.3. PRESCHOOL AND CHILD CARE                               | 19         |
| 3.3.4. HEALTH AND MEDICAL SERVICES AND AGED CARE              | 20         |
| 3.3.5. PUBLIC LIBRARIES                                       | 22         |
| 3.3.6. RECREATION AND OPEN SPACE                              | 23         |
| 3.3.7. WALKING AND CYCLING ROUTES AND TRAILS                  | 25         |
| 3.3.8. PUBLIC TRANSPORT                                       | 26         |

|                                                                      |           |
|----------------------------------------------------------------------|-----------|
| <b>3.4. COMMUNITY INFRASTRUCTURE OPPORTUNITIES AND REQUIREMENTS</b>  | <b>27</b> |
| <b>4. EMPLOYMENT AND RETAIL.....</b>                                 | <b>30</b> |
| <b>4.1. OVERVIEW</b>                                                 | <b>30</b> |
| <b>4.2. STRATEGIC CONTEXT</b>                                        | <b>30</b> |
| 4.2.1. DRAFT ECONOMIC GROWTH AND INVESTMENT STRATEGIC PLAN 2020-2024 | 30        |
| 4.2.2. GROWTH MANAGEMENT PROGRAM - EMPLOYMENT LAND SUPPLY            | 30        |
| 4.2.3. MAJOR EMPLOYMENT SECTORS                                      | 31        |
| 4.2.4. LAND ZONED FOR EMPLOYMENT                                     | 31        |
| 4.2.5. EMPLOYMENT OPPORTUNITIES AND REQUIREMENTS                     | 33        |
| <b>4.3. KEY CENTRES, RETAIL AND GENERAL SERVICES</b>                 | <b>33</b> |
| <b>4.4. RETAIL AND SERVICE OPPORTUNITIES AND REQUIREMENTS</b>        | <b>35</b> |
| <b>5. HOUSING PROFILE .....</b>                                      | <b>38</b> |
| <b>5.1. OVERVIEW</b>                                                 | <b>38</b> |
| <b>5.2. STRATEGIC CONTEXT</b>                                        | <b>38</b> |
| 5.2.1. METROPOLITAN GROWTH MANAGEMENT PROGRAM PILOT                  | 38        |
| 5.2.2. ONKAPARINGA HOUSING MARKET ASSESSMENT                         | 38        |
| 5.2.3. GROWTH MANAGEMENT PROGRAM - GREENFIELD LAND SUPPLY            | 39        |
| <b>5.3. HOUSING SUPPLY ASSESSMENT</b>                                | <b>40</b> |
| 5.3.1. RECENT HOUSING AND ALLOTMENT APPROVALS                        | 40        |
| 5.3.2. SALES DATA - HACKHAM                                          | 42        |
| <b>5.4. HOUSING OPPORTUNITIES AND REQUIREMENTS</b>                   | <b>42</b> |
| <b>6. VISUAL ANALYSIS .....</b>                                      | <b>44</b> |
| <b>6.1. PROCESS OF INVESTIGATION</b>                                 | <b>44</b> |
| <b>6.2. CONTEXT</b>                                                  | <b>44</b> |
| <b>6.3. EXTERNAL ANALYSIS</b>                                        | <b>45</b> |
| 6.3.1. KEY VIEWS FROM PUBLIC AREAS                                   | 45        |
| 6.3.2. VIEW SCAPES                                                   | 48        |
| <b>6.4. INTERNAL ANALYSIS</b>                                        | <b>49</b> |
| 6.4.1. KEY VIEWS FROM PUBLIC AREAS                                   | 49        |
| 6.4.2. VIEW SCAPES                                                   | 51        |
| <b>6.5. VISUAL DESIGN PRINCIPLES</b>                                 | <b>51</b> |
| 6.5.1. KEY PRINCIPLES                                                | 51        |



## Figures

|            |                                                                                                    |    |
|------------|----------------------------------------------------------------------------------------------------|----|
| Figure 1.  | Rezoning Area .....                                                                                | 3  |
| Figure 2.  | City of Onkaparinga Open Space Hierarchy.....                                                      | 14 |
| Figure 3.  | Existing Community and Education Facilities .....                                                  | 16 |
| Figure 4.  | Existing Health and Medical Services and Aged Care .....                                           | 21 |
| Figure 5.  | Public Libraries and Community Centres (source City of Onkaparinga Libraries Strategic Plan) ..... | 22 |
| Figure 6.  | Existing Recreation and Open Space.....                                                            | 23 |
| Figure 7.  | Walking and Cycling Routes or Trails .....                                                         | 26 |
| Figure 8.  | Public Transport Routes .....                                                                      | 27 |
| Figure 9.  | Employment Lands Study Area and Zoning .....                                                       | 32 |
| Figure 10. | Existing Retail.....                                                                               | 33 |
| Figure 11. | Completed Lots Deposited versus Dwelling approvals within Onkaparinga LGA .....                    | 41 |
| Figure 12. | View Shed from the Southern Expressway to the intersection of Main South Road .....                | 45 |
| Figure 13. | Visual Analysis – External Views.....                                                              | 49 |

## Tables

|           |                                                                                                                                      |    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|----|
| Table 1.  | Service Age Groups, 2016 .....                                                                                                       | 5  |
| Table 2.  | Average Household Size, Hackham compared with Onkaparinga and Greater Adelaide, 2016.....                                            | 6  |
| Table 3.  | Household Composition, Hackham compared with Onkaparinga and Greater Adelaide, 2016.....                                             | 6  |
| Table 4.  | Dwelling Structure as a Percentage of Total Dwellings for Hackham and City of Onkaparinga compared with Greater Adelaide, 2016 ..... | 7  |
| Table 5.  | Housing Tenure, 2016 .....                                                                                                           | 8  |
| Table 6.  | Population Trends 1996 – 2016 for Onkaparinga and Greater Adelaide .....                                                             | 9  |
| Table 7.  | Population Projection by selected areas 2016-2036, Medium Series.....                                                                | 9  |
| Table 8.  | Outer South Projected Population and Land Supply Assumptions .....                                                                   | 10 |
| Table 9.  | Future Population by Service Age Groups based on 2016 proportion of Service Age Group .....                                          | 11 |
| Table 10. | Government Primary Schools within proximity of the Rezoning Area .....                                                               | 18 |
| Table 11. | Government Secondary Schools within proximity of the Rezoning Area .....                                                             | 18 |
| Table 12. | Non-Government Schools within proximity of the Rezoning area.....                                                                    | 19 |
| Table 13. | Preschools within proximity of the Affected Area .....                                                                               | 19 |
| Table 14. | Key Employment Precincts within proximity of the Rezoning Area .....                                                                 | 32 |
| Table 15. | Key Centres within proximity of the Rezoning Area .....                                                                              | 34 |
| Table 16. | Key Supermarkets within proximity of the Rezoning Area .....                                                                         | 34 |
| Table 17. | Other Supermarkets within proximity of the Rezoning Area .....                                                                       | 34 |
| Table 18. | Lot Creation and Dwelling Approvals over the past 14 years.....                                                                      | 40 |
| Table 19. | Dwelling approvals per annum (financial year), Onkaparinga (LGA) and Adelaide- South Region ...                                      | 41 |
| Table 20. | Number of Allotment and Dwelling Transactions between 2015-2021, Onkaparinga LGA .....                                               | 42 |

## 1 - INTRODUCTION

## 1. Introduction

### 1.1. Background and Purpose

Holmes Dyer Pty Ltd was engaged by the Attorney-General's Department to prepare relevant investigations to inform the Hackham Code Amendment by the Chief Executive (of the Attorney-General's Department). This investigations report builds upon preliminary investigations for the rezoning area and supersedes previous reports.

Specifically, this report contains advice in response to the following matters identified in the *Proposal to Initiate an Amendment to the Planning and Design Code, Hackham Code Amendment*, dated 16 July 2021:

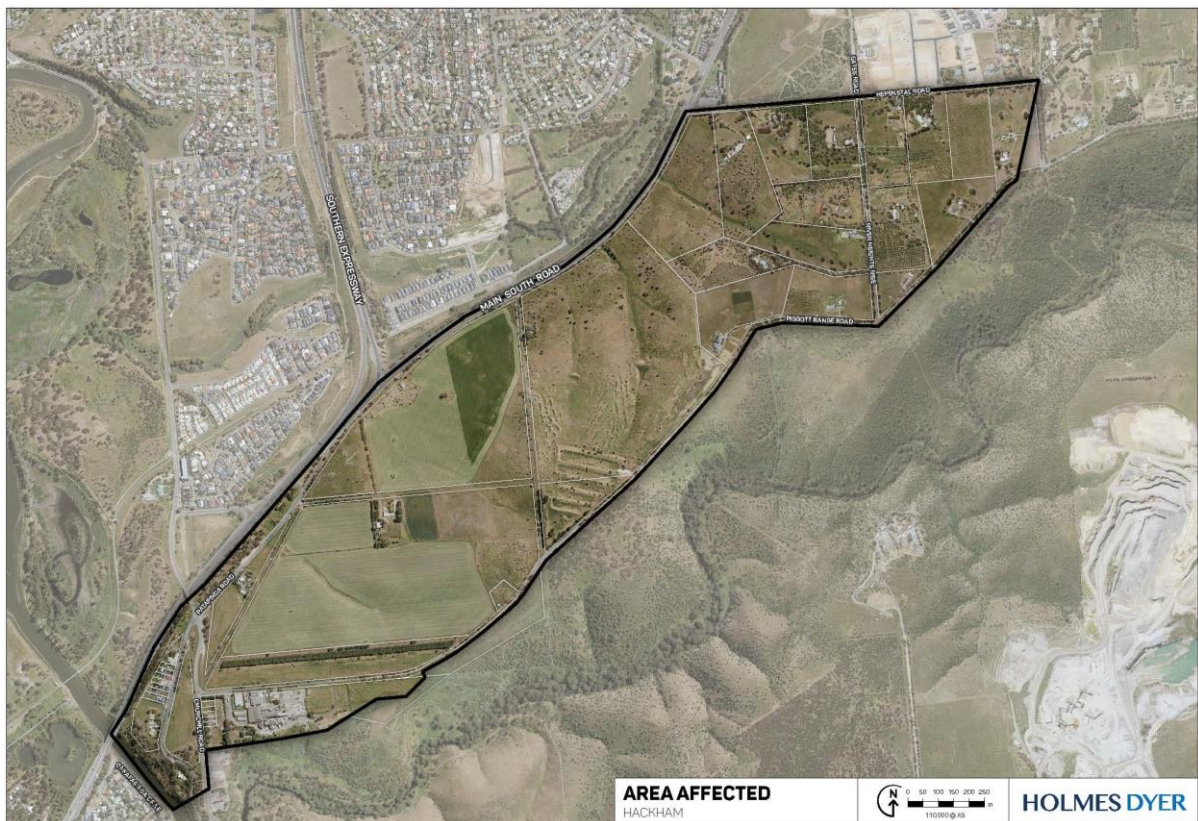
- Demographic Profile
  - » Analysis of the demographic profile including population data, trends and projections.
- Community Facilities
  - » Assessment of the current provision and likely future demand for community facilities based on the projected future population base.
- Education Facilities
  - » Preliminary investigations foreshadowed a possible need for a new school based on current provision and likely future demand for education facilities. Consideration has been given to public and private school options.
- Health and Medical Services
  - » Assessment of the current provision and likely future demand for health and medical facilities based on the projected future population base.
- Recreation and Open Space
  - » Assessment of the current provision and likely future demand for recreation and open space based on the projected future population base. Consideration has been given to the possibility for a shared community oval, courts and gymnasium with a school facility.
- Housing Profile
  - » Analysis of housing profiles including existing data, trends and future projections.
- Housing Supply and Demand
  - » Assessment of housing supply and demand including data, trends and projections.
- Employment Lands
  - » Analysis of employment lands including the need, or otherwise, for future land allocation and an activity centre to service the whole of the rezoning area.
- Retail Assessment
  - » Preliminary investigations indicated that a new retail centre was likely to be required for the rezoning area. The current investigations consider the potential location and scale of such a centre.
- Visual Analysis Assessment
  - » Assessment of the view sheds both to and from the rezoning area and the Southern Expressway including consideration of urban development and buffers.

## 1.2. Rezoning Area

The area(s) affected by the Hackham Code Amendment is generally bound to the north by Hepenstal Road, to the east and south-east by Piggott Range Road, to the south-west by Onkaparinga Drive and to the north-west by Main South Road (Figure 1).

The rezoning area is about 192.8 hectares of land currently zoned Rural and about 15.2 hectares of land zoned Employment pursuant to the Planning and Design Code.

**Figure 1.** Rezoning Area



## 1.3. Preliminary Consultation

Preliminary contact and/or consultation with the following agencies and organisations has informed this investigations report:

- City of Onkaparinga;
- Department of Education;
- Local Government and Non-Government schools;
- Department for Environment and Water;
- Southern Adelaide Local Health Network (response not received at time issue); and
- Office for Recreation, Sport and Racing.

The Hackham Code Amendment process includes formal engagement with agencies and organisations.

## 2 – POPULATION AND GROWTH

## 2. Population and Growth

### 2.1. Overview

This section provides an analysis of the demographic profile for the area including population data, trends and projections to inform the assessment of social infrastructure requirements for the future population.

### 2.2. Community Characteristics

#### 2.2.1. Service Age Groups

‘Service age groups’ provide a relevant indication of the population composition as well as demand for social infrastructures, recreation facilities, retail, services and housing products based on the proportion of population at different stages of life.

**Table 1.** Service Age Groups, 2016

| Service Age Groups                              | Hackham | Onkaparinga Hills | Onkaparinga LGA | Greater Adelaide |
|-------------------------------------------------|---------|-------------------|-----------------|------------------|
| Babies and preschoolers (0 to 4)                | 5.6%    | 3.8%              | 6.2%            | 5.9%             |
| Primary schoolers (5 to 11)                     | 8.3%    | 8.5%              | 8.9%            | 8.2%             |
| Secondary schoolers (12 to 17)                  | 7.0%    | 9.7%              | 7.5%            | 6.9%             |
| Tertiary education, and independence (18 to 24) | 7.5%    | 9.4%              | 8.4%            | 9.5%             |
| Young workforce (25 to 34)                      | 13.2%   | 8.0%              | 12.4%           | 13.8%            |
| Parents and homebuilders (35 to 49)             | 17.9%   | 21.5%             | 19.7%           | 19.7%            |
| Older workers and pre-retirees (50 to 59)       | 11.6%   | 18.2%             | 13.3%           | 13.1%            |
| Empty nesters and retirees (60 to 69)           | 13.6%   | 13.8%             | 12.4%           | 11.1%            |
| Seniors (70 to 84)                              | 11.2%   | 6.8%              | 9.1%            | 9.3%             |
| Elderly aged (85 and over)                      | 4.0%    | 0.4%              | 2.1%            | 2.6%             |

Source: ABS Census, 2016

Key observations about the population service age groups include:

#### 2.2.1.1. Young and Family Home Buying Market

Hackham and Onkaparinga LGA are characterised by young families with children. In this respect, Hackham and Onkaparinga are largely in line with the remainder of Greater Adelaide, but this remains the largest group. In comparison, Onkaparinga Hills has higher proportions of secondary schoolers, parents and home builders and older workers and pre-retirees. This provides an indication that:

- The housing market contains current and emerging first home buyers and a demographic that could be seeking land for a housing ‘upgrade’ close to existing networks and services;
- A young home buying market may be price sensitive and seeking affordable options; and
- This market is likely to be attracted to house and land located within proximity of child care and education services and daily needs (e.g. supermarket and retail).

## 2.2.1.2. More Downsizers

Hackham (28.8%) has a higher proportion of the population over 60 years of age compared with Greater Adelaide (23.6%). An ageing population provides a general indication that the housing market could be seeking smaller allotment sizes in areas with ease of access to services and facilities for daily service needs and health and social needs. This segment of the population is likely to be preparing for major lifestyle changes. This may include investing for retirement, and/or preparing for changing household composition, such as downsizing.

## 2.2.1.3. School Aged Population

Hackham has a slightly lower proportion of school aged children than Onkaparinga LGA, however is similar to Greater Adelaide. Demand for education and recreational facilities for this segment of the population can reasonably be anticipated to be similar to the broader population.

## 2.2.2. Household Size

The average household size across the Hackham, Onkaparinga LGA and Greater Adelaide is summarised in the table below.

**Table 2.** Average Household Size, Hackham compared with Onkaparinga and Greater Adelaide, 2016

|                             | Hackham | Onkaparinga LGA | Greater Adelaide |
|-----------------------------|---------|-----------------|------------------|
| Average Household Size 2016 | 2.36    | 2.45            | 2.42             |

Source: ABS Census, 2016

Table 2 shows similar household sizes between Onkaparinga and Adelaide, and a smaller average household size for Hackham, reflecting the lower proportion of families and higher proportions of singles and couples.

## 2.2.3. Household Composition

The proportion of family, lone person and group households within Hackham in comparison to Onkaparinga LGA and Greater Adelaide provides an indication of likely demand for different housing products.

**Table 3.** Household Composition, Hackham compared with Onkaparinga and Greater Adelaide, 2016

| Households              | Hackham | Onkaparinga LGA | Greater Adelaide |
|-------------------------|---------|-----------------|------------------|
| Couple with children    | 25.3%   | 29.4%           | 28.7%            |
| Couple with no children | 26.7%   | 26.5%           | 24.8%            |
| One parent families     | 15.1%   | 12.7%           | 11.1%            |
| Other family            | 0.9%    | 0.9%            | 1.2%             |
| Group households        | 3.1%    | 2.5%            | 3.8%             |
| Lone person households  | 25.7%   | 23.8%           | 26.2%            |
| Other                   | 3.3%    | 4.3%            | 4.3%             |

Source: ABS Census, 2016

Key observations about household composition include:

### 2.2.3.1. Couples with Children and Couples Without Children

Hackham had a slightly higher proportion of households without children (26.7%) when compared with Greater Adelaide (24.8%) and a lower proportion of couple households with children (25.3% compared with 28.7%). As a suburb containing a generally older population and smaller average household size there is potential this



population may contain households seeking an option to downsize within proximity to existing networks and daily service needs.

## 2.2.3.2. One Parent Families

Hackham had a significantly larger proportion of one parent families when compared with Onkaparinga LGA and Greater Adelaide. This segment of the population may be attracted to more affordable and/or smaller housing products that meet the needs of a family while providing ease of maintenance. Access to lower cost education and community facilities may be a consideration for the population.

## 2.2.3.3. More Lone Person Households

Hackham, Onkaparinga LGA and Greater Adelaide have a high proportion of lone person households suggesting, in the context of dwelling types, potential latent market demand for smaller lots with ease of access to services.

## 2.2.3.4. More Group Households

Hackham contains a slightly higher proportion of group households (3.1%) compared to Onkaparinga LGA (2.5%). Shared households can reflect areas with a higher proportion of population in rental accommodation and therefore a potential market that could be seeking to transition into land and home ownership.

## 2.2.4. Dwelling Types

When considered in conjunction with service age groups, household sizes and household composition, dwelling types provide further insight into the correlation between available land and housing products and household stages. For clarity, medium density is classified as semi-detached, row or terrace house or townhouse by the ABS. High density is classified as a flat, unit or apartment.

**Table 4.** *Dwelling Structure as a Percentage of Total Dwellings for Hackham and City of Onkaparinga compared with Greater Adelaide, 2016*

| Households                         | Hackham | Onkaparinga LGA | Greater Adelaide |
|------------------------------------|---------|-----------------|------------------|
| Separate house                     | 91.7%   | 88.1%           | 73.1%            |
| Medium Density                     | 8.3%    | 10.9%           | 23.9%            |
| High Density                       | -       | 0.2%            | 2.3%             |
| Caravan, cabin, houseboat          | -       | 0.5%            | 0.2%             |
| Other                              | -       | 0.1%            | 0.2%             |
| Not stated                         | -       | 0.2%            | 0.3%             |
| Total occupied private dwellings   | 93.0%   | 91.7%           | 91.5%            |
| Total unoccupied private dwellings | 6.8%    | 8.2%            | 8.4%             |

*Source: ABS Census, 2016*

Key observations about dwelling structure include:



## 2.2.4.1. More Traditional Family Homes

Hackham (91.7%) is characterised by a greater proportion of separate houses compared with Onkaparinga LGA (88.1%) and Greater Adelaide (73.1%). This is generally consistent with the family demographic. However, in Hackham where the population age profile is one of a more ageing demographic there could be a gap between housing need and housing availability.

## 2.2.4.2. Increasing Medium Density

Although Hackham and Onkaparinga LGA consist predominantly of separate housing, these areas also contain suburbs with a significantly higher proportion of medium density housing. This suggests that, although a strong market and likely preference for traditional family homes exists, there is an increased supply and demand for higher density living within Onkaparinga LGA.

## 2.2.5. Tenure Type

When considered in conjunction with household size and composition, household tenure can provide further insight into ownership, investment and available capital base/equity. Table 5 below summarises the housing tenure of Hackham and Onkaparinga LGA compared with Greater Adelaide.

**Table 5. Housing Tenure, 2016**

|                      | Hackham | Onkaparinga | Greater Adelaide |
|----------------------|---------|-------------|------------------|
| Fully owned          | 27.6%   | 28.1%       | 29.6%            |
| Mortgage             | 43.1%   | 41.4%       | 35.1%            |
| Renting              | 24.6%   | 23.2%       | 28.0%            |
| Other tenure type(e) | -       | 1.7%        | 1.6%             |
| Not stated           | 4.6%    | 5.7%        | 5.7%             |

Source: ABS Census, 2016

Key observations about housing tenure include:

### 2.2.5.1. Investor Market

In 2016, Hackham had a slightly higher proportion of the population renting. While not shown, the recently developed Seaford Meadows has a rental level at almost double (43.4%) the proportion of Onkaparinga (23.2%). The number of rental households in Seaford Meadows increased by 300% (433 households) between 2011 and 2016 and suggests that a strong investment market exists within the region and this interest is likely to extend to Hackham.

### 2.2.5.2. First Home Market

The higher proportion of households renting, in combination with a younger age profile, suggests there is a potential first home buying market currently renting within Hackham. Seaford Meadows is an example of having a higher proportion of population between 25 to 24 years of age (22%) compared with Onkaparinga (12.4%) and a higher proportion of population renting (43.4%) compared with Onkaparinga (23.2%).

### 2.2.5.3. Mortgage Belt

Onkaparinga has a significantly higher proportion of homes under mortgage (41.4%) when compared with Marion (34.9%) and Greater Adelaide (35.1%). This potentially correlates with land released within Onkaparinga to meet housing demand for the region, the net gain in population between 25 and 44 years of age (home buying market) and net loss of population between 18 and 24 years of age (rental market) to Marion.

## 2.3. Population Trends

### 2.3.1. Actual and Projected Population Numbers

Enumerated population numbers (sourced from Profile ID) between 1996 and 2016 for Onkaparinga LGA and Greater Adelaide are shown in Table 6.

**Table 6.** Population Trends 1996 – 2016 for Onkaparinga and Greater Adelaide

| Year                             | Onkaparinga LGA   |                       |                            | Greater Adelaide  |                         |                            |
|----------------------------------|-------------------|-----------------------|----------------------------|-------------------|-------------------------|----------------------------|
|                                  | Population Number | Population Change (#) | Population Change p.a. (%) | Population Number | Population Change (No.) | Population Change p.a. (%) |
| 1996                             | 138,926           | -                     | -                          | 1,081,316         | -                       | -                          |
| 2001                             | 144,407           | 5,481                 | 0.8%                       | 1,110,695         | 29,379                  | 0.5%                       |
| 2006                             | 146,710           | 2,303                 | 0.3%                       | 1,145,348         | 34,653                  | 0.6%                       |
| 2011                             | 156,498           | 9,788                 | 1.3%                       | 1,214,662         | 69,314                  | 1.2%                       |
| 2016                             | 163,214           | 6,716                 | 0.9%                       | 1,282,251         | 67,589                  | 1.1%                       |
| <b>TOTAL</b>                     |                   | <b>+24,288</b>        |                            |                   | <b>+200,935</b>         |                            |
| <b>Average Annual Change (%)</b> |                   |                       | <b>+0.8%</b>               |                   |                         | <b>+0.9%</b>               |

Source: Profile ID (Enumerated Population)

Table 7 provides the population projections (medium series) for Onkaparinga, the South Region and Greater Adelaide.

**Table 7.** Population Projection by selected areas 2016-2036, Medium Series

| Year                                | Onkaparinga LGA |                    |                       | Adelaide – South Region |                    |                       | Greater Adelaide |                    |                       |
|-------------------------------------|-----------------|--------------------|-----------------------|-------------------------|--------------------|-----------------------|------------------|--------------------|-----------------------|
|                                     | Pop.n Number    | Pop.n Change (No.) | Pop.n Change p.a. (%) | Pop.n Number            | Pop.n Change (No.) | Pop.n Change p.a. (%) | Pop.n Number     | Pop.n Change (No.) | Pop.n Change p.a. (%) |
| 2016                                | 169,073         | -                  | -                     | 362,685                 | -                  | -                     | 1,324,058        | -                  | -                     |
| 2021                                | 179,249         | 10,176             | 1.2%                  | 374,903                 | 12,218             | 0.6%                  | 1,381,610        | 57,552             | 0.9%                  |
| 2026                                | 190,844         | 11,595             | 1.3%                  | 387,677                 | 12,774             | 0.7%                  | 1,443,857        | 62,247             | 0.9%                  |
| 2031                                | 202,658         | 11,814             | 1.2%                  | 399,274                 | 11,597             | 0.6%                  | 1,504,274        | 60,417             | 0.8%                  |
| 2036                                | 212,372         | 9,714              | 0.9%                  | 408,563                 | 9,289              | 0.4%                  | 1,561,149        | 56,875             | 0.8%                  |
| <b>TOTAL</b>                        |                 | <b>+43,299</b>     |                       |                         | <b>+52,778</b>     |                       |                  | <b>+290,807</b>    |                       |
| <b>Ave. Annual Pop.n Change (%)</b> |                 |                    | <b>+1.2%</b>          |                         |                    | <b>+0.6%</b>          |                  |                    | <b>+0.9%</b>          |

Source: SA Planning Portal and Profile ID

Onkaparinga LGA has approximately tracked growth levels in Greater Adelaide over the last 20 years but is expected to increase both absolutely and proportionally over the next 20 years to increase at a rate of approximately one-third above the Greater Adelaide average. Most significantly, population growth in Onkaparinga is expected to surge by almost 80% in 2016-2036 compared to 1996-2016. This will demand a commensurate increase in landholding supply in the near term.

## 2.3.1.1. Outer South Region

Hackham and Onkaparinga LGA are in the Outer South Region for the purpose of population projections. At the 2016 census, the population of the Outer South Region was 170,686 and it was projected to grow by 21,830 (medium series) to reach around 192,500 by 2036. Growth projections were informed by key assumptions about development for the region which include the release of residential land at Hackham after 2021. The growth projections note that greenfield supply in the region is diminishing with opportunities restricted by the Urban Growth boundary and McLaren Vale Character Preservation District.

The following table is reproduced from the Outer South Projected Population and Land Supply Assumptions published in the Local Area (SA2 and LGA) Population Projections for South Australia, 2016 to 2036.

**Table 8. Outer South Projected Population and Land Supply Assumptions**

| SA2 Name                         | 2016 ERP | 2036 Projection | 2016-2036 change | 2016-2036 % change | Land supply assumptions supporting projected growth                              |
|----------------------------------|----------|-----------------|------------------|--------------------|----------------------------------------------------------------------------------|
| Hackham – Onkaparinga Hills      | 6,352    | 8,906           | 2,554            | 40.2               | Steady supply of greenfield land. Hackham growth area to release land after 2021 |
| Hackham West – Huntfield Heights | 7,651    | 8,000           | 349              | 4.6                | Diminishing greenfield supply                                                    |

*Source: Planning Portal, Local Area (SA2 and LGA) Population Projections for South Australia, 2016 to 2036*

## 2.4. Future Population

To assist with the planning investigations, the following assumptions are made to project the characteristics of the future population:

- The rezoning area can accommodate a residential development yield of 2,000 dwellings;
- The average size per household will be in the order of 2.36 people per household (based on the existing size of households in Hackham);
- The rezoning area can accommodate a future population of about 4,720 people.
- Future service age groups are generally represented by those that currently exist in Hackham.

Based on these assumptions changes to service age groups are shown in the table below.

**Table 9.** *Future Population by Service Age Groups based on 2016 proportion of Service Age Group*

| Service Age Groups                                 | Hackham 2016<br>(% pop.n) | Hackham 2016<br>(# people) | New Population<br>(# people) | Total Future<br>Population (# people) |
|----------------------------------------------------|---------------------------|----------------------------|------------------------------|---------------------------------------|
| Babies and preschoolers (0 to 4)                   | 5.6%                      | 226                        | 264                          | 490                                   |
| Primary schoolers (5 to 11)                        | 8.3%                      | 333                        | 392                          | 725                                   |
| Secondary schoolers (12 to 17)                     | 7.0%                      | 281                        | 330                          | 611                                   |
| Tertiary education, and independence<br>(18 to 24) | 7.5%                      | 299                        | 354                          | 653                                   |
| Young workforce (25 to 34)                         | 13.2%                     | 530                        | 623                          | 1153                                  |
| Parents and homebuilders (35 to 49)                | 17.9%                     | 716                        | 845                          | 1561                                  |
| Older workers and pre-retirees (50 to<br>59)       | 11.6%                     | 466                        | 548                          | 1014                                  |
| Empty nesters and retirees (60 to 69)              | 13.6%                     | 544                        | 642                          | 1186                                  |
| Seniors (70 to 84)                                 | 11.2%                     | 450                        | 529                          | 979                                   |
| Elderly aged (85 and over)                         | 4.0%                      | 159                        | 189                          | 348                                   |

### 3 – SOCIAL INFRASTRUCTURE AND OPEN SPACE

## 3. Social Infrastructure and Open Space

### 3.1. Overview

This section provides a summary of existing social infrastructures and open space within the general vicinity of the rezoning area as it relates to the broader strategic context.

### 3.2. Strategic Context

#### 3.2.1. Community Capacity Strategic Plan 2021-2024

The City of Onkaparinga has recently adopted a Community Capacity Strategic Plan 2021-2024. The Plan provides a focus on both community facilities and community programs to build capacity. Population growth is identified as a priority of the district including urban development in previously undeveloped areas and the further densification of existing suburbs. The Plan acknowledges new residents will need:

*‘good access to all forms of housing including social and affordable housing, facilities, essential services, open space and other opportunities such as employment and recreation.’*

Other priority matters include social connection for lone person households, addressing homelessness and socio-economic disadvantage, an increased focus on ageing in the home, digital infrastructure, addressing lower levels of high school completion and provision of local health and welfare essential services (these challenges are similarly identified in Council’s Inclusive Communities Action Plan 2021-2024). The Plan has a specific focus on localised approaches to community capacity which includes advocating for increased local services.

In relation to community facilities the Plan sets out a commitment to identifying opportunities for shared community spaces and collaborative approaches as well as review of the centre programming.

The rezoning area is an example of where new communities can establish with supporting infrastructures and is consistent with the overall strategic intent of the Council.

The Plan specifically identifies community gardens as an opportunity for the region. Council provides 11 community gardens on council land and reports an additional eight community gardens provided by community groups, churches and schools. In the central north east district (in which Hackham is located), there are three Council community gardens. Council’s Open Space Strategic Plan seeks community gardens co-located with community centres.

#### 3.2.2. Libraries Strategic Plan 2018-2021

The City of Onkaparinga has endorsed a Libraries Strategic Plan 2018-2021. The Plan identifies priorities for existing library spaces, service provision and library programs. It does not identify a need for further library facilities in the Council area.

#### 3.2.3. Metropolitan Open Space System

The Metropolitan Open Space System (MOSS) designation applies to part of the rezoning area (refer Figure 6 in Section 3.3.6 Recreation and Open Space). The designation generally follows the Onkaparinga River National Park and the Onkaparinga River alignment. Parts of the designation, including land to the immediate west in Huntfield Heights has been developed for residential purposes.

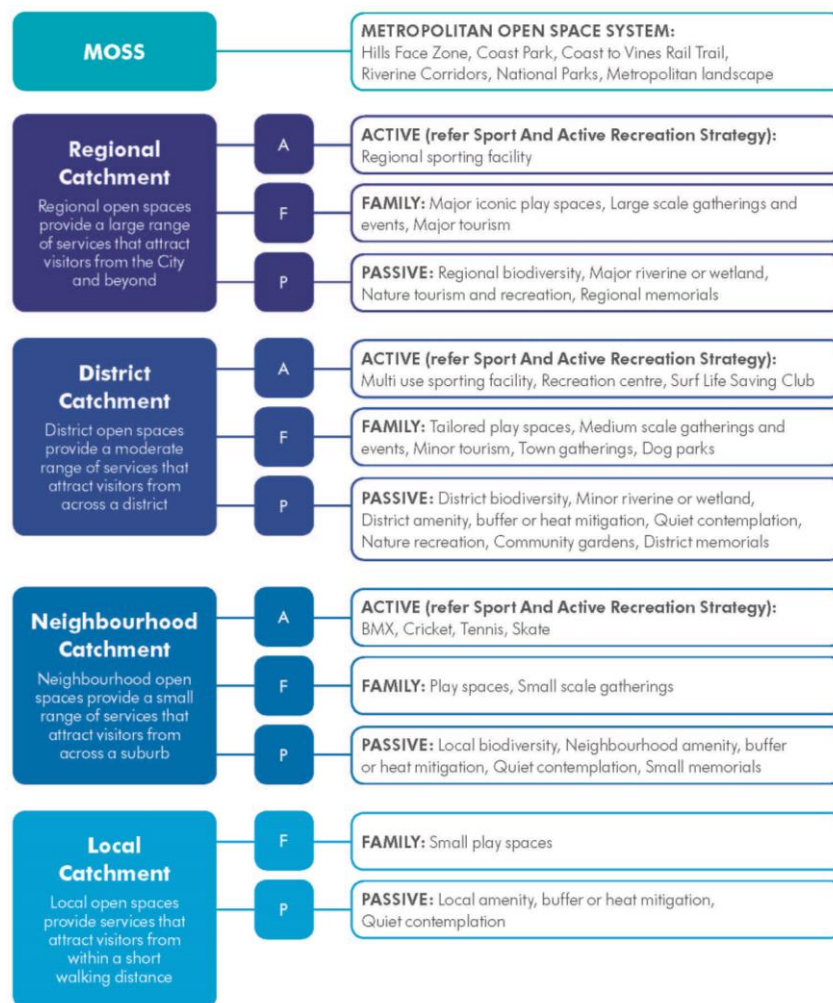
The 30 Year Plan for Greater Adelaide 2017 Update identifies the Hackham rezoning area as future urban growth. Therefore, it is considered that residential development can occur within the MOSS designation (as per Huntfield Heights). This can be achieved while maintaining the open space network along the Onkaparinga River.

It is proposed that the rezoning area also provide open space links through future urban areas which will assist not only with maintenance of the open space network, but with amenity, stormwater and sloping land.

## 3.2.4. Open Space Strategic Plan 2018-2023

The role of the City of Onkaparinga Open Space Strategic Plan 2018-2023 is to set the principles, planning and direction for future provision, development and maintenance of the open space network. The Plan is specifically envisaged to have a role in policy planning. It defines the open space hierarchy and identifies and categorises service levels to match the key function of each park across the network. The Open Space Hierarchy is reproduced below.

**Figure 2.** City of Onkaparinga Open Space Hierarchy



With respect to the relationship between stormwater management and open space, the Strategy seeks passive open space opportunities associated with water catchment areas and storage facilities such as opportunities for walking, quiet contemplation, nature play and recreation, biodiversity and nature tourism.

Not all principles for open space provision are noted here, however, special mention is made of the following principles relevant to the rezoning area:

- We will increase the number of regional and district spaces including a wider range of facilities.
- Land divisions should provide quality land for community open space purposes (i.e. flat/undulating, large trees, views, well drained, natural beauty).
- Where possible open space should be located centrally within a development or catchment and not on extremities or peripheral areas.

- Open space provision within centres and medium density areas will be developed to a higher standard and the materials and activities provided will reflect the intense use of these spaces.
- Developers of new housing areas should be encouraged to use alternative options to irrigation in landscaping plans to allow for the management of community expectations and water security objectives. The use of Water Sensitive Urban Design Principles (WSUDP) is desirable. Alternative options include a greater focus on self-sustaining and drought tolerant landscaping, such as high-canopied trees and mulched garden beds, in preference to large areas of irrigated turf.

### 3.2.4.1. Open Space Network Standards

The Council's objective for total open space provision is to achieve between 4–5 hectares per 1,000 head of population. The following guidance is provided for minimum standards of provision for different categories of open space:

- A park with a play space will be provided within 500 metres walking distance of most households
- City wide provision – one for every 1,200 people
- Regional provision – one per 50,000 people (to supplement the Jubilee Park Adventure Playground); 3-4 located equitably across the city
- District provision – one per 10,000 people; around 18 across the city, with one in each township
- Neighbourhood provision – one per 4,000 people; around 42 located across the city
- Local provision – one per 1,200 people; around 140 located across the city.

### 3.2.5. Sport and Active Recreation Action Plan 2021-2025

The City of Onkaparinga has prepared an action plan to guide its management of existing sport and recreational facilities. The Action Plan is focused on existing facilities and does not identify a need for further facilities.

In relation to sport and recreation participation, the Action Plan reports active recreation pursuits as more popular than sporting pursuits as convenience and flexibility become preferable over structure, time and location.

The most popular active recreation pursuits for the City are walking, fitness, swimming, running and cycling. Recreation trails are identified as key enablers of physical activity and the district's most popular areas for physical activity. The most popular sports are AFL, soccer, netball, cricket and surf lifesaving.

The Action Plan also identifies that 75% of schools provide for shared use of sport and recreation facilities and significant opportunity to ensure facilities are not duplicated and achieve cost effective outcomes through shared used arrangements.

### 3.2.6. Trails and Cycling 2016-2021 Strategic Management Plan

The Trails and Cycling 2016-2021 Strategic Management Plan sets the principles, planning and direction for future provision, development and maintenance of the trails and cycling network. The Plan is specifically envisaged to have a role in policy planning. It establishes the trails and cycling hierarchy providing for premier, cross-city and local connections in the network.

Not all principles for trails and cycling planning are noted here, however, special mention is made of the following principles relevant to the rezoning area:

- Cross-city shared use path opportunities should focus on completing east-west links and gaps in the network. Where possible, cross-city shared use paths should connect to premier shared use paths and key destinations. This will provide a high return on investment due to population densities and the variety of destinations within a 10-minute ride.
- Shared use path opportunities should continue to be provided at the premier and cross-city levels. Addressing east-west connectivity gaps and supporting movement to and from key commuter links, as well as key destinations should prioritise areas for improvement.



## 3.2.7. Green City Strategic Management Plan 2017-2021

The City of Onkaparinga established a Green City Strategic Management Plan 2017-2021 as a commitment to managing the urban environment in a way that recognises the importance of the urban tree canopy (and energy objectives). Urban tree canopy cover (over three metres height) in Hackham was assessed at 8.9%. The highest proportion of canopy cover was reported at Willunga South (33.9%) and the lowest at the more recently developed Seaford Heights (1.2%).

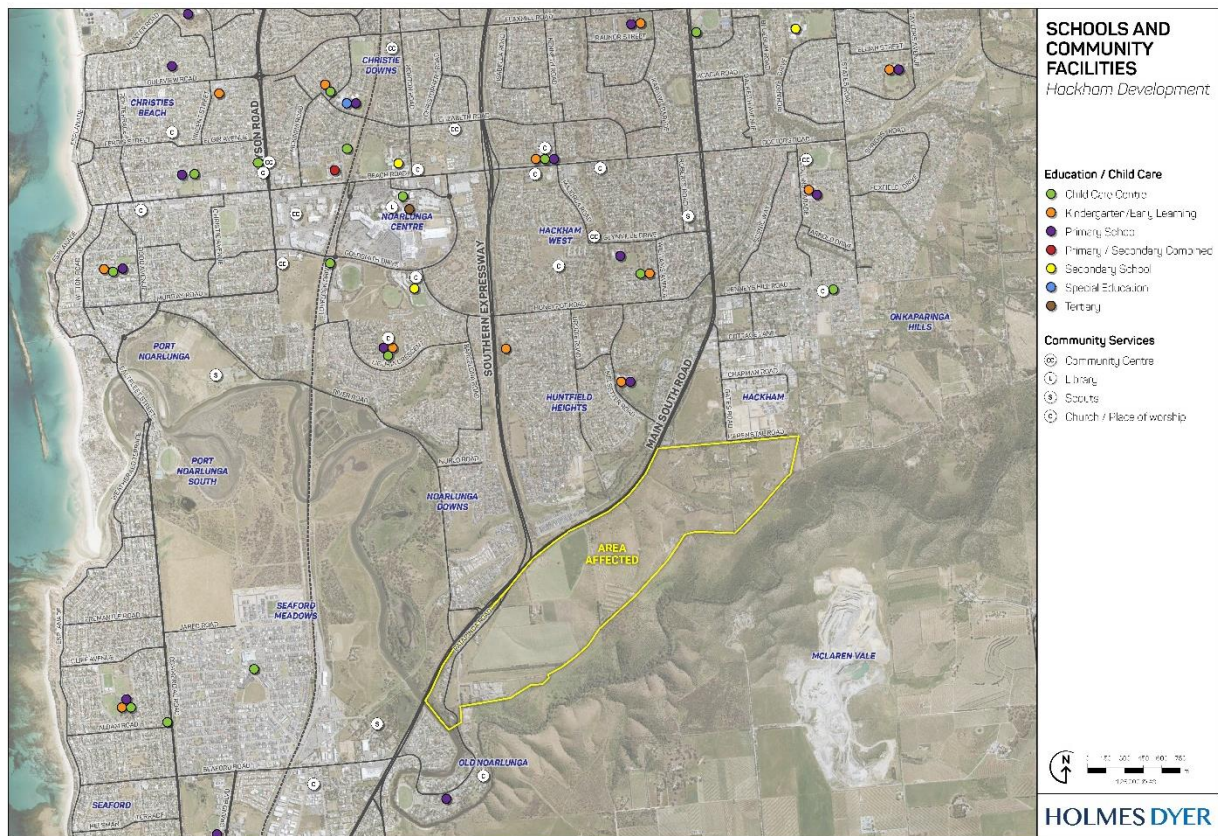
The plan also includes urban heat mapping which shows the rezoning area as one of the hotter areas in the city. This is consistent with distance from the ocean and in areas of dry grass and vegetation such as dry agricultural fields, exposed soil and unshaded hard surfaces.

The proposed rezoning can address both urban tree canopy cover and greening objectives as is consistent with the Council's strategic intent through consideration of relevant policy Overlays.

## 3.3. Community and Education Facilities

Figure 3 below provides a plan of the existing supply of schools and community facilities within the general vicinity of the rezoning area.

**Figure 3.** Existing Community and Education Facilities



### 3.3.1. Community Centres

The following Community Centres are located within the general vicinity of the rezoning area:

1. Hackham Community Centre
  - » Located at: 72 Collins Parade, Hackham
  - » Opening Times: Monday to Friday 9am to 5pm, open for hire on Saturday and Sunday
2. Hackham West Community Centre
  - » Located at: 44 Glynville Drive, Hackham West 5163
  - » Opening Times: Monday to Thursday 9am to 3pm, Friday 9am to 2pm
3. Christie Downs Community House
  - » Located at: Cnr Flaxmill & Morton Roads, Christie Downs SA 5164
  - » Opening Times: Monday to Friday 9am to 3pm
4. Uniting Communities - Christies Beach
  - » Located at: 107 Dyson Rd, Christies Beach SA 5165
  - » Opening Times: Monday to Friday 9am to 4:30pm
5. Elizabeth House
  - » Located at: 112 Elizabeth Rd, Christie Downs SA 5164
  - » Opening Times: Monday to Friday 10am to 4pm
6. Karawatha Community Centre
  - » Located at: Baden Terrace, O'Sullivan Beach SA 5166

The Hackham West Community Centre (operated by the City of Onkaparinga) is located approximately 1.94 km north-west of the rezoning area and offers a range of community services including arts and crafts classes, venue hire offering halls and meeting rooms and programs and events for all ages. The Council's 2021/2022 Advocacy Plan identifies external funding for building upgrades of the Hackham West Community Centre as a priority, to provide a more suitable internal layout and improve access, egress and safety in a high-needs community.

Junction Australia operates the Hackham Community Centre located at 72 Collins Parade, Hackham (approximately 2 kilometres from the rezoning area). The Hackham Community Centre is co-located with the Hackham Sports Complex and AA Holly Reserve. It is open to the public and provides a range of weekday programs and is available for community hire on the weekend.

### 3.3.2. Primary and Secondary Education

Tables 10, 11 and 12 identify a good distribution of government and non-government primary and secondary schools near the rezoning area. There are seventeen government primary and secondary schools in the general locality.

**Table 10. Government Primary Schools within proximity of the Rezoning Area**

| School                            | Type               | Approximate distance to site |                    |                 |
|-----------------------------------|--------------------|------------------------------|--------------------|-----------------|
|                                   |                    | Actual                       | Walking            | Car             |
| Huntfield Heights Primary School  | Preschool - Year 7 | 960 m                        | 1.3 km (17mins)    | 1.3 km (3mins)  |
| Hackham West Primary School       | R-7                | 1.73 km                      | 2.5 km (30mins)    | 2.5 km (4mins)  |
| Hackham East Primary School       | R-7                | 2.14 km                      | 2.5 km (32mins)    | 2.9 km (6mins)  |
| Noarlunga Downs Primary School    | Preschool - Year 7 | 2.78 km                      | 3.7 km (47mins)    | 4.6 km (8mins)  |
| Noarlunga Downs Primary School    | Preschool - Year 7 | 2.79 km                      | 3.7 km (47mins)    | 4.6 km (8mins)  |
| Flaxmill School P-7               | Preschool - Year 7 | 3.47 km                      | 3.9 km (49mins)    | 3.9 km (7mins)  |
| Old Noarlunga Primary School      | Preschool - Year 7 | 3.59 km                      | 4.7 km (56mins)    | 4.8 km (8mins)  |
| Christie Downs Primary School     | R-7                | 4.10 km                      | 5.6 km (1h 8mins)  | 5.6 km (9mins)  |
| Morphett Vale East Primary School | R-7                | 4.11 km                      | 5.0 km (1h 2mins)  | 5.6 km (10mins) |
| Morphett Vale East Primary School | R-7                | 4.12 km                      | 5.0 km (1h 2mins)  | 5.6 km (10mins) |
| Lonsdale Heights Primary School   | Preschool - Year 7 | 4.24 km                      | 5.6 km (1h 9mins)  | 5.6 km (9mins)  |
| Port Noarlunga Primary School     | R-7                | 4.99 km                      | 6.2 km (1h 18mins) | 6.9 km (11mins) |
| Seaford Primary                   | Preschool - Year 7 | 5.24 km                      | 6.7 km (1h 21mins) | 6.6 km (11mins) |
| O'Sullivan Beach Primary School   | R-7                | 5.52 km                      | 7.4 km (1h 30mins) | 7.7 km (13mins) |

Source: Google Maps

**Table 11. Government Secondary Schools within proximity of the Rezoning Area**

| School                      | Type             | Approximate distance to site |                   |                |
|-----------------------------|------------------|------------------------------|-------------------|----------------|
|                             |                  | Actual                       | Walking           | Car            |
| Wirreanda Secondary School  | Year 7 – Year 12 | 3.52km                       | 3.6km (45mins)    | 4.6km (8mins)  |
| Christies Beach High School | Year 8 – Year 12 | 3.42km                       | 4.7km (58mins)    | 4.8km (9mins)  |
| Seaford Secondary College   | Year 6 – Year 12 | 5.20km                       | 6.0km (1h 12mins) | 6.7km (10mins) |

Source: Google Maps

The rezoning area is in the Wirreanda Secondary School catchment. This school is located about 4.6 kilometres from the rezoning area and reported 892 student enrolments in 2017. Huntfield Heights Primary School is the nearest primary school to the rezoning area, being less than 1 kilometre away. Preliminary contact was made with the Huntfield Heights Primary School and it is understood that the school has significant capacity to accept new students as well as future expansion potential.

Preliminary consultation with the Department of Education has confirmed that across the primary school network, there is expected to be significant capacity in the medium term and as such the proposed Code Amendment is not expected to trigger the requirement for new or expanded primary school sites in the medium term (out to 2028). Likewise, the Department of Education has indicated that the Wirreanda Secondary School is forecast to have spare capacity for the medium-term, as is the Seaford Secondary School.

There are a number of non-government schools within a short drive (approximately 15 minutes) of the rezoning area as identified in Table 12. Private secondary colleges are available at Morphett Vale (Sunrise Christian School Morphett Vale, Southern Vales Christian College, Prescott College and Woodcroft College).

**Table 12. Non-Government Schools within proximity of the Rezoning area**

| School                                 | Year Level           | Approximate distance to site |                   |                |
|----------------------------------------|----------------------|------------------------------|-------------------|----------------|
|                                        |                      | Actual                       | Walking           | Car            |
| Calvary Lutheran Primary School        | Foundation – Year 7  | 2.69km                       | 3.5km (44mins)    | 3.9km (8mins)  |
| Antonio Catholic School                | Reception – Year 6   | 4.62km                       | 4.8km (1h)        | 4.9km (8mins)  |
| Southern Vales Christian College       | Foundation – Year 12 | 5.11km                       | 5.6km (1h 10mins) | 6.2km (9mins)  |
| Woodcroft College                      | Reception – Year 12  | 5.18km                       | 6.1km (1h 16min)  | 6.7km (10mins) |
| All Saints Catholic Primary School     | Reception – Year 6   | 5.17km                       | 5.9km (1h 12mins) | 7.0km (11mins) |
| Prescott College                       | Year 7 – Year 12     | 6.01km                       | 7.3km (1h 31min)  | 7.9km (11mins) |
| Sunrise Christian School Morphet Vale  | Reception – Year 12  | 5.81km                       | 6.9km (1h 26min)  | 7.4km (12min)  |
| St John the Apostle School             | Reception – Year 6   | 5.36km                       | 7.2km (1h 28mins) | 8.0km (13mins) |
| Southern Montessori School, O'Sullivan | Reception – Year 7   | 5.59km                       | 7.5km (1h 31mins) | 8.2km (14mins) |

Source: Google Maps

On the basis, the requirement for a new educational facility is not triggered by the Code Amendment, the potential to provide a shared use community oval or shared recreational infrastructure with an education provider is assessed as low.

### 3.3.3. Preschool and Child Care

Table 13 identifies a good distribution of preschool and child care facilities near the rezoning area.

**Table 13. Preschools within proximity of the Affected Area**

| Facility                                                   | Type                                     | Age              | Open Times                                                            |
|------------------------------------------------------------|------------------------------------------|------------------|-----------------------------------------------------------------------|
| Christie Downs Kindergarten                                | Kindergarten                             | 2 to 3 years old | Monday to Friday<br>8.30am to 3.30pm                                  |
| Cool Frogs Early Childhood Education                       | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.30am to 6.30pm                                  |
| Tiny Tots Academy Child Care                               | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.30am to 6.30pm                                  |
| Noarlunga Community Children's Centre                      | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.30am to 6.00pm                                  |
| Calvary Kindergarten                                       | Kindergarten with associated playgroups  | 0 to 6 years old | Monday to Friday<br>8.30am to 3pm                                     |
| Goodstart Early Learning Onkaparinga Rise                  | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.30am to 6.30pm                                  |
| Hackham West Children's Centre                             | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>7.00am to 6.00pm                                  |
| Fleurieu Occasional Community Children's Centre            | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>8.00am to 6.00pm                                  |
| Noarlunga Downs Primary School (Pre-School & Kindergarten) | Kindergarten connected to Primary School | 4 to 5 years old | Not available                                                         |
| Green Leaves Early Learning Seaford House                  | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.30am to 6.30pm                                  |
| Seaford Early Learning Centre                              | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.00am to 6.00pm                                  |
| South Port Kindergarten                                    | Kindergarten connected to Primary School | 4 to 5 years old | Monday to Thursday<br>8.30am to 3.00pm<br>Friday<br>8.30am to 12.30pm |

| Facility                                                                    | Type                                     | Age              | Open Times                                                                                                 |
|-----------------------------------------------------------------------------|------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------|
| Nido Early School (Busy Bees)                                               | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.30am to 6.30pm                                                                       |
| Christies North Kindergarten                                                | Toddler and Kindergarten                 | 2 to 6 years old | Monday to Thursday<br>9.00am to 3.00pm                                                                     |
| Taikurrendi Children and Family Centre                                      | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Thursday<br>8.45am to 3.00pm<br>Friday<br>8.45am to 11.30am                                      |
| Hearts & Minds Early Learning Centre / Kerry Street Early Learning & Kinder | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>6.30am to 6.30pm                                                                       |
| Christies Beach Early Learning                                              | Nursery, Toddler and Kindergarten        | 0 to 6 years old | Monday to Friday<br>7.00am to 6.00pm                                                                       |
| Frieda Corpe Community Kindergarten                                         | Kindergarten                             | 4 to 5 years old | Group 1 Monday<br>Tuesday and Friday<br>8.25am to 3.30pm<br>Group 2 Wednesday -<br>Friday 8.25a, to 3.30pm |
| Brentwood Drive Kindergarten                                                | Kindergarten with associated playgroups  | 0 to 5 years old | Monday – Wednesday<br>8.30am to 1.30pm<br>Playgroup Thursday<br>9.15am to 11am                             |
| Hackham East Kindergarten                                                   | Kindergarten                             | 4 to 5 years old | Tuesday to Wednesday<br>8.45am to 2.45pm                                                                   |
| Flaxmill Preschool                                                          | Kindergarten connected to Primary School |                  | Monday to Friday<br>9.00am to 3.00pm                                                                       |
| Coorara Preschool Centre                                                    | Kindergarten connected to Primary School |                  | Tuesday to Thursday<br>8.15am to 3.45pm                                                                    |
| Huntfield Heights Preschool                                                 | Kindergarten connected to Primary School |                  | Tuesday and Thursday<br>8.45am to 3pm<br>Wednesday 8.45am to<br>11.15am                                    |

Source: Google, Note that some facilities identified on the map were missing online data

Preliminary consultation with the City of Onkaparinga has identified a development application for a 120 place child care centre in Hackham is currently under assessment.

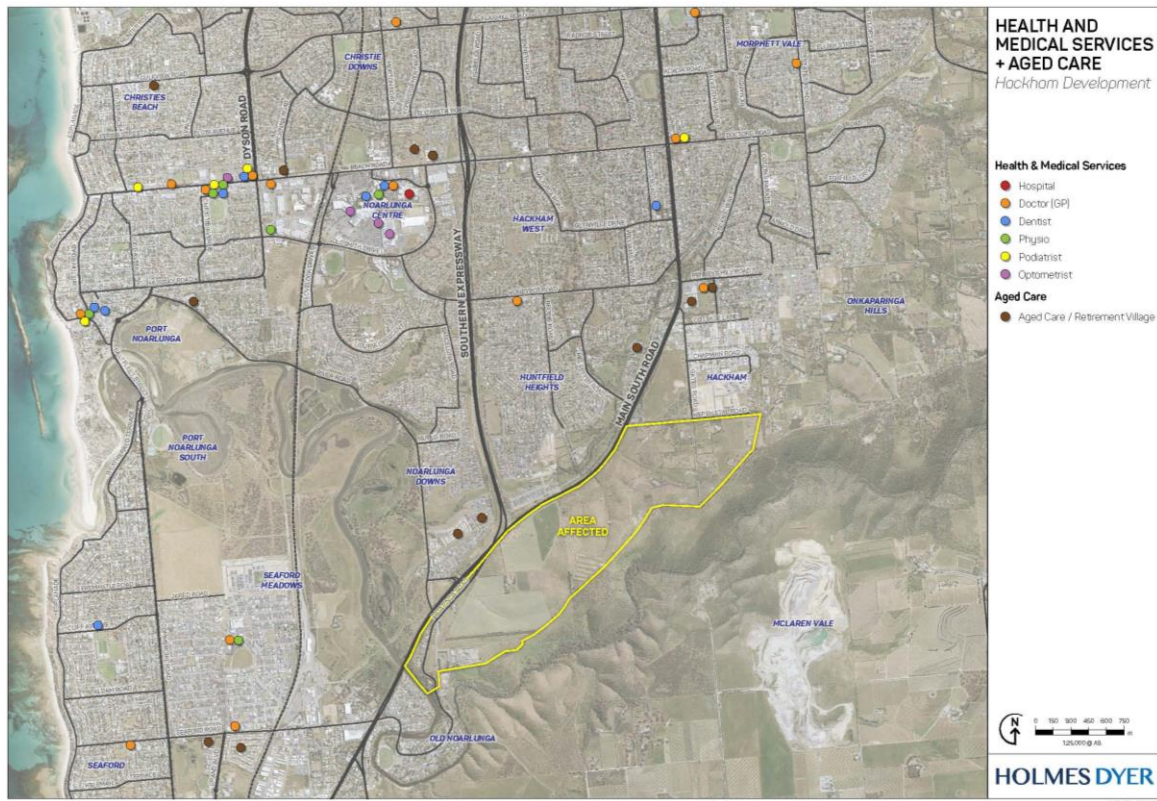
### 3.3.4. Health and Medical Services and Aged Care

There are numerous medical facilities and allied health facilities within the general vicinity of the rezoning area, many of which are co-located with key centres (Section 4.3). The nearest medical centre is located 1.4 kilometres from the rezoning area, the Hackham Medical Centre located at 234 Honeypot Rd, Huntfield Heights, , while two GP clinics are available about a kilometre from the rezoning area, on Penney's Hill Road and Seaford Road.

The number of health and medical services and aged care facilities in the general vicinity of rezoning area is shown in the following figure.



**Figure 4.** Existing Health and Medical Services and Aged Care



Based on a rate of 1.1 doctors per 1,000 people, the future population at completion of residential development (estimated at 4,720 people), could generate demand for 5.2 doctors. Early demand for GPs generated by the rezoning is expected to be met by existing facilities. If a future activity centre is established in the rezoning area, it is anticipated that a medical centre-GP clinic may locate in this area over time to serve the growing population.

Public Hospital services are provided at Noarlunga Hospital (approximately 4.8 km or 7 minutes by car from the rezoning area) or Flinders Medical Centre (approximately 20.1 km or 20 minutes by car from the rezoning area). Noarlunga Hospital provides a range of inpatient, ambulatory and outpatient services including Emergency Department (with more critically ill patients transferred to Flinders Medical Centre.) The broader Noarlunga health precinct provides a range of Women's and Children's services, infusion services, ambulatory services and a focus on management of chronic disease.

Based on demand for hospital beds of 4.7 per 1,000 population (noting this is the OECD average in 2017-18 compared with provision of 3.9 beds per 1,000 population in Australia in 2017-18), the new population could increase demand for hospital beds by 22. Hospital beds per population have been declining in Australia with independent statistics reporting 2.7 non- psychiatric beds in public hospitals in South Australia in 2018<sup>1</sup>. Based on these lower Australian figures, the provision could be an additional 13 to 18 beds.

Three aged care facilities are available within close proximity to the rezoning area including Onkaparinga Lodge Residential Care – Southern Cross Care, which offers residential care and respite care (reporting 92 beds and 1 vacancy), Eureka Care Communities Onkaparinga which offers independent living (affordable rental accommodation), and Holly Aged Care – Allity, which offers residential care and respite care (140 beds).

At completion, the rezoning area is estimated to accommodate about 15.2% of persons aged 70 years and over. According to a rate of provision for aged care beds of 12.5 beds for every 100 persons aged 70 years and above, the rezoning area could generate a demand for approximately 90 beds at project completion (assuming all places

<sup>1</sup> <https://www.statista.com/statistics/979681/australia-density-of-public-hospital-beds-by-state/>

are allocated to the residential care segment). This is consistent with the estimated demand for 125 places or packages (in residential care, home care and restorative care) per 1,000 people aged 70 years and above in 2021-22<sup>2</sup> (noting a growing proportion of consumers nominating home care packages). Based on the range of aged care accommodation available in near proximity of the rezoning area, it is proposed that the rezoning should provide opportunity for aged care accommodation as an envisaged land use. It should be noted that the rezoning proposal also seeks to integrate a diverse range of housing that could contribute to meeting a portion of future demand.

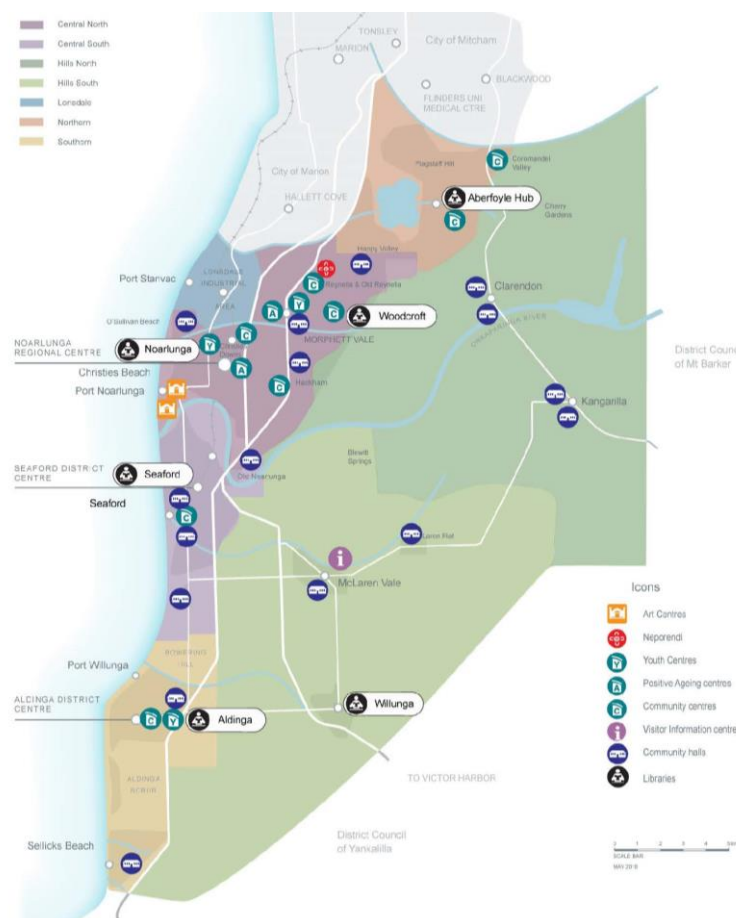
### 3.3.5. Public Libraries

The City of Onkaparinga operates six libraries. The Woodcroft Library is located at 175 Bains Road, Morphett Vale (north of the rezoning area), in the Woodcroft Community Centre along with the Woodcroft-Morphett Vale Neighbourhood Centre.

The library offers a full range of library and information services including public access WiFi, computers, printing/scanning facilities. The facility includes toy collection and training space for hire (up to 30 people). The library is open six days per week (closed Saturday) including extended opening on Thursday (9:30am-7pm) and Sunday 1-4pm.

It is anticipated that the needs of the new community can be met through the existing library service.

**Figure 5. Public Libraries and Community Centres (source City of Onkaparinga Libraries Strategic Plan)**



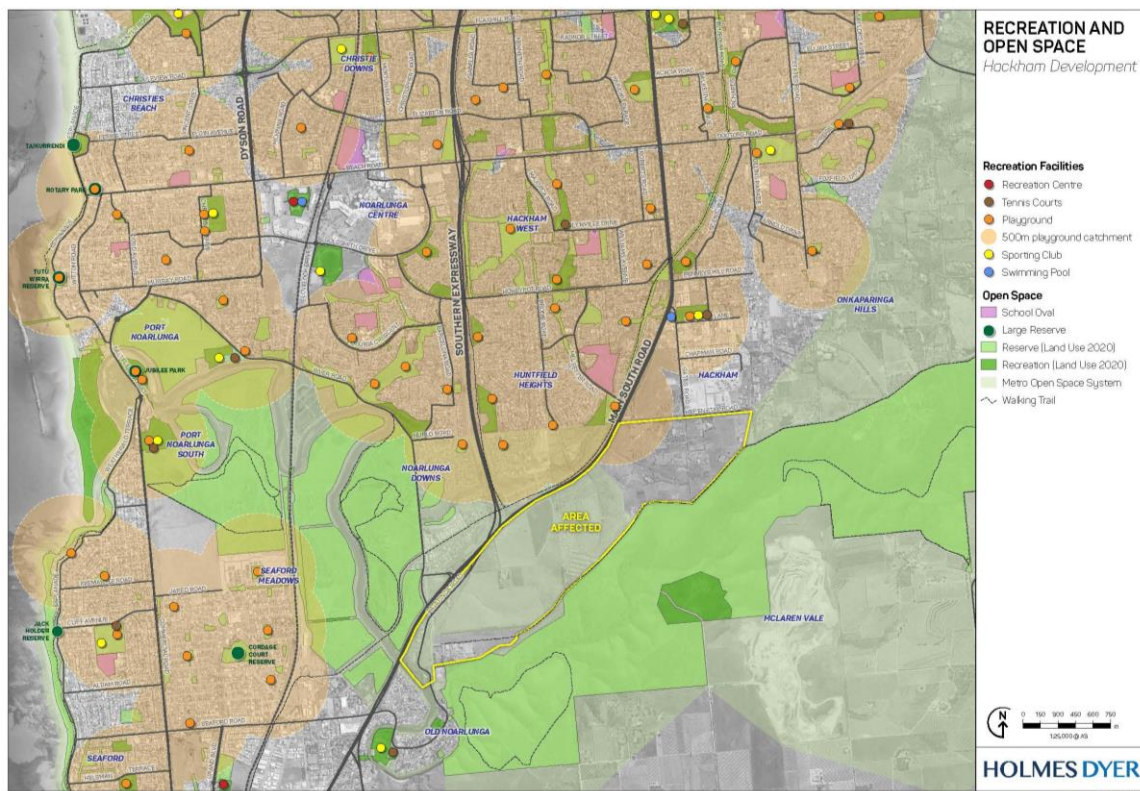
<sup>2</sup> <https://www.aihw.gov.au/reports/australias-welfare/aged-care>

## 3.3.6. Recreation and Open Space

Figure 6 below provides a plan of the existing supply of recreation and open space and shows the 500m playground catchment within the general vicinity of the rezoning area. The Cottage Lane area, some 800m north of the rezoning area provides relevant facilities including a tennis club, playground, and informal recreation areas.

Major regional facilities including an Indoor Recreation Centre, Swimming Pool and SANFL Oval complex are located at Noarlunga Centre.

**Figure 6.** Existing Recreation and Open Space



Council mapping of sport and recreational facilities identifies the following existing Council sport and recreation facilities in near proximity of the rezoning area (the area generally south of Beach Road-Doctors Road and east of the Southern Expressway to Old Noarlunga):

- Tennis Hard Court - Forsyth Reserve, Hackham
- Mixed Hard Court – Hackham West Community Centre
- Warsaw Crescent Fitness Area - Hackham West
- Cricket Playing Pitch - Hackham Sports & Community Club, Hackham
- Hackham Football Club, Hackham
- Soccer Field, Turf (Oval) - Holly Reserve, Hackham
- Tennis Hard Court - Huntingdale Park, Onkaparinga Hills
- Cricket Playing Pitch - Noarlunga Sports & Social Club, Old Noarlunga
- Old Noarlunga Football Club, Old Noarlunga
- Mixed Hard Court - Noarlunga Sports & Social Club, Old Noarlunga
- Seaford Recreation Centre – 620 Grand Boulevard, Seaford Rise.



Council mapping of the open space network identifies good provision of open space categories in near proximity of the rezoning area (the area generally south of Beach Road-Doctors Road and east of the Southern Expressway to Old Noarlunga). This includes provision of district spaces.

- Hackham Sports Complex/A.A.Holly Reserve
  - » Open Space Category: District Active
  - » Open Space Category: Neighbourhood Family
- Warsaw Crescent reserve
  - » Open Space Category: District Family
- Dinton Farm
  - » Open Space Category: District Family
- Jared Park
  - » Open Space Category: District Active
- Market Square
  - » Open Space Category: District Family

The presence of Dinton Farm in Huntfield Heights, Jared Park in Old Noarlunga and Hackham Sports Complex/A.A.Holly Reserve in Hackham, generally meets the open space standards for District provision.

To the north of the rezoning area, Council has identified a regional playspace at Wilfred Taylor Reserve, Morphett Vale which has relatively near proximity to the rezoning area. According to Council service provision standards a further regional playspace as part of the rezoning proposal is not required.

Future provision is therefore likely to be for a neighbourhood catchment level (one space providing a small range of services that attract residents from across a suburb for a short stay) and local catchment (up to four spaces providing services that attract residents from within a short walking distance for a short stay). Based on Council's service standards the purposes of future spaces should reflect those uses identified in Figure 2 being active (neighbourhood), passive or family uses.

Preliminary consultation was undertaken with Council administration in relation to the provision of a neighbourhood park as well as local parks in the rezoning area to achieve Council's service standards.

Subsequent written advice was provided by Council administration that outlines Council's expectation for a District Level Family Park (which can serve also as a neighbourhood park) and several local parks throughout the rezoning area that allow residents access to a playground within a maximum of 500 metres walking distance.

Written advice from Council administration provided an outline of Council's desired service standards for the above and included the following additional comments relevant to open space provision:

- There may be some opportunity to provide linear parks along the 'stormwater network' between areas accommodating detention basins (where developed as dual purpose) to provide links to the trails on Piggott Range Road and the adjoining Onkaparinga Gorge.
- A local family park may also be built to a higher service level with consideration for the leisure and recreation needs of residents within a medium density area.
- Open Spaces should be planted out to ensure a future significant tree canopy and that open spaces are irrigated to provide green cooling spaces.
- Water Sensitive Design should be a primary consideration the layout of both the housing and the open space network.

Preliminary consultation with the Office for Recreation, Sport and Racing suggested that the proposed Code Amendment would not have a significant impact at state level in reference to the need for additional sports and recreational facilities within the immediate locality.

Preliminary consultation with Department for Environment and Water (National Parks and Wildlife Services) identified an open space buffer along the boundary with the National Park as an opportunity to minimise weed incursion into the National Park and for fire management. The use of roads surrounding the National Park were identified as priorities for fire management as was the expectation that fire risk would be managed within the rezoning area (without the need for clearance in the National Park).

### 3.3.7. Walking and Cycling Routes and Trails

The plan below shows the walking and cycling routes in the vicinity of the rezoning area.

The rezoning area is near two premier off-road cycling and pedestrian routes:

1. To the east, the Coast to Vines Rail Trail follows the route of the former Willunga Line, running between Willunga and Marino. This passes the rezoning area along the western side of Main South Road.
2. Patrick Jonker Veloway along the Southern Expressway and connecting at Coast to Vines Trail.

A further path, the Golden Wattle Way, runs along Melsetter Road in Huntfield Heights from Huntfield Heights Primary School to Flaxmill Road, Morphett Vale.

Each of the cycling connections near the rezoning area run west of main South Road which provides a physical barrier to connection (notwithstanding a connection is a logical outcome).

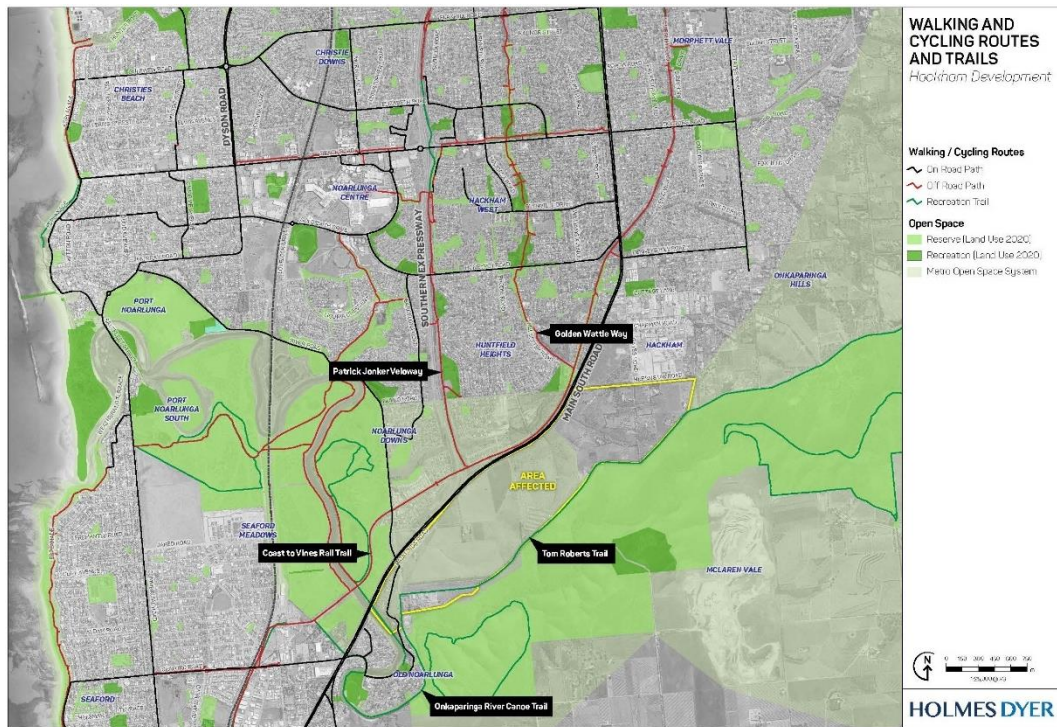
It should be noted that a potential intersection upgrade on South Road which caters for pedestrians would greatly improve east-west connectivity across South Road. This would give greater access to all of the aforementioned routes.

The City of Onkaparinga is working to expand its network of cross-city shared use paths focusing on completing east-west links and gaps in the network. Where possible, cross-city shared use paths should connect to premier shared use paths and key destinations. The rezoning area provides an opportunity to contribute to the east-west, cross-city shared use trail network with connections to premier trails: The Coast to Vines Trail and Patrick Jonker Veloway.

The Tom Roberts horse trail runs to the south of the rezoning area through the Onkaparinga River Recreation Park with planned linkages to the Onkaparinga River Canoe Trail.

Preliminary consultation with Department for Environment and Water (National Parks and Wildlife Services) highlighted the Tom Roberts horse trail, trails to the east of Piggott Range Road in the Onkaparinga River National Park and a cluster of walking trails to the south (accessed via Old Noarlunga) as opportunities for pedestrian connections with the rezoning area. An existing link between the southern area of the rezoning area and the National Park was identified as providing opportunity to formalise connectivity between the sites.

**Figure 7. Walking and Cycling Routes or Trails**

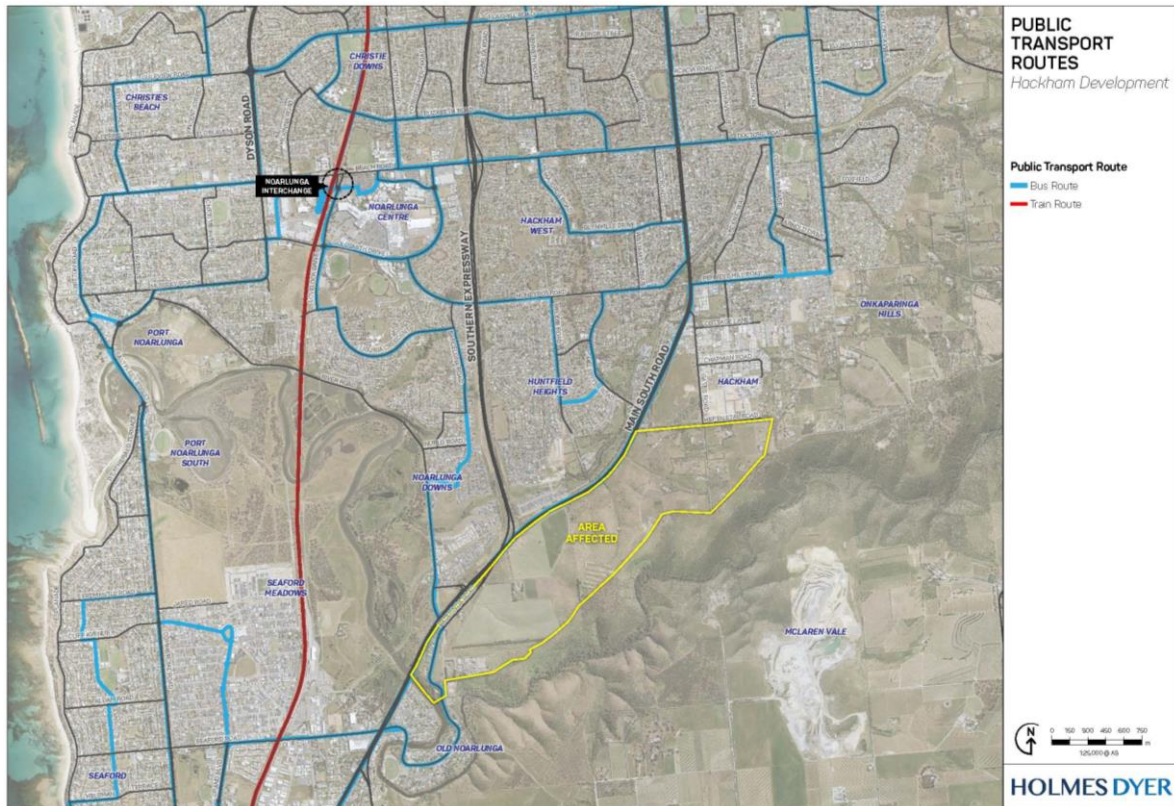


### 3.3.8. Public Transport

The plan below shows public transport routes, both bus and train, in the vicinity of the rezoning area. The T722 bus service from Seaford Centre to the City passes the rezoning area along Main South Road with bus stops adjacent to the Melssetter Road/South Road intersection, some 150-200m from the north west corner of the rezoning area. This service is fundamentally a commuter service linking to Flinders Medical Centre (and University) and the Central Business District.

Future intersection upgrades to South Road and significant population growth associated with the rezoning area could combine to deliver a bus service that enters the site and provides a more convenient service.

Figure 8. Public Transport Routes



## 3.4. Community Infrastructure Opportunities and Requirements

The assessment of community infrastructure is that:

- The Hackham Community Centre (Junction Australia) and the Hackham West Community Centre (City of Onkaparinga) are located about 2 kilometres from the rezoning area. Council is actively advocating for funding to upgrade the Hackham West Community Centre as it serves a high-needs population. Preliminary consultation with the City of Onkaparinga suggests that the distribution of Community Centres in the vicinity of the rezoning area is adequate and that a review of centre programming can likely cater for a new population at Hackham.
- The school aged population is projected to increase by about 392 primary school aged students and 330 secondary school aged students at completion of development. Existing government schools in the locality are assessed as having adequate capacity to absorb new enrolments. Primary schools are assessed as having the greatest capacity for increased student numbers. The requirement for a new Government school is not triggered by the proposed rezoning. The proposed rezoning to Master Planned Neighbourhood preserves the opportunity for development of private educational facilities.
- On the basis the requirement for a new educational facility is not triggered by the Code Amendment, the potential to provide a shared use community oval or shared recreational infrastructure with an education provider is assessed as low.
- The requirement for higher order health and medical services (hospital) are not triggered by the proposed Code Amendment. A new population at Hackham is expected to provide opportunity for additional medical centre-GP clinic and aged care accommodation. The proposed Master Planned Neighbourhood Zone can accommodate such uses.
- The City of Onkaparinga operates a comprehensive library network and the requirement for a new library facility is not triggered by the proposed rezoning.



- According to the provision and service standards for open space published by the City of Onkaparinga, future open space provision in the rezoning area is likely to comprise one neighbourhood open space (providing a small range of services that attract residents from across a suburb for a short stay) and up to four local open spaces (providing services that attract residents from within a short walking distance for a short stay). Preliminary consultation with the City of Onkaparinga has indicated a preference for flat-level areas of open space.
- Subsequent written advice was provided by Council administration that outlines Council's expectation for a District Level Family Park (which can serve also as a neighbourhood park) and several local parks throughout the rezoning area that allow residents access to a playground within a maximum of 500 metres walking distance. Council also provided further guidance on desired service standards for open space.
- Preliminary consultation with Department for Environment and Water (National Parks and Wildlife Services) identified an open space buffer along the boundary with the National Park as an opportunity to minimise weed incursion into the National Park and for fire management. The use of roads surrounding the National Park were identified as priorities for fire management as was the expectation that fire risk would be managed within the rezoning area (without the need for clearance in the National Park).
- The rezoning area provides the potential for an extensive trail network throughout the subject land (subject to topography) and for pedestrian connections to the existing bus stops on Main South Road. Preliminary consultation with the City of Onkaparinga has identified that connectivity across Main South Road should form a significant priority for the Code Amendment. Preliminary consultation with the Department for Environment and Water (National Parks and Wildlife Service) confirmed an opportunity to create new, or formalise existing, connections with trails in the Onkaparinga River National Park.
- The social infrastructure assessment assumes a central bus route will be provided through the rezoning area to service a future population.

## 4 – EMPLOYMENT AND RETAIL

## 4. Employment and Retail

### 4.1. Overview

This section provides a summary of existing employment and general retail facilities within the general vicinity of the rezoning area as it relates to the broader strategic context.

### 4.2. Strategic Context

#### 4.2.1. Draft Economic Growth and Investment Strategic Plan 2020-2024

The City of Onkaparinga has consulted on a draft Economic Growth and Investment Strategic Plan 2020-2024. The draft Strategy outlines the importance of local businesses to the economy and the challenges associated with unemployment rates (above the state and national average, including for youth). Youth unemployment in Hackham West is reported at 28% (compared with 17% for Onkaparinga LGA).

The Strategy includes a focus on local job creation and identifies the following key areas for growth:

- Tourism (retail, accommodation and food services);
- Waste and recycling;
- Health care (aged care, retirement living);
- Professional business services including ICT and financial services;
- Agriculture, food and beverage manufacturing;
- Start-ups and entrepreneurialism; and
- Advanced manufacturing including wood, furniture, fabricated metal and machinery/equipment manufacturing.

#### 4.2.2. Growth Management Program - Employment Land Supply

The Growth Management Program lead by the Attorney-General's Department, released Land Supply Reports for Greater Adelaide in June 2021. Part 3 of the Land Supply Reports relate to Employment Land Supply. The Report sets out to provide a 'snapshot' of current trends and analysis of projected demand for employment land within Greater Adelaide.

Employment land is identified as:

- All zoned land which envisages and supports industrial (employment) development;
- All land currently zoned for infrastructure use (i.e. Airfield – Adelaide Airport);
- Land identified as 'future employment' land in the 30 Year Plan for Greater Adelaide – 2017 Update;
- Does not include land located within Centres, CBD, Resource or Institutional Zones.

The report also identifies significant employment trends in South Australia, including:

- Decline of traditional manufacturing (and growth in health care and social assistance sector);
- Growth of advanced manufacturing and other knowledge intensive activities;
- Diversification of use and business types locating within employment precincts which are increasingly accommodating activities linked to the provision of services and retail;
- Increased consumption and global trade leading to an increase in the amount of employment land dedicated to the storage and distribution of goods, particularly in precincts with good access to strategic freight routes, intermodals and trade gateways;
- The role of new infrastructure in reshaping urban geographies; and

- Impact of COVID-19 on employment lands.

#### 4.2.2.1. Outer South Region

The City of Onkaparinga forms part of the Outer South Region which is assessed as having a total of 1,139 hectares of employment lands of which 808 hectares are occupied and 331 hectares are vacant (the former oil refinery site located at Port Stanvac accounts for over 240 hectares of this vacant supply). The assessment shows no future employment land supply has been planned for the Region.

The assessment of the Outer South Region is that the largest employment precincts are Lonsdale and the Port Stanvac former oil refinery site. The report highlights the need to determine future use of Port Stanvac (requiring substantial remediation), particularly as greenfield development at Seaford, Hackham and Aldinga over the next ten years is expected to place pressure on zoned land to provide employment opportunities and services.

The employment land supply at Hackham is reported as 30 hectares (of which one hectare is vacant) and is the second largest precinct in the region for employment. Analysis of the precinct includes:

- The precinct has comparative advantages in knowledge intensive and population serving activities.
- Increased residential densities on adjacent land to the south (Onkaparinga Views), may impact the intensity of development within the precinct especially given limited vehicle access points to Main South Road.
- This precinct is likely to play a crucial role in supporting projected population growth in new residential growth areas.
- Managing the inevitable interface issues associated with increased residential development in proximity to these employment lands will be critical.

#### 4.2.2.2. Implications for Hackham Rezoning Area

The rezoning area is identified in *The 30 Year Plan for Greater Adelaide - 2017 Update* as future urban growth. This is supported through the land supply assessment which shows there is adequate employment land supply in the region over the next ten years and beyond (based on historical rates of consumption). Given land at the southern end of the rezoning area is not included as part of the employment lands assessment, there does not appear to be a constraint to its rezoning from an employment land supply perspective.

#### 4.2.3. Major Employment Sectors

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 their 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 decreasing demand for traditional manufacturing employment-based land uses and more opportunity for uses that might occur within Activity Centres or integrated into predominantly residential precincts.

#### 4.2.4. Land Zoned for Employment

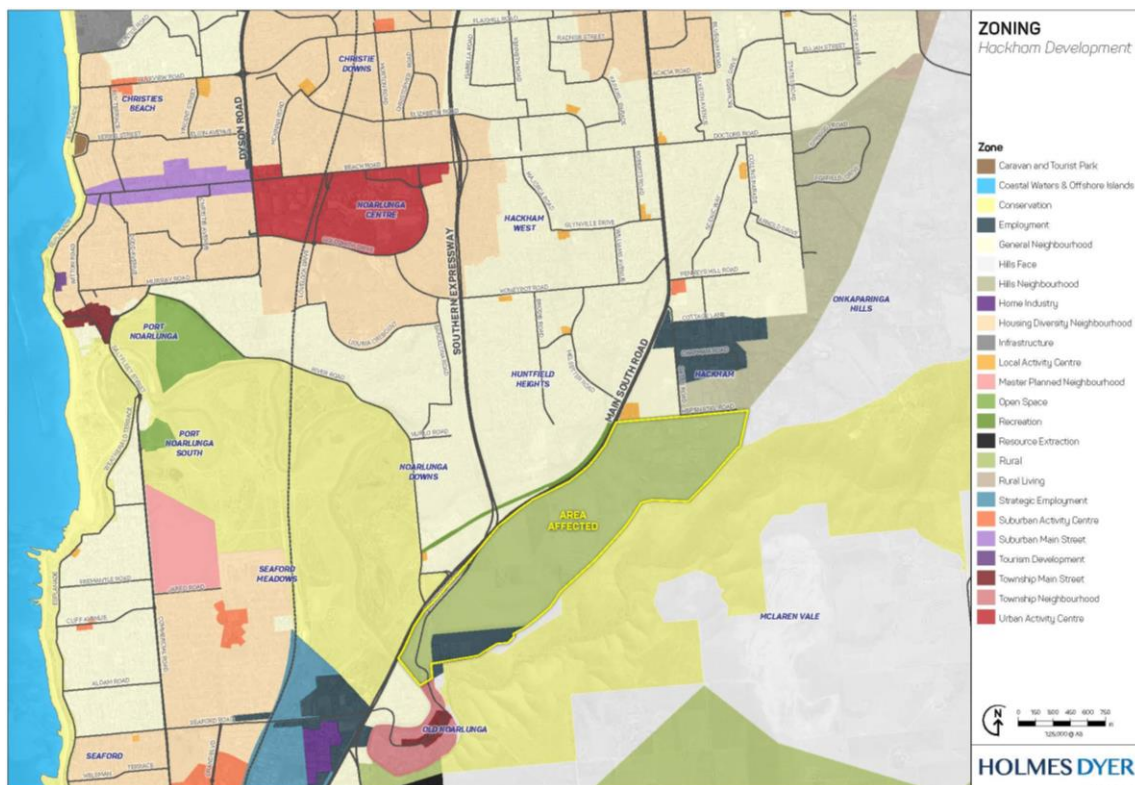
The location of land zoned for employment land uses in the context of the Code Amendment area are shown in Figure 9. Zones of most relevance include:

- Employment
- Home industry



- Local Activity Centre
- Strategic Employment
- Suburban Activity Centre
- Suburban Main Street
- Township Main Street
- Urban Activity Centre

**Figure 9. Employment Lands Study Area and Zoning**



Key employment precincts near the rezoning area are identified in Table 14. Most significantly is the fact that the rezoning area has close proximity to a number of employment precincts in southern metropolitan Adelaide.

**Table 14. Key Employment Precincts within proximity of the Rezoning Area**

| Name                             | Approximate distance to site |                  |
|----------------------------------|------------------------------|------------------|
|                                  | Actual                       | By Car           |
| Gates Road – Employment Precinct | 560m                         | 750m (2 min)     |
| Noarlunga Centre                 | 2.65 km                      | 3.5 km (6min)    |
| Morphett Vale                    | 3.5 km                       | 3.9km (6 min)    |
| Lonsdale                         | 5.16 km                      | 7.3 km (10 min)  |
| Seaford                          | 5.22 km                      | 6.4km (10 min)   |
| McLaren Vale                     | 7.34 km                      | 10.9 km (14 min) |

## 4.2.5. Employment Opportunities and Requirements

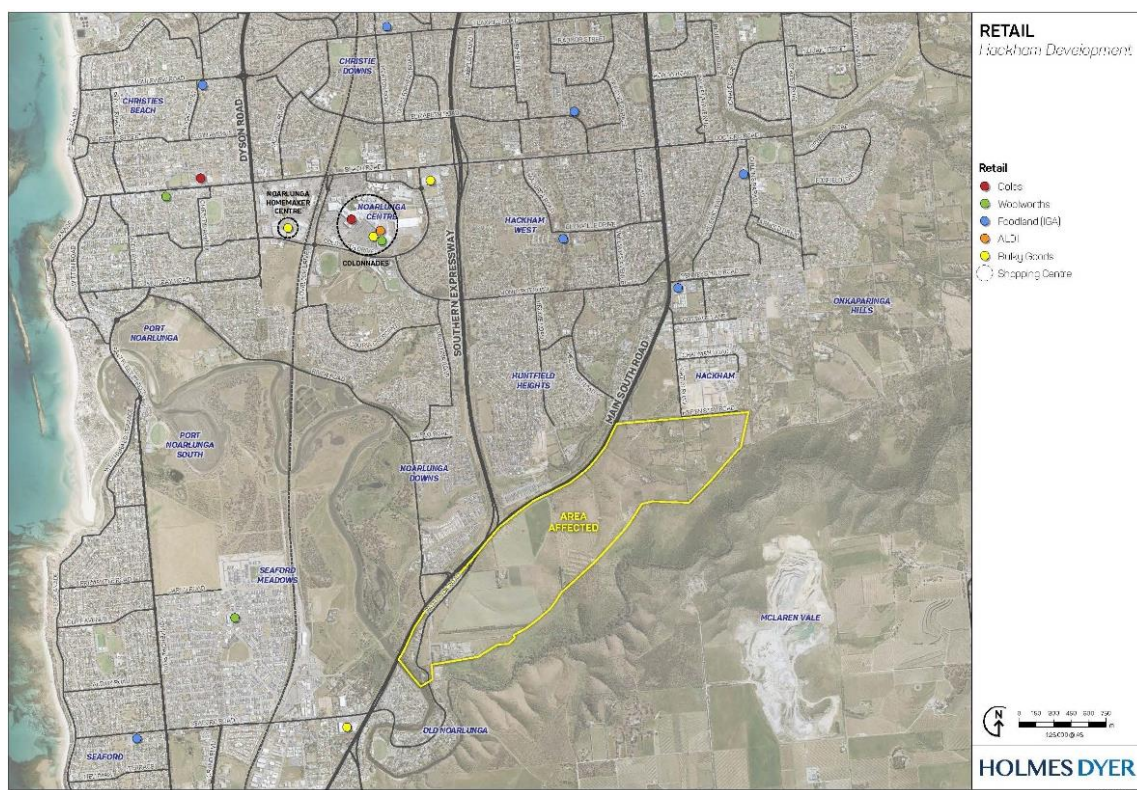
The broader locality is quite well served with designated employment precincts and activity centres, many of which have capacity for further floorspace expansion, including the Gates Road precinct only 600m or so to the north. Accordingly, the need or requirement for the specific designation of a new employment precinct in the rezoning area is not envisaged. However, a new residential community is anticipated to generate a demand for the types of services and facilities that typically underpin a residential community, including retailing, commercial, recreational, educational and/or community services and facilities.

Many of these facilities exist in surrounding localities but it can be expected that some may seek to be located within the Code Amendment area. The designation of an Activity Centre would provide scope for the development of these facilities, and in doing so, would provide for additional local employment opportunities.

## 4.3. Key Centres, Retail and General Services

Figure 10 below provides a plan of the existing supply of retail within the general vicinity of the rezoning area.

**Figure 10.** Existing Retail



Immediately north of the rezoning area 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 rezoning area is the Penney's Hill Road Neighbourhood Centre anchored by a Drakes supermarket and includes small speciality shops including fast food outlets.

The Noarlunga Regional Centre is located approximately 2.65km north west of the rezoning area. 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, hardware and fast food outlets. The Christies Beach Police Station is located nearby.

Additional shopping precinct opportunities are also available within the Morphett Vale District Centre, Beach Road at Christies Beach and the Port Noarlunga Restaurant Precinct.

**Table 15. Key Centres within proximity of the Rezoning Area**

| Name                                                                       | Approximate distance to site |                 |
|----------------------------------------------------------------------------|------------------------------|-----------------|
|                                                                            | Actual                       | By Car          |
| Hepenstal Road Local Centre (currently only hotel and motel accommodation) | 0.0 km                       | 0.0 km          |
| Penney's Hill Road Neighborhood Centre (Hackham Plaza Shopping Centre)     | 1.0 km                       | 1.2 km (2 min)  |
| Noarlunga Regional Centre                                                  | 2.65 km                      | 3.5 km (6min)   |
| Morphett Vale District Centre                                              | 3.5 km                       | 3.9km (6 min)   |
| Beach Road, Christies Beach                                                | 4.49 km                      | 5.8 km (9 min)  |
| Port Noarlunga – Restaurant Precinct                                       | 4.78 km                      | 6.6 km (10 min) |

Source: Google Maps

Three key local supermarkets are located within proximity of the rezoning area – Drakes at Hackham Plaza (located 1km away), Foodland IGA Hackham (located 2.25km away) and IGA Hackham (located 1.74km away). Additional supermarkets including Coles, Woolworths, IGA's and speciality supermarkets can be located between 2.75km and 5.19km from the rezoning area (7-10 minute drive).

**Table 16. Key Supermarkets within proximity of the Rezoning Area**

| Name                 | Address                                                             | Approximate Supermarket Size                                                                        | Approximate distance to site |                |                 |
|----------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------|----------------|-----------------|
|                      |                                                                     |                                                                                                     | Actual                       | By Car         | Walking         |
| Drakes Supermarket   | Hackham Plaza Shopping Centre - 154 Main South Road Hackham SA 5163 | 3,384 m <sup>2</sup><br>Drakes (2,426 m <sup>2</sup> )<br>Specialty Shops (958 m <sup>2</sup> )     | 1.0 km                       | 1.2 km (2 min) | 1.15 km (12min) |
| Foodland IGA Hackham | 77A Collins Parade, Hackham SA 5162                                 | 2,659 m <sup>2</sup><br>Foodland (1,557 m <sup>2</sup> )<br>Specialty Shops (1,102 m <sup>2</sup> ) | 2.25 km                      | 3.0 km (6 min) | 2.6 km (33min)  |
| IGA Hackham          | Glynville Dr, Hackham West SA 5163                                  | 605 m <sup>2</sup>                                                                                  | 1.74 km                      | 2.5 km (5 min) | 2.7 km (35min)  |

Source: Google Maps

**Table 17. Other Supermarkets within proximity of the Rezoning Area**

| Name                        | Approximate distance to site |                |
|-----------------------------|------------------------------|----------------|
|                             | Actual                       | By Car         |
| IGA Morphett Vale           | 2.75km                       | 3.8km (7 min)  |
| Woolworths Morphett Vale    | 3.86km                       | 4.9km (9 min)  |
| Foodland Morphett Vale      | 4.33km                       | 4.8km (7 min)  |
| Christies Beach Supermarket | 4.08km                       | 6.3km (10 min) |
| Woolworths Colonnades       | 2.78 km                      | 3.9km (7 min)  |

| Name                                       | Approximate distance to site |               |
|--------------------------------------------|------------------------------|---------------|
|                                            | Actual                       | By Car        |
| Coles Noarlunga                            | 3.09km                       | 4.3km (8min)  |
| Christies Beach IGA                        | 4.79km                       | 6.6km (11min) |
| Coles Christies Beach                      | 4.38km                       | 5.7km (10min) |
| Woolworths Christies Beach                 | 4.59km                       | 5.9km (9min)  |
| Great Nature Vegetarian Snacks and Grocery | 4.81km                       | 6.2km (10min) |
| Woolworths Seaford Meadows                 | 3.97km                       | 5.9km (9min)  |
| Foodland Seaford                           | 5.19km                       | 5.7km (9min)  |

Source: Google Maps

Currently, a Local Activity Centre is located at the north eastern quadrant of the intersection of Main South Road and Hepenstal Road, Hackham. Much of this site is occupied by the Mick O'Shea's Hotel and Motel, including the prime frontage to Main South Road. The hotel/motel operator is in control of the remainder of the centre site and as yet has not made any commitment towards its future development for retail purposes. Moreover, this undeveloped area has no direct exposure to Main South Road. Accordingly, this centre can be expected to serve a local convenience function only.

There may be some potential for a local convenience store and other uses that are less reliant upon passing trade, for example, a medical centre, a community centre or a child care centre. Total floorspace capacity is likely to be around 2,000m<sup>2</sup> on the remainder of the site.

## 4.4. Retail and Service Opportunities and Requirements

The Code Amendment is anticipated to deliver around 2,000 dwellings and possibly around 4,720 residents at the completion of the development of the rezoning area. These people will require retail services, either on-site or elsewhere within the locality and/or wider region.

The demand for retail floorspace can be estimated having regard to a number of factors, notably, the size of the population, the level of retail spending by that population, the level of retention/leakage of that expenditure to other areas, the level of capture of expenditure from outside the area and the turnover rate experienced by different types of retail floorspace.

Having regard to ABS statistics regarding retail spending levels in Australia and size of the Australian population, it is possible to calculate the average expenditure level per person in Australia. In 2020, retail spending amounted to \$334.2B across a population of 25.69M persons, resulting in an average retail spend per person of approximately \$13,000 per annum, comprising around \$7,000 per person per annum on food retailing, cafes, restaurants and take away food services and some \$6,000 per person per annum on non-food retailing.

Accordingly, a population in the order of 5000 persons might ultimately generate a retail spend of around \$65M p.a., comprising some \$35M p.a. of food expenditure and some \$30M p.a. on non-food expenditure.

Based upon a very broad minimum turnover requirement to justify new floorspace construction, it is estimated that \$35M of food spending might generate a demand for around 4,500m<sup>2</sup> of food floorspace (average turnover of \$8,000/m<sup>2</sup>), while a \$30M spend on non-food might generate a demand for approximately 6,000m<sup>2</sup> floorspace (average turnover of \$5,000/m<sup>2</sup>).

Not all of that expenditure would occur locally and, typically, higher order purchasers are more likely to occur at regional centres, major bulky goods outlets and the CBD, while food spending is far more likely to occur locally.

If it were assumed that 50% of food spending and 10% of non-food spending were to occur within a centre created within the rezoning area, then the floorspace generated by the capturing of that level of spending would amount



to around 3,000m<sup>2</sup>, after allowing for the capture of some external trade generated from passing trade along Main South Road. (This assumes a site for a centre is located adjacent to and visible and accessible from Main South Road.)

This amount of expenditure and floorspace could potentially be accommodated in nearby existing and proposed centres, including the Penny's Hill Road Centre 1.0km to the north or the as yet undeveloped centre (with retailing) immediately north of Hepenstal Road.

However, given the geographic extent of the rezoning area, a small activity centre, fairly centrally located on the Main South Road frontage of the rezoning area, would provide for improved local accessibility to future services and facilities.

A new centre could also support the establishment of a selection of supporting land uses (in addition to the above 3,000m<sup>2</sup> of retail floor space) as the residential area develops. This could include banks, consulting rooms, local offices, medical centre, community health centre, community centre, branch library, recreation facilities, gymnasium, child care centre, pre-school, primary school, place of worship and/or other similar facilities.

## 5 – HOUSING PROFILE

## 5. Housing Profile

### 5.1. Overview

This section provides a profile of housing and residential activity within the general vicinity of the rezoning area as it relates to the broader strategic context.

### 5.2. Strategic Context

#### 5.2.1. Metropolitan Growth Management Program Pilot

The City of Onkaparinga, State Planning Commission and Renewal SA partnered to develop a Local Area Plan to guide growth in the City of Onkaparinga over a 20-year planning horizon. The Plan, dated August 2020, has the primary objective of providing direction for future residential and employment growth and is intended to be used to identify and sequence future growth areas, and guide the cost-efficient provision of strategic infrastructure.

The primary greenfield growth areas of interest to the study included the rezoning area at Hackham (as well as Aldinga and Sellicks Beach). The study tested nine planning scenarios with various proportions of infills and greenfield development to assess land supply and infrastructure requirements. The scenarios tested indicate residential land supply is a critical issue in the southern suburbs.

The report notes that current population growth projections are constrained by limited supply of new residential land in recent years. The current rezoning proposal for Hackham responds to identified needs of the Metropolitan Growth Management Program Pilot, as follows:

- Commence rezoning investigations for greenfield residential land at Hackham and Aldinga to support planning scenario (other urban lands for 10 years being already zoned).
- Consider and incorporate other strategic objectives including community well-being, economic development, environmental, climate change, and design when making planning decisions including rezoning, infrastructure, urban renewal and other planning policy changes.
- Support well-designed greenfield growth areas at Hackham and Aldinga in the short term, with future development at Sellicks Beach, through appropriate zoning.
- Encourage development and public investment that stimulates centre activity, including through ongoing centre planning and economic development initiatives.
- Encourage diverse mix of housing in greenfield projects to meet community needs, through zoning, development assessment, incentives and demonstration projects.
- 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.

#### 5.2.2. Onkaparinga Housing Market Assessment

An assessment of the housing market was undertaken by Connekt as part of the Local Area Plan prepared by the City of Onkaparinga, State Planning Commission and Renewal SA dated August 2020. The Plan observes a future housing demand trend across the Council area for more dwellings for one and two person households, including small lot Torrens Titled housing. Constraints to delivering such housing product are reported as including:

- Significant land parcels owned by building companies who tend to not operate in the small lot housing market;
- A market dominated by detached dwellings with three or more bedrooms;
- Recent community response and stricter planning policies; and
- Market and building economics preventing dwellings from eventuating.

The rezoning provides an opportunity to introduce alternative housing product and diversify the market offer.

### 5.2.3. Growth Management Program - Greenfield Land Supply

The Growth Management Program lead by the Attorney-General's Department, released Land Supply Reports for Greater Adelaide in June 2021. Part 1 of the Land Supply Reports relate to Greenfield Land Supply. Greenfield land includes broadhectare land in existing residential zones as well as broadhectare land identified for future urban growth in *The 30 Year Plan for Greater Adelaide 2017 Update*.

The potential yields from greenfield land was estimated using the gross dwelling yields achieved in active greenfield developments within a region. In the City of Onkaparinga, the gross yield from greenfield land in 2019 was 14 lots per hectare which has been used to estimate the future allotment potential.

#### 5.2.3.1. Outer South Region

The City of Onkaparinga forms part of the Outer South Region which is assessed as having a total of 9,100 allotments of greenfield lot supply of which 1,800 lots are development read, 2,400 lots are undeveloped zoned land, and 4,900 lots are in future growth areas (Aldinga, Hackham and Sellicks Beach). The number of vacant lots at June 2020 was estimated at 600.

Across Greater Adelaide, the Outer South Region is assessed as having the least greenfield supply with an estimated potential for just 4,200 allotments, with only 1,800 considered as Development Ready.

The report assesses the estimated dwelling requirement from Greenfield land for the Outer South Region using medium and a high growth scenarios. Demand is estimated at 2,800 lots under a medium growth scenario and 4,100 lots under a high growth scenario. The Outer South Region is reported to have limited allotment potential relative to projected demand.

Key facts about the Outer South Region, reproduced from the report are as follows:

- Has the lowest estimated greenfield allotment supply of all the regions.
- Funded infrastructure projects over the next 10 years include the duplication of Main South Road to Aldinga and Sellicks Beach and the construction of a new super school at Aldinga, where works commenced in 2020.
- Key Government land holdings at Hackham and Aldinga held for future urban growth.
- Both the Township boundaries and any additional supply of Greenfield land are constrained by the Character Preservation District (McLaren Vale) which seeks to protect the area's valuable primary production activities and scenic values.

The following observations about dwelling trends, housing demand and allotment potential are relevant to the rezoning area:

- Detached dwellings accounted for 74% of total dwellings built between 2010-2019.
- Under a medium growth scenario there is an estimated requirement for 2,800 additional dwellings between 2020 and 2030 to be built on Greenfield / Township land.
- Under a high growth scenario there is an estimated requirement for 4,100 additional dwellings between 2020 and 2030 to be built on Greenfield / Township land.
- Hackham has an estimated allotment potential of 800 on undeveloped zoned land and an estimated allotment potential of 2,000 over land assigned future urban growth area.

#### 5.2.3.2. Implications for Hackham Rezoning Area

In relation to the rezoning area, the report notes:

- The land is identified in *The 30 Year Plan for Greater Adelaide - 2017 Update* for future urban growth.
- The land has an estimated potential yield of 2,000 dwellings.



- The area is held by multiple landowners, 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.

## 5.3. Housing Supply Assessment

### 5.3.1. Recent Housing and Allotment Approvals

The following tables provide an independent assessment of lot creation and dwelling approvals for Onkaparinga and the Southern Region over the last 14 years.

#### 5.3.1.1. Annual rate (financial year) of completed lots deposited, Onkaparinga LGA and Adelaide-South Region

**Table 18.** Lot Creation and Dwelling Approvals over the past 14 years

| Year (ending June 30) | Lots Deposited  |                       |
|-----------------------|-----------------|-----------------------|
|                       | Onkaparinga LGA | Adelaide-South Region |
| 2007-08               | 1,021           | 1,617                 |
| 2008-09               | 1,193           | 1,776                 |
| 2009-10               | 970             | 1,543                 |
| 2010-11               | 714             | 1,352                 |
| 2011-12               | 617             | 1,233                 |
| 2012-13               | 537             | 995                   |
| 2013-14               | 667             | 1,177                 |
| 2014-15               | 747             | 1,383                 |
| 2015-16               | 1,156           | 1,817                 |
| 2016-17               | 661             | 1,315                 |
| 2017-18               | 666             | 1,294                 |
| 2018-19               | 564             | 1,340                 |
| 2019-20               | 450             | 975                   |
| 2020-21               | 526             | 908                   |
| <b>TOTAL</b>          | <b>10,489</b>   | <b>18,725</b>         |
| <b>Average</b>        | <b>749</b>      | <b>1,338</b>          |

Source: [SA Planning Portal - Land and Development Monitoring](#)

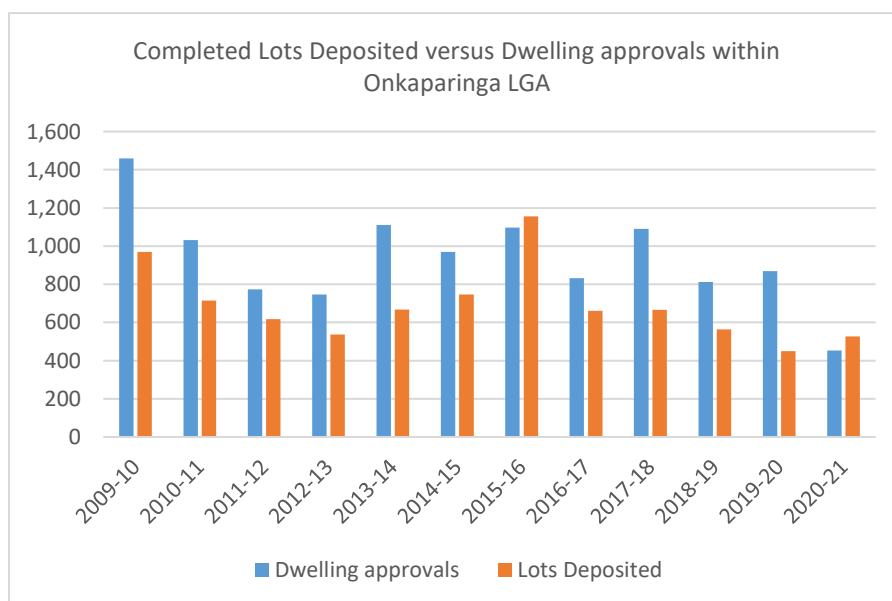
**Table 19.** Dwelling approvals per annum (financial year), Onkaparinga (LGA) and Adelaide- South Region

| Year (ending June 30) | Number of Dwellings Approved |                       |
|-----------------------|------------------------------|-----------------------|
|                       | Onkaparinga LGA              | Adelaide-South Region |
| 2007-08               | 1,409                        | 2,422                 |
| 2008-09               | 1,387                        | 2,425                 |
| 2009-10               | 1,459                        | 2,660                 |
| 2010-11               | 1,031                        | 2,162                 |
| 2011-12               | 774                          | 1,587                 |
| 2012-13               | 746                          | 1,607                 |
| 2013-14               | 1,110                        | 2,063                 |
| 2014-15               | 969                          | 1,922                 |
| 2015-16               | 1,097                        | 2,305                 |
| 2016-17               | 832                          | 2,132                 |
| 2017-18               | 1,090                        | 2,482                 |
| 2018-19               | 811                          | 2,064                 |
| 2019-20               | 869                          | 2,067                 |
| 2020-21               | 453                          | 930                   |
| <b>TOTAL</b>          | <b>11,241</b>                | <b>23,981</b>         |
| <b>Average</b>        | <b>937</b>                   | <b>1,998</b>          |

Source: [SA Planning Portal - Land and Development Monitoring](#)

Figure 11 below graphically represents completed lots deposited and dwelling approvals within Onkaparinga LGA between 2007-2021.

**Figure 11.** Completed Lots Deposited versus Dwelling approvals within Onkaparinga LGA



## 5.3.2. Sales Data - Hackham

The following analysis has been conducted using Core Logic RP Data Professional land and dwelling sales data for the financial year periods of 01 July 2015 to 30 June 2021. To ensure consistency and appropriate scope, the data has been cleaned for sites in excess of 2,000m<sup>2</sup> and with a sale price less than \$50,000.

### 5.3.2.1. Number of Allotment and Dwelling Sales, Onkaparinga LGA

**Table 20.** *Number of Allotment and Dwelling Transactions between 2015-2021, Onkaparinga LGA*

| Year (Financial Year) | Allotment Transactions | Dwelling Transactions |
|-----------------------|------------------------|-----------------------|
| 2015-16               | 327                    | 2,767                 |
| 2016-17               | 290                    | 2,911                 |
| 2017-18               | 292                    | 2,986                 |
| 2018-19               | 490                    | 2,712                 |
| 2019-20               | 403                    | 2,714                 |
| 2020-21               | 867                    | 3,201                 |
| <b>TOTAL</b>          | <b>2,669</b>           | <b>17,291</b>         |
| <b>Average</b>        | <b>445</b>             | <b>2,882</b>          |

Source: CoreLogic RP Data Professional

Note that house and land packages (as opposed to straight land sales), which can represent a substantial proportion of sales within an estate, will typically be included in the dwelling transactions column.

The very recent upsurge in allotment transactions in Onkaparinga LGA demonstrates how quickly the remaining land supplies can be consumed in a strong residential market. Reduced affordability is a likely consequence of diminishing land supplies.

## 5.4. Housing Opportunities and Requirements

The rezoning provides an opportunity to introduce alternative housing product and diversify the market offer. This can assist in addressing some of the challenges facing the current housing market including a predominance of detached dwellings with three or more bedrooms and affordability.

The Outer South Region has the lowest estimated greenfield allotment supply of all the Greater Adelaide planning regions. Increasing land supply is expected to increase housing and allotment approvals which have been constrained in recent years.

Future greenfield lot production in the Outer South has been estimated at 14 lots per hectare. Estimated lot potential for the rezoning area has been assessed at 2,000 lots (partially constrained by slope in the middle sections of the rezoning area).

Government and Council evaluations identify the immediate need for the rezoning of land at Hackham to help alleviate the significant land supply shortage in southern metropolitan Adelaide. The consolidation of land control (through options and sales) provides an opportunity for a comprehensive master planned approach to the development of the Hackham area to meet housing affordability and choice.

## 6 – VISUAL ANALYSIS

## 6. Visual Analysis

### 6.1. Process of Investigation

After a detailed desk top analysis of topographical maps and aerial photography, a site inspection was undertaken on Wednesday 25 August 2021. The day provided clear conditions enabling suitable analysis of the rezoning area.

The site inspection reviewed the rezoning area both from an external perspective, i.e. considering views of the rezoning area from points external to it (public roads, adjacent residential land) and, an internal perspective, i.e. considering the views and vistas gained from the rezoning area, both within the site and external to it.

The site visit was used to specifically:

- Assess close and distant views over the rezoning area from key external vantage points including roads such as Commercial Road, Southern Expressway and Main South Road;
- Assess close and distant views both internal and external to the rezoning area from key vantage points within the site, e.g. roads and natural high points.
- Identify significant view sheds; and
- Identify other significant areas/items that require visual treatment and/or buffers.

This section of the report is divided into the following;

- Site context;
- External analysis;
- Internal analysis;
- Design Principles

It then provides recommendations and design principle suggestions.

### 6.2. Context

The rezoning area is situated southeast of Main South Road, adjacent the Onkaparinga River National Park, the Onkaparinga River and the surrounding valley. The rezoning area is undulating with portions of steep and moderate slope, with a generally north westerly to westerly aspect. The area of greatest elevation is concentrated to the centre and east of the rezoning area, with a falling slope towards the western end of the rezoning area. A number of valleys run in a westerly, north westerly and northerly direction.

The rezoning area rises above the Main South Road alignment.

The rezoning area is predominantly covered by grassland. The northern portion of the rezoning area is characterised by some hobby farm/agricultural land use and greater tree cover, whereas the southern portion is characterised by grassland and sparse shrub and tree cover. A dense tree line of introduced species is located towards the southern end of the rezoning area. No structures of any note impede views across the rezoning area, however, a handful of dwellings are situated within the northern and north-eastern part of the rezoning area, a couple of remnant homesteads are located in the southern half of the rezoning area, while the former abattoir buildings are located on the ridge line at the southern end of the rezoning area.

The rezoning area is currently bordered or traversed by 4 roads, Piggott Range Road, Patapinda Road, River Heights Rise and Hepenstal Road. Access at the southern end of Piggott Road to halfway to the northern entrance of the road is currently restricted by bollards (therefore limiting some vantage points to view the rezoning area by motorists).



The view looking north from Piggott Range Road near the intersection of Churchill Road across the southern most portion of the rezoning area.



Road barrier at the southern entrance of Piggott Range Road limiting access to the rezoning area. The adjacent obsolete abattoir buildings are apparent in the photograph.

## 6.3. External Analysis

### 6.3.1. Key Views from Public Areas

The rezoning area is visible from the Southern Expressway when approached from the north-west.

Approaching the rezoning area from the north-west along the Southern Expressway for the duration to Main South Road interchange allows for generally clear views to a small southern portion of the rezoning area. More of the rezoning area becomes visible as you approach the interchange of the Southern Expressway and Main South Road beyond the expanse of vegetation and dwellings that are visible from the Southern Expressway.

**Figure 12.** *View Shed from the Southern Expressway to the intersection of Main South Road*



There are minimal views of the rezoning area from the Southern Expressway just prior to crossing under Perry Path. The extent of the rezoning area which can be seen increases greatly as you travel towards the exit of the Expressway.



The gradual slope of the rezoning area and sparse vegetation gives long views of the rezoning area from the intersection of the Southern Expressway and Main South Road.

Looking back to the rezoning area from the west on Commercial Road there are mostly clear views of the elevated land, with slight obstruction by tree cover. Within the same view shed, established residential areas in Seaford Meadows can be seen in the southern foreground and similarly housing directly adjacent the rezoning area to the west in Huntfield Heights.





Looking back towards the rezoning area from Commercial Road the high points of the rezoning area can just been seen over vegetation and the topography of land. In future when the vacant land is developed views of the rezoning area will be predominantly restricted.



Crossing the Onkaparinga River along Saltfleet Street high points of the rezoning area can just be seen over the residential areas in Noarlunga Downs.

The rezoning area appears elevated from Main South Road when traversing the length of the rezoning area. Portions of the rezoning area are concealed by vegetation and the slope of the land, particularly at the southern end of the rezoning area. Areas of higher elevation can be viewed ahead, with a greater proportion of the rezoning area coming into view near the intersection of Main South Road and Hepenstal Road, where vegetation cover becomes thinner and the slope of land gentler.



Along main South Road just north of Melsetter Road, limited long distance views of the rezoning area can be seen



As you travel south along Main South Road the greater view of the rezoning area can be achieved near the intersection of Hepenstal Road.



The hilly topography of land south of the rezoning area limits views of the surrounding residential areas (such as Old Noarlunga) from the rezoning area.



The rising land north of Old Noarlunga Township restricts views back to the rezoning area.

The slower moving traffic along the northern length of Patapinda Road and the parallel Church Hill Road deliver significant views of the rezoning areas wide grass expanses. The roads intersect at the gateway to Old Noarlunga and provide no northerly sightline to the rezoning area due to the significant upwards slope. The ridgeline which runs east-west across Patapinda Road and Church Hill Road forms the logical visual separation between the rezoning area and Old Noarlunga.



There are clear long views of the rezoning area looking back to the east from Brodie Road in the suburb of Huntfield Heights. Much of Huntfield Heights is elevated and provides clear views to other surrounding residential areas, including Seaford Meadows/Port Noarlunga South.

The complexity of topography within the region and the gradual slope down to the coastline has resulted in accessible long and short distance views from suburb to suburb. This is the same for the rezoning area with views to existing housing, however, the distance between the rezoning area and surrounding built up areas ensures that this is not an issue of overlooking, but rather a matter of outlook.





Views southeast back to the rezoning area along River Road are generally shielded by housing and the sloping topography of Noarlunga Downs and Huntfield Heights.



Small view windows of the rezoning area from the same location are limited and obstructed by vegetation.



At the intersection of River Road and Saltfleet Street there are some distant views of the rezoning area, broken by pockets of vegetation and dips in elevation.



Development on the rezoning area would not significantly alter the southeast view shed from the intersection of River Road and Saltfleet Street as housing is already the dominate object in the background.

## 6.3.2. View Scapes

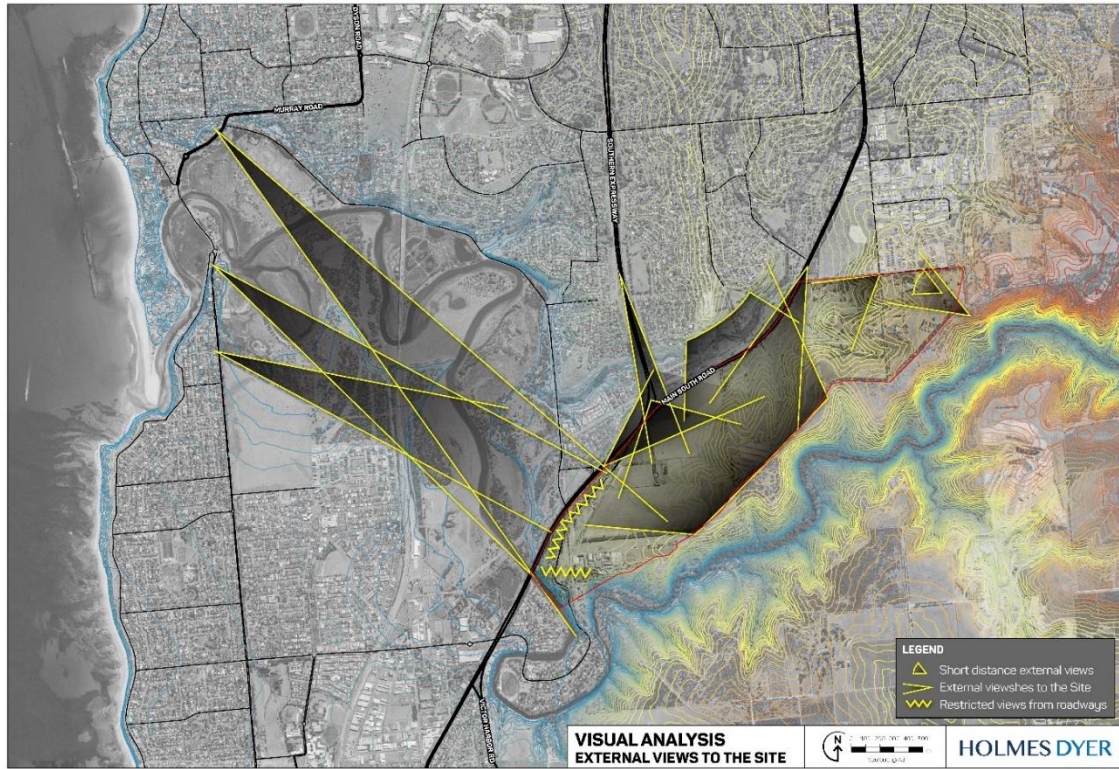
The view corridors/view scapes from external vantage points are considered to be:

- The views to the rezoning area from the intersection of the Southern Expressway and Main South Road and narrow views when traveling south along the Southern Expressway;
- Short distance views into and across the rezoning area from Main South Road particularly when travelling in a southerly direction;
- Long distance views from Saltfleet Street/Commercial Road in the vicinity of Onkaparinga Estuary road bridge:
- Views from elevated land in Huntfield Heights towards the rezoning area;
- Views from Piggott Range Road across the rezoning area; and
- Views across the rezoning area from Gates Road and Hepenstal Road.

Minor views are available from other vantage points but do not generally represent views available to a wide cross section of the public or are too fleeting to warrant particular attention.

These views are illustrated in the accompanying plan 'Visual Analysis'.

**Figure 13. Visual Analysis – External Views**



## 6.4. Internal Analysis

Internally, the rezoning areas general undulation provides for a range of close and distant views both within the rezoning area and to key external features.

### 6.4.1. Key Views from Public Areas

#### 6.4.1.1. External Views

Extensive views across the rezoning area and out to the railway line, coastline and Onkaparinga River Recreation Park can be seen from the eastern boundary of the rezoning area looking westerly. Residential areas in Huntfield Heights, Seaford Meadows, Noarlunga Downs and Port Noarlunga South can be seen from various clear vantage points within the rezoning area.





From the centre point of the rezoning area along Piggott Range Road there are long and short distance views of the rezoning area with no obstruction from built up land or vegetation



This point of elevation gives vast views of the surrounding residential areas. The topography of the region results in various residential areas gaining views of neighboring residential rezoning areas.

The view looking southwest from the north eastern most point of the rezoning area is fragmented between the vegetation, elevation of land and dwellings and sheds in the foreground. Main South Road is just visible from this vantage point. The areas within the valleys provide for some enclosed views within the rezoning area in this locality. (Refer to Section 6.4.1.2 Internal Views).



The view shed from the northeast corner of the rezoning area is the most complex internal view with built up land and vegetation in the foreground and housing in neighbouring suburbs in the background.



Housing in the northern adjacent development currently look onto vines and residential dwellings that are located on the rezoning area.

Looking east from the eastern boundary of the rezoning area just past the intersection of Piggott Range Road and River Heights Rise, the Onkaparinga Valley can be seen, the Southern Vales Practical Shooting League and the McLaren Vale Quarries. However, these views are likely to be unavailable to the rezoning area, which, in the main, sits below the height of Piggott Range Road, which runs for much of its length along the ridge line, forming the eastern boundary of this land.



Along Piggott Range Road, just south of River Heights Rise there are multiple signs for walking trails in the Onkaparinga River National Park. The view is somewhat sheltered by vegetation.



At the northern bollard of Piggott Range Road, just south of River Heights Rise there are clear views of the National Park, a Quarry and a shooting range.

## 6.4.1.2. Internal Views

In addition to the external views within and across the rezoning area, there a multitude of internal view rooms. These internal view rooms are smaller scale view areas rather like rooms that are formed around valleys.

Views from the surrounding slopes (some locations not accessible during the visual analysis) along the eastern boundary are all directed to the coastline in the west which forms the focal point of the “room” (view) enhancing the outlook for the residents in the view room. The view rooms vary in size depending on the depth and length of the surrounding terrain. Typically, the easterly view rooms also look on to stands of vegetation on the rezoning area and changing levels of slope.

## 6.4.2. View Scapes

The key view scapes viewed from the rezoning area are:

- Predominance of westerly slope valleys (southwest to northwest) and some complexity to the northeast corner “rooms”;
- External views to the coastline, trainline, Onkaparinga River Recreation Park and suburbs of Noarlunga Downs and Seaford Meadows. These views are gained from the eastern boundary of the rezoning area;
- Internal views are available from the same boundary position and its southwestern slope, across the length of the rezoning area to the lower land adjacent Main South Road;
- Key stands of vegetation (including roadside vegetation);
- Key internal features such as the heavily vegetated areas and the place of greatest elevation;
- Key ridge lines, hills and other vantage points to the eastern view of the National Park.

## 6.5. Visual Design Principles

### 6.5.1. Key Principles

The following visual design principles capture the intent for the development of the rezoning area from a visual assessment perspective. It is acknowledged that other design elements will play a part in forming the ultimate development of the rezoning area.

The visual design principles are as follows:

- Where possible and practicable, development should be kept below the treetops along the key ridgeline;
- Where possible and practicable, the key ridgeline (along Piggott Range Road) could form an open space spine;
- One or more areas along the ridgeline can be used as public look out points;
- Where possible and practicable, slopes should be used to maximise the opportunity for views e.g. run roads up the slope for maximum views, and, where possible, design allotments to enable dwellings to be sited without obscuring views of the upslope dwelling;
- External long-distance views could be incorporated into the design as backdrop views. This may be achieved by designing roads to achieve terminal vistas;
- Any activity centre should take advantage of the high levels of exposure potentially available from Main South Road;
- Create and maximise high amenity internal views utilising existing vegetation and potentially future key public buildings, lakes and open spaces;
- Where possible and practicable integrate gullies and vegetation into natural landscapes and open space and provide short distance views for adjacent development;
- Maximise the opportunities provided by the internal view rooms to create more intimate environments;
- Use key views (for example, to the Onkaparinga Estuary) as terminal vistas;
- Create high visual amenity entries to the rezoning area at its Main South Road entry points;
- Utilise vegetation to screen cut and fill;
- Where practical, larger lots will provide increased opportunity to manage level transitions on steeper slopes, reducing the need for retaining walls and providing larger spaces for increased vegetation coverage and, hence, screening;
- Benching undertaken at a subdivision stage rather than an individual allotment stage can potentially manage slope transitions; and
- Encourage split level housing designs to manage slopes.

