

PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING AND DESIGN CODE OLD BULL CREEK ROAD, STRATHALBYN CODE AMENDMENT

BY NEVARC DEVELOPMENT PTY LTD

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Nevarc Development Pty Ltd

Date: 4 July 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 Plan SA Portal by the Department for Trade and Investment.

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(signature required)

MINISTER FOR PLANNING

DATE:

6/4/23

Proprietary Information Statement

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1. INTRODUCTION

Nearc Developments Pty Ltd (the Proponent) is proposing to initiate an amendment (the Code Amendment) to the Planning and Design Code (the Code) as it relates to land located on Old Bull Creek Road, Strathalbyn (the Affected Area) on Ngarrindjeri 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 Affected Area comprises two allotments. The Proponent is the registered proprietor for one allotment (Lot 1 Old Bull Creek Road, Strathalbyn) and has entered into a contract to purchase the second allotment (14 Abbotts Lane, Strathalbyn) which is due to settle in July 2023. Please refer to **Attachment 1** for the Certificates 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 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 - Michael Osborn (Director – Future Urban)
 - (b) Email - michael@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 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 Affected Area is zoned Deferred Urban and Neighbourhood Zone and identified within *The 30-Year Plan for Greater Adelaide* as 'planned urban lands to 2045'. It is located just over 1 kilometre from the main street of Strathalbyn and represents a logical extension of the existing township. The extent of the Affected Area is shown in Figure 1.1 below.

Figure 1.1 Code Amendment Context and Affected Area



Strathalbyn is a township experiencing population growth, with strong demand driving development rates.

In 2014, Council worked with the Strathalbyn community to review and update the 2005 Strathalbyn Town Plan; and produced the Town Plan 2014-2024. A subsequent report was commissioned to inform the Strathalbyn Deferred Urban Development Plan Amendment (DPA) – *Land Supply Analysis Strathalbyn March 2019 (Fyfe)*. The land supply analysis found that the actual growth in 2011-2016 was almost double the growth expected in the Strathalbyn Town Plan, and that with a preference for larger allotments, yields from residential subdivisions had been less than expected thereby putting greater pressure on existing housing stock.

Since the Strathalbyn Deferred Urban DPA, land supply has been drastically reduced due to high demand and strong land sales. Most recently, land releases from the Piper's Crest Estate in Strathalbyn are experiencing a high demand, with all 18 allotments in the January 2023 release sold within 6 weeks and 25% of the May 2023 release being placed on hold prior to being advertised.

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.

Population projections prepared by .id (informed decisions) predict the Strathalbyn District will grow by 1,431 people and Strathalbyn Town will grow by 2,025 people by 2041 (refer Figure 1.2). Using an average of 2.4 people per household, it is assumed that approximately 844 dwellings will house this population over the next 20 years.

Figure 1.2 *Population and household forecasts 2021 to 2041*

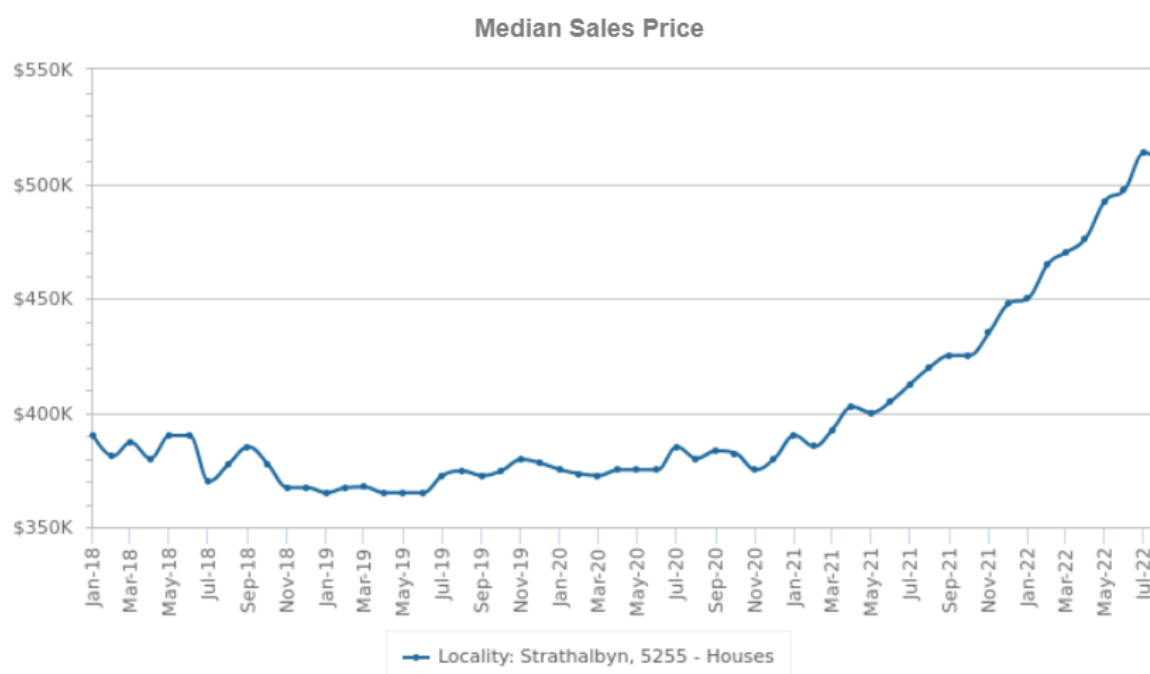
Area	Forecast year					Change between 2021 and 2041	
	2021	2026	2031	2036	2041	Total change	Avg. annual % change
Alexandrina Council	28,012	29,980	32,168	34,542	36,907	+8,895	1.4
Strathalbyn District	5,489	5,666	5,845	6,239	6,920	+1,431	1.2
Strathalbyn Town	6,331	6,927	7,548	8,122	8,356	+2,025	1.4
Goolwa - Goolwa Beach	7,181	7,358	7,520	7,664	7,793	+612	0.4
Goolwa Growth Area	25	321	859	1,614	2,466	+2,441	25.8
Hindmarsh Island - Mundoo Island	1,806	2,277	2,691	2,942	3,138	+1,332	2.8
Middleton and District	1,523	1,587	1,653	1,724	1,804	+281	0.9
Mount Compass - Kuitpo and District	2,893	2,894	2,958	3,033	3,112	+219	0.4
Port Elliot and District	2,764	2,948	3,095	3,203	3,317	+553	0.9

Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), December 2021.

Given the growth already occurring and the future growth expected in the region, the State and Federal Government has recognised the need for investment in road infrastructure and funded the Main South Road and Victor Harbor Road duplication projects and Long Valley Road improvement works. Construction on these projects is currently underway.

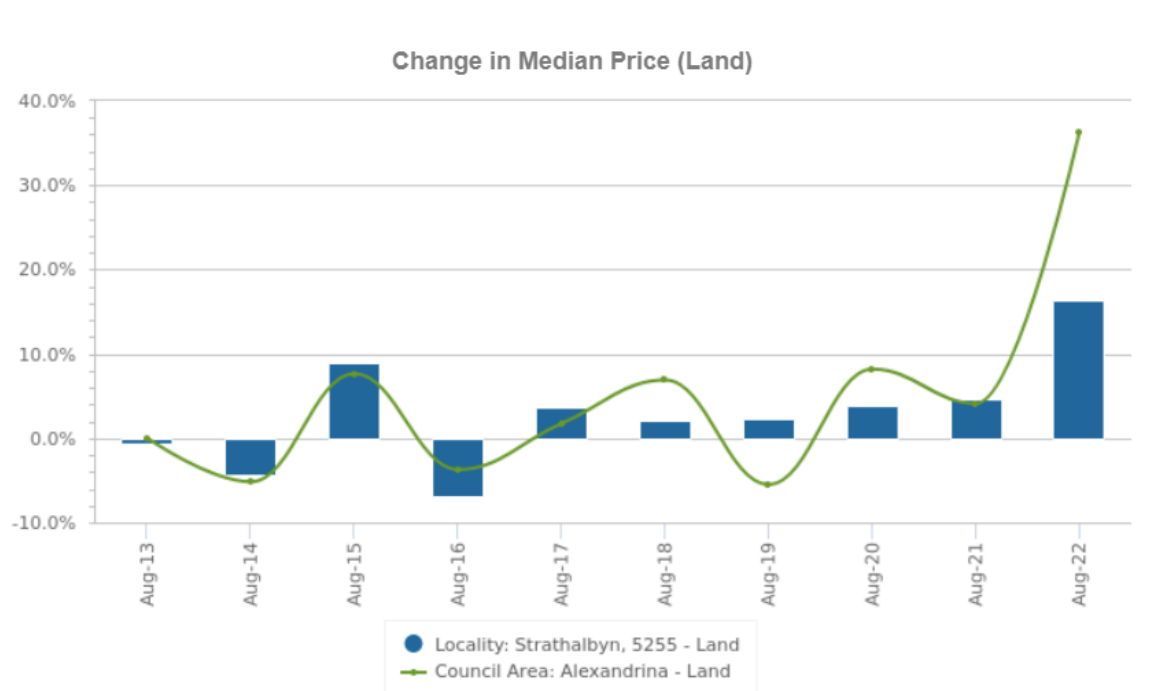
House and prices in the Strathalbyn area have seen substantial increases over the past 12 months. The median house price has risen over 21% in the last 12 months and land prices have increased more than 16% over that same period, as demonstrated in the Figures 1.3 and 1.4 below.

Figure 1.3 Median house sales price - Strathalbyn



(Source: Corelogic Dec 2022)

Figure 1.4 Median land sales price – Strathalbyn



(Source: Corelogic Dec 2022)

In considering the rationale to rezone the Affected Area to the Master Planned Township Zone, there are a number of key influencing factors, including:

- the rezoning represents an opportunity to bring to market land which is designated for future residential growth;
- the Affected Area is within the planned urban lands and partially zoned Deferred Urban;
- growth of the township is constrained by the Environment and Food Production Area (EFPA) which surrounds Strathalbyn;
- 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;
- land sales within Strathalbyn are exceeding the predicted demand analysis undertaken as part of the Strathalbyn Deferred Urban DPA;
- part of the Affected Area is already zoned for residential purposes;
- the proposal supports State strategic documents such as the State Planning Policies and The 30-Year Plan for Greater Adelaide; 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 that comprises:

- a portion of Lot 1 Old Bull Creek Road, Strathalbyn, formally known as Allotment 1, Deposited Plan 6064, Certificate of Title Volume 6064 Folio 636; and
- 14 Abbots Lane, Strathalbyn, formally known as Allotment 401, Deposited Plan 65908, Certificate of Title Volume 6065 Folio 147.

Both allotments are wholly situated within the Alexandrina Council.

The land has frontage to Old Bull Creek Road, which is an unsealed local road. The remaining portion of the allotment is within the Rural Zone and the EFPA. Rezoning of this portion of the allotment is not sought for rezoning.

The Affected Area is approximately 19.9 hectares in size, of which approximately 9 hectares is already zoned for residential use. The land is surrounded by rural and primary production uses to the north and west and residential uses to the east and south. Immediately to the south is a green corridor which acts as a buffer between residential dwellings and the rural area. The Affected Area is presently used for grazing and cropping, has gentle undulations and minimal vegetation.

The rezoning will facilitate a future yield of approximately 275 dwellings, noting that approximately 115 of these dwellings will be accommodated on land currently zoned for residential purposes.

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

2.2 Scope of Proposed Amendment

Current Policy	Deferred Urban Zone Neighbourhood Zone Overlays: <ul style="list-style-type: none"> • Affordable Housing • Hazards (Flooding – Evidence Required) • Hazards (Bushfire – Medium Risk) • Murray-Darling Basin • Native Vegetation • Prescribed Water Resources Area • River Murray Tributaries Protection Area • Water Resources Technical and Numeric Variations: <ul style="list-style-type: none"> • Maximum building height is 8m • Minimum frontage is 15m • Minimum site area is 450 sqm • Maximum building height is 1 level
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Amendment Outline	The overall intent of the Code Amendment is to facilitate low density and low scale residential development outcomes in a coordinated manner. This will necessitate the Affected Area being rezoned from the Deferred Urban Zone and Neighbourhood Zone to the Master Planned Township Zone.
Intended Policy	<ul style="list-style-type: none"> • Rezone the Affected Area to the Master Planned Township Zone, as shown on the mapping included in Attachment 3 • Apply the Affordable Housing Overlay over the whole Affected Area. • Remove existing Technical and Numeric Variations from the Affected Area. • Introduction of a concept plan, if necessary, subject to investigations.

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 Strathalbyn and the Fleurieu region;
- 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; and
- Interface between different land uses.

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 State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP. The Code Amendment should be initiated because the strategic planning outcomes sought by Code Amendment align with or seek 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
<p>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.</p> <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>The proposed rezoning will increase the zoned land supply within Strathalbyn in an area that can be serviced by infrastructure, forms a logical extension of the township and has been earmarked for future growth.</p> <p>The Affected Area is within walking distance to the heart of the township, including supermarkets, schools and recreations facilities.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<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>State Planning Policy 2 – Design Quality: To elevate the design quality of South Australia's built environment and public realm.</p> <p><i>(2.9) Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.</i></p>	<p>The Master Planned Township Zone has been selected as the most appropriate zone given the existing character of the township. The zone contains policies that are complementary to existing township settlement patterns, adjacent rural landscapes and natural features.</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 policy bonuses or concessions (e.g., where</i></p>	<p>Currently, 92.8% of dwellings in Strathalbyn are separate houses. In 2016, 94.9% were separate houses. This demonstrates that new development within the township is having an impact on the dwelling type variety.</p> <p>Rezoning the Affected Area to a zone that caters for various housing types will provide further opportunity for development of diverse housing options, including affordable housing.</p> <p>The Affected Area has had previous investigations relating to infrastructure and there are no major obstacles in this regard. Any augmentation or upgrades required can be funded through developer contributions.</p> <p>The Affected Area is within walking distance of the main street (just over 1km) and approximately 1.5km from the local schools. There are recreational facilities such as an oval and tennis courts close to the Affected Area. Future development of the Affected Area will facilitate a healthy neighbourhood and promote active travel.</p> <p>Through the Code Amendment it is proposed to apply the Affordable Housing Overlay to the Affected Area to help facilitate affordable housing outcomes within any proposed future development.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>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>Code Amendment investigations will include assessment of the 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 sulphate 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 – Medium Risk) Overlay; and • Hazards (Flooding – Evidence Required) Overlay¹. <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations will be undertaken to understand the likely impact of natural hazards such as flooding and ensure appropriate measures are taken to mitigate against risk.</p> <p>Engagement will be undertaken with the Country Fire Service (CFS) for assessment and direction on the potential impacts of bushfire on any future development that may occur as a result of the rezoning.</p>

¹ A Flooding Hazards Mapping Update Code Amendment is being undertaken by the Department for Trade and Investment. No changes are proposed to this Overlay within the Alexandrina Council.

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 for Greater Adelaide – 2017 update (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 prescribed by The 30-Year Plan.</p> <p>The Code Amendment seeks to provide zoning to facilitate low density, low scale residential development which is 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 	<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.</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>The Affordable Housing Overlay will be applied to encourage the provision of at least 15% affordable housing within the development.</p> <p>The region has endured significant price increases of both houses and land within the last 12 months, well above the increases seen in Adelaide. 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.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> 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 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>The future development of the Affected Area, supported by the rezoning, presents an opportunity to provide a healthy neighbourhood within walking distance to shops and community facilities. The proposed Master Planned Township Zone will facilitate a variety of housing options, as well as introduce more public open space.</p> <p>The proposed Code policy will support future development that includes greenways, walking and cycling paths and public open space. If deemed necessary, this can be incorporated into the Code by way of a concept plan.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<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 support positive physical, mental and social health outcomes.</p>	
The economy and jobs	
<p>P62 Manage the interface between townships and adjacent primary production activities and areas of nature protection.</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, flood mitigation and public open space to ensure any new development 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>There is currently minimal vegetation on the subject land. The Native Vegetation Overlay will continue to apply to the Affected Area, which offers further protection to existing vegetation.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
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 ▪ 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>Any future 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 Strathalbyn. Subject to investigations, there may also be a requirement for stormwater 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>Investigations will determine likely future stormwater infrastructure, including any detention basins that may be required.</p> <p>The Code includes policies which are instructive in respect water quality, use and management.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<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. 	
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.</p> <p>Investigations will be undertaken to understand the likely risk of flooding and determine the infrastructure required to mitigate flood risk.</p> <p>Engagement will occur with the CFS to assess bushfire risk and the need for any policy response.</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
Strategic Management Plan Alexandrina 2040 (Alexandrina Council)	<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 investigations will ensure that the Affected Area, currently in the Deferred Urban Zone, is suitable for residential purposes, with the resulting zone to support an urban form and density consistent with the Council's Strategic Plan.</p>

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>Land Supply Analysis Strathalbyn March 2019 (Fyfe)</i>	The report considers the potential role of land at Strathalbyn in helping to meet future housing demand for the local region and the greater Adelaide area.	The land supply analysis concluded that a prudent estimate of annual allotment demand in Strathalbyn township is 72 to 82 allotments per annum.
<i>Traffic Impact Assessment 2019 (MFY)</i>	An expert analysis was undertaken of anticipated traffic movements at the Old Bull Creek/West Terrace/North Parade/Manse Road intersection. This analysis was undertaken on an expected yield of 132 allotments.	Analysis of the Old Bull Creek Road/West Terrace/North Parade in /Manse Road intersection established that there will be a negligible impact as a result of expected development on the subject land and the intersection will continue to operate with a high level of service and minimal queues and delays.
<i>Strathalbyn Deferred Urban DPA Infrastructure Analysis</i>	Infrastructure and servicing investigations were undertaken as part of the Strathalbyn Deferred Urban DPA to determine the adequacy of the existing infrastructure to service any future development.	<p><i>Stormwater</i></p> <p>Stormwater infrastructure exists on and immediately adjacent the Affected Area to the east. This includes a stormwater basin and swale on the eastern boundary of the Affected Area, at the rear of Frencham Lane.</p> <p>Middle Creek is 150 metres away to the north and separated by higher ground. However, there is a large catchment north-west of the Affected Area and so, despite Council policy requiring development to keep flows at pre-development levels, there may be a need at land division stage for further investigations of potential flooding and mitigation measures.</p> <p><i>Wastewater</i></p> <p>Several years ago (as identified in the Strathalbyn Town Plan 2014) a newly constructed treatment plant provided capacity for twice the number of dwellings in the township. Advice from</p>

Investigation/s Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
		<p>Council's Wastewater staff suggests that system upgrades may well be required for the Old Bull Creek Road land and this will be at the developers' expense.</p> <p><i>Potable water</i></p> <p>Advice from SA Water in the Strathalbyn Town Plan 2014 confirms that there is sufficient capacity for an additional 400 dwellings before further augmentation is required. This equates to adequate supply until 2024. Any division of the subject land after this date will be subject to negotiations with SA Water, with upgrades at the developers' expense. It is expected that SA Water will further refine their advice regarding the need for augmentation during the consultation period.</p> <p><i>Recycled water</i></p> <p>SA Water advised that The Corporation's recycled water supply system is not available to the subject land, given that SA Water does not operate the township wastewater scheme.</p> <p><i>SA Power Networks</i></p> <p>SA Power Networks advised (October 2019) that supply capacity is adequate. The substation was upgraded in recent years with the subject land positioned favourably to existing 11kV infrastructure.</p> <p><i>Communications</i></p> <p>NBN Co. is not (at the time of writing) available over the majority of the Old Bull Creek Road land.</p> <p><i>Gas</i></p> <p>No gas infrastructure is available in the locality, but developers may connect their own system should they wish.</p>

Investigation/s Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
<i>Strathalbyn Deferred Urban DPA potential site contamination assessment</i>	An assessment was undertaken as part of the Strathalbyn Deferred Urban DPA to analyse the potential risk of site contamination.	An analysis of aerial photography taken as far back as 1947 showed that the subject land (that includes the Affected Area) has been used solely for extensive grazing and/or, to a lesser extent, cropping (likely fodder). No more intensive agricultural uses are evident and so the likelihood of contamination is very low.
<i>Taa wika – Cultural Heritage Database and 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.
<i>Preliminary Traffic Advice from MFY regarding access</i>	To confirm vehicle access options for the land and inform if a Concept Plan may be required to guide future access locations	Access can be achieved from Old Bull Creek Road subject to a reduced speed adjacent the Affected Area. Such will need to be negotiated with the Department of Infrastructure and Transport as part of the Code Amendment investigations. Access should be avoided from Abbots Lane and access via Frencham Lane could be considered. However, it is not necessary for more than two access points to service the Affected Area and therefore, access via Frencham Lane is not required.

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>Infrastructure and Servicing Report</i>	Identify the capacity of existing stormwater, sewer, potable water, power and telecommunications infrastructure and the servicing requirements for future residential expansion. Identify any need for augmentation and associated responsibilities.
<i>Traffic Advice</i>	Prepare detailed traffic investigations for the Affected Area.
<i>Interface Management</i>	Identify potential land use interface issues and determine design or policy solutions.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
<i>Residential Supply and Demand Analysis</i>	Housing supply and demand, population projections and demographics profiles will be reviewed and updated.
<i>Land Management Agreement</i>	There is a Land Management Agreement (LMA) on land to the east of the Affected Area. This LMA will be reviewed to ensure any future development of the Affected Area does not compromise the LMA.

4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the Alexandrina Council has been consulted on this proposal. Early engagement occurred with Council staff to brief them of the intent of the proposal. A briefing of the elected Council is planned following the initiation of the Code Amendment. In summary, the following matters were raised by the Council:

- The residential supply and demand analysis proposed should include a thorough and accurate assessment of current supply and demand for residential land to address community feedback raised as part of the previous Development Plan Amendment;
- Council support the traffic and infrastructure investigations proposed;
- Engagement should occur for a minimum of 8 weeks, a presentation to Council Elected Members should occur prior to consultation and an informal drop-in session should form part of the engagement activities.

The above investigations are proposed and will form part of the Code Amendment and the above requests regarding engagement will be included in the Engagement Plan.

A copy of the correspondence from Alexandrina Council forms **Attachment 4**.

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 5**.

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 rezoning, local impacts and provision of infrastructure.
Mount Barker District Council	Make the Council aware of the Code Amendment, provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Ngarrindjeri People	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
State Members of Parliament for Hammond and Finnis	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Relevant State Government agencies - Department for Infrastructure and Transport (DIT), Housing Infrastructure Planning and Development Unit Environment Protection Authority (EPA), Department for Environment and Water (DEW), SA Housing Authority, Attorney-General's Department – Aboriginal Affairs and Reconciliation and Department for Education;	Make the agency aware of the Code Amendment, provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Utility providers	To involve the utility providers in the Code Amendment process to determine suitability of the site for residential development and understand infrastructure capacity/augmentation requirements.
Hills and Fleurieu Landscape Board	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Local Government Association	To make them aware of the Code Amendment and keep them informed.
Emergency services - Country Fire Service (CFS), SA State Emergency Service (SAES), and SA Fire and Emergency Services Commission (SAFECOM)	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 (refer Attachment 4). The Engagement Plan will be reviewed and 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 on 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 timetable 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.

ATTACHMENT 1: CERTIFICATES OF TITLE



Certificate of Title - Volume 6064 Folio 636

Parent Title(s)	CT 5869/601		
Creating Dealing(s)	TG 11428693		
Title Issued	10/09/2010	Edition 2	Edition Issued 04/08/2021

Estate Type

FEE SIMPLE

Registered Proprietor

NEVARC DEVELOPMENT PTY. LTD. (ACN: 127 962 305)
OF PO BOX 296 MARDEN SA 5070

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 58580
IN THE AREA NAMED STRATHALBYN
HUNDRED OF KONDOPARINGA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (TG 11428693)

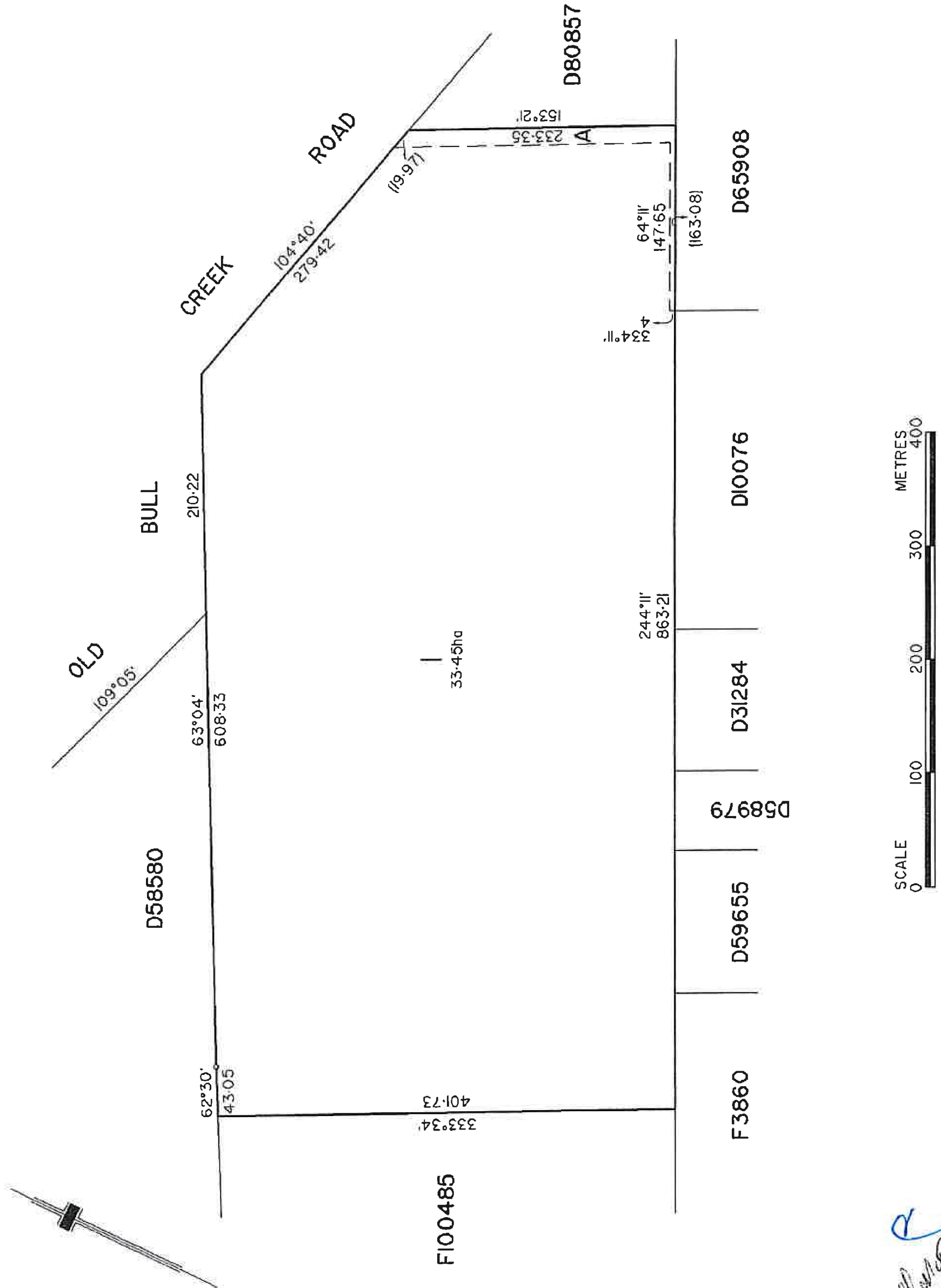
Schedule of Dealings

NIL

Notations

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





[Handwritten signature]

REAL PROPERTY ACT, 1886



South Australia

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 6065 Folio 147

Parent Title(s) CT 5932/584
Creating Dealing(s) TG 11435961
Title Issued 21/09/2010 Edition 4 Edition Issued 05/07/2021

Estate Type

FEE SIMPLE

Registered Proprietor

STRATH PROPERTY PTY. LTD. (ACN: 650 139 665)
OF PO BOX 623 MACCLESFIELD SA 5153

Description of Land

ALLOTMENT 401 DEPOSITED PLAN 65908
IN THE AREA NAMED STRATHALBYN
HUNDRED OF KONDOPARINGA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 10060961)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C FOR WATER SUPPLY PURPOSES (RTC 10060961)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C FOR THE TRANSMISSION OF TELEVISION SIGNALS BY UNDERGROUND CABLE (RTC 10060961)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (TG 11435961)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A AND C

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

NIL

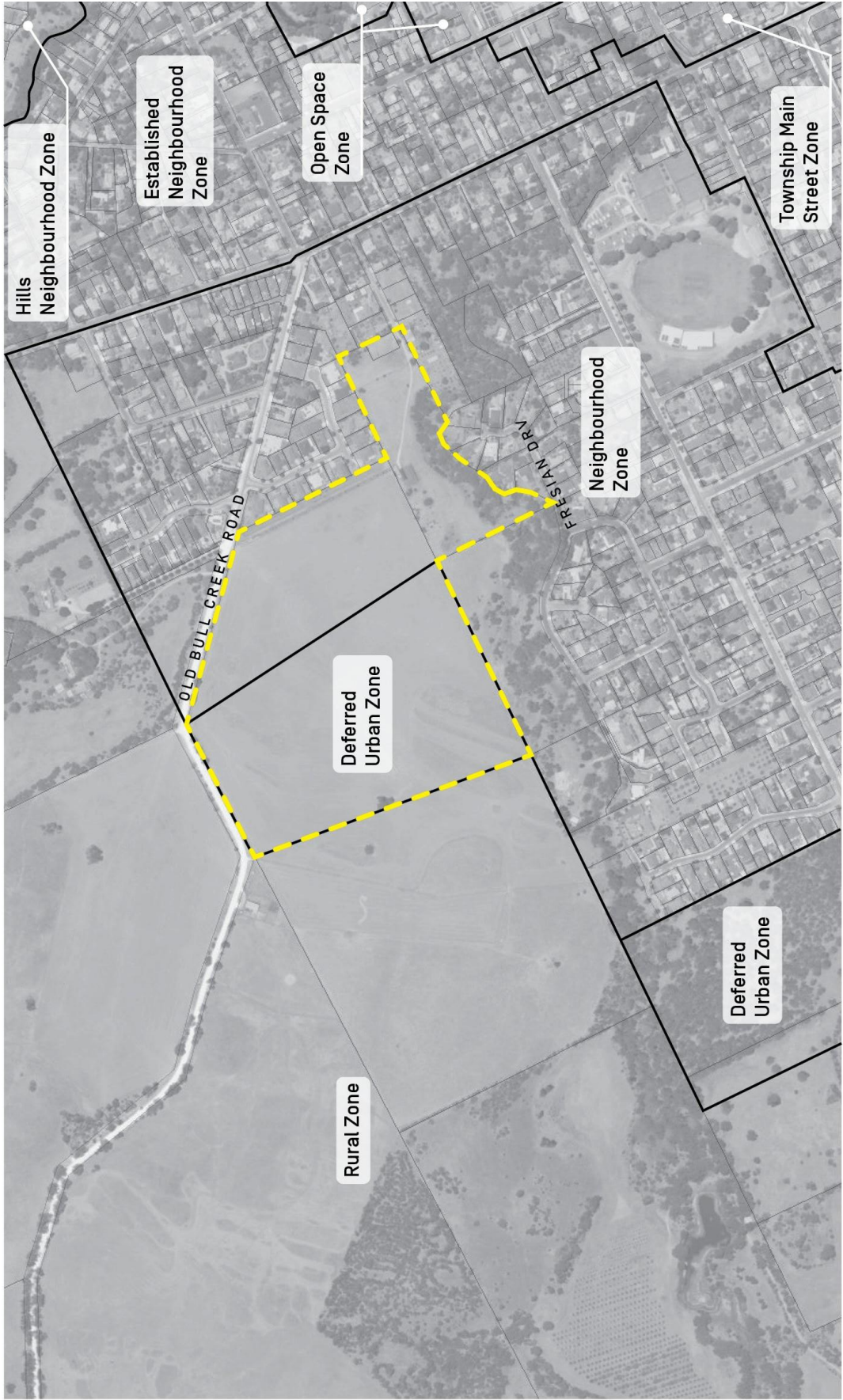
Notations

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



Plan Production: 17/01/2023



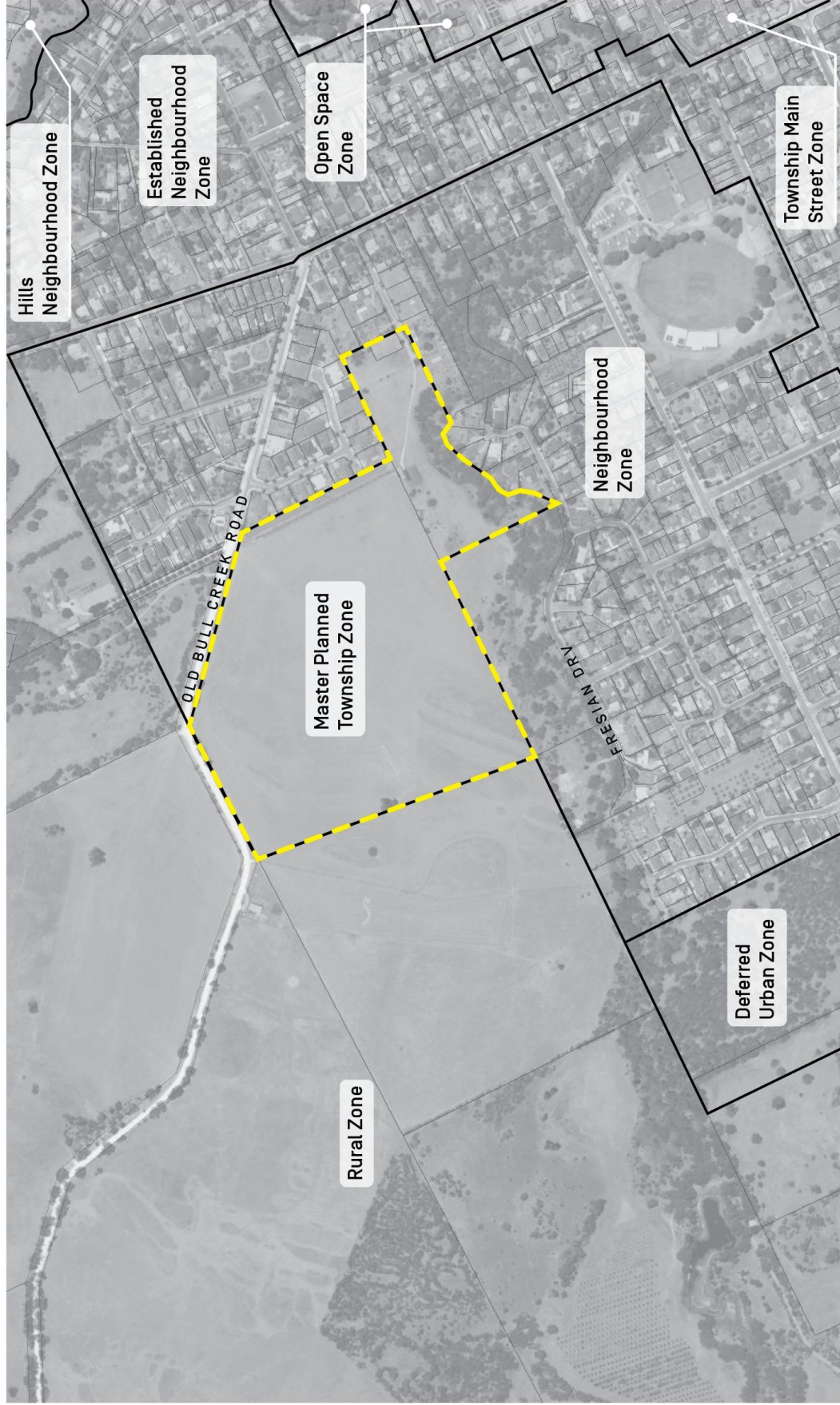
Current Zone

LEGEND

— Zone boundary

--- Affected Area boundary

ATTACHMENT 3: PROPOSED ZONE



Plan Production: 17/01/2023



Proposed Zone

LEGEND

— Zone boundary

— Affected Area boundary

ATTACHMENT 4: LETTER FROM ALEXANDRINA COUNCIL

File: 3.71.073
KW:NM

28 June 2023

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

Via email: michael@futureurban.com.au

Dear Michael

Proposal to Initiate an Amendment to the Planning and Design Code – Old Bull Creek Road, Strathalbyn Code Amendment

I acknowledge receipt of the email from Kayla Gaskin of your organisation dated 12 May 2023, providing a draft Old Bull Creek Road, Strathalbyn Code Amendment Proposal to Initiate the rezoning of almost 20 hectares of land zoned Deferred Urban (approximately 10.6ha) and Neighbourhood (approximately 9ha) comprising the following parcels:

- a portion of Lot 1 Old Bull Creek Road, Strathalbyn, formally known as Allotment 1, Deposited Plan 6064, Certificate of Title Volume 6064 Folio 636; and
- 14 Abbots Lane, Strathalbyn, formally known as Allotment 401, Deposited Plan 65908, Certificate of Title Volume 6065 Folio 147.

It is noted that the proposal seeks to apply the *Master Planned Township Zone* to the entire Affected Area, to remove any existing Technical and Numeric Variations and to retain the existing Overlays that currently apply, as well as to extend the Affordable Housing Overlay over the whole site.

The draft Proposal to Initiate also suggests that the Code Amendment may seek to include a concept plan, subject to investigations. It is considered that this may be required to identify safe access and egress points to the site.

In accordance with Section 73 of the *Planning, Development and Infrastructure Act 2016* and Practice Direction 2, I acknowledge that a private proponent must provide evidence of undertaking preliminary consultation with the Chief Executive Officer of Council on the Proposal to Initiate a Code Amendment and detail any matters that are raised as a result.

I provide the following preliminary feedback regarding matters requiring consideration should the proposal be approved by the Minister.

Investigations/Considerations

As you may be aware, the affected area was subject to a Council led *Strathalbyn Deferred Urban Development Plan Amendment* (DPA) that was consolidated into the Alexandrina Council Development Plan in February 2021. The original DPA proposal sought to rezone the whole of the affected area by this PICA that was then zoned Deferred Urban to the Residential Zone. However, following public consultation feedback that raised concerns about the amount of existing land available for residential development, land rezoned at this location was reduced.

A review of demand and supply was undertaken which included Council's appointed i.d. (*Informed Decisions*) statistics that forecasted an average increase in the number of dwellings in Strathalbyn of 53 per annum; and between 2012 and 2019 and an average population increase of 0.49% together with a freshly available analysis by the Department of Planning (August 2020) that reported an average of 55 dwellings built per year (552 dwellings built between 2000 and 2019).

This review of actual figures indicated a growth well below earlier estimates of 1% and growth over the previous ten years and was less than predicted in both the *Strathalbyn Town Plan 2014 – 2024*, and Fyfe's Land Supply Analysis undertaken in 2019 that originally informed the DPA.

Council subsequently considered growth at a low, medium and high rate, considering the Department's average growth of 55 lots per annum (based on actual development over the last 10 years) at the lower end, 64 lots per annum in the middle, and 72 lots per annum (as per Fyfe predictions) at the higher end.

It is noted in your report that the Fyfe predictions from this previous process are referred to in the 'Rationale for the Code Amendment' in the PICA, as well as a mixture of other statistics. Given that demand and supply was a key issue raised by the community for the Council led DPA, Council requests (as is listed in your PICA section 4.2) that a thorough and accurate assessment of current supply and demand for residential land is undertaken and reported to ensure appropriate decision making.

Other key concerns raised by the community during the consultation of the former DPA that are likely to be applicable and therefore warrant consideration as part of this process were as follows:

- Traffic problems being exacerbated on Old Bull Creek given their current condition;
- Inadequacy of current infrastructure;
- Loss of farmland;
- The view that adequate residential land already exists;
- Perceived negative impacts on township character;
- Opposition to the re-zoning of the Old Bull Creek Road land due to the loss of farmland and also the potential for traffic safety issues; and

The provision of a current (updated) traffic impact, management and safety investigation report (as indicated in Section 4.2 of the PICA) is supported (requested). Other traffic, road and stormwater infrastructure likely to be required for the eventual development of the site, should it be supported by the Minister for Planning are listed in Attachment A.

Council's Waste Water infrastructure Team have provided advice regarding current and future capacity and requirements which is summarised in Attachment B.

Vegetation and particularly rewilding and tree planting were highlighted as a priority in Strathalbyn as part of our National Planning Institute of Australia award winning Village Conversations. Council's *Tree Canopy Benchmark Study & Thermal Imaging* report (February 2023) highlights that Strathalbyn Township has only 19.4% tree canopy cover. Avoidance of areas with vegetation and particularly canopy cover and reintroducing canopy cover should be a priority.

Engagement Plan

- A minimum of 8 weeks would be required to provide for meaningful consultation with the community. Further, the timing of the consultation period should be cognisant of Council's Meeting schedule and provide the ability for Council to consider all documentation including public consultation feedback which may require additional time be provided to Council on top of that provided to the community.
- A presentation to Council undertaken prior to the commencement of the consultation period is also recommended to ensure early engagement with the elected members.
- A 'drop in' or similar informal face to face information opportunity should be incorporated into the engagement process.

Council administration does not have any in principle objection to the initiation of the Code Amendment, however Council's ultimate position will be informed by the final proposed Code Amendment and the feedback received during consultation.

I trust that this information will assist you in finalising the relevant documentation to enable the Proposal to Initiate the Old Bull Creek Road Strathalbyn Code Amendment to be lodged with the Minister for Planning.

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

Yours sincerely



Nigel Morris
Chief Executive Officer

Attachments:

- A - Road and Stormwater Infrastructure Requirements
- B - Waste Water Infrastructure Requirements/Comments

Attachment A

Road and Stormwater Infrastructure Requirements

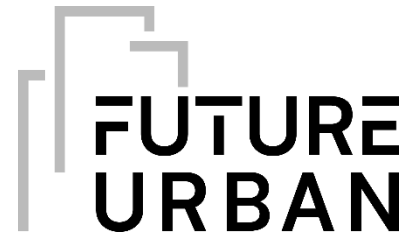
- Upgrade and seal portion of Old Bull Creek Road. (BCRd)
 - To extend the full length of road adjacent the area affected.
 - 7.4m wide sealed road
 - Kerb and gutter (K&G) on the southern side (1.5m wide exposed concrete footpath along the full length of the development on the south side of the road)
 - footpath to extend further to the east along BCRd
 - street lighting may also be required
- Ensure appropriate stormwater (S/W) treatment along the northern side.
- Landscaped verge along the southern side, inclusive of street trees in accordance with Council's Guidelines
- Undertake appropriate stormwater management.
 - Cater for the safe passage of all upstream S/W runoff.
 - Ensure that runoff from the site will not adversely impact of the downstream creek system.
 - post-developed flow rates to be equal to the pre-developed situation.

Attachment B

Waste Water Infrastructure Requirements/Comments

- Council's Community Waste Water Management Scheme Team (CWMS) do not object to the proposed Code Amendment in this location.
- The Strathalbyn Wastewater Treatment Plant (WWTP) holds capacity to cater for additional wastewater loading, subject to downstream infrastructure expansion and/or renewal.
- Forming part of the site's reference documents, the CWMS Team will require that a CWMS Masterplan be developed to inform and identify waste water disposal strategies for the site.
- This Masterplan must identify onsite & offsite infrastructure constraints and identify engineering strategies to ensure the Affected Area can be efficiently serviced.

ATTACHMENT 5: ENGAGEMENT PLAN



ENGAGEMENT PLAN

Old Bull Creek Road, Strathalbyn Code Amendment

By Nevarc Development Pty Ltd

Date:
04.07.2023

Contact Details
Kayla Gaskin-Harvey
Associate Director
engagement@futureurban.com.au
(08) 8221 5511

Document Control

Revision	Description	Author	Date
V1	Draft	BM	02.11.2022
V2	Review	EN	06.12.2022
V3	Updated Draft	KGH	10.05.2023
V4	Final following client feedback	KGH	4.07.2023

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3. ENGAGEMENT OBJECTIVES.....	3
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5. SCOPE OF INFLUENCE	3
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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

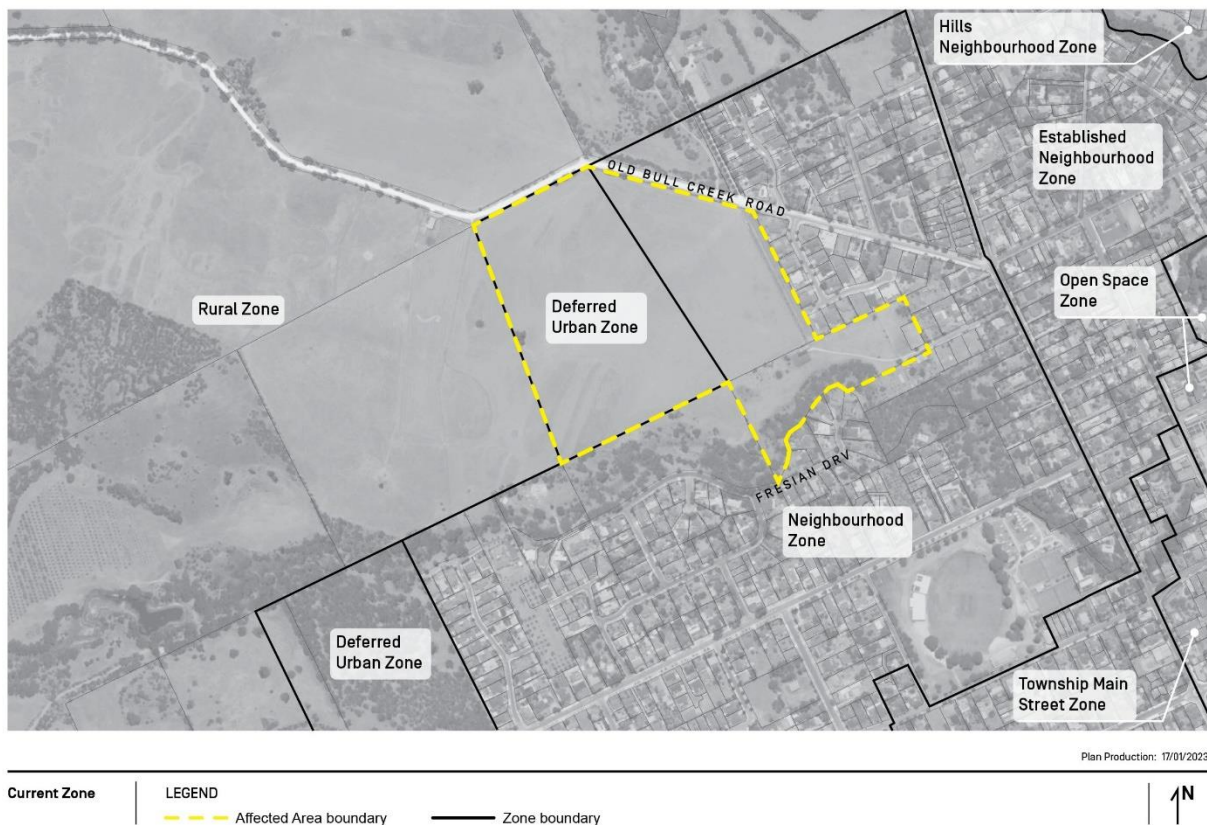
1.1 What is proposed?

Nevarc Development Pty Ltd (the Designated Entity) is proposing to amend (the Code Amendment) the Planning and Design Code (the Code) as it relates to 16.5 hectares of land located at Allotment 1, Old Bull Creek Road, Strathalbyn, 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 and Neighbourhood Zone to the Master Planned Township Zone.

The Affected Area and current Zoning is shown within **Figure 1.1** below.

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. Previously, the Affected Area was partially rezoned through the Strathalbyn Deferred Urban Development Plan Amendment (the DPA). Since then, land sales within Strathalbyn have exceeded the predicted demand analysis undertaken as part of the DPA and further land supply is now required.

The Master Planned Township Zone has been identified as the most appropriate zone given the existing character of the township and will allow the Affected Area to be developed in a coordinated manner.

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

1.3 Investigations completed

Investigations undertaken to date include:

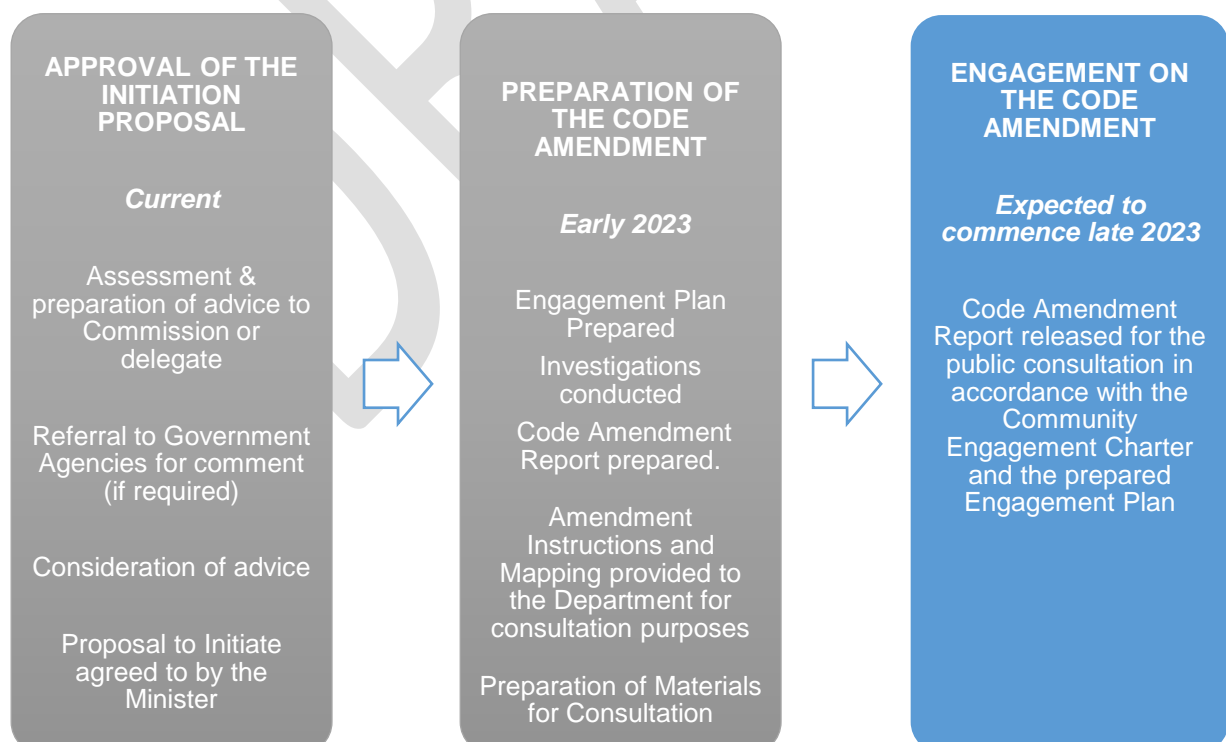
- Land Supply Analysis Strathalbyn March 2019 (Fyfe)
- Traffic Impact Assessment 2019 (MFY)
- Investigations undertaken as part of the Strathalbyn Deferred Urban Development Plan Amendment (2019) not listed above, including:
 - » Infrastructure Analysis
 - » Potential site contamination assessment.
- Taa wika – Cultural Heritage Database and Register.

Rezoning of the Affected Area was previously proposed as part of the Council-led DPA and an engagement process was undertaken in 2019. As a result of this DPA, only part of the Affected Area was rezoned. Part was left in the Deferred Urban Zone.

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 are outlined within **Figure 1.2**. 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 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); and
- 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).

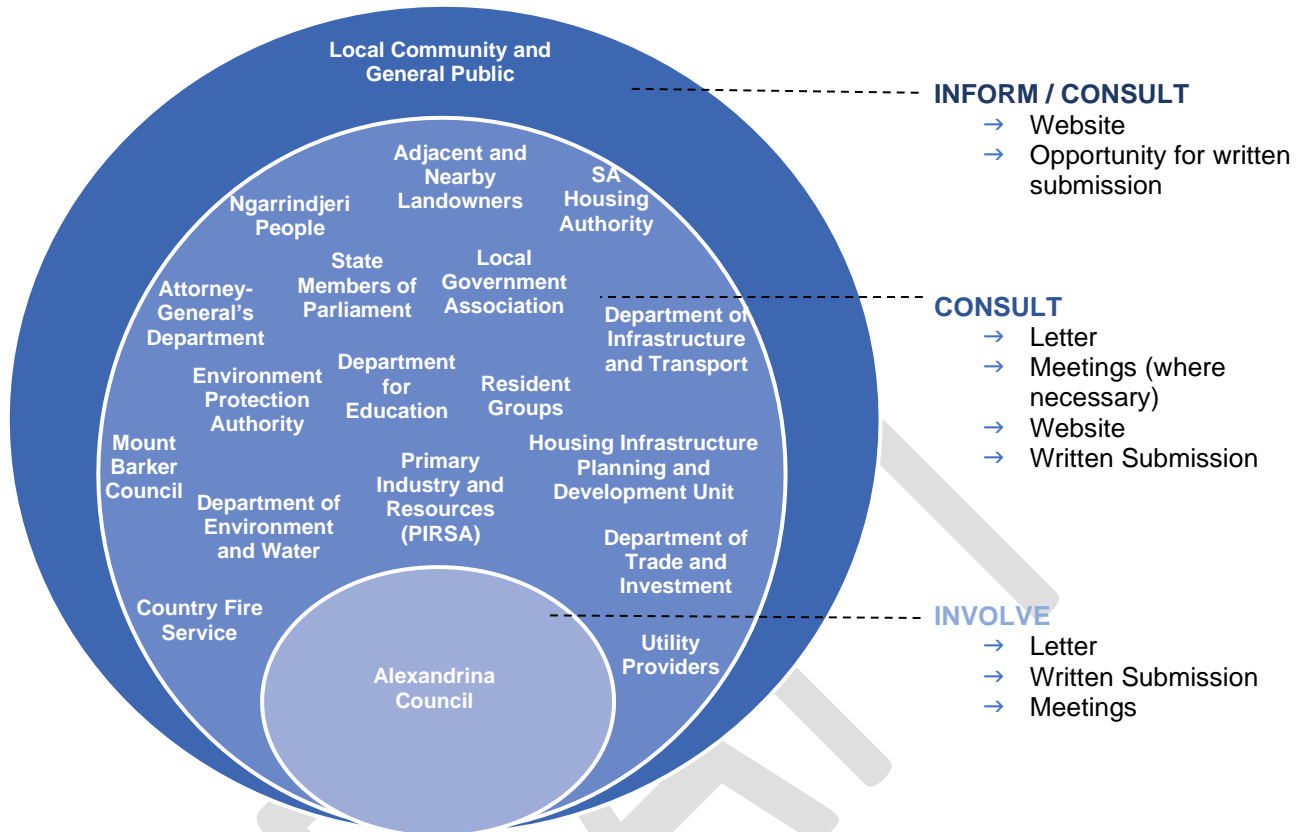
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

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

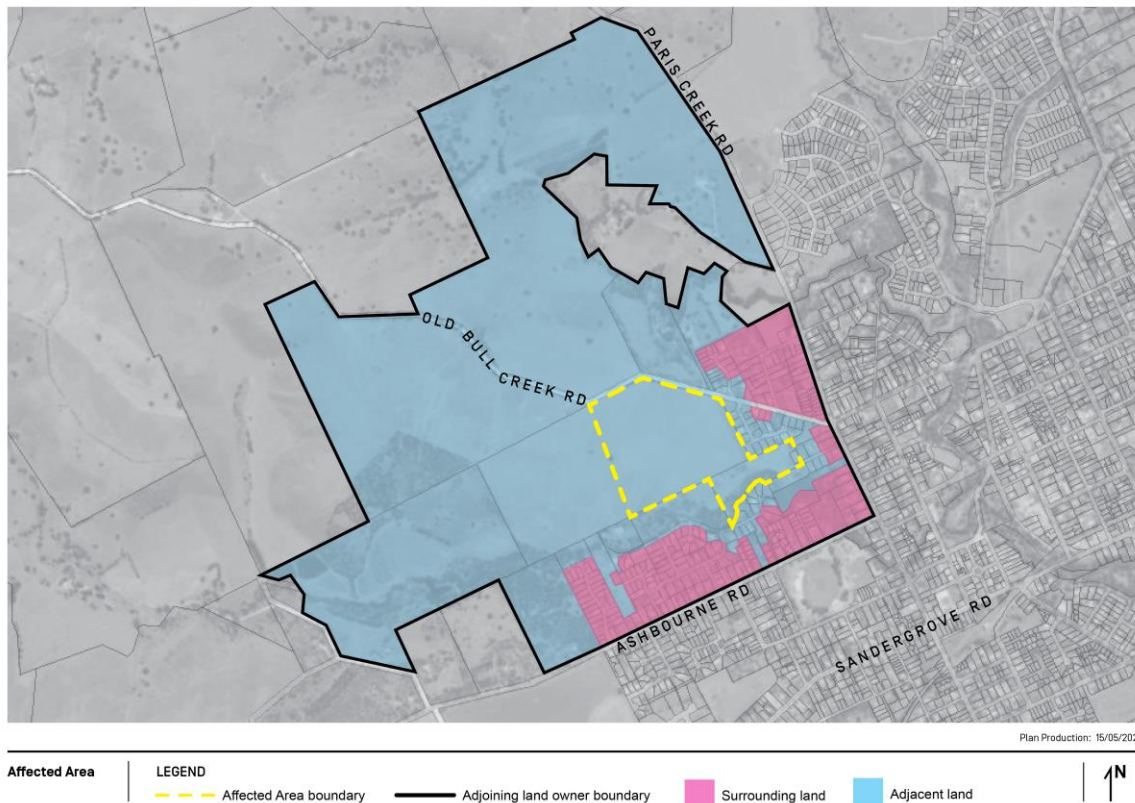
Figure 4.1 Stakeholder Analysis Summary (adapted from Lorenz Aggens, *Orbits of Public Participation*)



The stakeholders which have been identified are:

- Adjacent and surrounding land owners shown in **Figure 4.2** below;
- Alexandrina Council;
- Mount Barker District Council;
- Ngarrindjeri Aboriginal Corporation RNTBC – Ngarrindjeri People;
- Department of Primary Industries and Regions SA (PIRSA);
- Local Government Association;
- Department for Infrastructure and Transport (DIT);
- Planning and Land Use Services division of the Department for Trade and Investment;
- Housing Infrastructure Planning and Development Unit (HIPDU);
- 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 Members of Parliament – Mr Adrian Pederick – State Member for Hammond. Mr David Basham MP - 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**.

In addition to stakeholder engagement outlined above, the Designated Entity 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.

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

The Code is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*, 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, Nevarc Developments 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 Master Planned Township 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 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 Master Planned Township 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.

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.

Table 6.1 *Engagement Activities*

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
Preliminary Engagement	<ul style="list-style-type: none"> • Alexandrina Council 	<ul style="list-style-type: none"> • Meeting(s) with Council staff • Information sharing • Opportunity for written and verbal feedback 	Involve

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
Early Engagement	<ul style="list-style-type: none"> Alexandrina Council (including Elected Members) 	<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 Hammond and Finniss 	<ul style="list-style-type: none"> Information sharing Opportunity for written and verbal feedback Meetings 	Consult
	<ul style="list-style-type: none"> Department for Trade and Investment (Code Control Group) 	<ul style="list-style-type: none"> Meeting Information sharing Opportunity for written and verbal feedback 	Involve
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 and surrounding landowners Department for Environment and Water Country Fire Service PIRSA Utility Providers Ngarrindjeri People Department for Infrastructure and Transport Environment Protection Authority State Member for Hammond and Finniss Department for Education; SA Housing Authority Attorney-General's Department Local Government Association Mount Barker District Council State Planning Commission Housing Infrastructure Planning and Development Unit 	<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 Newspaper ads One-on-one sessions offered Meetings offered Hard copies available at various locations 	Consult

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
	<ul style="list-style-type: none"> Planning and Land Use Services within the Department of Trade and Investment 		
	<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

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 Strathalbyn. The Community profile¹ of the area includes:

- Predominant ancestry of English, Australian, Scottish, German and Irish.
- The percentage of households where English is the only language is higher than the average for SA (93% compared to 78% for SA). People who indicated that they did not speak English well or at all listed the following language as the language spoken at home:
 - » French (9 households);
 - » Indonesian (5 households).
- People 70 years of age form 20.4% of the local population. This indicates a slightly older population in comparison to SA, where 14.4% of the population is over 70;
- People under 20 years of age form 22.7% of the local community, which is consistent with the SA average of 23%;
- The median age is 47, which is slightly higher than the average age of South Australians of 41 years;
- 43% of the local population are not in the labour force (compared to 36% of SA), which further indicates that the resident population has a large number of retirees;
- People who needed assistance to undertake core activities form 8% of the local population; and
- 17.2% of Strathalbyn 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.

¹ Based on the Australian Bureau of Statistics 2021 Census Data

² Based on the Australian Bureau of Statistics 2016 Census Data

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. 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.
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.

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.'

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). • 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.

	<ul style="list-style-type: none"> 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 and Neighbourhood Zone to the Master Planned Township Zone to facilitate the development of the land for low density, low scale residential purposes in a coordinated manner;
- An amendment to the Planning and Design Code (i.e. a Code Amendment) is required to enable this rezoning;
- the rezoning represents an opportunity to bring to market land which is designated for future growth;
- the land is within the planned urban lands and partially zoned Deferred Urban. Growth of the township is constrained by the Environment and Food Production Area which surrounds Strathalbyn;
- land sales within Strathalbyn are exceeding the predicted demand analysis undertaken as part of the previous DPA;
- part of the Affected Area is already zoned for residential purposes;
- 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 30-Year Plan and the rezoning supports State strategic planning documents; and
- 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 period 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**.

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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 and surrounding 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; 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
Mount Barker District Council	Medium	<ul style="list-style-type: none"> Medium level of interest as the Code Amendment is close to the Council boundary. 	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

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)
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.	Inform
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

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)
State Members 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 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
Country Fire Service (CFS)	Medium	<ul style="list-style-type: none"> Medium level of interest; The Affected Area is identified within the Hazards (Bushfire – Medium Risk) Overlay. 	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 Primary Industries and	Medium	<ul style="list-style-type: none"> Medium level of interest; The Affected Area and some surrounding allotments are currently 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be	Consult

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)
Regions SA (PIRSA)		<p>being used for primary production uses;</p> <ul style="list-style-type: none"> The Affected Area is adjacent an Environment and Food Production Area (EFPA). 	provided on how their input influenced the decision.	
Ngarrindjeri Aboriginal Corporation	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
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
Attorney-General's Department	Low	<ul style="list-style-type: none"> Low level of interest; Search the Taa Wika and determine if there are any known cultural objects or items in the vicinity. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be	Consult

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)
			provided on how their input influenced the decision.	
Housing Infrastructure Planning and Development Unit	Medium	<ul style="list-style-type: none"> • Medium level of interest; • Ensure that infrastructure delivery occurs in a logical manner consistent with State Objectives 	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	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
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 ⁴

⁴ A hybrid of inform and consult is proposed due to the variety of needs and expectations in this stakeholder group. The engagement activities do not involve approaching all members of the community or public about the Code Amendment (due to their generally lower levels of interest). However, should a member of the community or public have a high level of interest, they will have the opportunity to register their interest in updates and to be heard as part of the engagement (i.e. will be offered the 'consult' level of engagement).

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 State MP – Mr Adrian Pederick – Member for Hammond State MP – Mr David Basham – Member for Finnis 	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"> 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 Amendment	<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; 	<ul style="list-style-type: none"> Alexandrina Council 	Involve	<ul style="list-style-type: none"> Letter Information provided on website Written submissions Meetings (if necessary) 	Code Amendment Engagement in anticipated to commence mid 2023

	<ul style="list-style-type: none"> • 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"> • Adjacent and Surrounding Land Owners • Utility Providers • Department of Primary Industries and Regions SA (PIRSA) • Country Fire Service (CFS) • Department for Environment and Water (DEW) • Ngarrindjeri Aboriginal Corporation RNTBC – Ngarrindjeri People • Local Government Association; • Department for Infrastructure and Transport (DIT) • Environment Protection Authority (EPA) • SA Housing Authority • Attorney-General's Department – Aboriginal Affairs and Reconciliation • Department for Education • State MPs – Mr Adrian Pederick – Member for Hammond and Mr David Basham – Member for Finniss • State Planning Commission • Housing Infrastructure Planning and Development Unit • Department of Trade and Investment 	Consult	<ul style="list-style-type: none"> • Letter • Information provided on website • Social media promotion • Written submissions • Community open day • One-on-one sessions offered • Meetings offered • Hard copies available at various locations 	
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Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
		<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:	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. 	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.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
	Engagement is fit for purpose	<ul style="list-style-type: none"> People were clear about the proposed change and how it would affect them. 		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.
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 <u>before or during the drafting of the planning policy, strategy or scheme</u> 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	<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 	Evaluation by Project Lead

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
	considered in the development of planning policy, strategy or scheme				<ul style="list-style-type: none"> Not at all 	
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 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	12 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 Plan SA portal.	PLUS	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC.	PLUS	8 weeks