



CODE AMENDMENT ENGAGEMENT PLAN
GUMERACHA ROAD, O'SULLIVAN BEACH

OSB PTY LTD

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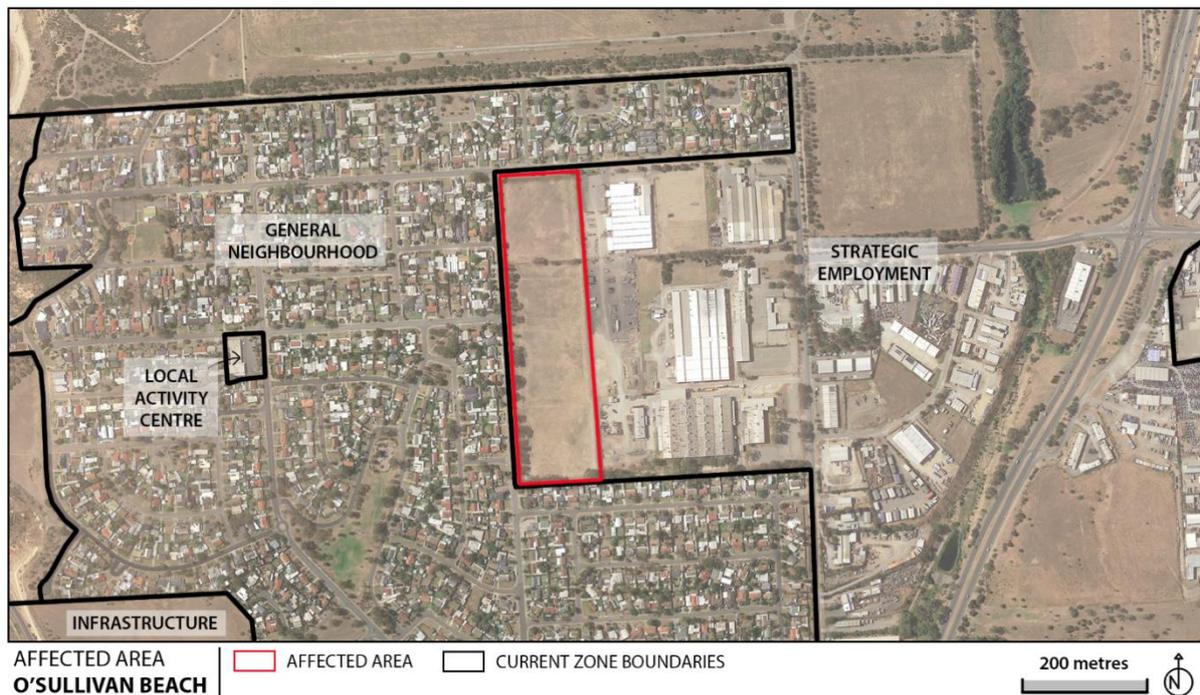
1. BACKGROUND INFORMATION

OSB Pty Ltd is proposing to amend the Planning and Design Code ('the Code Amendment') in relation to 6 hectares of vacant land with frontage to Baden Terrace and Gumeracha Road, O'Sullivan Beach within the City of Onkaparinga.

The land adjoins established employment generating uses to the east, however residential uses are located to the north, south and east.

The affected area and current Zoning is shown within **Figure 1.1** below.

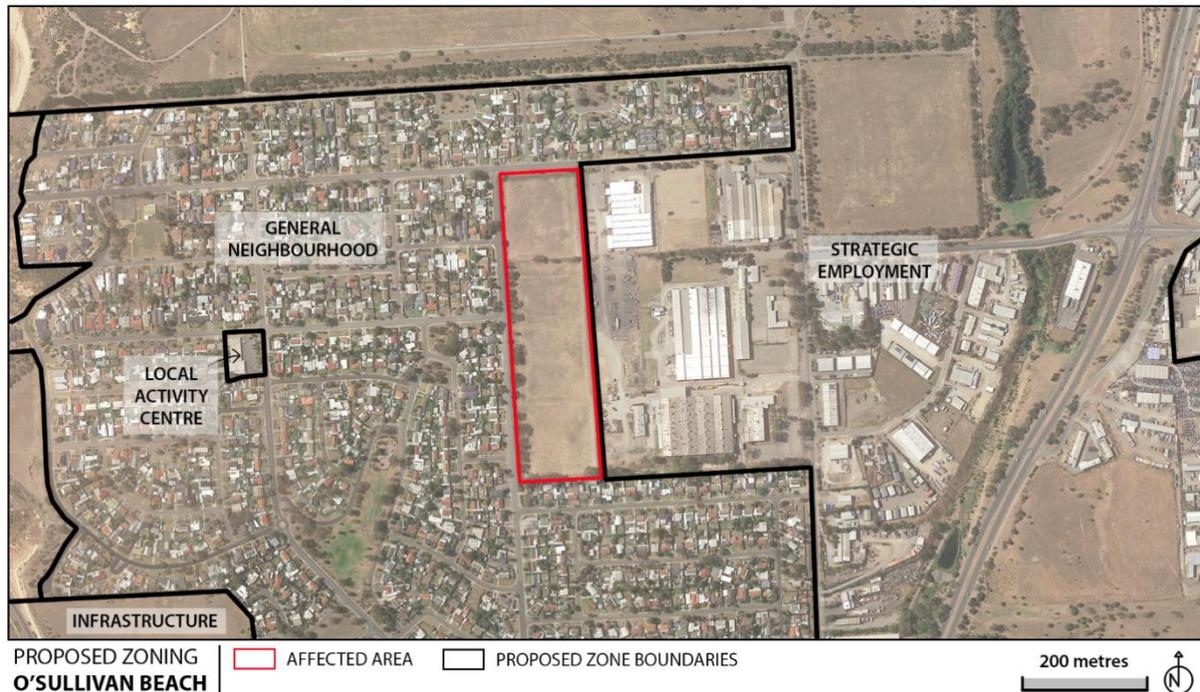
Figure 1.1 Current Zoning and Affected Area



The proposal seeks to amend the Code for the area which comprises of two allotments identified as Allotment 67 (northern portion) and as Allotment 20 (southern portion).

The overall intent of the Code Amendment is to enable the low to medium density residential development of the land. This will necessitate the land being rezoned from the Strategic Employment Zone to an alternate zone, with the General Neighbourhood Zone considered the most appropriate. The General Neighbourhood Zone currently applies to the adjacent residential area to the north, south and west. The proposed zoning is shown with **Figure 1.2**.

Figure 1.2 Proposed Zone



The proposed rezoning aligns with a number of State Planning Policies in relation to accommodating housing growth, providing an orderly sequence of land, planning for growth in serviced areas, regenerating neighbourhoods, and providing diverse and affordable housing supply. The proposed rezoning also aligns with a number of policies within the 30 Year Plan for Greater Adelaide, as outlined within the Code Amendment Initiation document.

There has been a number of strategic studies undertaken over the years in relation to the supply of industrial land in southern Adelaide. These investigations have identified a significant supply which is expected to satisfy long term future needs. The land has never been used for industrial/commercial purposes, and the adjacency of residential areas supports the intent to rezone the land for residential purposes.

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The investigations undertaken for the Code Amendment include:

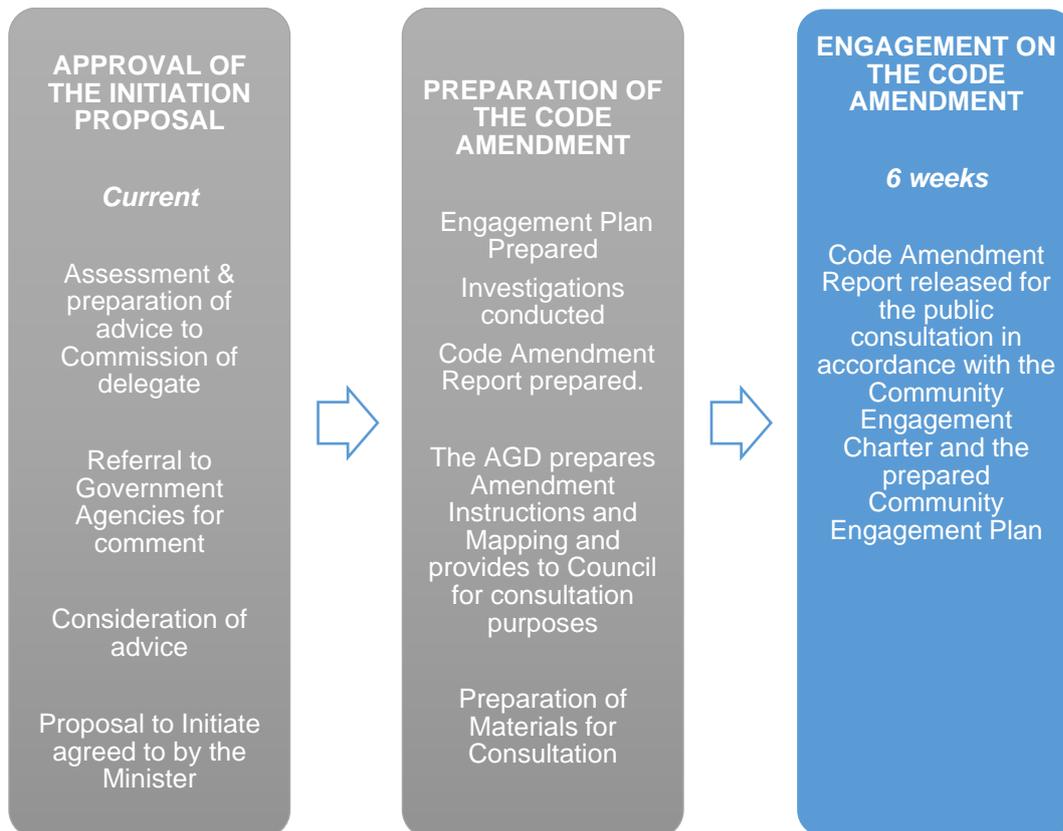
- Infrastructure Services Assessment, including the Stormwater Assessment;
- Environmental Noise Assessment, including a review of the interface between land uses;
- Preliminary Site Investigation and Targeted Intrusive Site Investigation;
- Traffic Assessment;
- Arborist report; and
- The following additional investigation specified by the Commission:
 - » Updated assessment of vacant employment land supply in the Lonsdale/O'Sullivan Beach precinct and analysis of the impacts of rezoning on employment potential.

In accordance with section 73(4)(a) OSB Pty Ltd will be the designated entity responsible for conducting the Code Amendment process.

1.2 Status of the Code Amendment

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step are outlined within **Figure 1.3**. The steps which are greyed out have already been completed. The steps which are currently being undertaken refer to the 'Engagement on the Code Amendment'.

Figure 1.3 Status of the Code Amendment



2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of allotment 67 (northern portion) and allotment 20 (southern portion) which front Baden Terrace and Gumeracha Road, O'Sullivan Beach to enable the future development of the land for residential purposes.

3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

- share information with the public about the Code Amendment;
- create an understanding of the reasons for the Code Amendment;
- understand the views of the stakeholders;
- inform and improve the quality of the policy within the Code Amendment; and
- comply with the Community Engagement Charter and the Planning, Development and Infrastructure Act 2016 (PDI Act).

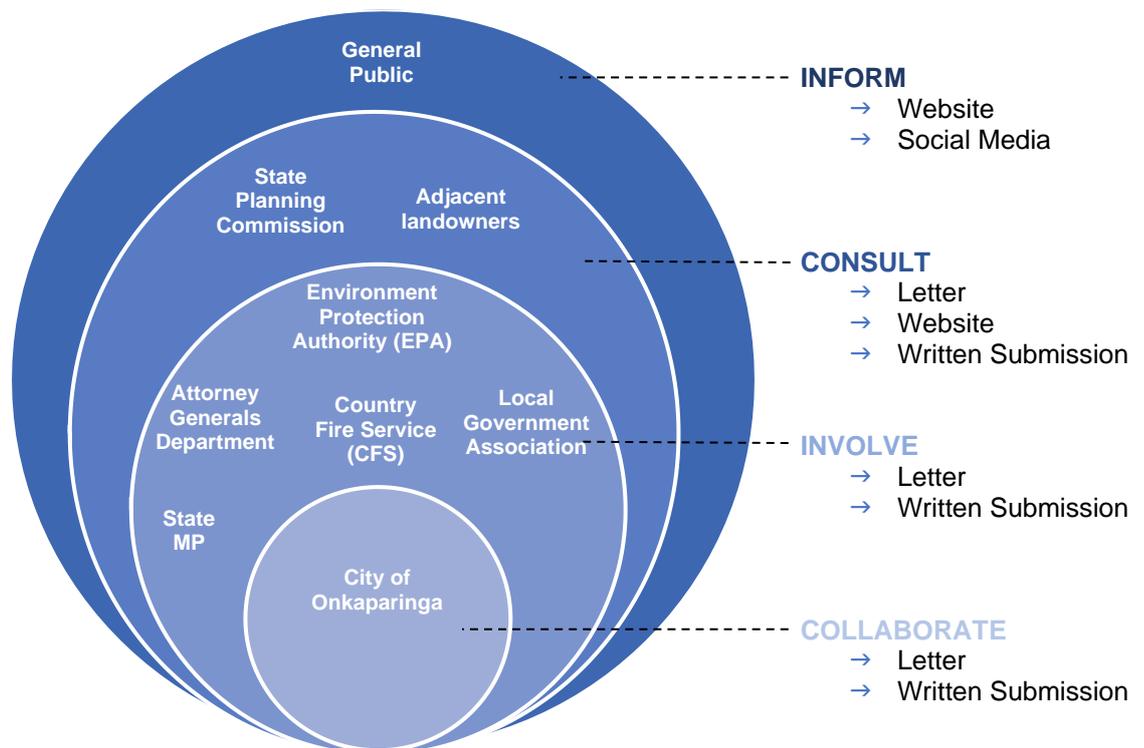
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The primary audience for the engagement of this Code Amendment are the adjacent land owners and the O’Sullivan Beach community.

Overall, the aim of the community engagement is to provide a level of influence which seeks to work directly with the relevant stakeholders throughout the process to ensure that public concerns and aspirations are understood, considered and reflected in the Code Amendment.

A stakeholder identification and analysis has been undertaken and the outcomes of this are provided in **Appendix 1**, with a summary of this analysis provided in **Figure 4.1** below.

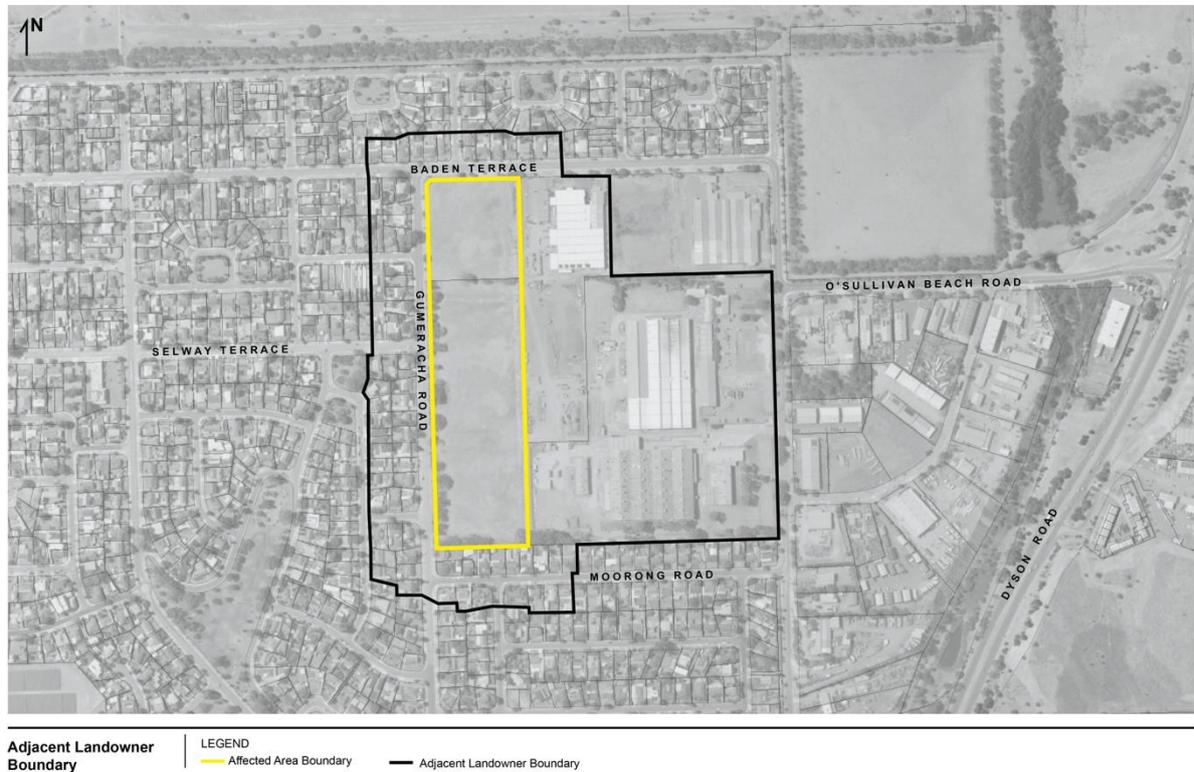
Figure 4.1 Stakeholder Analysis Summary and Level of Influence



The stakeholders which have been determined to influence the proposed Code Amendment are:

- adjacent land owners as identified by **Figure 4.2**;
- City of Onkaparinga;
- Local Government Association;
- Attorney General’s Department;
- Environment Protection Agency (EPA);
- Country Fire Services (CFS);
- State Planning Commission;
- State Member of Parliament; and
- General Public.

Figure 4.2 *Extent of adjoining land owners*



The level of each stakeholder's interest (low, medium and high), the nature of their interests and their needs and expectations of the engagement process have been identified. Having regard to the level of interest, the potential impact of the project on each of the stakeholder's interests and the potential impact of each stakeholder on the Code Amendment, the level of engagement has been established. The outcomes of this analysis are included in **Appendix 1**.

The levels of engagement are informed by the IAP2 Spectrum of Public Participation and are summarised in **Table 4.1**.

Table 4.1 *IAP2 Spectrum of Public Participation*

| | Inform | Consult | Involve | Collaborate | Empower |
|--------------------|--|--|--|---|--|
| Participation Goal | To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions. | To obtain feedback on analysis, alternatives and/or decisions. | To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered. | To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution. | To place final decision making in the hands of the public. |

Promise to Stakeholders

We will keep you informed.

We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.

We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.

We will implement what you decide.

5. SCOPE OF INFLUENCE

Aspects of the project which stakeholders and the community can influence are:

- the spatial application of Overlays and Technical and Numeric Variations;

Aspects of the project which stakeholders and the community cannot influence are:

- the geographic extent of the amendment;
- the residential expectations of the proposed Zone;

6. IMPLEMENTATION PLAN

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level and the timing of these activities. The implementation plan is attached as **Appendix 2**.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement.

The overall engagement will consist of one stage, which is the Code Amendment Engagement.

Within this stage, the engagement activities generally include the following three milestones:

- Commencement of engagement;
- Engagement concludes; and
- Report back to the relevant stakeholders and/or the public on the outcomes and next steps.

7. APPLYING THE CHARTER PRINCIPLES IN PRACTICE

The stakeholders have been considered in respect to their needs and requirements to ensure that the design of the engagement allows all stakeholders to contribute equally. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented.

Table 7.1 *Applying the Charter Principles*

| Stakeholder | Engagement needs or technique |
|------------------------------|---|
| English as a second language | <ul style="list-style-type: none"> • hard copy materials that are easily translatable; • website material that is easily translatable; • website accessibility for those who come from non-english speaking backgrounds; |
| Older population | <ul style="list-style-type: none"> • offering different levels of communication via phone and website; and • website accessibility for those with impairments that affect vision, reading ability or physical movement. |

The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within Figure 7.2 below.

Table 7.2 *Charter Principles in Practice*

| Charter Principles | How does your engagement approach/activities reflect this principle in action? |
|--|--|
| Engagement is genuine | <ul style="list-style-type: none"> • The engagement activities seek to provide clear and concise information that builds the community capacity to understand planning. • The engagement process provides opportunity for stakeholders and the community to identify their issues and solutions and for these issues to be analysed and considered before finalising the code amendment. |
| Engagement is inclusive and respectful | <ul style="list-style-type: none"> • Affected and interested people have the opportunity to participate via website, direct letters and social media and have the opportunity to be heard via written submission. |
| Engagement is fit for purpose | <ul style="list-style-type: none"> • Engagement includes a range of activities, both in-person and online, to involve the broader community and the following and target specific stakeholder ground. |

Engagement is informed and transparent

- Information brochure (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation; and
- Community engagement report prepared at the end of the engagement summarising the feedback received and how it has been, or will be, used to inform the decision.

Engagement is reviewed and improved

- Measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report to the State Planning Commission.
-

8. KEY MESSAGES

The following key messages will underpin the engagement regarding the Code Amendment:

- The Proponent is seeking to re-zone allotment 67 (northern portion) and allotment 20 (southern portion) which front Baden Terrace and Gumeracha Road, O'Sullivan Beach from Strategic Employment to General Neighbourhood Zone to enable the development of the land for low density residential purposes;
- The reason for this is that there is minimal demand for additional employment land uses for the locality, with residential development considered an appropriate alternative use; and
- A Code Amendment is required to enable this re-zoning.

9. EVALUATION

As part of the engagement process, feedback from stakeholders regarding the engagement will be noted to ensure that the project team can:

- Address any changes for the implementation of the Code Amendment;
- Alter the engagement process if needed to respond to feedback; and
- Maintain the quality of the engagement activities.

Appendix 3 includes a table which outlines a summary of measuring the success of the engagement process. Participants are invited to assess the success of the engagement against the criteria. The evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report).

Following an evaluation of the success of the engagement, a summary of the engagement process will be provided to the participants. The methods for reporting back and closing the loop are outlined within **Appendix 4**.

APPENDIX 1. STAKEHOLDER AND COMMUNITY MAPPING

Stakeholder and community mapping

| Stakeholder | Level of interest in the project (i.e. high, medium or low) | Nature of interest in the project and/or the potential impact of the project | Stakeholder needs/expectations for engagement in the project | Level of engagement (i.e. inform, consult, involve, collaborate) |
|---|---|---|---|--|
| Adjacent landowners. | High. | <ul style="list-style-type: none"> High interest in the Code Amendment proposal and impact as the Zone change is located within their locality; How the Zone change will affect the value of their property; and How the Zone change will affect the street and general locality. | That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision. | Consult. |
| City of Onkaparinga. | High. | <ul style="list-style-type: none"> High interest in the Code Amendment proposal as the land proposed to be rezoned is within the City of Onkaparinga Council area. | That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible. | Collaborate. |
| Local Government Association. | Low. | <ul style="list-style-type: none"> Low level of interest as the Code Amendment is relevant to the City of Onkaparinga; and It is a mandatory requirement to notify the Local Government Association in writing and to be consulted, as per the <i>Planning Development and Infrastructure Act 2016</i>. | That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision. | Involve. |
| State Planning Commission | Medium. | <ul style="list-style-type: none"> Medium level of interest. | That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision. | Consult. |
| Attorney Generals Department. | Medium. | <ul style="list-style-type: none"> Medium level of interest; and Identified as a required consultation | That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision. | Involve. |
| Country Fire Service (CFS). | Medium. | <ul style="list-style-type: none"> Medium level of interest; and The land has a Hazards (Bushfire – Urban Interface) Overlay. The CFS will be involved to provide their feedback. | That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision. | Involve. |
| Environment Protection Authority (EPA). | Medium. | <ul style="list-style-type: none"> Medium level of interest; and The land is located adjacent to existing industrial development and as such interface management will be a key consideration. | That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision. | Involve. |

| | | | | |
|-----------------|---------|--|---|----------|
| State MP. | Medium. | <ul style="list-style-type: none"> • Medium level of interest; • Any rezoning process is likely to engender interest within local communities | That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision. | Involve. |
| General Public. | Low. | <ul style="list-style-type: none"> • To keep informed in the overall process of the Code Amendment and Zone change; • To provide feedback on the Code Amendment. | That they will be provided with balanced and objective information to assist them in understanding the problem. alternatives, opportunities and/or solutions. | Inform. |

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APPENDIX 2. PLANNING YOUR ENGAGEMENT APPROACH

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Planning your engagement approach

| Stage | Objective | Stakeholders/ target audience | Engagement level | Engagement activity | Timing | Who's responsible? * | Resources required * | Risks and mitigation * |
|---------------------------|---|---|---------------------|--|---|---|--|--|
| Code Amendment Engagement | <ul style="list-style-type: none"> share information with the public about the Code Amendment; create an understanding of the reasons for the Code Amendment; understand the views of the stakeholders; inform and improve the quality of the policy within the Code Amendment; and | <ul style="list-style-type: none"> Adjacent landowners State Planning Commission | Consult | <ul style="list-style-type: none"> Letter Information provided on website Written submissions | <p>13 September 2021:</p> <ul style="list-style-type: none"> Send letters to relevant stakeholders. Information available on the website and social media. Invitation to provide a written submission. Consultation open for 6 weeks. Consultation end. | <ul style="list-style-type: none"> Future Urban on behalf of the Proponent. Plan SA (website) All Stakeholders Future Urban on behalf of the Proponent. | <ul style="list-style-type: none"> Plan SA website – Have Your Say Council Website Council Social Media Pages Letters Brochure/ Information booklet | <ul style="list-style-type: none"> Allow for a wider Stakeholder audience to ensure all feedback, comments and concerns are captured to inform the Code Amendment process. Allow for a wide range of engagement resources to accommodate different stakeholder groups. |
| | | <ul style="list-style-type: none"> City of Onkaparinga Local Government Association Attorney Generals Department Country Fire Service Environment Protection Authority State MP | Involve | <ul style="list-style-type: none"> Letter Written submission | | | | |

| Stage | Objective | Stakeholders/ target audience | Engagement level | Engagement activity | Timing | Who's responsible? * | Resources required * | Risks and mitigation * |
|-------|---|--|---------------------|---|--|-------------------------|-------------------------|---------------------------|
| | <ul style="list-style-type: none"> comply with the Community Engagement Charter and the Planning, Development and Infrastructure Act 2016 (PDI Act). | <ul style="list-style-type: none"> General Public | Inform | <ul style="list-style-type: none"> Information provided on website Social Media | <ul style="list-style-type: none"> Feedback provided to Stakeholders on the consultation. | | | |

**this information does not need to be provided to the Minister*

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APPENDIX 3. MEASURING SUCCESS

Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The Designated Entity will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report). The Engagement Report provides details and analysis of engagement activities undertaken for the Code Amendment, and is provided to the Minister for Planning and Local Government. This Engagement Report will also be referenced in the State Planning Commission's Parliamentary Report under section 74(3)(b) of the Act, which is issued to the Environment Resources and Development Committee of Parliament following adoption of a Code Amendment.

| # | Charter criteria | Charter performance outcomes | Respondent | Indicator ² | Evaluation tool ³ Exit survey / follow-up survey | Measuring success of project engagement | What additional measure/s can help evaluate this principle? | What additional method will we use to collect information about this measure? | How do we integrate collection of this information with our planned engagement activities? |
|---|--|---|--------------|--|--|---|---|---|--|
| 1 | Principle 1: Engagement is genuine | People had faith and confidence in the engagement process. | Community | I feel the engagement genuinely sought my input to help shape the proposal | Likert scale - strongly disagree to strongly agree | Per cent from each response. | Nil additional measures proposed | Exit survey/ follow-up survey | Original letter to confirm that an exit survey will be available |
| 2 | Principle 2: Engagement is inclusive and respectful | Affected and interested people had the opportunity to participate and be heard. | Community | I am confident my views were heard during the engagement | Likert scale - strongly disagree to strongly agree | Per cent from each response. | Nil additional measures proposed | Exit survey/ follow-up survey | Original letter to confirm that an exit survey will be available |
| | | | Project Lead | The engagement reached those identified as community of interest. | | Per cent from each response. | Nil additional measures proposed | Nil additional measures proposed | Original letter to confirm that an exit survey will be available |

| # | Charter criteria | Charter performance outcomes | Respondent | Indicator ² | Evaluation tool ³ Exit survey / follow-up survey | Measuring success of project engagement | What additional measure/s can help evaluate this principle? | What additional method will we use to collect information about this measure? | How do we integrate collection of this information with our planned engagement activities? |
|---|---|---|------------|---|---|---|---|---|--|
| | | | | | <p>Representatives from most community groups participated in the engagement</p> <p>Representatives from some community groups participated in the engagement</p> <p>There was little representation of the community groups in engagement.</p> | | | | |
| 3 | Principle 3: Engagement is fit for purpose | <p>People were effectively engaged and satisfied with the process.</p> <p>People were clear about the proposed change and how it would affect them.</p> | Community | I was given sufficient information so that I could take an informed view. | Likert scale - strongly disagree to strongly agree | Per cent from each response. | Nil additional measures proposed | Exit survey/ follow-up survey | Original letter to confirm that an exit survey will be available |
| | | | | I was given an adequate opportunity to be heard | Likert scale - strongly disagree to strongly agree | Per cent from each response. | Nil additional measures proposed | Exit survey/ follow-up survey | Original letter to confirm that an exit survey will be available |

| # | Charter criteria | Charter performance outcomes | Respondent | Indicator ² | Evaluation tool ³ Exit survey / follow-up survey | Measuring success of project engagement | What additional measure/s can help evaluate this principle? | What additional method will we use to collect information about this measure? | How do we integrate collection of this information with our planned engagement activities? |
|---|--|--|--------------|--|--|---|---|---|--|
| 4 | Principle 4: Engagement is informed and transparent | All relevant information was made available and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. | Community | I felt informed about why I was being asked for my view, and the way it would be considered. | Likert scale - strongly disagree to strongly agree | Per cent from each response. | Nil additional measures proposed | Exit survey/ follow-up survey | Original letter to confirm that an exit survey will be available |
| 5 | Principle 5: Engagement processes are reviewed and improved | The engagement was reviewed and improvements recommended. | Project Lead | Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement | Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed | Per cent from each response. | Nil additional measures proposed | Nil additional measures proposed | Observation and review of provided responses |

| # | Charter criteria | Charter performance outcomes | Respondent | Indicator ² | Evaluation tool ³ Exit survey / follow-up survey | Measuring success of project engagement | What additional measure/s can help evaluate this principle? | What additional method will we use to collect information about this measure? | How do we integrate collection of this information with our planned engagement activities? |
|---|--|---|--------------|--|--|---|---|---|--|
| 6 | Engagement occurs early | Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence. | Project Lead | Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme | Engaged when there was opportunity for input into scoping Engaged when there was opportunity for input into first draft Engaged when there was opportunity for minor edits to final draft Engaged when there was no real opportunity for input to be considered | Per cent from each response. | Nil additional measures proposed | Nil additional measures proposed | Observation and review of provided responses |
| 7 | Engagement feedback was considered in the development of planning policy, strategy or scheme | Engagement contributed to the substance of a plan or resulted in changes to a draft. | Project Lead | Engagement contributed to the substance of the final plan | In a significant way In a moderate way In a minor way Not at all | Per cent from each response. | Nil additional measures proposed | Nil additional measures proposed | Observation and review of provided responses |

| # | Charter criteria | Charter performance outcomes | Respondent | Indicator ² | Evaluation tool ³ Exit survey / follow-up survey | Measuring success of project engagement | What additional measure/s can help evaluate this principle? | What additional method will we use to collect information about this measure? | How do we integrate collection of this information with our planned engagement activities? |
|---|--|---|--------------|---|---|---|---|---|--|
| 8 | Engagement includes 'closing the loop' | Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement | Project Lead | Engagement provided feedback to community about outcomes of engagement | Formally (report or public forum) Informally (closing summaries) No feedback provided | Per cent from each response. | Nil additional measures proposed | Nil additional measures proposed | Observation and review of provided responses |
| 9 | Charter is valued and useful | Engagement is facilitated and valued by planners | Project Lead | Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide | | | Nil additional measures proposed | Nil additional measures proposed | Observation and review of provided responses |

APPENDIX 4. CLOSING THE LOOP & REPORTING BACK

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Closing the loop and reporting back

| How will you respond to participants? | Who's responsible? | When will you report back? |
|--|---|--|
| The general public will be notified via the Plan SA Portal. | Future Urban on behalf of the Proponent | 6-8 weeks after consultation has ended |
| All other stakeholders will be directly notified in writing by letter and / or e-mail. | Future Urban on behalf of the Proponent | 6-8 weeks after consultation has ended |

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