



**PROPOSAL TO INITIATE AN AMENDMENT TO
THE PLANNING AND DESIGN CODE
MOUNT COMPASS CODE AMENDMENT**

BY CAPITOLINE PROPERTY PTY LTD

 (signature required)

Capitoline Property Pty Ltd

Date: 27.3.2023

This proposal to initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the PlanSA Portal by the Department for Trade and Investment.

 (signature required)

MINISTER FOR PLANNING

DATE: 31/7/23

Proprietary Information Statement

The information contained in this document produced by Future Urban Pty Ltd is solely for the use of the Client identified on the cover sheet for the purpose for which it has been prepared and Future Urban Pty Ltd undertakes no duty to or accepts any 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 Future Urban Pty Ltd.

Document Control

Revision	Description	Author	Date
V1	Draft	BM	01.12.2022
V2	Review	EN	08.12.2022
V3	For client review	BM	14.03.2023
V4	Updates for lodgement	BM	28.03.2023

CONTENTS

1. INTRODUCTION	1
1.1 Designated Entity for Undertaking the Code Amendment.....	1
1.2 Rationale for the Code Amendment	2
2. SCOPE OF CODE AMENDMENT	4
2.1 Affected Area	4
2.2 Scope of Proposed Amendment.....	4
3. STRATEGIC PLANNING DOCUMENTS.....	5
3.1 Summary of Strategic Planning Outcomes	5
3.2 Alignment with State Planning Policies	5
3.3 Alignment with Regional Plans	7
3.4 Alignment with Other Relevant Documents	12
4. INVESTIGATIONS AND ENGAGEMENT	13
4.1 Investigations already Undertaken.....	13
4.2 Further Investigations Proposed.....	13
4.3 Engagement already Undertaken	14
4.4 Further Engagement Proposed	14
5. CODE AMENDMENT PROCESS	15
5.1 Engagement Plan	15
5.2 Engagement Report.....	15
5.3 Code Amendment Timetable	16

APPENDICES

ATTACHMENT 1: CERTIFICATE OF TITLE
 ATTACHMENT 2: LOCATION PLAN AND CURRENT ZONE
 ATTACHMENT 3: PROPOSED ZONE
 ATTACHMENT 4: ENGAGEMENT PLAN
 ATTACHMENT 5: LETTER FROM ALEXANDRINA COUNCIL
 ATTACHMENT 6: TIMETABLE FOR CODE AMENDMENT

1. INTRODUCTION

Capitoline Property Pty Ltd (the Designated Entity) is proposing to initiate an amendment (the Code Amendment) to the Planning and Design Code (the Code) as it relates to land located at 43 Arthur Road, Mount Compass SA 5210 (the Affected Area) on Ngarrindjeri, Peramangk and Kurna Country.

The purpose of this Proposal to initiate is to seek approval of the Minister for Planning (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the registered proprietor for the whole of the Affected Area. Please refer to **Attachment 1** for the Certificate of Title.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

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

1.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements under the Act; and
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7) of the Act.
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - (a) Name – Belinda Monier (Senior Consultant – Future Urban)
 - (b) Email - belinda@futureurban.com.au
 - (c) Phone – (08) 8221 5511
- 1.1.4. The Proponent intends to undertake the Code Amendment by engaging Future Urban Pty Ltd to provide the professional services required to undertake the Code Amendment. Michael Osborn (Director) will oversee the Code Amendment and has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations.

In addition, Michael has experience in engagement and the preparation of engagement plans and will ensure engagement accords with the Community Engagement Charter. Michael has prepared numerous engagement plans and undertaken engagement activities for both private developers and state government agencies over the last 16 years. Michael will be assisted by others within the Future Urban team who have IAP2 accreditation.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2 Rationale for the Code Amendment

The Code Amendment proposes to rezone the Affected Area to the Neighbourhood Zone. The Affected Area is zoned Deferred Urban and identified within the planned urban lands for the area to 2045 as identified in *The 30 Year Plan for Greater Adelaide – 2017 update* (the 30 Year Plan). It is ideally located within walking distance to the main street and area school in Mount Compass and represents a logical extension of the existing township. Refer Figure 1.1 below demonstrating the Affected Area and locality

Figure 1.1 Code Amendment Context and Affected Area



There is limited land available to accommodate growth within the existing township and the proposal will rezone approximately half the remaining deferred urban land that has been designated for future residential growth.

In the latest *Land Supply Report for Greater Adelaide: Part 1 Greenfield* produced by the State Government, the population of Fleurieu Peninsula Region grew by 6,400 persons between 2010 and 2019, at an average annual rate of 1.7%. This greenfield growth rate is higher than all other regions, with the exception of Outer North, which grew at a rate of 1.8% annually. 4,700 dwellings were built in the region between 2010 and 2019 and there is an estimated demand of 3,700 (medium) and 4,700 (high) for the period 2020-2030. As of June 2021, there was only 38 development ready allotments, 24 vacant allotments and 41 undeveloped zoned allotments in Mount Compass. There were 92 dwellings built in Mount Compass since 2010, meaning there is less than 15 years of land supply at the current growth rate.

Capitoline Property (the Designated Entity) has been the most active developer of allotments in Mount Compass over the past couple years and will bring 45 allotments around the golf course to completion by June 2023, all of which have been sold to private residents. Dwelling construction is underway on almost half of the allotments. Demand has been and remains strong.

There are chronic housing shortages across the State and more housing in all locations is desperately needed. The Code Amendment will help to facilitate more housing in an area of high demand.

The State and Federal Governments have recently invested in road infrastructure in the region and funded the Main South Road and Victor Harbor Road duplication projects. Construction on these projects is currently underway.

House prices in Mount Compass have seen significant increases over the past 12 months, well above that seen in Adelaide, as demonstrated in the table below. As of 10 November 2022, there were only 4 properties on the market and for sale in Mount Compass.

Location	Median House Price	12 month % increase (Mar 22 – Feb 23)	Number of interested buyers
Mount Compass	\$753,250	47.3%	74
Adelaide	\$645,812	5.1%	N/A

(Source: www.realestate.com.au and Corelogic Mar 2023)

In considering the rationale to rezone the Affected Area to the Neighbourhood Zone, there are several key influencing factors, including:

- the rezoning represents an opportunity to better utilise undeveloped land for residential purposes within the established township of Mount Compass;
- the land is within the planned urban lands and zoned Deferred Urban;
- growth of the township is constrained by the Environment and Food Production Area (EFPA) which surrounds Mount Compass;
- the Affected Area is within the Fleurieu Peninsula Region, which, under a medium population growth scenario, there is an estimated requirement for 4,200 additional dwellings between 2020 and 2030;
- there are only two allotments identified as 'Residential Broad hectare 2021' remaining that do not have land division proposals pending, meaning the zoned land supply in the locality is almost exhausted;
- the proposal supports State strategic documents such as the State Planning Policies (SPPs) and the 30 Year Plan; and
- the Affected Area is adjacent to established residential neighbourhoods and represents a logical expansion of the existing township.

2. SCOPE OF CODE AMENDMENT

2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area comprising a portion of a single allotment identified in Certificate of Title Volume 5528 Folio 462 as Allotment 1, Filed Plan 2079, in the area named Mount Compass, hundred of Nangkita within the Alexandrina Council.

The Affected Area has frontage to Arthur Road, which is a local road. The closest State maintained road, Victor Harbor Road, is approximately 600 metres away. The remaining portion of the allotment is within the Rural Zone and is within the EFPA. This portion of the allotment is not sought for rezoning.

The Affected Area comprises an area of approximately 4.5 hectares and is presently vacant. The Affected Area is surrounded by residential uses to the north, east and west. The Mount Compass golf course is situated to the west. To the south the land is zoned Rural, however this land is a large vacant area. The Affected Area has a few trees and some non-native vegetation and slopes gently downwards in a southerly direction.

Refer to **Attachment 2** for a location map.

2.2 Scope of Proposed Amendment

Current Policy	Deferred Urban Zone Overlays: <ul style="list-style-type: none"> • Hazards (Flooding – Evidence Required) • Hazards (Bushfire – High Risk) • Murray-Darling Basin • Native Vegetation • Prescribed Water Resources Area • River Murray Tributaries Protection Area • Water Protection Area • Water Resources
Amendment Outline	<p>The overall intent of the Code Amendment is to facilitate low density and low scale residential development outcomes. This will necessitate the Affected Area to be rezoned from the Deferred Urban Zone to a residential type zone, most likely the Neighbourhood Zone, however, the Golf Course Estate Zone may also be considered.</p>
Intended Policy	<ul style="list-style-type: none"> • Rezone the Affected Area to residential type zone, as shown on the mapping included in Attachment 3. • Apply the Affordable Housing Overlay over the Affected Area. • Possible application of Hazards (Bushfire – Medium Risk), subject to investigations and CFS advice. • Subject to investigations, apply the following Technical and Numeric Variations (TNVs): <ul style="list-style-type: none"> » Maximum building height is 8m » Minimum frontage for a detached dwelling is 12m

	<ul style="list-style-type: none"> » Minimum site area for a detached dwelling is 400 sqm » Maximum building height is 2 levels • Opportunities for other dwelling types will also be investigated.
--	--

3. STRATEGIC PLANNING DOCUMENTS

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

- Strategic Planning Policies (SPPs);
- Regional Plans; and
- Other relevant strategic documents.

3.1 Summary of Strategic Planning Outcomes

The key strategic planning considerations include (but are not limited to):

- Ensuring adequate land supply for Mount Compass and the Fleurieu region;
- Increasing the resident population to support and grow existing businesses;
- Infrastructure and services to support the future residential population;
- Identification of potential hazards, including bushfire and flooding, and the introduction of appropriate measures to mitigate risk;
- Potential traffic management interventions to support the additional traffic movements arising from future development;
- Interface between different land uses; and
- Preservation of worthy vegetation including regulated/significant trees.

The investigations to be undertaken for this Code Amendment will address these matters and have regard to the investigations undertaken to inform the other Code Amendments (as applicable).

3.2 Alignment with State Planning Policies

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

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the SPPs outlined in **Table 3.1** below.

Table 3.1 Code Amendment alignment with State Planning Policies (SPPs)

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
State Planning Policy 1 – Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	The current supply of residential zoned land within Mount Compass is almost exhausted. The Affected Area is land that has been identified and set aside for future growth, as indicated by its Deferred Urban Zone.

<p><i>(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i></p> <p><i>(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p> <p><i>(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</i></p> <p><i>(1.9) Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.</i></p>	<p>The proposed rezoning will increase the zoned land supply within Mount Compass in an area that can be serviced by infrastructure and forms a logical extension of the existing township.</p> <p>The Affected Area is within walking distance to the heart of the township, including the Mount Compass Area School.</p> <p>Increased resident numbers will help to support and grow existing local businesses. There is a very well stocked IGA off the main street in the township, plus a butcher, pharmacy / medical facility, post office, numerous cafes, a public hotel, hardware store, bottle shop and numerous other small business outlets within walking distance.</p>
<p>State Planning Policy 6 – Housing Supply and Diversity: To promote the development of well-serviced and sustainable housing and land choices where and when required.</p> <p><i>(6.1) A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</i></p> <p><i>(6.2) The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</i></p> <p><i>(6.3) Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</i></p> <p><i>(6.4) The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</i></p> <p><i>(6.6) A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p> <p><i>(6.7) Facilitate the provision of Affordable Housing through incentives such as planning</i></p>	<p>Currently, 99.5% of dwellings in Mount Compass are separate houses. Rezoning the land to a zone that caters for various housing types will provide an opportunity for diverse housing options, including affordable housing.</p> <p>The Affected Area is connected to the existing township and subject to investigations in relation capacity, the land can connect to SA Water and SAPN infrastructure that exists nearby.</p> <p>The Mount Compass community wastewater system (CWMS) is at capacity and will require upgrades (with costs borne by the developer).</p> <p>The Affected Area is within walking distance of the main street (less than 1km) and approximately 500m from the area school. There is an IGA in the main street and recreational facilities such as an oval and tennis club. Future development of the Affected Area will facilitate a healthy neighbourhood and promote active travel.</p> <p>It is proposed to apply the Affordable Housing Overlay to the land to help facilitate affordable housing outcomes within any proposed future development.</p>

<p><i>policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).</i></p> <p><i>(6.8) Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</i></p> <p><i>(6.11) Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</i></p>	
<p>SPP 8: Primary Production: A diverse and dynamic primary industry sector making the best use of natural and human assets.</p> <p><i>(8.4) Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.</i></p>	<p>Investigations will include assessment of interface with the surrounding land uses and an appropriate policy response will be determined.</p>
<p>SPP 15: Natural Hazards: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p> <p><i>(15.1) Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</i></p> <p><i>(15.4) Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.</i></p> <p><i>(15.6) Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.</i></p>	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay; and • Hazards (Flooding – Evidence Required) Overlay. <p>These Overlays provide clear guidance on matters related to natural hazards.</p> <p>Notwithstanding, detailed investigations will be undertaken to understand the likely impact of natural hazards such as bushfire and flooding and ensure appropriate measures are taken to mitigate against risk.</p>

3.3 Alignment with Regional Plans

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

The 30 Year Plan is relevant for this Code Amendment. The Code Amendment aligns with a number of the priorities and targets in the 30 Year Plan as outlined in **Table** Error! Reference source not found. below.

Table 3.2 Code Amendment alignment with Regional Plan (30 Year Plan)

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
Transit corridors, growth areas and activity centres	
<p>P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.</p> <p>P12 Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.</p>	<p>The Affected Area is located within the planned urban lands to 2045 as contained in The 30-Year Plan.</p> <p>The Code Amendment seeks to apply a Zone to the Affected Area that will facilitate low to medium density development facilitating a diverse range of housing options, contiguous to the existing built-up area and represents a logical expansion of the township and associated infrastructure.</p>
Housing mix, affordability and competitiveness	
<p>P36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p>P37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> ▪ ancillary dwellings such as granny flats, laneway and mews housing ▪ dependent accommodation such as nursing homes ▪ assisted living accommodation ▪ aged-specific accommodation such as retirement villages ▪ small lot housing types ▪ in-fill housing and renewal opportunities. <p>P42 Provide for the integration of affordable housing with other housing to help build social capital.</p> <p>P43 Increase the supply of affordable housing through the provision of 15 per cent affordable</p>	<p>The Affected Area is within walking distance to shops and services and will provide more land supply in an area where demand is high but supply is very low.</p> <p>Rezoning the Affected Area to a zone that caters for various housing types will provide an opportunity for development of diverse housing options, including affordable housing.</p> <p>An increase in the supply of residential zoned land will increase competition in the Fleurieu residential land markets and therefore assist in relieving pricing pressures. The Affordable Housing Overlay will be applied to encourage provision of affordable housing within future development.</p>

<p>housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).</p> <p>P44 Enable and encourage the provision of affordable housing through linking incentives, including the benefits of re-zoning such as planning policy bonuses or concessions to new affordable housing supply.</p> <p>P46 Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</p>	
Health, Wellbeing and Inclusion	
<p>P47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> ▪ diverse housing options that support affordability ▪ access to local shops, community services and facilities ▪ access to fresh food and a range of food services ▪ safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity ▪ diverse areas of quality public open space (including local parks, community gardens and playgrounds) ▪ sporting and recreation facilities ▪ walkable connections to public transport and community infrastructure. <p>P50 Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p> <p>P53 Encourage the integration of green infrastructure in the public and private realms to</p>	<p>Development of the Affected Area present an opportunity to provide a healthy neighbourhood within walking distance to shops and community facilities. The proposed Neighbourhood Zone (or other similar residential zone) will facilitate a variety of housing options, as well as introduce opportunities for more public open space to the area.</p>

support positive physical, mental and social health outcomes.	
The economy and jobs	
<p>P57 Maintain and protect primary production and tourism assets in the Environment and Food Production Areas, while allowing for appropriate value-adding activities to increase investment opportunities.</p> <p>P62 Manage the interface between townships and adjacent primary production activities and areas of nature protection.</p>	<p>The Code Amendment will not encroach on EFPA land and will generate economic activity for local businesses during and after the construction phase, together with more permanent residents and visitors to the area.</p> <p>Investigations will be undertaken to ensure appropriate interface management strategies are in place.</p>
Infrastructure	
<p>P86 Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> walking and cycling paths and facilities local stormwater and flood management including water sensitive urban design public open space sports facilities street trees community facilities, such as childcare centres, schools, community hubs and libraries 	<p>Investigations will be undertaken in relation to trees, walking and cycling paths, stormwater and flood mitigation and public open space to ensure future development of the Affected Area contributes to and is integrated with existing community infrastructure.</p>
Biodiversity	
<p>P97 Minimise or offset the loss of biodiversity where this is possible and avoid such impacts where these cannot be mitigated (for areas not covered by the <i>Native Vegetation Act 1991</i>).</p>	<p>Investigations will be undertaken to identify any regulated/significant trees and/or any areas of native vegetation that should be retained and protected.</p>
Open space, sport and recreation	
<p>P99 Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none"> link, integrate and protect biodiversity assets and natural habitats 	<p>Future residential development of the Affected Area will be required to provide a minimum 12.5% public open space. This will contribute to the existing network of public open space within Mount Compass. Subject to investigations, there may also be a requirement for stormwater</p>

<ul style="list-style-type: none"> ▪ provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres ▪ be multi-functional, multi- use (including the shared use of strategically located school facilities) and able to accommodate changing use over time ▪ incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity ▪ contain appropriate and low- maintenance species and locate trees to maximise shade ▪ encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment ▪ foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities. <p>P103 Ensure that public open space is adequately greened and irrigated (where appropriate) to act as a natural cooling system to reduce heat island effects in urban areas.</p> <p>P104 Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.</p>	<p>detention within the site which could be used for irrigation.</p>
Water	
<p>P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p> <p>P117. Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:</p> <ul style="list-style-type: none"> ▪ run-off from infill development ▪ urban flooding from increased short-duration intense rainfall events associated with climate change ▪ pollution from roads and other developed areas. 	<p>The Code includes policies which are instructive in respect water quality, use and management.</p> <p>Engineering investigations will ensure that future proposed development will not be contrary to the relevant water policies.</p>

Emergency Management and Hazard Avoidance	
<p>P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> • avoidance • adaptation • protection <p>P120 Decrease the risk of loss of life and property from extreme bushfires through creating buffers in new growth areas that are in or adjacent to areas identified as high risk from bushfires (See Map 13).</p> <p>P122 Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.</p>	<p>Overlays that apply to the Affected Area provide guidance on matters related to natural hazards. Investigations will be undertaken to understand the likely risk of hazards such as bushfire and flooding and make recommendations for a policy response to mitigate against potential impacts.</p>

3.4 Alignment with Other Relevant Documents

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

The table below identifies other documents relevant to this proposed Code Amendment.

Table 3.3 *Other strategic documents relevant to the Code Amendment*

Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents
<p>Strategic Management Plan Alexandrina 2040 (Alexandrina Council)</p>	<p>Key indicators from the Strategic Plan that are relevant to this Code Amendment are:</p> <ul style="list-style-type: none"> • Liveable – distinctive villages, places, spaces and transport networks to support active lifestyles, vibrant cultures and productive enterprise • Green – nature is valued and resources are managed sustainably • Connected – safe, healthy and enjoy accessible infrastructure and services <p>The Code Amendment will include investigate to ensure that the Affected Area is suitable for residential purposes, with the resulting zone, to</p>

	be selected, supporting an urban form and density consistent with the Council's Strategic Plan.
--	---

4. INVESTIGATIONS AND ENGAGEMENT

4.1 Investigations already Undertaken

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

Investigation/s Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
<i>Search of the Taa wika - Aboriginal Sites and Objects Register</i>	To confirm if the Affected Area is subject to any registered Aboriginal sites or objects.	No known Aboriginal sites or objects were identified as a result of this search.

4.2 Further Investigations Proposed

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

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
<i>Preliminary Site Investigations</i>	Preliminary Investigation comprising site history and a basic soil investigation is proposed to assess any potential site contamination within the Affected Area. Further work may be required pending this investigation.
<i>Infrastructure and Servicing Report</i>	Prepare a comprehensive infrastructure analysis which identifies the capacity of existing stormwater, wastewater, potable water, power and telecommunications infrastructure and the servicing requirements of the proposed residential expansion. Identify any need for augmentation and associated responsibilities.
<i>Traffic Advice</i>	Prepare detailed traffic investigations for the Affected Area, particularly any impacts on the intersection between Arthur Road and Victor Harbor Road.
<i>Vegetation Investigations</i>	To determine if any of the existing vegetation on the Affected Area is protected and/or should be retained. Consider whether existing vegetation provide habitat for any fauna on the Affected Area.
<i>Bushfire</i>	Investigations in respect to the risk and impact of bushfire, including engaging with the CFS. The CFS have previously indicated in writing that it would not be unreasonable to re-assess the area as medium bushfire risk.

<i>Interface Management</i>	Identify potential land use interface issues and determine design or policy solutions. Assess how future development will integrate with adjacent built up areas.
<i>Zoning</i>	Undertake investigations in relation to relevant Planning and Design Code Zones, Technical and Numeric Variations and policy to identify the most appropriate zone for the Affected Area.

4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the Alexandrina Council has been consulted on this proposal (refer **Attachment 5**). Early engagement occurred with Council staff and the Chief Executive Officer to brief them of the intent of the proposal. A briefing of the elected Council is planned for early-mid 2023. In summary, the council did not raise an objection to the Code Amendment and requested that investigations address the following:

- Interface with non-residential land uses areas including the golf course and rural land.
- Integration with adjacent built up areas.
- Stormwater management and civil infrastructure impacts.
- Waste water infrastructure (Community Wastewater Management Scheme – CWMS requirements) (additional advice was attached).
- Traffic management, particularly any impacts on the intersection between Arthur Road and Victor Harbor Road.
- Avoidance of any native vegetation (as defined by the *Native Vegetation Act 1991*).

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

- Engagement with Mr David Basham, Member for Finniss.

4.4 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment. More detail can be found in the draft Engagement Plan provided in **Attachment 4**.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Adjacent land owners and occupiers, resident groups and the general public.	Identify the potential impact of the proposed Code Amendment on the neighbouring land and existing community.
Alexandrina Council	Seek the Council's views on the Code Amendment, local impacts and provision of infrastructure.
Relevant State Government agencies - Department for Infrastructure and Transport (DIT), Environment Protection Authority (EPA), Department for Environment and Water	Make the agency aware of the Code Amendment, provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.

(DEW), SA Housing Authority, Attorney-General's Department – Aboriginal Affairs and Reconciliation and Department for Education	
Ngarrindjeri, Peramangk and Kaurna People	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
State Members of Parliament – Finnis	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Utility providers	To engage with utility providers to determine suitability of the site for residential development and understand infrastructure capacity/augmentation requirements.
Local Government Association	To make them aware of the Code Amendment and keep them informed.
Country Fire Service (CFS)	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.

5. CODE AMENDMENT PROCESS

5.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity has prepared a draft Engagement Plan (**Attachment 4**) that will be updated prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan includes the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - » the owners or occupiers of the land; and
 - » owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2 Engagement Report

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

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

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

5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined in **Attachment 6**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment. The timetable is attached in **Attachment 6**.

ATTACHMENT 1: CERTIFICATE OF TITLE



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5528 Folio 462

Parent Title(s) CT 4096/609

Creating Dealing(s) CONVERTED TITLE

Title Issued 28/04/1998 **Edition** 2 **Edition Issued** 03/08/2022

Estate Type

FEE SIMPLE

Registered Proprietor

CAPITOLINE PROPERTY PTY. LTD. (ACN: 125 228 266)
OF PO BOX 258 MOUNT COMPASS SA 5210

Description of Land

ALLOTMENT 1 FILED PLAN 2079
IN THE AREA NAMED MOUNT COMPASS
HUNDRED OF NANGKITA

Easements

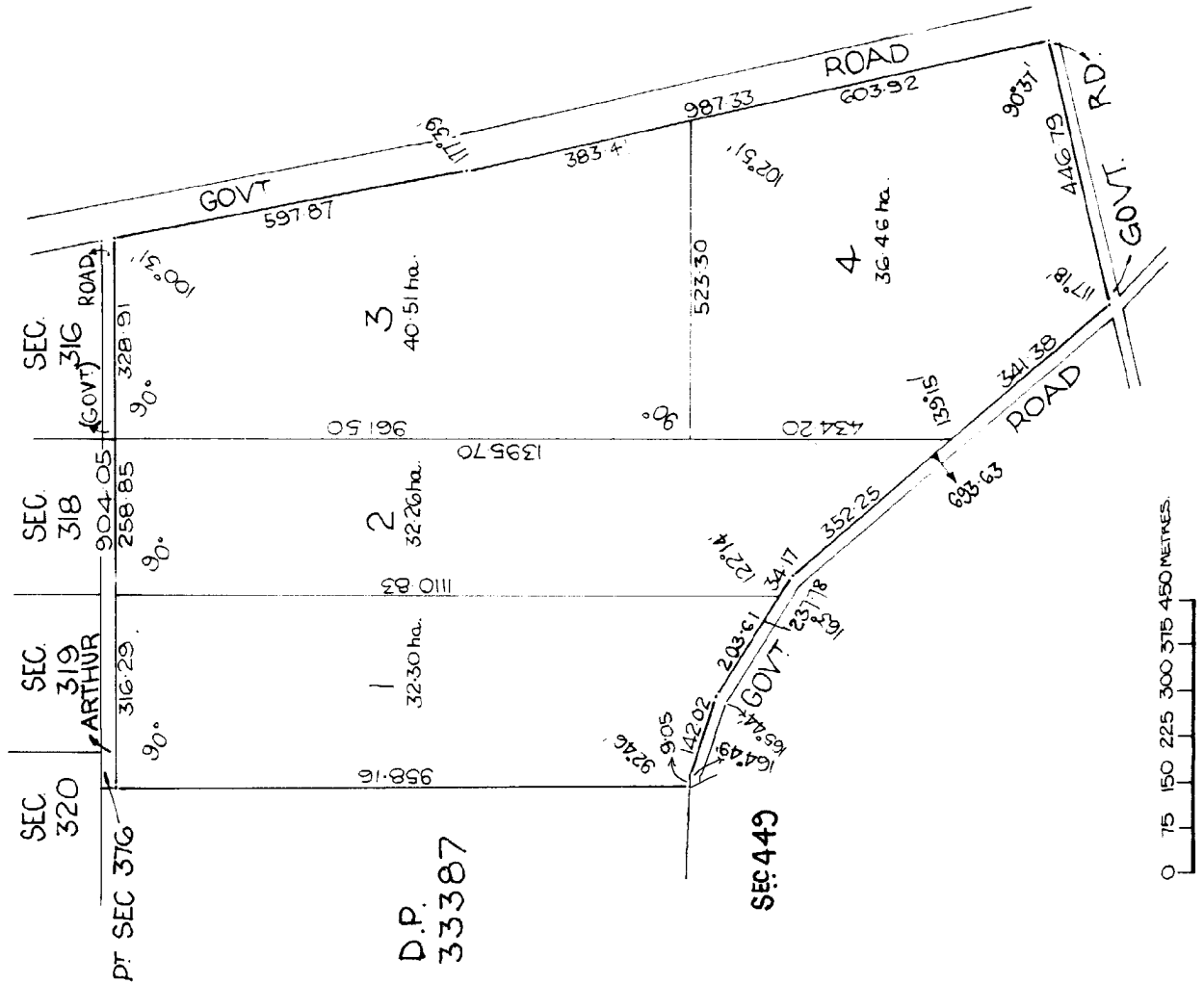
NIL

Schedule of Dealings

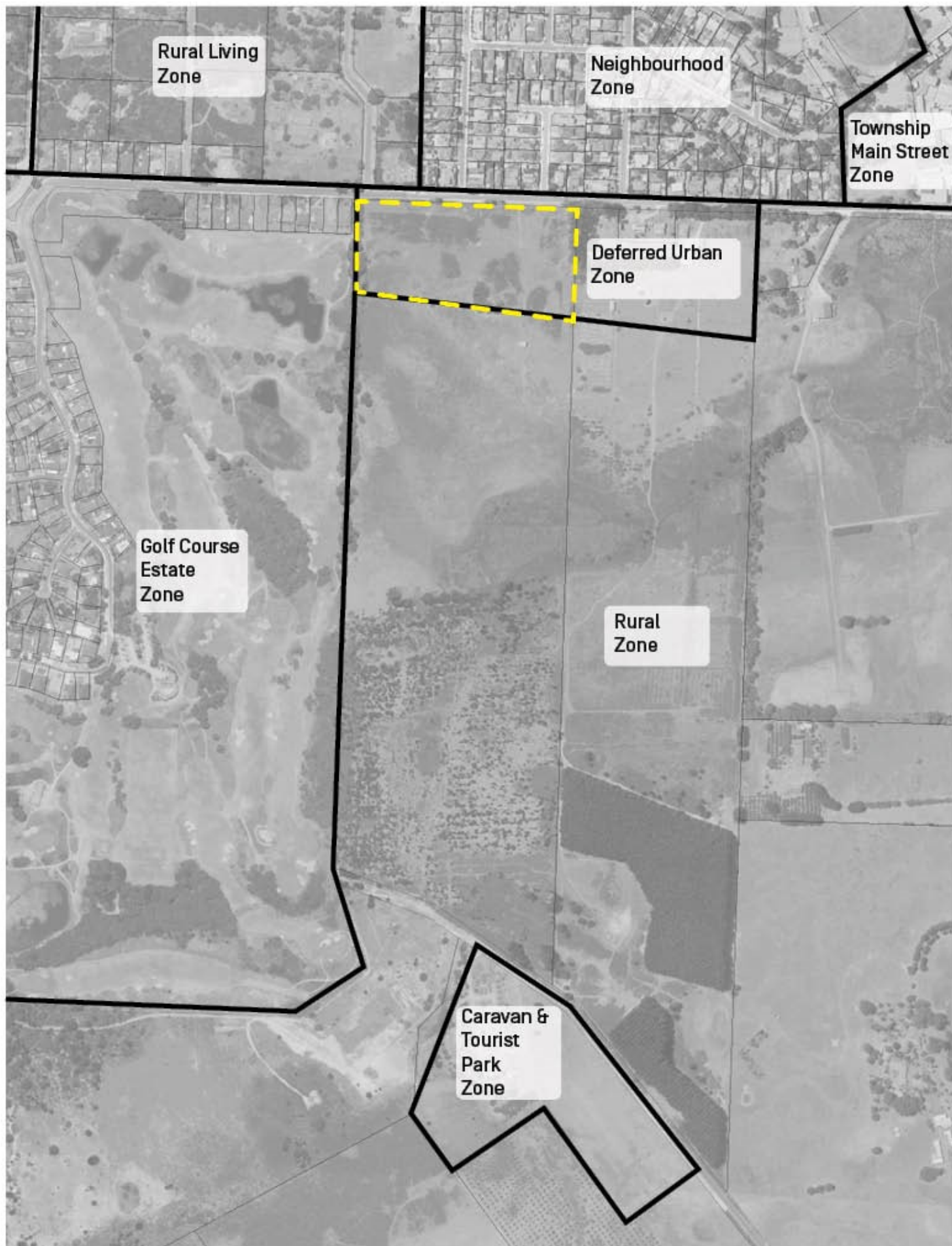
Dealing Number	Description
13845520	MORTGAGE TO ZIFF PTY. LTD. (ACN: 007 897 109)
13845521	MORTGAGE TO SWANPORT DEVELOPMENTS PTY. LTD. (ACN: 008 214 462)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



ATTACHMENT 2: LOCATION PLAN AND CURRENT ZONE



Scale: 1:5000
Plan Production: 25/11/2022

Current Zone

LEGEND



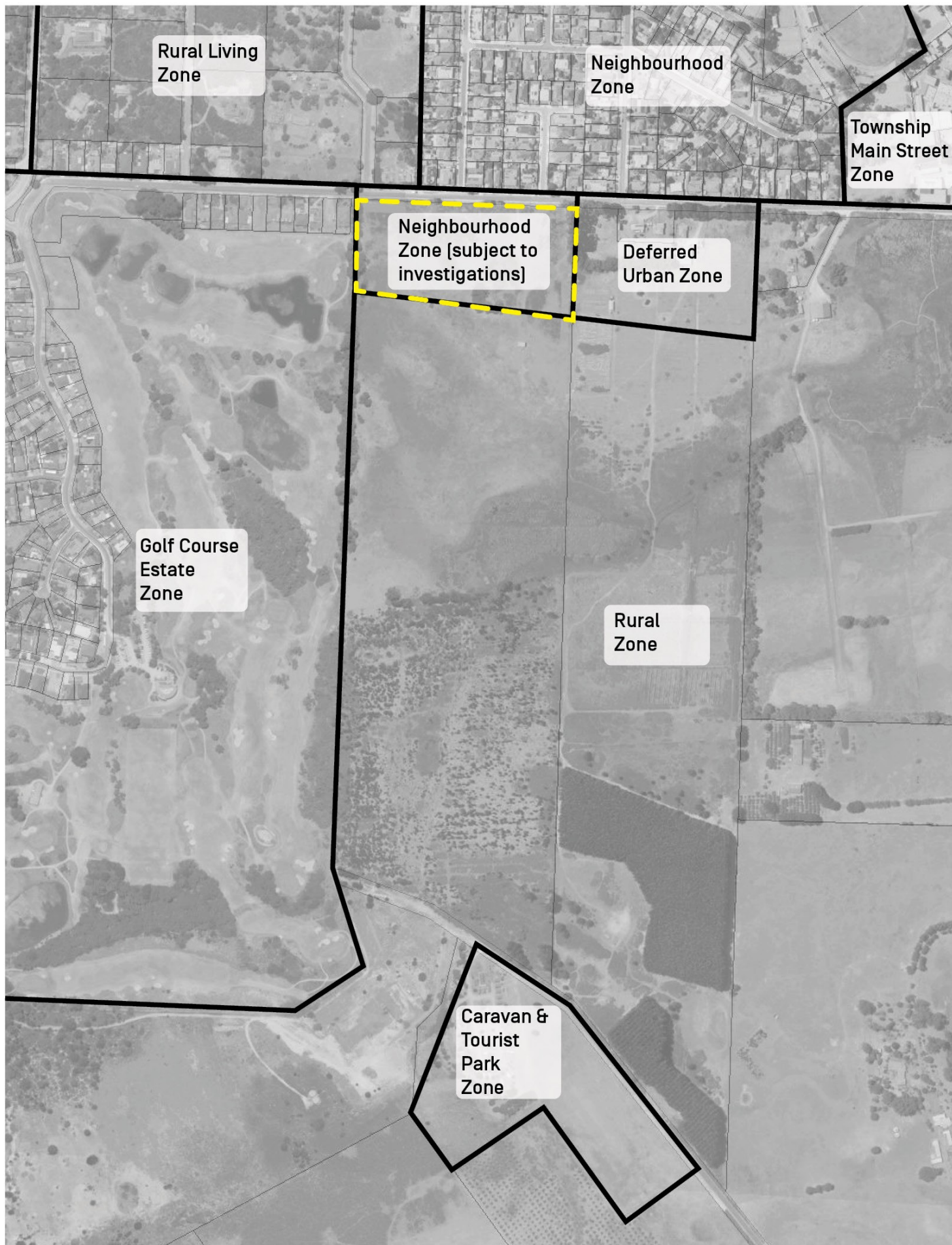
Affected Area boundary



Zone boundary



ATTACHMENT 3: PROPOSED ZONE



Plan Production: 15/03/2023

Proposed Zone

LEGEND



Affected Area boundary



Zone boundary



ATTACHMENT 4: ENGAGEMENT PLAN



ENGAGEMENT PLAN

Mount Compass Code Amendment

By Capitoline Property Pty Ltd

Date:
28.03.2023

Contact Details
Belinda Monier
Senior Consultant
engagement@futureurban.com.au
(08) 8221 5511

Document Control

Revision	Description	Author	Date
V1	Draft	BM	02.11.2022
V2	Review	EN	08.12.2022
V3	For Proposal to Initiate lodgement	BM	28.03.2023

CONTENTS

1. BACKGROUND INFORMATION	1
1.1 What is proposed?	1
1.2 Why is this project being initiated?.....	2
1.3 Investigations already completed	2
1.4 What is the status of the Code Amendment	3
2. ENGAGEMENT PURPOSE.....	3
3. ENGAGEMENT OBJECTIVES.....	4
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS	5
5. SCOPE OF INFLUENCE	7
6. IMPLEMENTATION PLAN.....	8
7. APPLYING THE CHARTER PRINCIPLES IN PRACTICE.....	10
8. KEY MESSAGES	13
9. EVALUATION.....	13

APPENDICES

APPENDIX 1: STAKEHOLDER AND COMMUNITY MAPPING
 APPENDIX 2: PLANNING YOUR ENGAGEMENT APPROACH
 APPENDIX 3: MEASURING SUCCESS
 APPENDIX 4: CLOSING THE LOOP AND REPORTING BACK

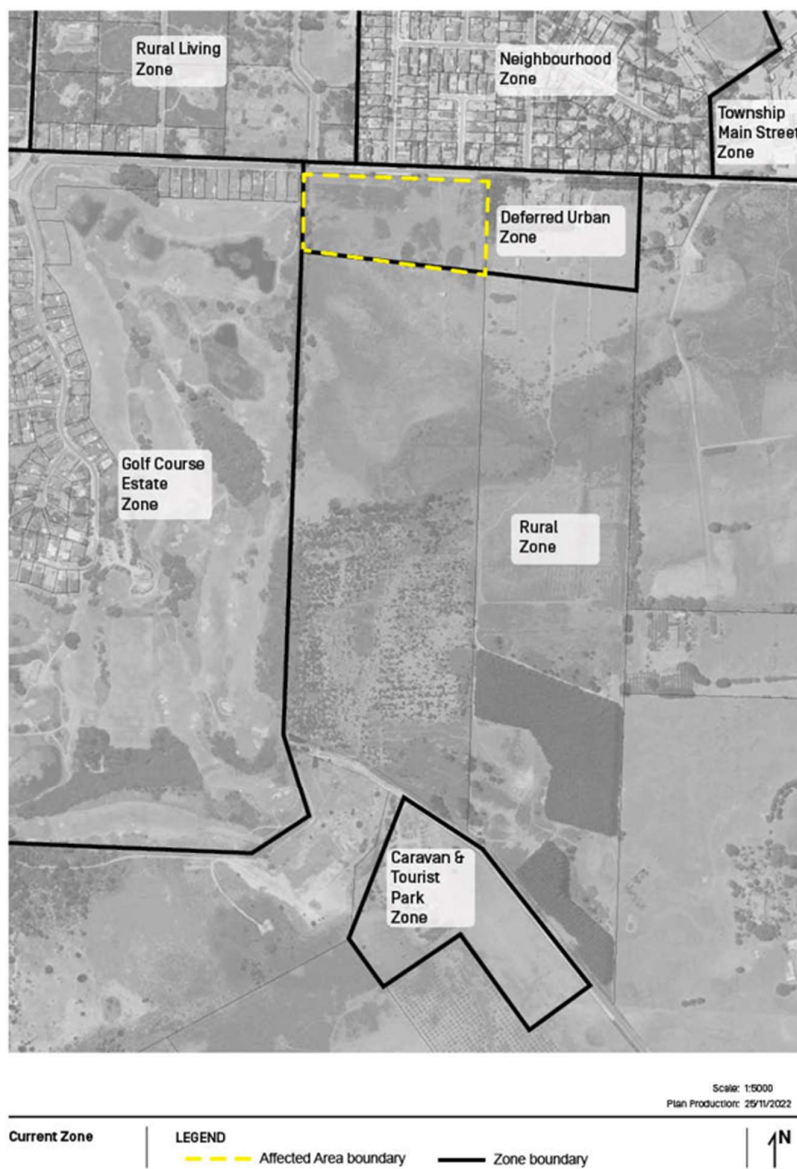
1. BACKGROUND INFORMATION

1.1 What is proposed?

Capitoline Property Pty Ltd (the Designated Entity) is proposing to amend (the Code Amendment) the Planning and Design Code (the Code) as it relates to 4.5 hectares of land located at 43 Arthur Road, Mount Compass, referred to as the Affected Area and shown in **Figure 1.1** below.

The proposed Code Amendment will rezone the Affected Area from the Deferred Urban Zone to the Neighbourhood Zone.

Figure 1.1 Current Zoning and Affected Area



1.2 Why is this project being initiated?

The overall intent of the Code Amendment is to enable development of the Affected Area for residential purposes.

The Affected Area is zoned Deferred Urban and identified as planned urban lands to 2045 in *The 30 Year Plan for Greater Adelaide – 2017 update* (the 30 Year Plan). It is ideally located within walking distance to the main street and area school in Mount Compass and represents a logical extension of the existing township.

There are only two allotments identified as 'Residential Broad hectare 2021' remaining that do not have land division proposals pending, meaning the residentially zoned land supply in the area is almost exhausted. There is also limited land available to accommodate growth within the township due to the presence of an Environment and Food Production Area (EFPA). The proposal will rezone approximately half of the remaining deferred urban land designated for future residential growth.

The proposed Code Amendment aligns with a number of State Planning Policies (SPPs) in relation to integrated planning, housing supply and diversity, primary production and natural hazards. The proposed Code Amendment also aligns with a significant number of policies within the 30 Year Plan, as outlined within the Code Amendment Initiation document.

1.3 Investigations already completed

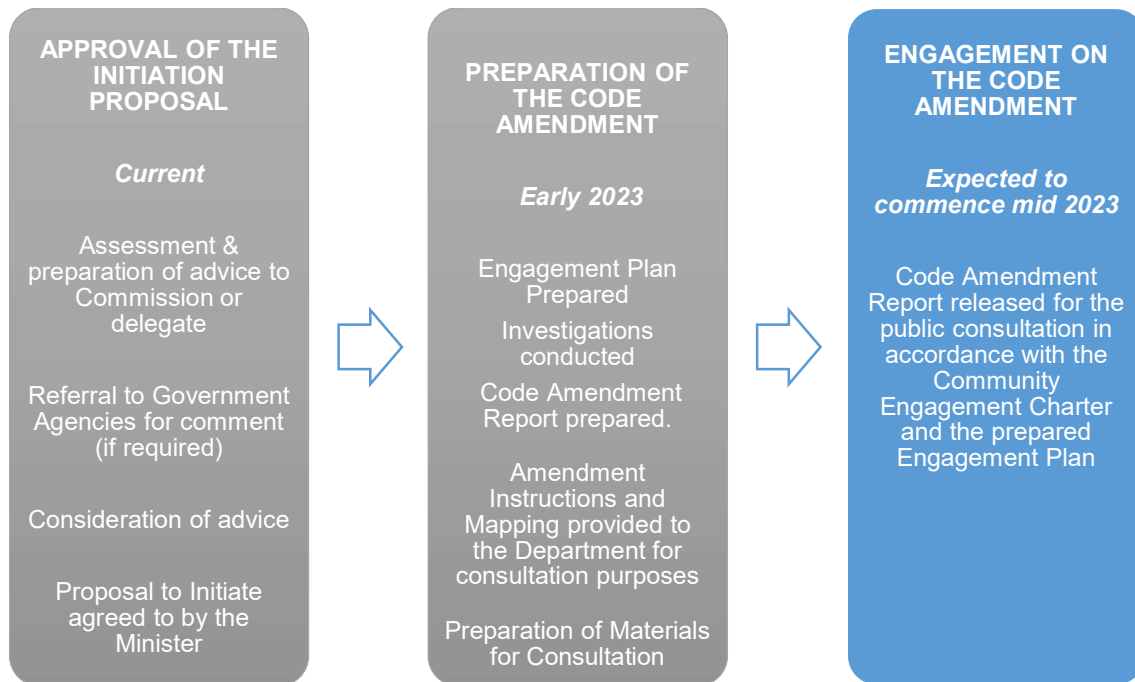
Investigations undertaken to date include a search of the Taa wika - Aboriginal Sites and Objects Register. No known Aboriginal sites or objects were identified as a result of this search.

Prior to this Code Amendment, no known engagement processes have occurred seeking to rezone the land.

1.4 What is the status of the Code Amendment

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step is outlined in **Figure 1.2** below. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

Figure 1.2 Status of the Code Amendment



2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the Affected Area to enable the future development of the land for residential purposes.

Specifically, the engagement will:

- Communicate to raise awareness that a Code Amendment is being prepared;
- Provide information about what is proposed by the Code Amendment including the location of where the proposed changes will apply;
- Provide the opportunity for stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the Code Amendment;
- Enable stakeholders and community to provide feedback on the Code Amendment prior to it being finalised and submitted to the Minister for Planning;
- Close the loop with stakeholders and community to inform them of the final version of the Code Amendment;

- Meet statutory requirements as it relates to engagement on a Code Amendment;
- Build relationships and a community of interest to support future activities (i.e. construction);
- Maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

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* (Act).

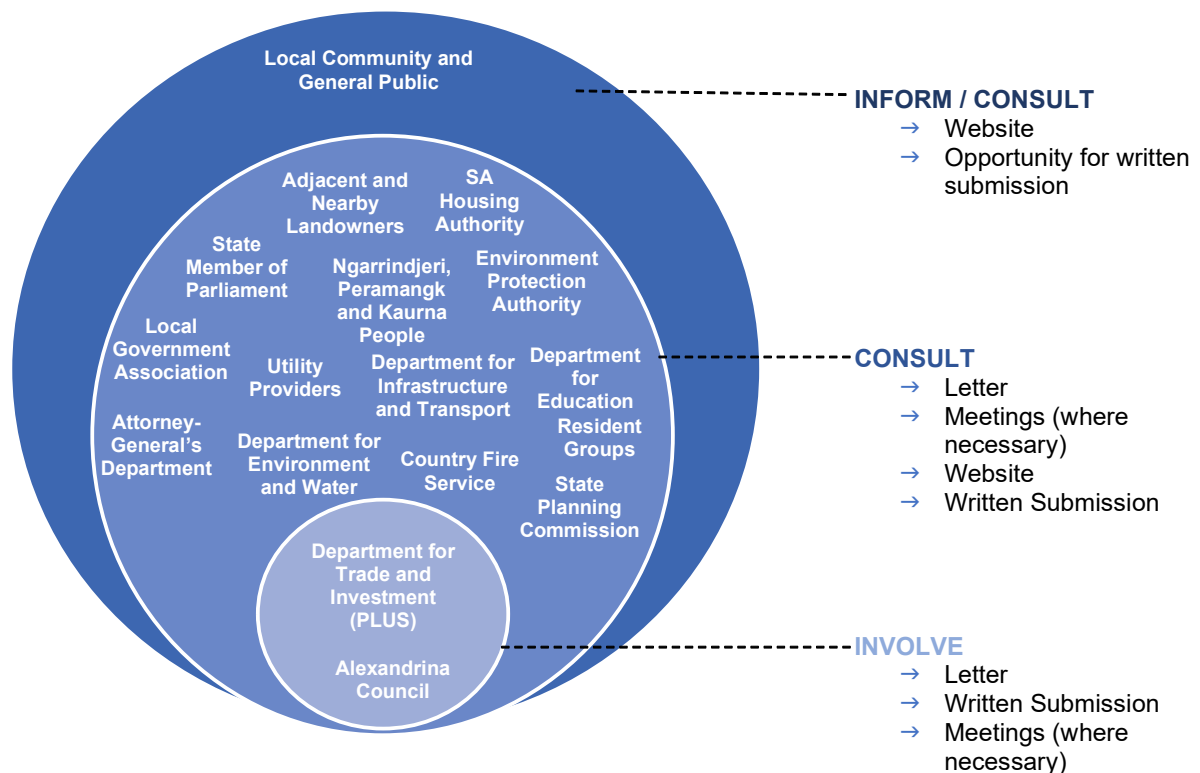
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The Code Amendment has a group of stakeholders whose involvement, interest and influence vary, including the Alexandrina Council, State Agencies and the adjacent land owners.

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 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 (adapted from Lorenz Aggens, *Orbits of Public Participation*)

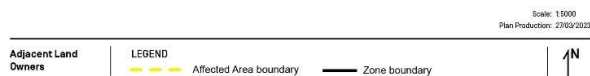
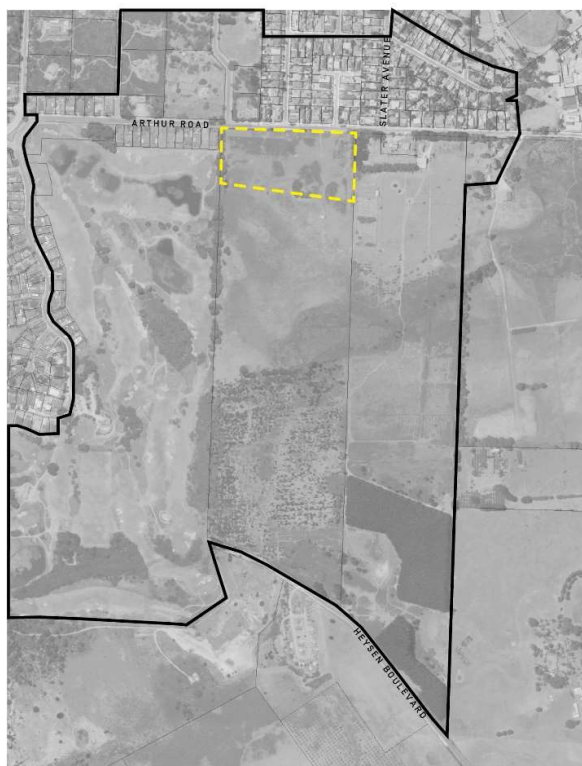


The stakeholders which have been identified are:

- Adjacent land owners and occupiers shown in **Figure 4.2** below;
- Alexandrina Council;
- Ngarrindjeri, Peramangk and Kaurna People;
- Local Government Association;
- Department for Trade and Investment (Planning and Land Use Services);

- Department for Infrastructure and Transport (DIT);
- Environment Protection Authority (EPA);
- Department for Environment and Water (DEW);
- SA Housing Authority;
- Attorney-General's Department – Aboriginal Affairs and Reconciliation;
- Country Fire Service (CFS);
- Department for Education;
- Utility providers;
- State Member of Parliament – Mr David Basham, State Member for Finnis
- State Planning Commission;
- Resident groups; and
- General Public.

Figure 4.2 *Extent of adjoining landowners and occupiers to be directly notified*



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 stakeholders' 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.

In addition to stakeholder engagement outlined above, the Proponent also intends to engage with and seek the advice of the PLUS Code Control Group, particularly in the preliminary and early stages of drafting the Code Amendment Report and following stakeholder engagement to inform the Code Amendment.

5. SCOPE OF INFLUENCE

The Code is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* (the Act), for the purposes of development assessment and related matters within South Australia.

The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

This Code Amendment is led by a private proponent, Capitoline Property Pty Ltd. The scope of the Code Amendment is limited to the spatial application of existing policies within the Code. The Code Amendment cannot create additional policies/zones or make changes to existing policy/zone text.

Aspects of the project which stakeholders and the community can influence (i.e. are negotiable) are:

- Whether the Neighbourhood Zone is the most appropriate Zone for the Affected Area;
- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area; and
- Whether the Overlays and 'Technical and Numeric Variations' applied address key matters stakeholders would like to see future development meet.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- The geographic extent of the Code Amendment (i.e. the Affected Area);
- The residential intent of the Neighbourhood Zone; and
- The policy wording within the Planning and Design Code.

6. IMPLEMENTATION PLAN

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level.

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 engagement activities are summarised in **Table 6.1** below.

Table 6.1 *Engagement Activities*

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
Preliminary Engagement	<ul style="list-style-type: none"> • Alexandrina Council • PLUS division of DTI 	<ul style="list-style-type: none"> • Meeting(s) with Council staff and CEO • Information sharing • Opportunity for written and verbal feedback 	Involve
	<ul style="list-style-type: none"> • State Member for Finniss 	<ul style="list-style-type: none"> • Information sharing • Opportunity for written and verbal feedback • Meetings 	Consult
Early Engagement	<ul style="list-style-type: none"> • Alexandrina Council 	<ul style="list-style-type: none"> • Information sharing • Opportunity for written and verbal feedback • Meetings • Determine infrastructure capacity 	Involve
	<ul style="list-style-type: none"> • State Member for Finniss 	<ul style="list-style-type: none"> • Information sharing • Opportunity for written and verbal feedback • Meetings 	Consult
	<ul style="list-style-type: none"> • Code Control Group in DTI 	<ul style="list-style-type: none"> • Meeting • Information sharing • Opportunity for written and verbal feedback 	Nil

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
Code Amendment Engagement	<ul style="list-style-type: none"> Alexandrina Council 	<ul style="list-style-type: none"> Letter Information provided on website Written submissions 	Involve
	<ul style="list-style-type: none"> Adjoining landowners and occupiers Department for Infrastructure and Transport Department for Environment and Water Country Fire Service Utility Providers Ngarrindjeri, Peramangk and Kaurna People Environment Protection Authority Department for Education State Member for Finniss SA Housing Authority Attorney-General's Department Local Government Association State Planning Commission Resident groups Surrounding land owners 	<ul style="list-style-type: none"> In person questions, answer and feedback sessions offered to all adjacent owners and occupiers Written submissions Letter Information provided on website Social media promotion Community open days One-on-one sessions offered Meetings offered Hard copies available at various locations 	Consult
	<ul style="list-style-type: none"> Local Community General Public 	<ul style="list-style-type: none"> Information provided on website Any member of the public will be able to make a written submission 	Inform / Consult

The overall engagement will consist of three stages, which include:

- Preliminary Engagement, undertaken prior to the drafting of the Code Amendment Report;
- Early Engagement, undertaken after the initial draft of the Code Amendment Report is prepared, but allowing for early input and sharing of information before the Code Amendment is publicly available; and
- Code Amendment Engagement, undertaken after the draft of the Code Amendment Report is completed and includes the Report being made available to the public and all stakeholders for review and input.

Within each stage of the engagement, 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.

The adjacent owners and local community include residents within the locality of Mount Compass. The Community profile¹ of the area includes:

- Top responses for ancestry were listed as English, Australian, Scottish, German and Irish.
- The percentage of households where English is the only language is higher than the average for SA (91.7% compared to 78% for SA). People who indicated that they did not speak English well or at all listed Afrikaans (3 households) as the language spoken at home:
- People 70 years of age form 9.8% of the local population. This indicates a younger population in comparison to SA, where 14.4% of the population is over 70;
- People under 20 years of age form 29.7% of the local community; higher than the SA average of 23%;
- The median age is 38, which is slightly lower than the average age of South Australians of 41 years;
- Almost 60% the population have children at home;
- 31.7% of the local population are not in the labour force (compared to 36% of SA), which indicates that the resident population is largely working families;
- People who needed assistance to undertake core activities form 6% of the local population; and
- 9.8% of Mount Compass residents did not access the internet at home².

The above groups all have varying needs. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented to improve accessibility to engagement.

Table 7.1 *Applying the Charter Principles*

Stakeholder	Engagement need or technique
Government Bodies and Agencies and Utility Providers	<ul style="list-style-type: none"> • Time to review and respond to Code Amendment documents, particularly having regard to reporting cycles of local government.
Majority of adjacent owners and local community	<ul style="list-style-type: none"> • Time to review and respond to Code Amendment documents. • Explanatory information that explains the process and what they are being asked for feedback on in clear, plain English.

¹ Based on the Australian Bureau of Statistics 2021 Census Data

² Based on the Australian Bureau of Statistics 2016 Census Data

	<ul style="list-style-type: none"> • Ability to ask questions during the engagement process about the Code Amendment (generally via phone or email).
People over 70	<ul style="list-style-type: none"> • Ability to access documents in hard copy at a convenient location (i.e., the local Council office). • Ability to provide feedback and/or communicate by post or via phone. • Promote the Code Amendment in the local newspapers.
English as a second language	<ul style="list-style-type: none"> • Hard copy and website materials that are easily translatable and details, in their language. • Materials confirm how to access translated materials.
People with a core need for assistance ³	<ul style="list-style-type: none"> • In person meetings are held at a location that meets accessibility needs for people with reduced mobility. • Materials are accessible in a variety of mediums including website and hard copies, and websites include accessibility features.
People who do not have access to the internet at home	<ul style="list-style-type: none"> • Ability to access documents in hard copy at a convenient location (i.e., the local Council office). • Ability to provide feedback and/or communicate by post or via phone.

The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within **Table 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 process has targeted a wide range of stakeholders (based on stakeholder identification to determine who may be impacted/interested, and engagement materials have been prepared with accessibility in mind).

³ The Australian Bureau of Statistics define people who have a core need for assistance as 'people with a profound or severe core activity limitation are those needing assistance in their day to day lives in one or more of the three core activity areas of self-care, mobility and communication because of a long-term health condition (lasting six months or more), a disability (lasting six months or more), or old age.'

	<ul style="list-style-type: none"> • The engagement process has provided a sufficient time frame for stakeholders to review the information and respond as necessary. • Workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend, unless requested during business hours (i.e., with government agencies). • 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, email and/or social media and have the opportunity to be heard via written submission. • Engagement material is appropriately varied and includes easy to understand information to help audiences understand how the Code Amendment may be relevant to them, supplemented with more detailed technical information for full transparency.
Engagement is fit for purpose	<ul style="list-style-type: none"> • Clear and concise information will be publicly available to ensure people understand what is proposed and how to participate in the engagement.
Engagement is informed and transparent	<ul style="list-style-type: none"> • Information (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation. • Each submission will be acknowledged and informed of next steps in the process. • The community engagement report will summarise the feedback received and how it has been, or will be, used to inform the Code Amendment.
Engagement is reviewed and improved	<ul style="list-style-type: none"> • Measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report. • Any issues raised about the engagement process will be considered and action taken if appropriate.

8. KEY MESSAGES

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

- It is proposed to rezone the Affected Area from the Deferred Urban Zone to the Neighbourhood Zone to facilitate the development of the land for low to medium scale residential purposes;
- An amendment to the Planning and Design Code (i.e. a Code Amendment) is required to enable this rezoning;
- There is currently a shortage of residential land available for development within Mount Compass;
- Rezoning to facilitate residential development represents an opportunity to bring to market land which is designated for future growth;
- The Affected Area is within the planned urban lands and is currently zoned Deferred Urban. Growth of the township is constrained by the Environment and Food Production Area (EFPA) which surrounds Mount Compass;
- the Affected Area is adjacent to established residential neighbourhoods and represents a logical expansion of the existing township;
- The Affected Area is identified as a future growth area in the State Government's *30-Year Plan for Greater Adelaide* and the rezoning supports State strategic planning documents;
- The Minister for Planning is the decision maker for approval or refusal of the proposed Code Amendment. The Minister will take into account the feedback received during the engagement and whether the engagement was carried out in accordance with the Community Engagement Charter. The Minister may also seek the advice of the State Planning Commission prior to making a decision.

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 and occupiers	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; How the Zone change will affect the 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
Alexandrina Council	High	<ul style="list-style-type: none"> High interest in the Code Amendment proposal as the land proposed to be rezoned is within the Alexandrina Council area. 	<p>That we will seek the Council's feedback and innovation in formulating solutions and incorporate its advice and recommendations into the decisions to the maximum extent possible.</p> <p>That we will investigate and resolve an outcome with respect to the required infrastructure with the Council to facilitate the desired development outcomes of the Code Amendment.</p>	Involve

Local Government Association	Medium	<ul style="list-style-type: none"> • Low level of interest as the Code Amendment is specifically relevant to the Alexandrina Council; • It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the Act. 	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
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
Department for Infrastructure and Transport (DIT)	Medium	<ul style="list-style-type: none"> • Medium level of interest; • The Affected Area does not have frontage to a state maintained road but may influence planning for road upgrades in the wider area. 	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
Utility Providers	Medium	<ul style="list-style-type: none"> • Medium level of interest; • The proposed rezoning may generate infrastructure demands which require assessment. 	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

State Member of Parliament	High	<ul style="list-style-type: none"> • High level of interest; • Any rezoning process is likely to engender interest within the local community. 	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
Environment Protection Authority (EPA)	Low	<ul style="list-style-type: none"> • Low 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
Department for Environment and Water (DEW)	Medium	<ul style="list-style-type: none"> • Medium level of interest; • The Affected Area has various environmental Overlays. 	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; • The Affected Area is identified within the Hazards (Bushfire – High Risk) Overlay. 	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
Ngarrindjeri, Peramangk and Kaurna People	Medium	<ul style="list-style-type: none"> • Interest as the Traditional Owners of the Affected Area, and the impacts the change of zone will have on surrounding features. 	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-General's Department – Aboriginal Affairs and Reconciliation	Low	<ul style="list-style-type: none"> • Low level of interest; • There are no known cultural sites or objects within the Affected Area. 	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
SA Housing Authority	Medium	<ul style="list-style-type: none"> • Interest in opportunities for affordable housing within any future development. 	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
Department for Education	Medium	<ul style="list-style-type: none"> • Further housing may impact school catchments and result in increased enrollments. 	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
Department for Trade Investment (PLUS and Code Control Group)	Medium	<ul style="list-style-type: none"> • Medium level of interest; • Consistency with the Planning and Design Code and State strategic plans. 	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
Resident groups	Medium	<ul style="list-style-type: none"> • Medium level of interest; • Specific interest in future development of the Mount Compass area. 	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

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/Consult
----------------	-----	--	---	----------------

APPENDIX 2: PLANNING YOUR ENGAGEMENT APPROACH

Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Preliminary Engagement	<ul style="list-style-type: none"> To Share information about the Code Amendment; Create an understanding of the reasons for the Code Amendment; Understand the views of the stakeholders; and Inform and improve the quality of the policy within the Code Amendment. 	<ul style="list-style-type: none"> Alexandrina Council PLUS division of DTI 	Involve	<ul style="list-style-type: none"> One-on-one meetings Presentations Letter 	Preliminary engagement to occur following initiation, but prior to drafting the Code Amendment Report.
		<ul style="list-style-type: none"> State MP – Mr David Basham – Member for Finnis 	Consult		
		<ul style="list-style-type: none"> Code Control Group 	Nil		
Early Engagement	<ul style="list-style-type: none"> To Share information about the Code Amendment; Create an understanding of the reasons for the Code Amendment; Understand the views of the stakeholders; and Inform and improve the quality of the policy within the Code Amendment. 	<ul style="list-style-type: none"> Alexandrina Council Planning and Land Use Services division of the Department for Trade and Investment 	Involve	<ul style="list-style-type: none"> One-on-one meetings Presentations Letter 	Early engagement to occur following initiation and prior to release of the Code Amendment Report for the Code Amendment Engagement.
		<ul style="list-style-type: none"> Code Control Group 	Nil		
Code Amendme	<ul style="list-style-type: none"> Share information with the public about the Code Amendment; 	<ul style="list-style-type: none"> Alexandrina Council 	Involve	<ul style="list-style-type: none"> Letter Information provided on website Written submissions 	Code Amendment Engagement in anticipated to commence late 2023

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
	<ul style="list-style-type: none"> • 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 Act. 	<ul style="list-style-type: none"> • Utility Providers • Country Fire Service • Department for Infrastructure and Transport • Adjacent Land Owners and Occupiers • Local Government Association • Ngarrindjeri, Peramangk and Kurna People • State Member of Parliament • Community/resident groups • Department for Infrastructure and Transport (DIT) • Environment Protection Authority (EPA) • Department for Environment and Water (DEW) • SA Housing Authority • Attorney-General's Department – Aboriginal Affairs and Reconciliation • Department for Education 	Consult	<ul style="list-style-type: none"> • Letter • Information provided on website • Social media promotion • Written submissions • Community open days • One-on-one sessions offered • Meetings offered • Hard copies available at various locations 	
		<ul style="list-style-type: none"> • General Public • State Planning Commission 	Inform/Consult	<ul style="list-style-type: none"> • Information provided on website • Written submissions 	

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 project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement. 	Evaluation by Project Lead
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community	I was given sufficient information so that I could take an informed view.	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> 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.	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed 	Evaluation by Project Lead
6	Engagement occurs early	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 	Evaluation by Project Lead
7	Engagement feedback was considered in the development of planning	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> In a significant way In a moderate way In a minor way Not at all 	Evaluation by Project Lead

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
	policy, strategy or scheme					
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Formally (report or public forum) Informally (closing summaries) No feedback provided 	Evaluation by Project Lead
9	Charter is valued and useful	<ul style="list-style-type: none"> 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		Evaluation by Project Lead

APPENDIX 4: CLOSING THE LOOP AND REPORTING BACK

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Keep a contact register of all participants who made a submission during the engagement period to use to provide feedback on the process and outcomes	Future Urban on behalf of the Designated Entity	Ongoing across the engagement period
Prepare an Engagement Report in accordance with section 73 of the PDI Act that includes summary of submissions, amendments to the Code Amendment and evaluation of engagement	Future Urban on behalf of the Designated Entity	As soon as practicable post-engagement
Publish the Engagement Report	Department for Trade and Investment	As soon as practicable post-engagement
Inform stakeholders on the outcome of the Code Amendment	Future Urban on behalf of the Designated Entity	As soon as practicable following a decision on the proposed Code Amendment
Publish the outcome of the Code Amendment	Department for Trade and Investment	As soon as practicable following a decision on the proposed Code Amendment

ATTACHMENT 5: LETTER FROM ALEXANDRINA COUNCIL

6 March 2023

Mr Michael Osborn
Director
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

By email: michael@futureurban.com.au

Dear Michael

Proposal to Initiate an Amendment to the Planning and Design Code – Mount Compass Code Amendment

I acknowledge receipt of the email from Belinda Monier of your organisation dated 20 December 2022, providing a draft Mount Compass Code Amendment Proposal to Initiate the rezoning of approximately 4.5 hectares of Deferred Urban zoned land comprising the following parcel:

- Hundred of Nangkita, Allotment 1 of Filed Plan 2079 - Certificate of Title Volume 5528 Folio 462;

It is noted that the proposal seeks to apply the *Neighbourhood Zone* or the *Golf Course Estate Zone* to the entire Affected Area.

The draft Proposal to Initiate also suggests that the Code Amendment may (subject to further investigations) seek to make the following additional changes to the Affected Area:

- apply the Affordable Housing Overlay;
- apply the following Technical and Numerical Variations (TNVs):
 - Maximum building height is 8m
 - Minimum frontage for a detached dwelling is 12m
 - Minimum site area for a detached dwelling is 500 sqm
 - Maximum building height is 2 levels
- Opportunities for other dwelling types will also be investigated.

In accordance with Section 73 of the Planning, Development and Infrastructure Act 2016 and Practice Direction 2, I confirm my meeting with Mr Connor of Capitoline on Wednesday 1 February 2023 where we discussed the proposal.

I offer the following preliminary feedback regarding matters requiring consideration should the proposal be approved by the Minister. It is thought that these considerations are largely consistent with those outlined in the draft Proposal to Initiate.

Investigations/Considerations

It is requested that your investigations address:

- Interface with non-residential land uses areas including the golf course and rural land.
- Integration with adjacent built up areas.
- Stormwater management and civil infrastructure impacts.
- Waste water infrastructure (Community Wastewater Management Scheme – CWMS requirements) (refer additional advice attached).
- Traffic management, particularly any impacts on the intersection between Arthur Road and Victor Harbor Road.
- Avoidance of any native vegetation (as defined by the Native Vegetation Act, 1991).

Engagement Plan

- Council would consider that a minimum of 8 weeks would be required to provide for meaningful consultation and to provide the ability for Council to review the documentation, obtain Council's position and prepare a submission.
- A presentation to Council undertaken prior to the commencement of the consultation period is also recommended to ensure early engagement with the Council Members.
- A 'drop in' or similar informal face to face information opportunity should be incorporated into the engagement process.
- Timely provision of a comprehensive summary of feedback received during the consultation period to Council prior.
- Scheduling of consultation dates that correspond with Council's meeting dates and provide Council the ability to consider consultation feedback in forming its response.

Council does not have any in principle objection to the initiation of the Code Amendment. Council's ultimate position will however, be informed by the final proposed Code Amendment when it is released for consultation.

I trust that this information will assist you in finalising the relevant documentation to enable the Proposal to Initiate the Mount Compass Code Amendment.

Should you require any clarification please contact Kylie Weymouth, Acting Manager Strategic Development via kylie.weymouth@alexandrina.sa.gov.au or telephone 8555 7298.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Nigel Morris".

Nigel Morris
Chief Executive Officer

Attachment: preliminary CWMS advice

CWMS ADVICE – MOUNT COMPASS

Please consider comments as a general review, given the final development configuration and varying building uses will reflect in highly variable hydraulic outcomes.

Mount Compass is serviced via a Community Wastewater Management System (CWMS), however due the Golf Course no longer being the primary user of recycled water, the existing Waste Water Treatment Plant (WWTP) facility and recycled water irrigation pathways are at capacity.

Any proposal must provide more detailed hydraulic information on proposed land use & densification; to inform decision making on critical downstream infrastructure.

Any development will be subject to critical downstream infrastructure upgrades and/or expansion, including but not limited to, Mt Compass WWTP facility upgrades, lagoon storage and irrigation pathway expansion, land purchase, water treatment process and electrical system upgrades. All are likely to be triggered by change of land use within that area affected by the proposed Code Amendment.

To allow for a refined assessment & response, Council's CWMS Department require a comprehensive hydraulic report detailing proposed land configuration/s within that area affected by the proposed Code Amendment. Configuration/s and hydraulic information including but not limited to, daily peak volume & daily peak flow rate generated from that area affected by the proposed Code Amendment. This information is considered fundamental to modelling downstream impacts and critical upgrades required.

CWMS Connection Fees above the capital upgrade / expansion requirements & costs shall be calculated in accordance with Code, and the CWMS-Property-Units-Code-LGA-2006 document.

ATTACHMENT 6: TIMETABLE FOR CODE AMENDMENT

CODE AMENDMENTS TIMETABLE		
Steps	Responsibility	Timeframes
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	PLUS	2 weeks (<i>includes lodgement and allocation + referral to Government Agencies within the first week</i>)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	PLUS, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister.	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to initiate agreed to by the Minister.	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan prepared. Investigations conducted; Code Amendment Report prepared. The drafting instructions and draft mapping provided to the PLUS.	Designated Entity	8 weeks
PLUS prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	PLUS	1 week
Preparation of Materials for Consultation.	Designated Entity	3 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan .	Designated Entity	6 weeks
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised, amended drafting instructions provided, Engagement Report prepared and lodged with PLUS.	Designated Entity	8 weeks
Assess the Amendment and engagement.	PLUS	4 weeks

Prepare report to the Commission or delegate. <i>(Timeframe will be put on hold if further information is required, or if there are unresolved issues)</i>		
Consideration of Advice.	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision.	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go-live / Publish on the PlanSA portal.	PLUS	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC.	PLUS	8 weeks