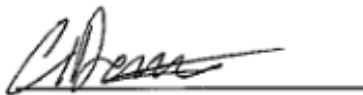


# PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING AND DESIGN CODE WALLAROO CODE AMENDMENT

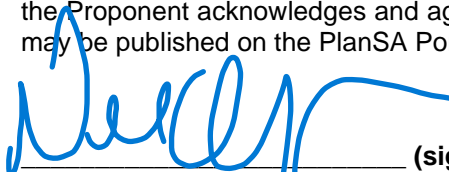
BY DEMO SUPER FUND, SILVERGATE (SA) PTY LTD AND SILVERGATE (SA)  
NO. 2 PTY LTD (THE PROPONENT)

 GD.

**George Demourtzidis (on behalf of the Proponent)**

Date: 17.08.23

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

 (signature required)

**MINISTER FOR PLANNING**

DATE: 19/12/23

### Proprietary Information Statement

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## 1. INTRODUCTION

Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (together 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 between Spencer Highway, Bowman Road and Rosslyn Road, Wallaroo (the Affected Area), on Narangga Country, as shown in **Figure 1.1**.

**Figure 1.1** Affected Area



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

The Proponent is the registered proprietor for the whole of the Affected Area. A copy of the Certificates of Title for the Affected Area are contained in **Appendix 1**.

This Proposal to Initiate details:

- Scope of the Code Amendment;
- Relevant strategic and policy considerations;
- Nature of investigations already carried out and to be carried out should the Code Amendment be initiated by the Minister;
- Engagement undertaken and to be undertaken should the Code Amendment be initiated by the Minister;
- Information to be collected for the Code Amendment; and

- The timeframes to be followed in undertaking the Code Amendment should the Code Amendment be initiated by the Minister.

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

## **1.2 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.
- 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 – Emily Nankivell (Associate Director – Future Urban)
  - (b) Email - [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)
  - (c) Phone – (08) 8221 5511
- 1.1.4. The Proponent intends to undertake the Code Amendment by engaging Future Urban to provide the professional services required to undertake the Code Amendment. Michael Osborn (Director) will oversee the Code Amendment and has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations.

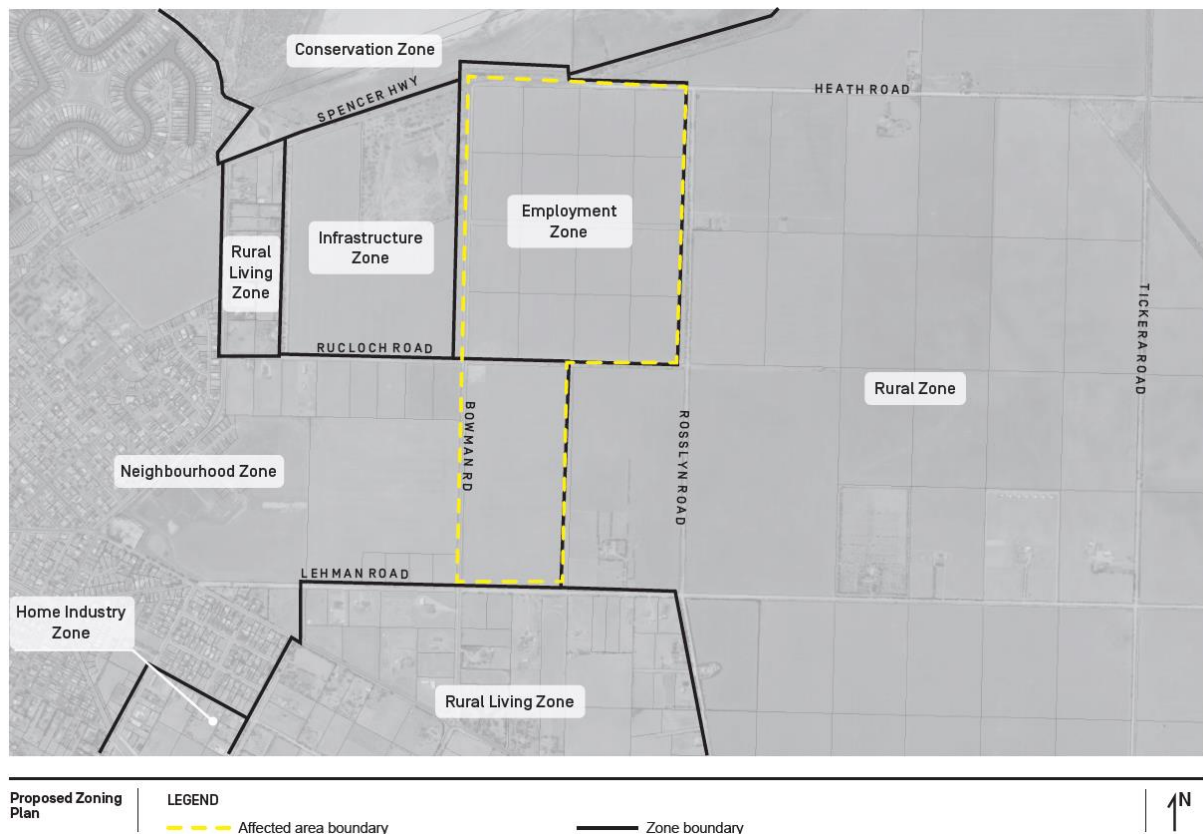
In addition, Michael has experience in engagement and the preparation of engagement plans and will ensure engagement accords with the Community Engagement Charter. Michael has prepared numerous engagement plans and undertaken engagement activities for both private developers and state government agencies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

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

### 1.3 Rationale for the Code Amendment

The Affected Area comprises approximately 107 hectares of land. The Code Amendment will seek to rezone the land from Rural (as shown on the figure in **Appendix 2**) to the Employment Zone and Neighbourhood Zone as shown in Figure 1.2 and **Appendix 3**.

**Figure 1.2 Proposed Zone**



The basis for seeking a rezoning to the Affected Area has come about due to:

- Wallaroo being identified as a key township for the Copper Coast Council (the Council) and the Mid North and Yorke Peninsula Region (the Region). Currently there are no growth areas identified for employment or residential land in the Regional Plan, the Council's Strategic Plans or by the existing zoning.
- The population in the Township and the Region is growing.
- There is a need for continued opportunities for residential growth to support the growing population.
- More critically, there is a need for suitably zoned land to support employment type land uses in Wallaroo. Land supply investigations have identified that there is currently no available land zoned for Employment or Strategic Employment in Wallaroo and limited availability in the other local townships of Kadina and Moonta.
- Employment statistics demonstrate that there are residents within Wallaroo that are needing to travel outside of the Township to access employment opportunities in industries that would be supported by the proposed rezoning.
- The Proponent has had numerous companies, two residential land developers and a technical education provider indicate interest in the future use of the Affected Area.

- While land supply investigations indicate that there is currently a 15-30 year supply of residential zoned land in the region, the basis for rezoning the southernmost portion of the Affected Area to the Neighbourhood Zone is to:
  - » provide an orderly transition and opportunities to appropriately manage the interface between the proposed Employment Zone, existing Rural Zone and residential zoned land;
  - » provide an orderly expansion of existing residential zoned land;
  - » take into account that existing residential zoned land may not be utilised due to land owner's not making the land available and infrastructure provision; and
  - » ensure that residential land supply is provided for Wallaroo into the future, which in turn will support anticipated industry growth.

## 2. SCOPE OF CODE AMENDMENT

### 2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land identified as:

- Allotment 628 in Certificate of Title Volume 6121 Folio 722;
- Sections 668, 669, 670, 671, 677, 676 and 679 in Certificate of Title Volume 6121 Folio 723;
- Sections 666, 667, 672, 673, 674, 675, 680 and 681 in Certificate of Title Volume 6121 Folio 714; and
- Allotment 626 in Certificate of Title Volume 6121 Folio 721.

Refer Figure 1.1 and **Appendix 1**.

### 2.2 Scope of Proposed Amendment

<b>Current Policy</b>	<p><b>Zone</b></p> <p>Rural Zone</p> <p><b>Overlays</b></p> <p>Key Outback and Rural Routes Overlay</p> <p>Native Vegetation Overlay</p> <p>Limited Dwelling Overlay</p> <p>Hazards (Bushfire – Regional) Overlay</p> <p>Hazards (Flooding – Evidence Required)</p> <p><b>Technical and Numeric Variations (TNVs)</b></p> <p>Minimum dwelling allotment size 40 hectares</p> <p>Minimum site area 100 hectares</p>
<b>Amendment Outline</b>	<p>The Code Amendment will seek to rezone the northern part of the Affected Area, approximately 107 hectares, to the Employment Zone and the southernmost portion of the Affected Area, approximately 35 hectares, to the Neighbourhood Zone.</p>
<b>Intended Policy</b>	<ul style="list-style-type: none"> <li>• Rezone Affected Area from the Rural Zone to Employment Zone and Neighbourhood Zone.</li> <li>• Limited Dwelling Overlay be removed from the Affected Area.</li> <li>• TNVs in regard minimum allotment size and minimum allotment size for dwellings to be:             <ul style="list-style-type: none"> <li>» reviewed with the intention to remove these TNVs from the Employment Zoned portion of the Affected Area; and</li> <li>» either remove or amend these TNVs for the Neighbourhood Zoned portion of the Affected Area.</li> </ul> </li> </ul>



	<ul style="list-style-type: none"><li>• TNVs for maximum building height and minimum frontage to be considered and applied for the Neighbourhood Zone portion of the Affected Area.</li><li>• The Employment Zone to be reviewed with the intention of ensuring it is the most suitable zone, will support a variety of employment land uses and will not conflict with land uses in the town centre of Wallaroo.</li><li>• The Water Resources and Affordable Housing Overlays to be considered for the Neighbourhood Zone land.</li><li>• A Concept Plan to be developed that includes vehicle access and consideration of interface management between the Employment Zone/Rural Zone and the Neighbourhood Zone to ensure amenity for residential land.</li></ul>
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### 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 employment land supply for the region;
- Facilitating employment uses to support job and business growth, in turn supporting population growth;
- Infrastructure and services to support future employment and residential land uses;
- Identification of potential hazards, including flooding and bushfire, and the introduction of appropriate measures to mitigate risk;
- Ensuring safe access and egress to the site without disruption to the key outback route; 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 SPPs set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by the SPPs.

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

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

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><b>State Planning Policy 1 – Integrated Planning:</b> 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</i></p>	<p>The Affected Area is located on the outskirts of the Wallaroo Township and is bordered by the Infrastructure Zone, Rural Living Zone and Neighbourhood Zone. The rezoning proposes a logical expansion of the Township providing opportunities for employment and population growth as well as managing the interface between residential and non-residential land.</p> <p>The land is well connected to existing transport routes.</p>

<p><i>investment commensurate with the rate of future population growth.</i></p> <p><i>(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</i></p>	
<p><b>State Planning Policy 4 - Biodiversity:</b> To maintain and improve our state's biodiversity and its life supporting functions.</p> <p><i>(4.1) Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.</i></p> <p><i>(4.2) Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions.</i></p> <p><i>(4.4) Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.</i></p>	<p>The Native Vegetation Overlay will continue to apply to the Affected Area.</p> <p>The application of the Water Resources Overlay will be investigated as part of the Code Amendment.</p> <p>Stormwater investigations will be undertaken as part of the Code Amendment.</p>
<p><b>State Planning Policy 5 - Climate Change:</b> Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p> <p><i>(5.3) Facilitate climate-smart buildings to reduce our demand for water and energy.</i></p> <p><i>(5.4) Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.</i></p> <p><i>(5.5) Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</i></p> <p><i>(5.6) Facilitate green technologies and industries that reduce reliance on carbon-based energy supplies and directly or indirectly reduce our greenhouse gas emissions.</i></p>	<p>The Proponent is investigating options to facilitate off-grid energy provision for future dwellings on the Neighbourhood Zoned Land. A similar project was undertaken at the University of Adelaide Roseworthy Campus. The project would be the first of its kind in a residential development in South Australia and could pave the way for future housing estates to adopt an off-grid model.</p> <p>The Affected Area is subject to Hazard Overlays that apply to bushfire and flooding. These Overlay's would continue to apply to the Affected Area ensuring that future development is appropriately protected to mitigate from natural hazards.</p>

<p><b>State Planning Policy 9 – Employment Lands:</b> To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p> <p><i>(9.1) Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.</i></p> <p><i>(9.2) Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</i></p> <p><i>(9.4) Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.</i></p> <p><i>(9.5) Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.</i></p> <p><i>(9.6) Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.</i></p> <p><i>(9.12) Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</i></p>	<p>The Affected Area is extremely well positioned for employment uses, with its current use resulting in an underutilisation of the Affected Area. Land supply investigations have identified a need for employment land in Wallaroo and the Region more broadly.</p> <p>The Employment Zone provides an adaptable policy framework to allow commercial and employment type uses, flexible to market demand.</p> <p>The Affected Area is well located in respect to transport connections and proximity to the Wallaroo town centre.</p> <p>The rezoning will not prejudice the use of other land in the locality.</p> <p>Importantly, due to the type and nature of land uses contemplated within the Employment Zone, existing retail uses within the township will not be displaced. Thus ensuring the character and viability of the township will be maintained.</p>
<p><b>State Planning Policy 11 – Strategic Transport Infrastructure:</b> to integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p> <p><i>(11.1) Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).</i></p> <p><i>(11.7) Identify and protect operations of key transport infrastructure, corridors and nodes (passenger and freight).</i></p>	<p>The Affected Area, in particular the Employment Zoned land, is positioned to take advantage of the existing road network and the major freight route. Access arrangements to the Affected Area will be investigated as part of the Code Amendment to identify and ensure that key transport infrastructure, corridors and nodes are not impacted by the proposed rezoning.</p>

<p><b>State Planning Policy 12 – Energy:</b> to support the ongoing provision of sustainable, reliable and affordable energy options that meet the needs of the community, business and industry.</p> <p><i>(12.2) Facilitate renewable sources of energy supply, such as solar or wind, at the local level.</i></p>	<p>The Code Amendment would facilitate the implementation of an off-grid energy system for future residential development on the Neighbourhood Zoned land.</p>
<p><b>State Planning Policy 14 - Water Security and Quality:</b> To ensure South Australia’s water supply is able to support the needs of current and future generations.</p> <p><i>(14.5) Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</i></p> <p><i>(14.6) Support development that does not adversely impact on water quality.</i></p>	<p>Stormwater investigations will be undertaken to identify measures that future development must incorporate to minimise risks to water quality and flooding.</p>

### 3.3 Alignment with Regional Plans

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

The Yorke Peninsula Regional Land Use Framework (2007) (the Regional Plan) is relevant for this Code Amendment. The Code Amendment aligns with a number of the priorities and targets in the Regional Plan as outlined in **Table 3.2**.

**Table 3.2** Code Amendment alignment with Regional Plan

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
<p><i>Objective 7: Provide serviced and well-sited industrial land to meet projected demand.</i></p>	<p>The Affected Area is located where it can be serviced for traffic and other infrastructure.</p>
<p><i>Objective 20: Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors.</i></p>	<p>The residential zoned portion of the Affected Area can be explored for opportunities for diverse, affordable and sustainable housing, including consideration of the Affected Area for off-grid housing.</p>
<p><i>Walleroo is identified as a key township within the Region. Strategies to facilitate commercial, industrial and residential growth sustainably in and around the township include:</i></p>	<p>The Employment Zoned land is located in such a way that it could utilise an existing major freight route. It is also positioned between the</p>

<p><i>5.1 Encourage industry clusters (mining, primary production and aquaculture value adding processing and storage activities) in strategic locations (such as freight transport nodes) to maximise transport efficiencies and support industry development.</i></p> <p><i>8.6 Retain and support industrial and commercial operations (for example, by providing appropriate buffers to minimise conflicts) and manage the impacts of external influences, such as noise, vibration and native vegetation disturbance.</i></p> <p><i>8.7 Support the growth of 'green' technologies by setting aside employment lands and ensuring flexibility in zoning to allow new industries to establish.</i></p> <p><i>9.6 Commercial areas proposed outside town centres must demonstrate that they:</i></p> <ul style="list-style-type: none"> <li><i>» will avoid adverse incremental or cumulative impacts on existing town centres</i></li> <li><i>» are clustered rather than linear development and do not adversely affect the efficiency and safety of arterial roads</i></li> <li><i>» are convenient and equitable to access, including by walking</i></li> <li><i>» are supportive of the desired future character of the town</i></li> <li><i>» are not using land of strategic importance to industry.</i></li> </ul> <p><i>10.2 Expansion of towns should:</i></p> <ul style="list-style-type: none"> <li><i>» ensure new areas are continuous with and form compact extensions of existing built-up areas</i></li> <li><i>» prevent linear development along the coast and arterial roads</i></li> <li><i>» not encroach on areas of importance to economic development</i></li> <li><i>» not encroach on environmentally sensitive areas</i></li> <li><i>» support the cost-effective provision of infrastructure and services (for example, health and education), avoiding unnecessary expansion or</i></li> </ul>	<p>existing Infrastructure Zone and Rural Zone, resulting in a cluster of industry based land.</p> <p>The land uses supported by the Employment Zone could support primary production in the form of processing or storage facilities.</p> <p>The rezoning would enable appropriate buffers to be established between existing and proposed residential land and employment/primary production land.</p> <p>The proposed Employment Zone will not encourage land uses that will result in competition with the town centre.</p> <p>The Affected Area borders the edge of the existing township, as such the rezoning will result in a logical expansion of the existing built up area.</p>
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<p><i>duplication of existing regional infrastructure and services</i></p> <p>» <i>promote strong links between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space</i></p>	
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### 3.4 Alignment with Other Relevant Documents

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

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

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

Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents
<p><i>Copper Coast Council Strategic Plan 2019-2029 “Moving Towards 2029”</i></p> <p><b>GOAL 2:</b> <i>To responsibly manage the natural and built environment to ensure its sustainability and diversity to the community.</i></p> <ul style="list-style-type: none"> <li>• <i>Strategy 2.1 Planning: To establish and implement planning and development policies in accordance with legislation, economic and community demand.</i></li> </ul> <p><b>GOAL 3:</b> <i>To facilitate economic prosperity, balanced growth and the enhancement of the Copper Coast.</i></p> <ul style="list-style-type: none"> <li>• <i>Strategy 3.1 Investment and Employment: To facilitate local economic growth fostering job opportunities for those seeking employment.</i></li> </ul>	<p>The proposed rezoning will facilitate business growth and employment opportunities in Wallaroo, where there is currently no suitably zoned land to support business growth in areas of light industry, manufacturing, warehousing and storage.</p>

## 4. INVESTIGATIONS AND ENGAGEMENT

### 4.1 Investigations already Undertaken

Table 4.1 identifies what investigations have already been undertaken in support of the proposed Code Amendment.

**Table 4.1** *Investigations undertaken*

Investigation/s Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
<i>Land Supply Study</i>	Analysis of existing land supply within Wallaroo and the broader Council area, population demographics, growth and need for rezoning for employment and residential land.	<p>Population of Wallaroo is growing.</p> <p>Currently not enough jobs to service residents, who are needing to travel outside of the township for work.</p> <p>No employment zoned land in Wallaroo indicating limited opportunity for job growth.</p> <p>Existing land zoned residential, however availability of this land uncertain due to:</p> <ul style="list-style-type: none"> <li>• land owner intention; and</li> <li>• infrastructure provision.</li> </ul> <p>Copy of the Land Supply Report is contained in <b>Appendix 4</b>.</p>
<i>Aboriginal Heritage</i>	A search of Taa wika Aboriginal Cultural Heritage Database and Register was undertaken.	<p>No registered site or objects were identified on the Affected Area through the search.</p> <p>The Narungga Nations Aboriginal Corporation will be engaged with through the Code Amendment process.</p>

### 4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, Table 4.2 outlines what additional investigations that will be undertaken to support the Code Amendment.

**Table 4.2** *Investigations to be undertaken*

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
<i>Traffic</i>	Identify the impact of the proposed Code Amendment on the road network and Spencer Highway (major freight route). Together with the scope and timing of road upgrades required to support future development (if any).



<i>Services and Infrastructure</i>	Identify existing infrastructure in the area and the scope and timing of infrastructure upgrades or implementation if required to support future development.  Will include consideration of an off-grid energy model for the Neighbourhood Zoned land.
<i>Environmental</i>	To undertake environmental investigations to confirm that the land is or can be made suitable for the land use envisaged by the Code Amendment (commercial and residential).
<i>Economic Impacts</i>	Understand existing land uses in the town centre and ensure that the land uses envisaged in the Employment Zone will not compete with the existing non-residential land uses.
<i>Agronomist</i>	To investigate and provide advice on the viability of the land for primary production.
<i>Alignment with the new Regional Plan (to be released second half of 2023)</i>	Review the Regional Plan (when available) to understand if the proposed rezoning aligns with the Regional Plan.
<i>Concept Plan</i>	To provide greater certainty in relation to future access location(s) and interface management between the Employment Zoned land and Neighbourhood Zoned land.

### 4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the Council has been consulted on this proposal. In summary, the following matters were raised by the Council:

- Demonstrate a need for demand for land uses that will be facilitated by the proposed zones (land supply investigations).
- Demonstrate that the proposed locality is suitable for land uses that will be facilitated by the proposed zones.
- Demonstrate that proposed land uses facilitated by the Employment Zone will not compete with commercial uses in the Wallaroo Town Centre.
- Demonstrate that rezoning will not have an unreasonable impact on heavy vehicle traffic along the Spencer Highway and Bowman Road, especially during harvest season.

A copy of the Council's letter is contained in **Appendix 5**.

These matters have or will be considered as part of the investigations to be undertaken for the Code Amendment as set out in Tables 4.1 and 4.2 above.

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

- Meeting with The Honourable Tom Koutsantonis, Minister for Energy and Mining.
- Meeting with The Honourable Fraser Ellis, the Local Member for Nharungga.
- Meeting with Gemma Wallace, Minister Champion's Advisor.

- Meeting with the Council.
- Meeting with Code Control Group (CCG) and Planning and Land Use Services (PLUS).

A summary of outcomes or matters raised through engagement already undertaken is as follows:

- Alignment of the Code Amendment with the new Regional Plan (not yet available).
- Opportunities for off-grid energy program to supply residential land.
- How Neighbourhood Zoned land will integrate with the existing residential zoned land.
- Anticipated dwelling yield on the Neighbourhood Zoned land.
- Traffic and access arrangements and integration with existing road network.
- Management of the interface between non-residential and residential (sensitive) land uses.

These will also be investigated should the Code Amendment be initiated.

#### 4.4 Further Engagement Proposed

In addition to the preliminary engagement already undertaken and identified above, **Table 4.3** below outlines what additional engagement will be undertaken to support the Code Amendment.

**Table 4.3** *Investigations to be undertaken*

Stage	Stakeholders/ target audience	Engagement activity	How the engagement proposes to address an identified issue or question
Preliminary Engagement	<ul style="list-style-type: none"> <li>• Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>• Information sharing</li> <li>• Opportunity for written and verbal feedback</li> <li>• Meetings</li> </ul>	<ul style="list-style-type: none"> <li>• To make the Council aware of the Code Amendment.</li> <li>• Answer questions.</li> <li>• Identify any further matters that may need investigation as part of the Code Amendment.</li> </ul>
	<ul style="list-style-type: none"> <li>• The Hon Tom Koutsantonis, Minister for Energy and Mining</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting</li> <li>• Information sharing</li> <li>• Opportunity for feedback</li> </ul>	<ul style="list-style-type: none"> <li>• To discuss opportunities for use of alternative energy sources as part of future development.</li> </ul>
	<ul style="list-style-type: none"> <li>• Advisor to the Hon Nick Champion, Minister for Planning</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting</li> <li>• Information sharing</li> <li>• Opportunity for feedback</li> </ul>	<ul style="list-style-type: none"> <li>• To make the Minister aware of the Code Amendment.</li> <li>• Answer questions.</li> <li>• Identify matters to be considered as part of the Code Amendment.</li> </ul>
	<ul style="list-style-type: none"> <li>• The Hon Fraser Ellis, Member for Narungga</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting</li> <li>• Information sharing</li> <li>• Opportunity for feedback</li> </ul>	<ul style="list-style-type: none"> <li>• To inform the Local Member of the Code Amendment.</li> <li>• Identify matters to be considered as part of the Code Amendment.</li> </ul>
	<ul style="list-style-type: none"> <li>• SA Housing Authority</li> </ul>	<ul style="list-style-type: none"> <li>• Information sharing</li> <li>• Opportunity for feedback</li> </ul>	<ul style="list-style-type: none"> <li>• To provide an opportunity for early feedback.</li> </ul>

Stage	Stakeholders/ target audience	Engagement activity	How the engagement proposes to address an identified issue or question
	<ul style="list-style-type: none"> <li>Department for Trade and Investment (PLUS and Code Control Group)</li> </ul>	<ul style="list-style-type: none"> <li>Information sharing</li> <li>Opportunity for feedback</li> </ul>	<ul style="list-style-type: none"> <li>To inform of the proposed Code Amendment.</li> <li>Identify any further matters that matters that may need investigation as part of the Code Amendment.</li> </ul>
Early Engagement	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Information sharing</li> <li>Written correspondence</li> <li>Elected Member briefing</li> </ul>	<ul style="list-style-type: none"> <li>To inform of the Code Amendment</li> <li>Answer questions</li> <li>Address matters that were raised by the Council in its preliminary feedback</li> </ul>
Code Amendment Engagement	<ul style="list-style-type: none"> <li>Department for Infrastructure and Transport</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> <li>Meeting (if required)</li> <li>Information provided on website</li> <li>Written submissions</li> </ul>	<ul style="list-style-type: none"> <li>Resolve / confirm access arrangements for Affected Area</li> </ul>
	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> <li>Meeting (if required)</li> <li>Information provided on website</li> <li>Written submissions</li> </ul>	<ul style="list-style-type: none"> <li>To understand any other matters arising in respect to the Affected Area that should be addressed through the Code Amendment</li> </ul>
	<ul style="list-style-type: none"> <li>Environment Protection Authority</li> <li>Department for Environment and Water</li> <li>Local Government Association</li> <li>Walleroo Community Development Association</li> <li>Regional Development Australia (SA Division)</li> <li>Narungga Nations Aboriginal Corporation</li> <li>The Hon Fraser Ellis, Member for Narungga</li> <li>The Hon Tom Koutsantonis, Minister for Energy and Mining</li> <li>The Hon Clare Scriven, Minister for Primary Industries and Regional Development</li> <li>Utility Providers</li> <li>SA Housing Authority</li> <li>Renewal SA (Office for Regional Housing)</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> <li>Meeting (if required)</li> <li>Information provided on website</li> <li>Written submissions</li> </ul>	<ul style="list-style-type: none"> <li>To understand any other matters arising in respect to the Affected Area that should be addressed through the Code Amendment</li> </ul>

Stage	Stakeholders/ target audience	Engagement activity	How the engagement proposes to address an identified issue or question
	<ul style="list-style-type: none"> <li>• Adjacent and nearby land owners and occupiers</li> </ul>	<ul style="list-style-type: none"> <li>• In person question, answer and feedback sessions</li> <li>• Letter</li> <li>• Information provided on website</li> <li>• Written submissions</li> </ul>	<ul style="list-style-type: none"> <li>• Identify potential impact of the Code Amendment on the neighboring land</li> </ul>
	<ul style="list-style-type: none"> <li>• Local Community</li> <li>• General Public</li> </ul>	<ul style="list-style-type: none"> <li>• Information provided on website</li> <li>• Any member of the public will be able to make a written submission</li> </ul>	<ul style="list-style-type: none"> <li>• Identify potential impact of the Code Amendment on the local community and general public</li> </ul>

## 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 Proponent has prepared a draft Engagement Plan for the Code Amendment that will be updated should initiation of the Code Amendment be approved. A copy of the draft Engagement Plan is contained in **Appendix 6**.

The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 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 timeframe outlined in **Appendix 7**. 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.

**APPENDIX 1. CERTIFICATES OF TITLE**

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 6121 Folio 714

**Parent Title(s)** CT 5678/831  
**Creating Dealing(s)** DDA 12020724  
**Title Issued** 21/10/2013      **Edition** 5      **Edition Issued** 07/07/2023

### Estate Type

FEE SIMPLE

### Registered Proprietor

SILVERGATE (SA) PTY. LTD. (ACN: 666 813 896)  
OF 93-97 SOUTH ROAD THEBARTON SA 5031

### Description of Land

SECTIONS 666, 667, 672, 673, 674, 675, 680 AND 681  
HUNDRED OF WALLAROO  
IN THE AREA NAMED WALLAROO

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

#### Dealings Affecting Title

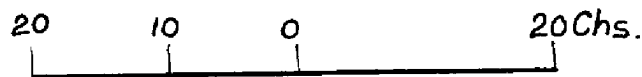
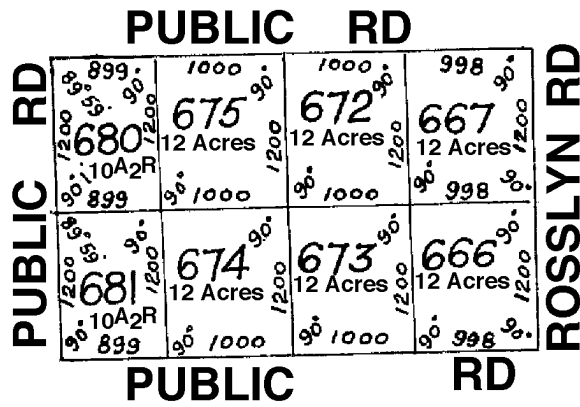
Lodgement Date	Dealing Number	Description	Status
05/07/2023	14074691	TRANSFER	UNREGISTERED

**Priority Notices** NIL

**Notations on Plan** NIL

**Registrar-General's Notes** NIL

**Administrative Interests** NIL



FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m <sup>2</sup>
1 PERCH	= 25.29 m <sup>2</sup>



REAL PROPERTY ACT, 1886



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## Certificate of Title - Volume 6121 Folio 721

**Parent Title(s)** CT 6030/205  
**Creating Dealing(s)** DDA 12020724  
**Title Issued** 21/10/2013      **Edition** 5      **Edition Issued** 07/07/2023

### Estate Type

FEE SIMPLE

### Registered Proprietor

SILVERGATE (SA) NO. 2 PTY. LTD. (ACN: 666 947 057)  
OF 93-97 SOUTH ROAD THEBARTON SA 5031

### Description of Land

ALLOTMENT 626 DEPOSITED PLAN 66972  
IN THE AREA NAMED WALLAROO  
HUNDRED OF WALLAROO

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

**Dealings Affecting Title** NIL

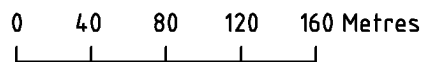
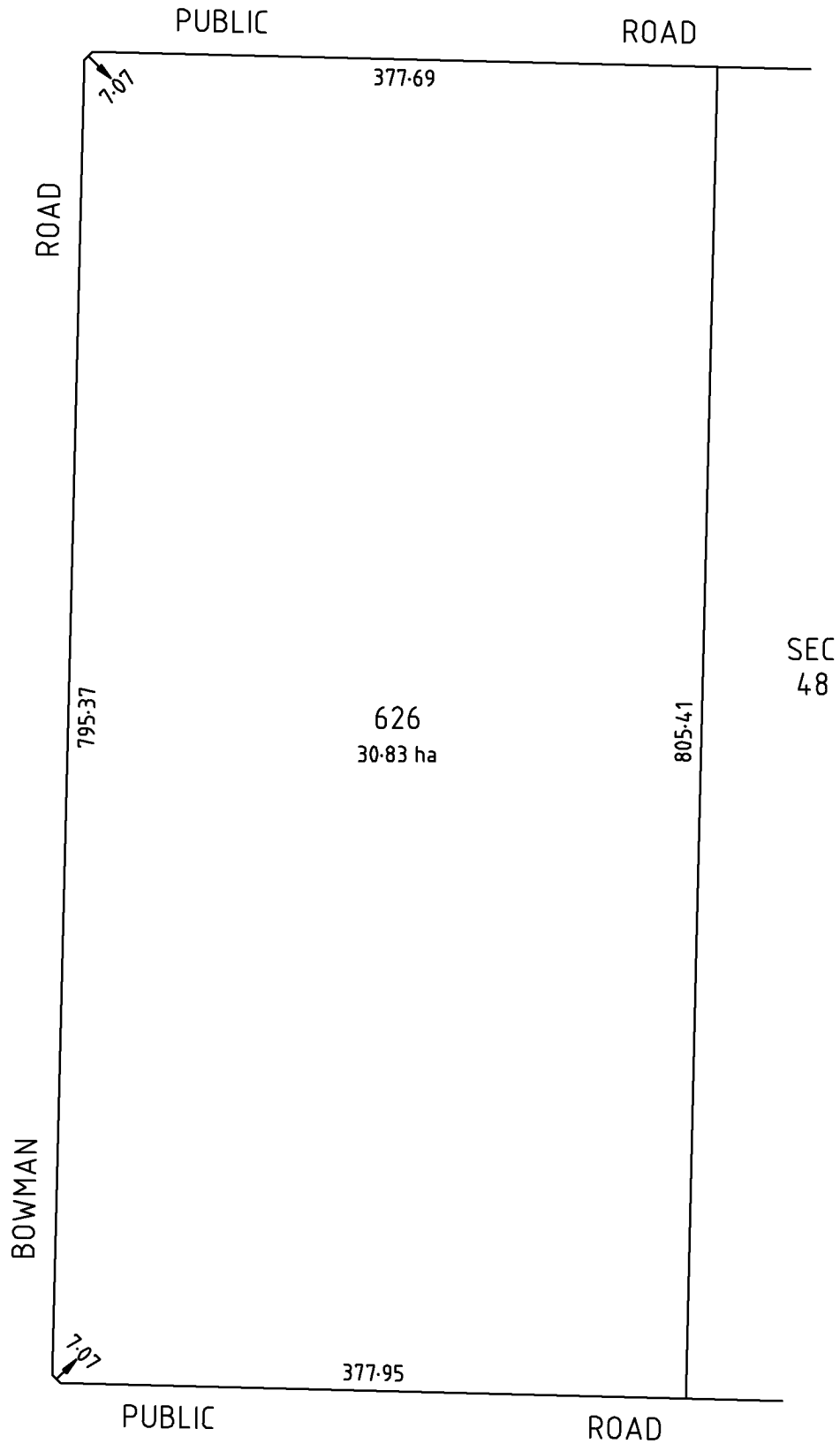
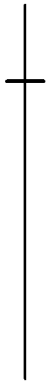
**Priority Notices** NIL

**Notations on Plan** NIL

### Registrar-General's Notes

APPROVED D88803  
APPROVED FX58558

**Administrative Interests** NIL



REAL PROPERTY ACT, 1886



South Australia

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## Certificate of Title - Volume 6121 Folio 722

**Parent Title(s)** CT 6030/206  
**Creating Dealing(s)** DDA 12020724  
**Title Issued** 21/10/2013      **Edition** 5      **Edition Issued** 07/07/2023

### Estate Type

FEE SIMPLE

### Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)  
OF 93-97 SOUTH ROAD THEBARTON SA 5031

### Description of Land

ALLOTMENT 628 DEPOSITED PLAN 66972  
IN THE AREA NAMED WALLAROO  
HUNDRED OF WALLAROO

### Easements

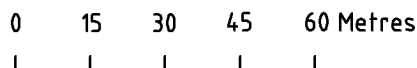
NIL

### Schedule of Dealings

NIL

### Notations

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



REAL PROPERTY ACT, 1886



South Australia

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**Parent Title(s)** CT 6030/208  
**Creating Dealing(s)** DDA 12020724  
**Title Issued** 21/10/2013      **Edition** 5      **Edition Issued** 07/07/2023

### Estate Type

FEE SIMPLE

### Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)  
OF 93-97 SOUTH ROAD THEBARTON SA 5031

### Description of Land

SECTIONS 668, 669, 670, 671, 676, 677 AND 679  
HUNDRED OF WALLAROO  
IN THE AREA NAMED WALLAROO

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

#### Dealings Affecting Title

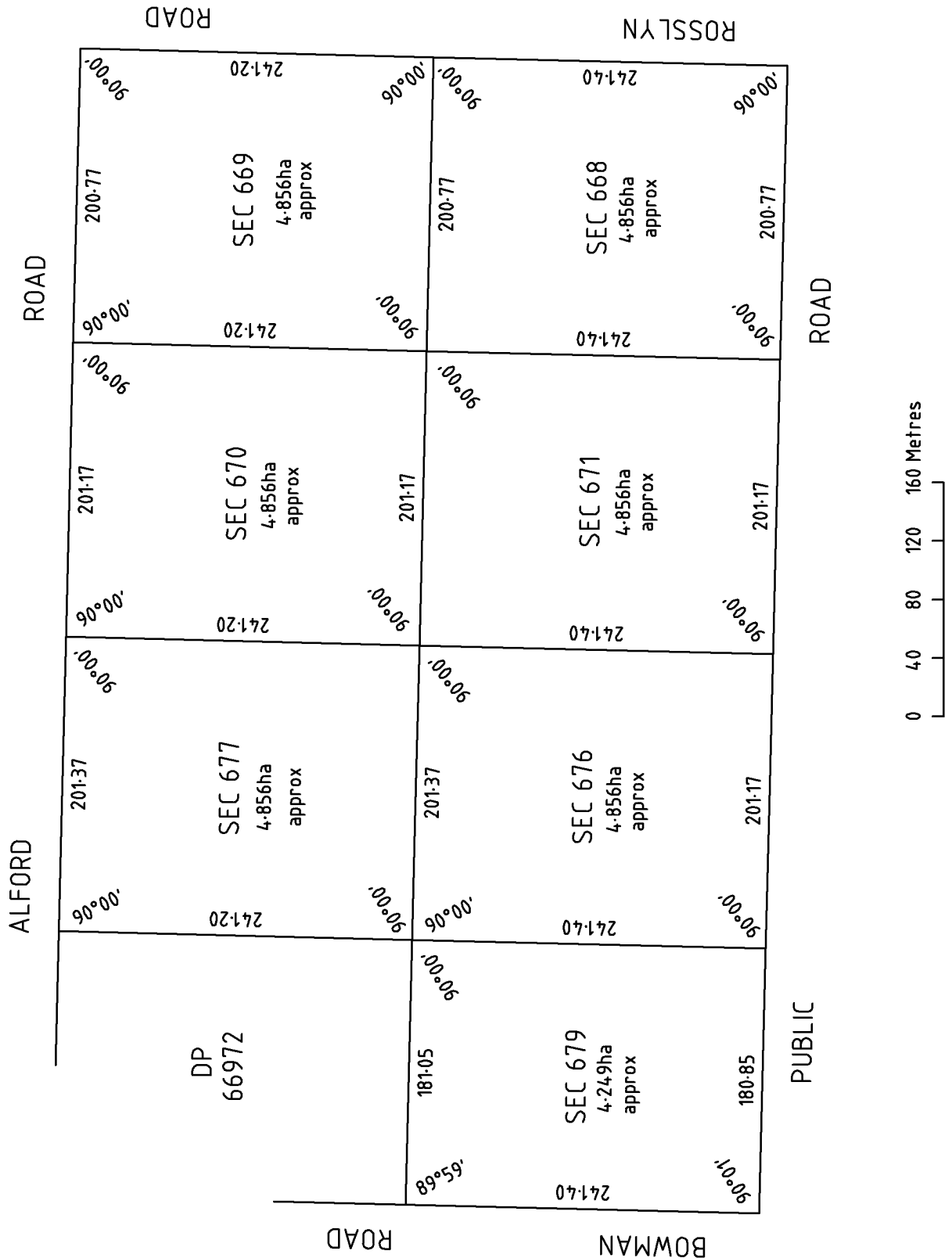
Lodgement Date	Dealing Number	Description	Status
05/07/2023	14074692	TRANSFER	UNREGISTERED

**Priority Notices** NIL

**Notations on Plan** NIL

**Registrar-General's Notes** NIL

**Administrative Interests** NIL



**APPENDIX 2. LOCATION PLAN AND CURRENT ZONE**





Current Zoning Plan

LEGEND

— — — — — Affected area boundary

— Zone boundary





**APPENDIX 3. PROPOSED ZONE**



LEGEND

— — — — — Affected area boundary

————— Zone boundary



**APPENDIX 4. LAND SUPPLY INVESTIGATIONS**



# **LAND SUPPLY REPORT**

## **WALLAROO CODE AMENDMENT**

BOWMAN ROAD, WALLAROO

**Prepared for:**  
Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd

Date:  
**17.08.2023**

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### **Proprietary Information Statement**

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### Document Control

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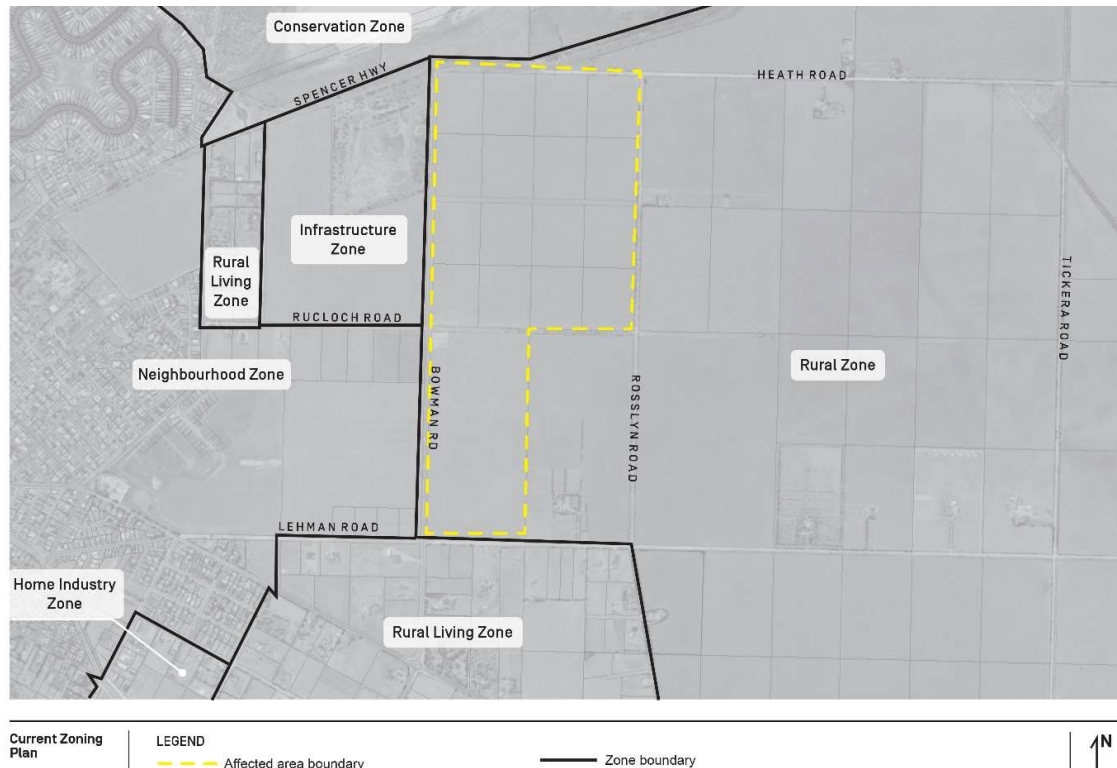
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## 1. INTRODUCTION

Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (the Proponent) is proposing to initiate an amendment (a Code Amendment) to the Planning and Design Code (the Code) as it relates to land located between Bowman Road, Lehman Road and Spencer Highway/Heath Road in Wallaroo (the Affected Area), shown in Figure 1.1 below. The Code Amendment will propose to rezone the Affected Area from the Rural Zone to the Employment Zone and Neighbourhood Zone.

**Figure 1.1** *The Affected Area*



Future Urban have been engaged by the Proponent to prepare a Land Supply Report that considers the impact of the proposed rezoning on residential and employment land supply within Wallaroo and the Copper Coast Council (the Council).

This report:

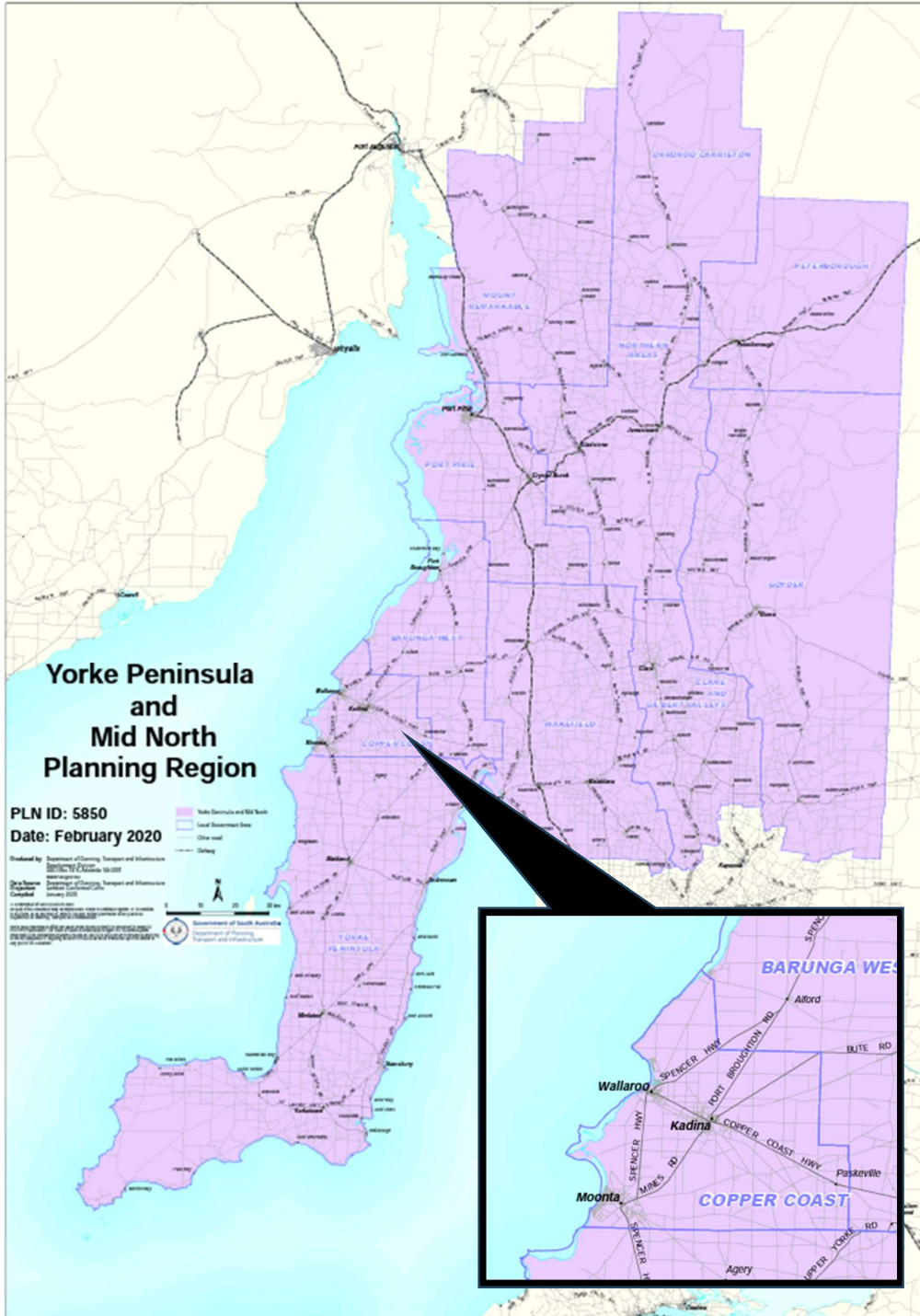
- outlines the geographic and strategic policy context for residential and employment land supply in South Australia and the Council;
- undertakes a review of key demand indicators and trends in relation to housing and employment in the Council area; and
- identifies the existing and planned residential and employment land supply in the Council area.

The findings in this report, demonstrate that the proposed rezoning will provide much needed employment zoned land, where there is currently no supply, and provide additional residential zoned land that will support population growth into the future in Wallaroo and, more broadly, the Council area.

## 2. GEOGRAPHIC CONTEXT

The Affected Area is situated approximately 160 kilometres north of the Adelaide Central Business District, or 2 hour drive. The Affected Area sits within 'Yorke Peninsula and Mid North' Planning Region (the Region) as shown in Figure 2.1 below. The Council area is 773 square kilometres in size and had a resident population of 15,050 people at the 2021 Census. The Council area has three main townships being Kadina, Moonta and Wallaroo. The Affected Area is approximately 2.5 kilometres from the Wallaroo town centre.

**Figure 2.1** Yorke Peninsula and Mid North Region





### 3. STRATEGIC POLICY CONTEXT

#### 3.1 State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system.

SPP 1 ‘Integrated Planning’ is most relevant when considering land supply. The overarching objective and the most relevant policies are provided in Table 3.1 below.

**Table 3.1 State Planning Policy 1 Integrated Planning Objective and Relevant Policies.**

<b>Objective</b>	To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.
<b>SPP 1 Policies</b>	<p>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.</p> <p>1.4 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.</p>

In accordance with SSP 1 land supply for housing and employment needs to account for growth in these areas and that growth areas should be well serviced by appropriate land supply.

#### 3.2 Yorke Peninsula Regional Land Use Framework

The Yorke Peninsula Regional Land Use Framework (2007) (the Regional Plan) is the Regional Plan that puts the SPPs into practice and guides the growth and progress of the Region. The Regional Plan is currently being updated by the State Planning Commission and is likely to be replaced in 2023/24.

In relation to housing and employment land supply, the Regional Plan contains the following two objectives relevant to residential and employment land supply:

*Objective 7: Provide serviced and well-sited industrial land to meet projected demand.*

*Objective 20: Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors.*

The Regional Plan identifies Wallaroo as a key township within the Region and contains strategies to facilitate commercial, industrial and residential growth sustainably in and around the township. Some examples are provided below:

*5.1 Encourage industry clusters (mining, primary production and aquaculture value adding processing and storage activities) in strategic locations (such as freight transport nodes) to maximise transport efficiencies and support industry development.*

*8.3 Ensure an adequate supply of appropriately located industrial land to provide opportunities for small-scale and local industries in towns.*

*8.4 Site and locate industrial land to ensure:*

- » *management of interfaces with residential areas and other sensitive uses, and protection from encroachment*
- » *provision for future expansion*

- » *accordance with Environment Protection Agency policies, codes of practice and guidelines*
- » *proximity to an efficient road freight network that minimises the impacts of freight movements on neighbouring areas*
- » *access to required energy and water*

*8.6 Retain and support industrial and commercial operations (for example, by providing appropriate buffers to minimise conflicts) and manage the impacts of external influences, such as noise, vibration and native vegetation disturbance.*

*8.7 Support the growth of 'green' technologies by setting aside employment lands and ensuring flexibility in zoning to allow new industries to establish.*

*9.6 Commercial areas proposed outside town centres must demonstrate that they:*

- » *will avoid adverse incremental or cumulative impacts on existing town centres*
- » *are clustered rather than linear development and do not adversely affect the efficiency and safety of arterial roads*
- » *are convenient and equitable to access, including by walking*
- » *are supportive of the desired future character of the town*
- » *are not using land of strategic importance to industry.*

*10.2 Expansion of towns should:*

- » *ensure new areas are continuous with and form compact extensions of existing built-up areas*
- » *prevent linear development along the coast and arterial roads*
- » *not encroach on areas of importance to economic development*
- » *not encroach on environmentally sensitive areas*
- » *support the cost-effective provision of infrastructure and services (for example, health and education), avoiding unnecessary expansion or duplication of existing regional infrastructure and services*
- » *promote strong links between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space*

### **3.3 Copper Coast Strategic Plan 2019-2029**

Strategic Plan 2019 - 2029 The Strategic Plan "Moving Toward 2029" (the Strategic Plan) is the overarching framework for the Councils suite of plans. The Council's Key Directions are contained in the Strategic Plan in 5 objectives with complementary goals. Key strategies and responsibility for strategy delivery are also outlined in the Strategic Plan.

In relation to development, the Strategic Plan contains two goals and strategies relevant to land supply:

- GOAL 2:** *To responsibly manage the natural and built environment to ensure its sustainability and diversity to the community.*
- *Strategy 2.1 Planning: To establish and implement planning and development policies in accordance with legislation, economic and community demand.*

**GOAL 3:** *To facilitate economic prosperity, balanced growth and the enhancement of the Copper Coast.*

- *Strategy 3.1 Investment and Employment: To facilitate local economic growth fostering job opportunities for those seeking employment.*

#### 4. ECONOMIC DEVELOPMENT

The Copper Coast Council has developed an Economic Development & Marketing Plan which seeks to better understand the dynamics that have and will deliver growth, development and prosperity to the region; and to develop a plan that communicates these qualities to drive visitation, expenditure, investment and development.

The Plan sets three goals:

1. To establish regional interest, commitment and momentum towards collaboratively delivered economic growth and social benefit.
2. To establish community leadership that will compliment Council contribution to implement the plan and deliver regional economic growth and social benefit.
3. To identify and prioritise key deliverables that together will commence the delivery of regional economic growth and social benefit.

The Plan also contains a number of Targets:

Growth Targets	Now	2031	Growth
Population	14,295	20,000	2.34% pa
Gross Regional Product	\$550m	\$800m	2.78% pa
Employment	4,500	6,000	2.08% pa
Businesses	1,000	1,250	1.61% pa
Visitation	500,000	750,000	4% pa
Tourism spend	\$200m	\$311m	4% pa + \$5 p/visit increase

Along with Five Actions:

1. Brand Affirmation
2. Develop Tourism Offering
3. Deliver Health
4. Generate Investment
5. Strengthen Education

Any population growth must be supported by employment. The two must grow in unison and any imbalance will ultimately affect growth. Regionally significant projects can act as catalysts to drive population and economic growth. Examples of opportunities in the region which could act as catalysis include cruise ships to Wallaroo, new mining projects, Rex Minerals Hillside Project in Ardrossan, large scale tourism projects or the Copper Coast University Hub.

## **5. DEMAND INDICATORS**

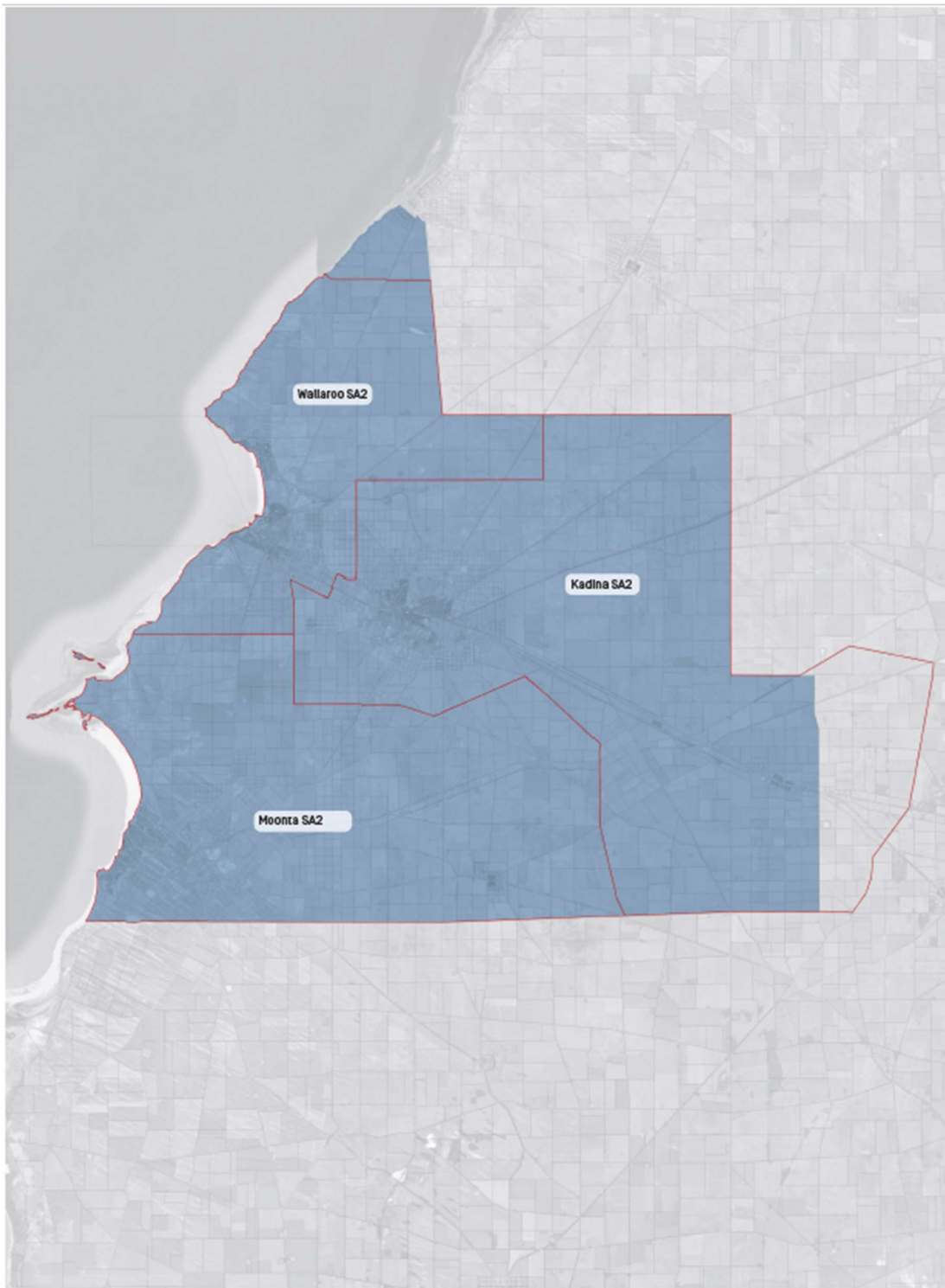
### **5.1 Data Selection for Demand Indicators**

The following geographic areas were utilised to identify housing and employment market trends relevant to the Code Amendment and Affected Area:

- the Council area;
- Wallaroo Statistical Area Level 2 (Wallaroo SA2);
- Kadina Statistical Area Level 2 (Kadina SA2); and
- Moonta Statistical Area Level 2 (Moonta SA2).

These catchments are illustrated in Figure 5.1.

Figure 5.1 Catchment Areas



Context

LEGEND

■ Copper Coast Council area

— Statistical area 2 boundary



A number of factors can influence and indicate demand for residential and employment lands. These include:

- population growth and projections;
- demographic trends, such as age and household occupancy;
- historical dwelling and allotment approvals; and
- employment trends.

Each of these factors are considered below.

## **5.2 Population Growth and Projections**

Between 2011 and 2021, the Copper Coast Council experienced population growth of 2,101 people or an average of 210 people per year. Equating to a growth rate of 1.6% per annum. Wallaroo SA2 experienced a population growth of 752 people over the same period; an average of 75 people per year and a growth rate of 2% per annum.

In December 2019 the former Department for Planning, Transport and Infrastructure (DPTI now the Department for Transport and Infrastructure) predicted that Wallaroo SA2 would grow by 964 people between 2016 and 2036 (an increase from 4,123 to 5,107 people). This represents:

- an overall population increase of 23.9%, being the second largest proportional increase (behind Moonta) projected for an SA2 in the Barossa – Yorke – Mid North Region; and
- an annual growth rate of 695 people or 1.2% per annum.

It is worth noting that these projections were undertaken prior to COVID-19 and the full effects of the pandemic on population growth are unknown. However, market preferences for larger allotments and greater flexibility for remote working and learning have anecdotally encouraged growth within regional areas, such as Wallaroo.

## **5.3 Demographic Trends**

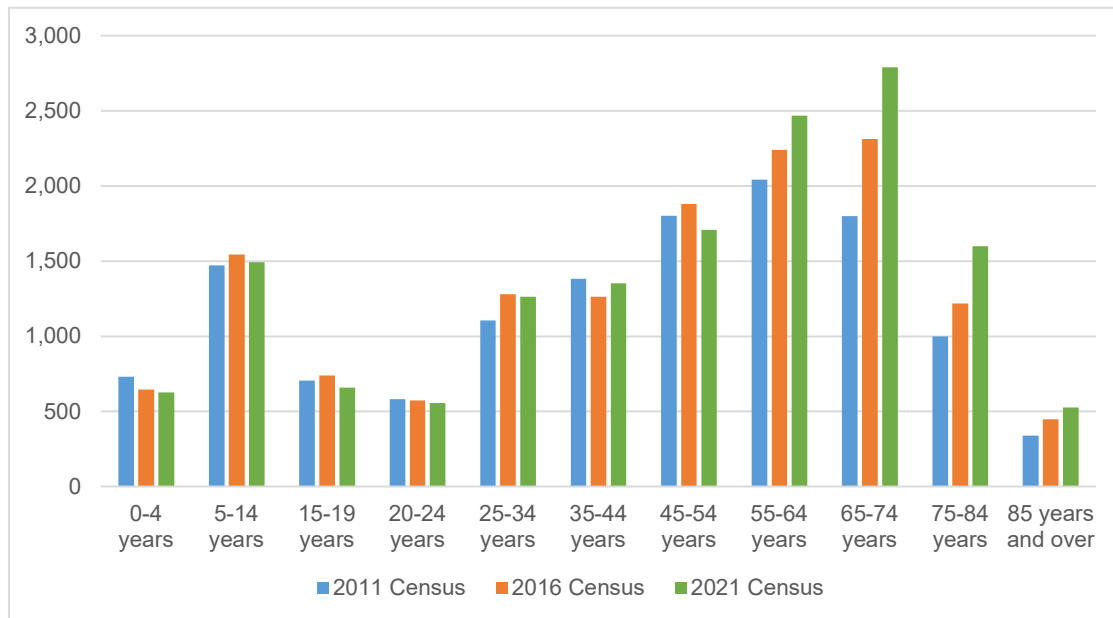
The median age of residents within the Council has gradually increased between 2011 and 2021 from 47 to 54. This rate of aging is greater than within Greater Adelaide that remained at 39 years of age over the same period. These statistics indicate that there is an older and aging population in the Council area.

People aged between 65 and 74 years of age represent the largest age group in the Council area and the 75-84 year age group experienced the most growth between 2011 and 2021. All age groups over 55 years experienced growth within this period, as shown in Figure 4.2 below.

It is worth noting that there was only an increase of 159 people aged between 25 and 34 years between 2011 and 2021, accounting for 8% of the population growth experienced over this period.

The average number of people per household remained at 2.2 between 2011 and 2021.

**Figure 5.2** Age Groups within the Copper Coast Council between 2011 and 2021



The ageing population (55 plus age cohort) is an important strategic consideration for the Council. Including the provision of adequate employment opportunities that are a key driver of attracting working age population that has recognised flow on benefits to the local economy.

#### 5.4 Development Approvals

The land supply pipeline indicators prepared by PlanSA<sup>1</sup> confirm the number of proposed allotments, deposited allotments and completed allotments between 2007 and 2023. These are provided in Figure 5.3.

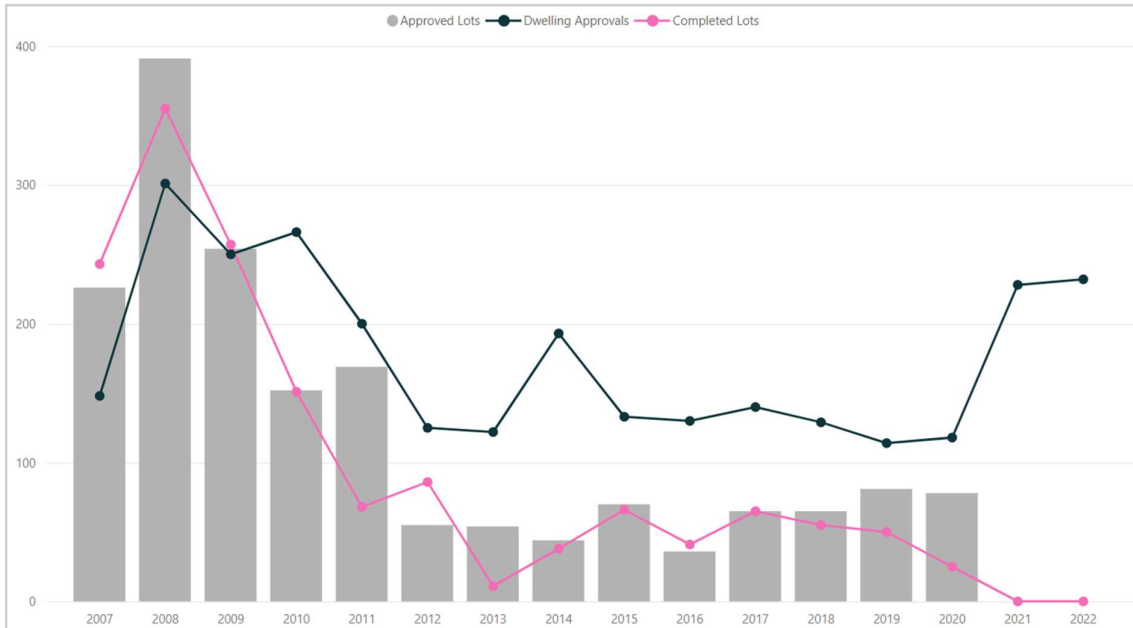
This data demonstrates an evident peak in the number of dwellings proposed in 2021 and 2022. Likely due to the HomeBuilder Grant that was available in 2020 and 2021 and the shift in housing preferences since COVID-19, which has increased demand in regional areas.

It is also clear that the number of dwelling approvals closely aligns with the number of deposited allotments released to the market. This suggests that supply is being consumed as soon as it is being created. As such, it is possible that supply is constraining population growth, considered further in section 4.6.

<sup>1</sup> Available here: [https://plan.sa.gov.au/state\\_snapshot/land\\_supply/Residential\\_land\\_development\\_monitor](https://plan.sa.gov.au/state_snapshot/land_supply/Residential_land_development_monitor)



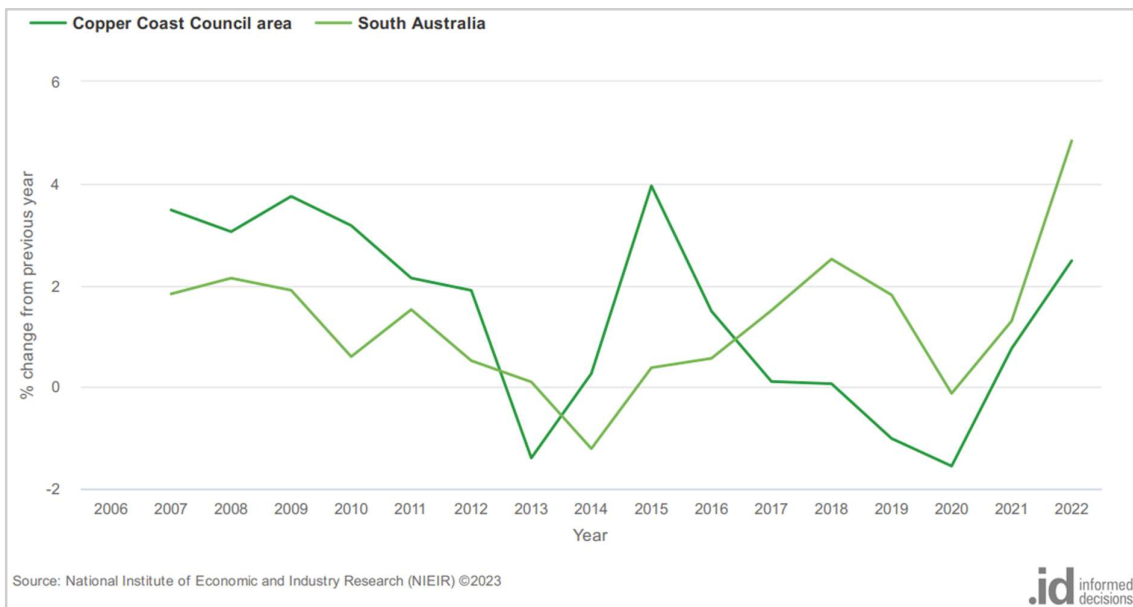
**Figure 5.3 Land Supply Pipeline Indicators for Copper Coast Council**



### 5.5 Employment Trends

There were 956 businesses within the Council area at 30 June 2020<sup>2</sup>, this has reduced by 20 businesses since 2017. However, since 2020, the number of jobs has risen sharply, as shown in Figure 5.4.

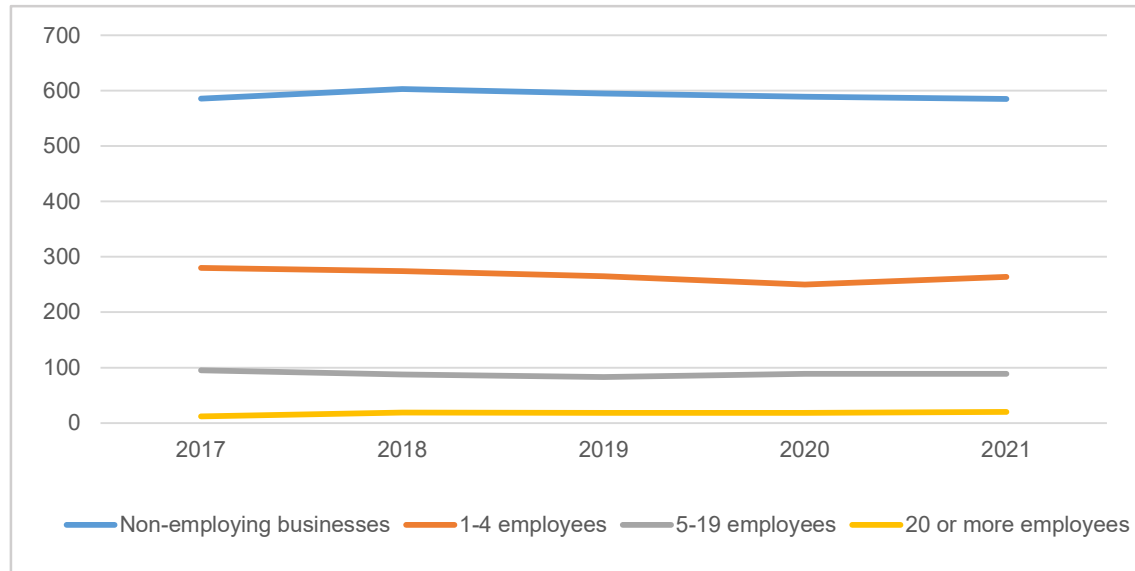
**Figure 5.4 Time series – Employment Annual Change (all industries)**



<sup>2</sup> Australian Bureau of Statistics: <https://dbr.abs.gov.au/region.html?lyr=sa2&rgn=405041126>

Small business comprise the majority of businesses within the Council area, noting that 61% of businesses do not have additional employees, as shown in Figure 4.5 below. This has not changed between 2017 and 2021.

**Figure 5.5** Number of businesses by size (employees) (as at 30 June 2021)



The Council's largest industries are agriculture, forestry and fishing (18.7%), construction (17.6%), rental, hiring and real estate services (15.6%) and wholesale trade (9.0%). With the exception of rental, hiring and real estate services, all of the Council's largest industries have declined between 2017 and 2021, as shown in Table 5.1.

**Table 5.1** Number of businesses by Industry (at 30 June 2021)

Description	2017	2018	2019	2020	2021	Percentage Change
Construction (no.)	225	220	203	201	179	-20.4%
Professional, scientific and technical services (no.)	37	40	45	31	44	18.9%
Rental, hiring and real estate services (no.)	4	5	6	3	9	125.0%
Other services (no.)	179	179	174	169	168	-6.1%
Health care and social assistance (no.)	93	90	87	84	86	-7.5%
Financial and insurance services (no.)	26	29	25	29	29	11.5%
Retail trade (no.)	56	56	48	47	51	-8.9%
Agriculture, forestry and fishing (no.)	47	41	44	43	43	-8.5%
Transport, postal and warehousing (no.)	----	3	----	----	3	N/A
Accommodation and food services (no.)	18	20	25	25	22	22.2%
Manufacturing (no.)	127	141	144	145	149	17.3%
Administrative and support services (no.)	30	31	30	34	37	23.3%
Wholesale trade (no.)	33	30	28	25	24	-27.3%

Arts and recreation services (no.)	3	3	3	3	3	0.0%
Education and training (no.)	3	3	4	4	6	100.0%
Information media and telecommunications (no.)	38	39	40	43	41	7.9%
Electricity, gas water and waste services (no.)	3	3	5	5	5	66.7%
Mining (no.)	46	56	56	58	60	30.4%
Public administration and safety (no.)	3	----	----	----	----	0.0%
Currently unknown (no.)	976	987	969	946	956	-2.0%
Number of businesses by industry - total	225	220	203	201	179	-20.4%

The job-to-resident ratio for the Council area in 2021/22 was 0.89, meaning that there were less jobs than resident workers, as show in Table 5.2. This suggests that many residents are required to travel outside of the Council area to access employment.

This demonstrates that there is a skilled resident base which would benefit from more local employment opportunities. It further demonstrates that new businesses in the council area would likely be able to source employees from within the local area. Population growth will further emphasise this and it is a significant indicator of the need for employment generating uses in the council area.

**Table 5.2** *Employment capacity by industry (2021/22)*

Industry	Local jobs	Employed residents	Ratio of jobs to residents
Health Care and Social Assistance	1110	1197	0.93
Retail Trade	628	619	1.01
Construction	533	611	0.87
Education and Training	467	450	1.04
Accommodation and Food Services	436	446	0.98
Other Services	261	256	1.02
Agriculture, Forestry and Fishing	246	343	0.72
Public Administration and Safety	223	243	0.92
Manufacturing	202	280	0.72
Transport, Postal and Warehousing	197	249	0.79
Administrative and Support Services	181	172	1.06
Wholesale Trade	150	177	0.85
Professional, Scientific and Technical Services	146	156	0.94
Financial and Insurance Services	103	121	0.85
Rental, Hiring and Real Estate Services	76	85	0.89
Electricity, Gas, Water and Waste Services	51	65	0.78
Information Media and Telecommunications	39	39	0.99
Arts and Recreation Services	22	23	0.97

Mining	9	163	0.05
Total industries	5079	5695	0.89

Source: National Institute of Economic and Industry Research (NIEIR)©2023. Compiled and presented in economy.id by.id (informed decisions).

The provision of additional employment lands, through an Employment Zone or similar, would provide opportunities to accommodate a number of industries, including retail trade, wholesale trade and manufacturing. The desired land uses within the Employment Zone include consulting room, indoor recreation facility, light industry, motor repair station, office, research facility, retail fuel outlet, service trade premises, shop, store, training facility and warehouse. This highly flexible zone allows for a variety of land uses, which supports many industries looking for land area to establish a business base.

Data on the consumption of land for employment purposes for the Council area is not readily available. However, a review of existing supply is provided in section 6.3.

## 5.6 Demand Indicators Summary

The population growth and employment data indicate that demand for residential land within the Council area is increasing and is predicted to increase further to accommodate population growth.

### 5.6.1 Population and Housing

Table 5.3 compares historic population growth, projected growth and the number of dwellings approved over the corresponding period. The comparison indicates that the average number of dwellings being approved typically exceeded demand and that existing development ready allotments are being consumed, rather than new allotments coming on to the market.

**Table 5.3 Comparison of Population Growth, Household Occupancy and Dwelling Approvals**

Period	Average Population Growth per Year (number of people)	Average Number of People per Dwelling	Approximate Number of Dwellings Needed to Accommodate Growth per Year	Average Number of Dwellings Approved
2011 - 2016	238	2.2	108	155
2016 – 2021	182	2.2	83	126
2011 - 2021	210	2.2	95	140

Using the 10-year historical growth rate, it is assumed that there will be an additional 3,150 people by 2036 in the Council area. This equates to a need for 1,432 new dwellings over the next 15 years, or an additional 143 dwelling per year.

### 5.6.2 Commercial and Employment

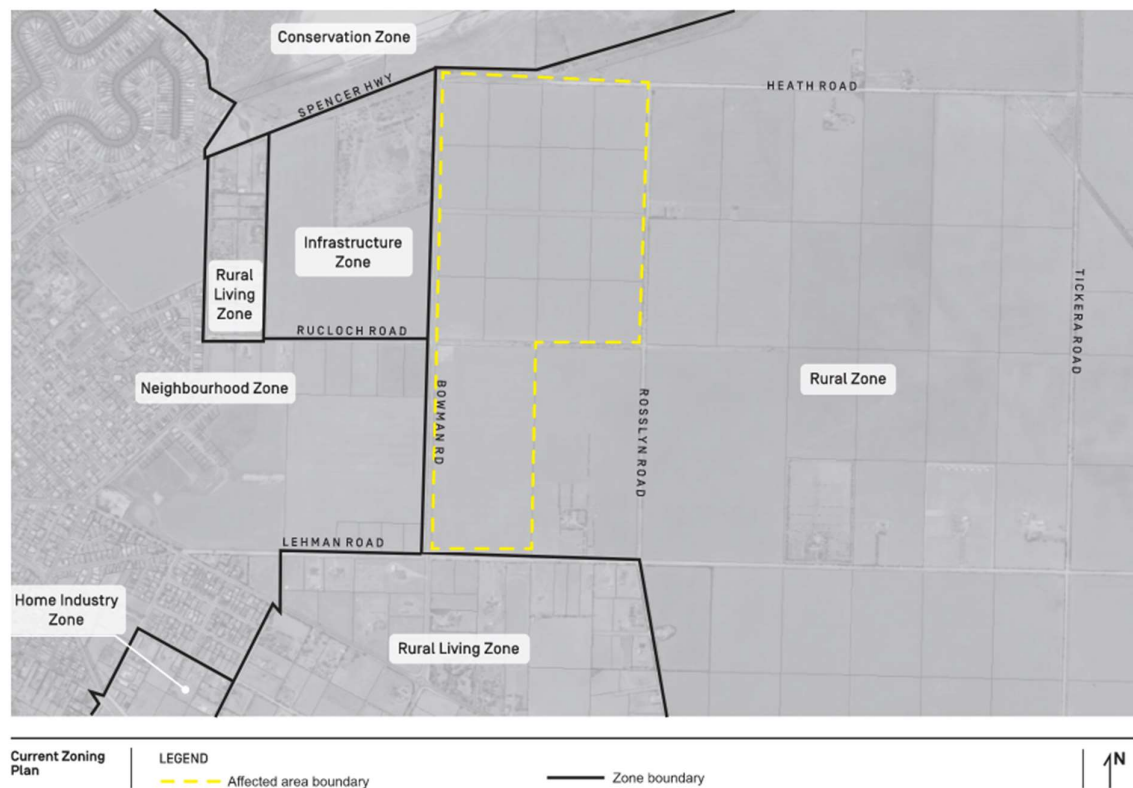
The public register of development applications available from 2021, when the Code was introduced, highlighted little activity within the employment zones in the Council area. It is noted that there are currently no Employment or Strategic Employment Zones within Wallaroo. Applications within these areas largely relate to variations on existing approvals. Anecdotally, demand for employment land will increase as the population increases. There must be suitably zoned land within the townships to facilitate the introduction of new businesses in desirable locations.

## 6. SUPPLY

### 6.1 Contribution of Affected Area and Proposed Code Amendment

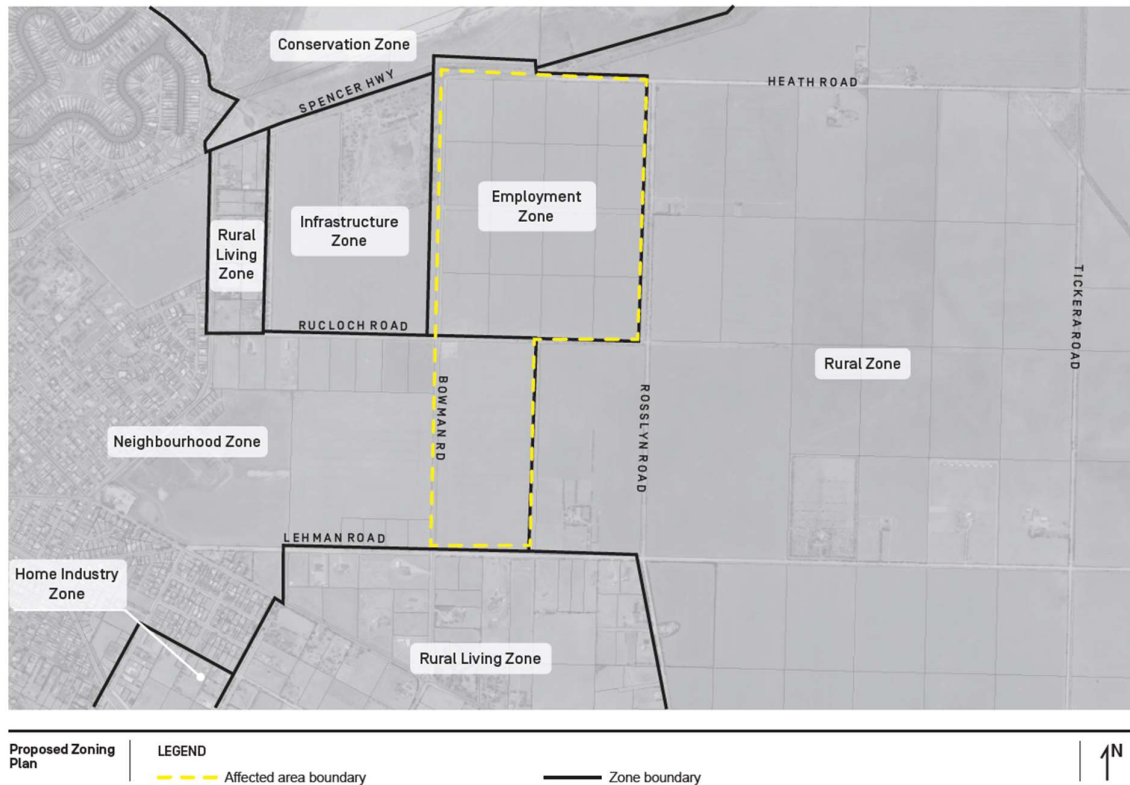
The Affected Area is approximately 107 hectares in size and is currently vacant, with the exception of one rural dwelling. Rural living exists to the south of the Affected Area, the land to the east is zoned Rural, the land to the west is zoned Neighbourhood but it currently vacant. Also to the west is an Infrastructure Zone which contains a former landfill site. A Conservation Zone exists to the north which is largely scrub and wetlands, as demonstrated in Figure 5.1. The Wallaroo main street is approximately 2.7km to the west of the Affected Area.

**Figure 6.1 Existing Zoning**



The proposed Code Amendment will seek to rezone approximately 77 hectares of the Affected Area to the Employment Zone and approximately 30 hectares of the Affected Area to the Neighbourhood Zone as demonstrated in Figure 5.2. It is noted that the area proposed for the Neighbourhood Zone adjoins land zoned Neighbourhood and Rural Living. The rationale for proposing the Neighbourhood Zone on this portion of the Affected Area is to provide a longer-term supply option that is integrated with the existing Neighbourhood Zone. It also ensures that future township growth can continue to be expand and not be 'boxed in' by other zones.

**Figure 6.2 Proposed Code Amendment Zoning**



## 6.2 Residential Land Supply

### 6.2.1 Existing Supply

The existing residential land supply is shown in Figure 6.3 to Figure 6.5 below.

The minimum site area Technical and Numeric Variation (TNV) for the neighbourhood-type zones in Wallaroo, Kadina and Moonta is 450sqm for all dwelling types.

Within the existing areas zoned for residential development, the following approvals exist for the creation of the following allotments:

- 40 allotments in Wallaroo by Monopoly Property Group (DA 340/D408/21);
- 19 allotments in North Beach (Wallaroo) by TBG Developments Pty Ltd (DA 340/D403/22);
- 13 allotments in Moonta Bay by Paul Kosmadopoulos (DA 340/D450/22);
- 4 allotments in Moonta Bay by Rick D'Andrea (DA 340/C436/22);
- 27 allotments in Port Hughes by Kallin Property Pty Ltd (DA 340/D405/23); and
- 5 allotments in Port Hughes by Kallin Property (DA 340/D405/22).

In total, 108 allotments are being prepared for release to the market.

In addition to the above, development applications have been lodged for the creation of the following:

- 129 allotments in Kadina by Frank Lepore (DA 340/D423/22);
- 211 allotments in North Beach (Wallaroo) by State Surveys (DA 340/D460/22);

- 30 allotments in Moonta Bay by E-link Data Cabling Pty (DA 340/D445/22); and
- 14 allotments in Moonta Bay by Luca Developments Pty Ltd (340/D459/22).

In the event these applications are approved, this would result in an additional 384 allotments being prepared for release to the market.

The gross density of these proposed developments generally range between 6 and 9 dwellings per hectare, with an average allotment size of 800 square metres.

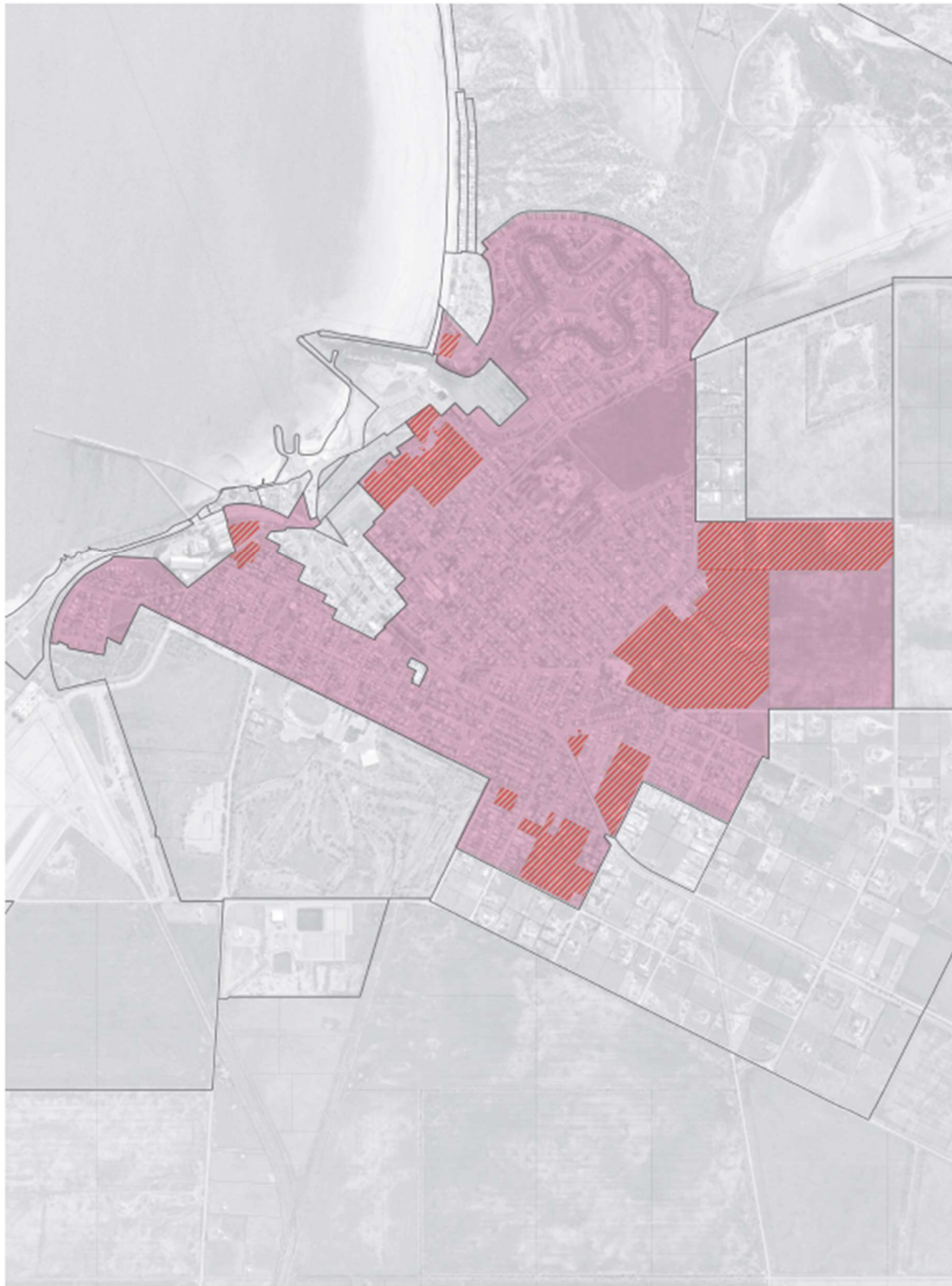
A number of other land divisions were lodged and approved; however, these were not pursued and have since lapsed.

Note the land divisions listed above have been removed from the yield calculations so that they are not counted twice.

While some vacant residential allotments exist, in many cases these allotments are being held to develop at a later stage (i.e. when the owner is nearing retirement or wishes to develop a holiday home). Vacant allotments in existing built up areas (i.e. not newly subdivided) are not considered a major factor in land supply. An overview of vacant allotments currently on the market is provided below.



Figure 6.3 Residential Growth Areas in Wallaroo



Wallaroo

LEGEND

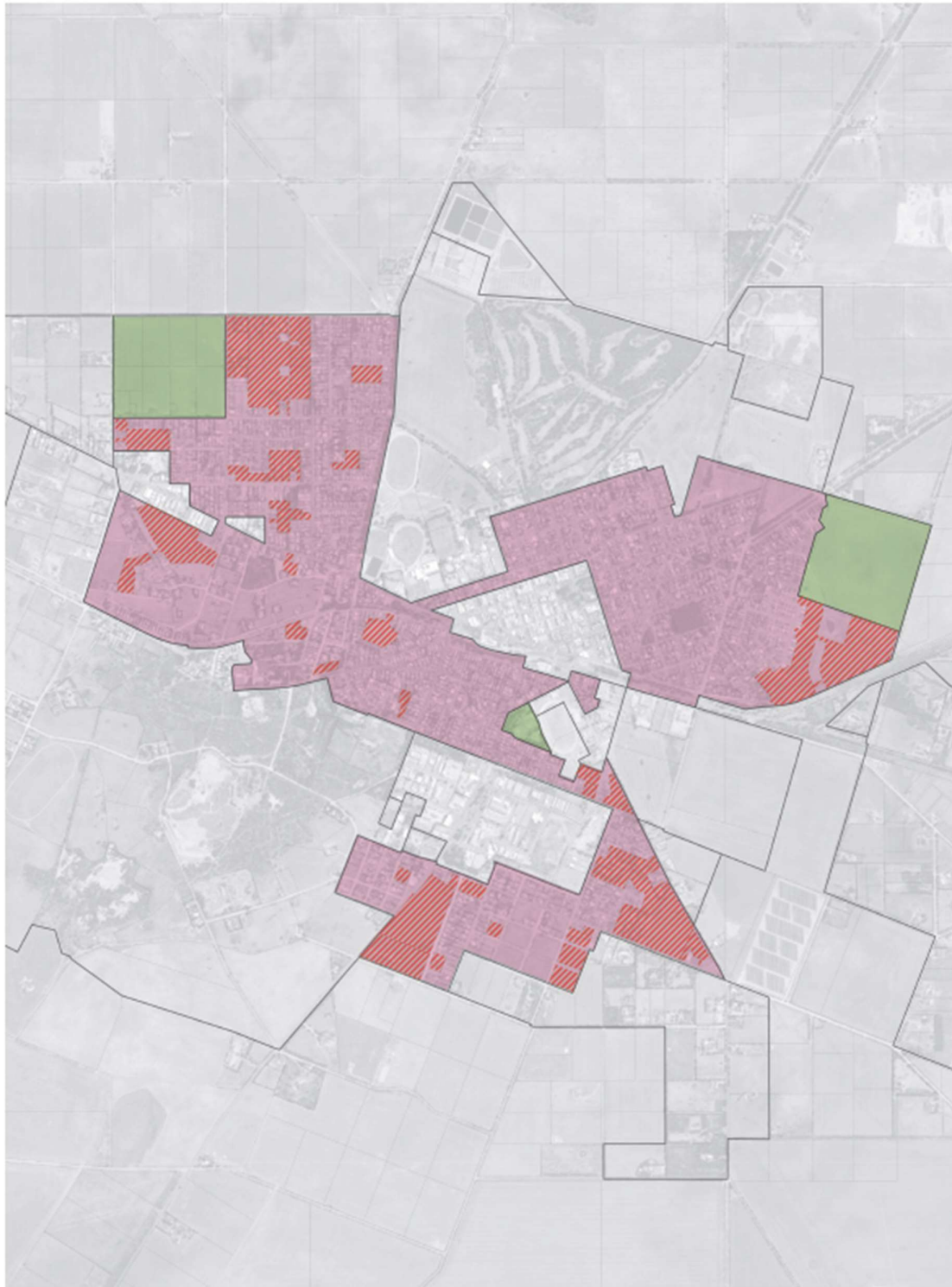
Neighbourhood Zone

Broadacre land ( 105.781ha )





Figure 6.4 Residential Growth Areas in Kadina



Kadina

LEGEND

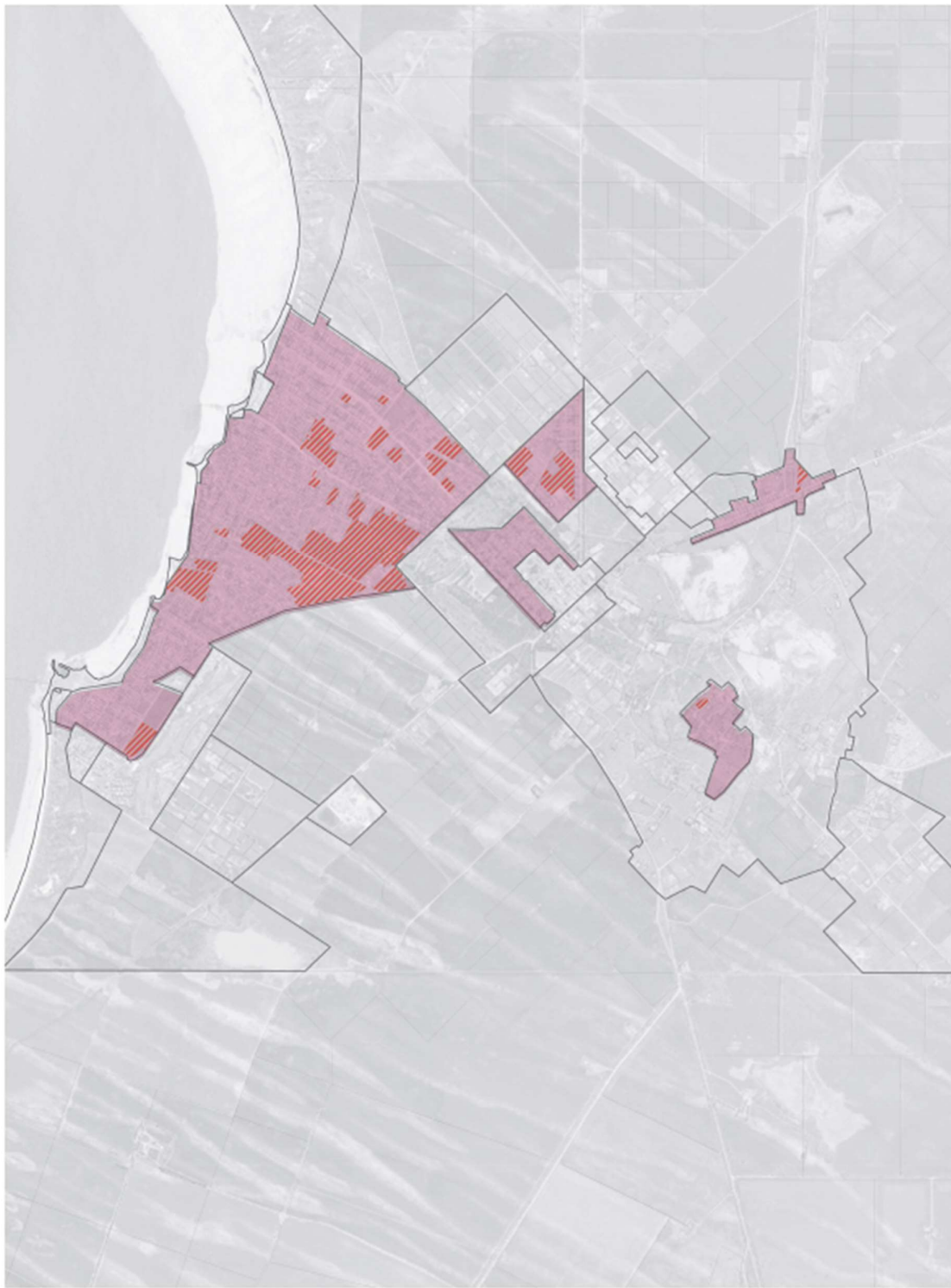
Neighbourhood Zone

Broadacre land (89ha)

Future Growth area



Figure 6.5 Residential Growth Areas in Moonta



Moonta

LEGEND

Neighbourhood Zone

Broadacre land ( 86.712ha )



A land reduction of 32.5% to account for open space (12.5%), roads and stormwater infrastructure (20%) was applied to the remaining vacant land and then multiplied by the average allotment size of 600sqm to 800sqm. This resulted in the following residential yield estimates:

- Approximately 1,586-2,115 allotments could be accommodated on the vacant land in the Neighbourhood Zone in Wallaroo SA2;
- Approximately 586-781 allotments could be accommodated on the vacant land in the Neighbourhood Zone in Kadina SA2; and
- Approximately 653-871 allotments could be accommodated on the vacant land in the Neighbourhood Zone in Moonta SA2.

Accordingly, the existing residential land supply has the capacity to accommodate a further 2,825-3,767 allotments.

When combining the number of approved allotments, proposed allotments and potential future allotments, the existing supply has the capacity to accommodate 3,299-4,241 residential allotments. Based on a consumption rate of 140 to 155 allotments per year, the existing supply has the ability to cater for 21 to 30 years of residential land supply.

Any general infill delivered during this period will further increase supply, however, given the preference for larger allotments in this region, minor infill (i.e. two for ones) is not considered a factor in accommodating future dwelling growth.

While there is land zoned for residential land uses that could provide supply for the short to medium term, these numbers can be misleading as there is no certainty that zoned land will be released to the market. Relevantly, there is no requirement for a land owner to release or develop land and land owners may have no intention to sell or develop their land. Other factors, in particular infrastructure provisions is also crucial to the availability of development ready land, in other words land may be zoned for residential land use, but is not development ready due to lack of infrastructure provision. Therefore, the identified “land supply” is not an accurate reflection of available developable land.

On the market at 4 July 23 (realestate.com.au), there are just 31 residential allotments for sale in Wallaroo/North Beach, 31 allotments in Moonta/Moonta Bay/Port Hughes and 9 allotments in Kadina, of which 9 are under contract. So while there appears to be land supply, there are very few allotments currently on the market and available for development.

In terms of future land supply, Kadina is the only township with land designated for future growth, with approximately 58 hectares of land zoned as Deferred Urban. Twenty-eight hectares of this land is currently subject to a Code Amendment (Daddow Court and Abbott Drive, Kadina Code Amendment) currently on consultation, which, if approved, will support up to 230 allotments.

## **6.3 Employment Land Supply**

### **6.3.1 Existing Supply**

Existing employment land supply within the Employment, Strategic Employment and Employment (Bulk Handling) Zones is shown in Figure 6.6 to Figure 6.8 below.

The employment land supply can be broken down into the following areas:

- 77.73 hectares in the Employment (Bulk Handling) Zone in Wallaroo;
- 38.88 hectares in the Strategic Employment Zone in Moonta, of which approximately 28 hectares is currently used for cropping;
- 5.76 hectares in the Employment Zone in Moonta;
- 1.9 hectares in the Employment Zone in Kadina; and

- 56.09 hectares in the Strategic Employment Zone in Kadina, of which approximately 48 hectares is currently used for cropping.

In summary, there is approximately 18 hectares of underutilised Strategic Employment Zoned land and 7.66 hectares of underutilised Employment Zoned land within the Council area. There is currently no land within Wallaroo that is zoned Employment or Strategic Employment. Importantly, while employment land may appear to be vacant or disused, no employment land is available for purchase or lease within the Council area at 3 July 2023 on [realcommercial.com.au](https://realcommercial.com.au).

Figure 6.6 Employment Land Supply – Wallaroo



Wallaroo

LEGEND

Employment (Bulk Handling) Zone

Employment Zone

Vacant land (77.73 ha)





Figure 6.7 Employment Land Supply – Kadina



Kadina

LEGEND

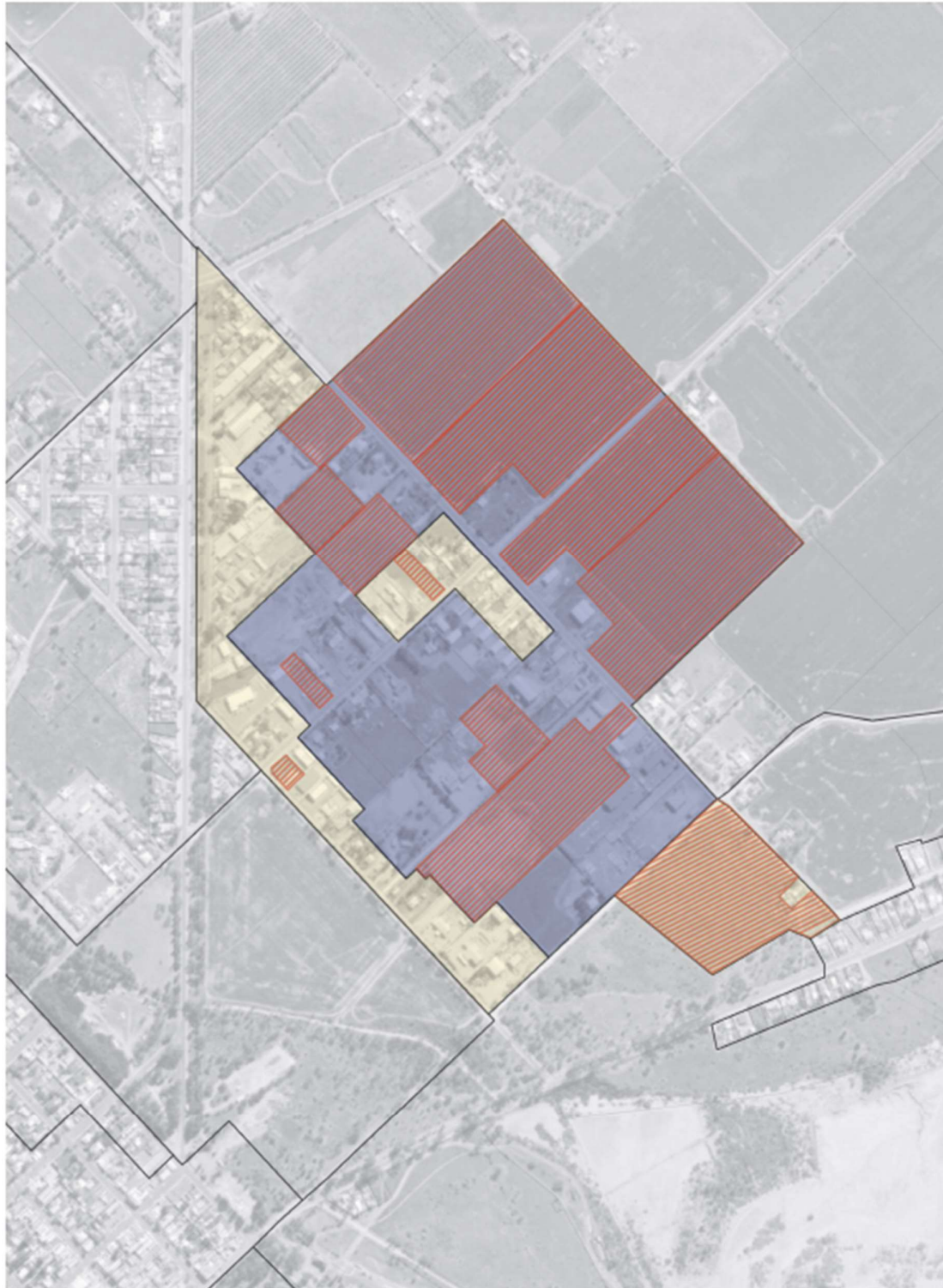
Employment (Bulk Handling) Zone

Strategic Employment Zone

Vacant land (57.990ha)



Figure 6.8 Employment Land Supply – Moonta



Moonta

LEGEND

Employment Zone

Strategic Employment Zone  
Vacant land (44,638 ha)



## 7. KEY FINDINGS

Key strategic documents recognise the need for well serviced, appropriately located, development ready and affordable land supply for both residential and employment purposes.

In relation to existing supply within the Council area, there are:

- 108 residential allotments approved;
- a further 384 residential allotments proposed;
- approximately 335 hectares of residentially zoned land;
- 18 hectares of unutilised Strategic Employment Zoned land (not within Wallaroo); and
- 7.66 hectares of unutilised Employment Zoned land (not within Wallaroo).

While there is appropriately zoned land for residential land supply for the short to medium term, the actual availability of this land is uncertain as:

- there is no requirement for a land owner to release land for development;
- land owners may have no intention to sell or develop their land; and
- even if released to market, zoned land may not be development ready due to lack of infrastructure provision.

Therefore, the identified “land supply” is not an accurate reflection of available and developable residential land.

In terms of future land supply, Kadina is the only township with land designated for future growth, with approximately 58 hectares of land zoned Deferred Urban.

There is currently no employment land available for purchase or lease within the Council area (as at 3/7/23). In Wallaroo there is no available employment zoned land. The job-to-resident ratio for the Council area in 2021/22 was 0.89, meaning there were less jobs than resident workers. As such, many residents are required to travel outside of the Council area to access employment. Demand for employment land will increase as the population increases. There must be suitably zoned land within the Council area and its townships to facilitate new businesses in desirable locations.

In light of these findings, rezoning the Affected Area from the Rural Zone to the Neighbourhood Zone and Employment Zone will have a negligible impact on residential land supply and a positive impact on the supply of employment land within the Council area.

For the Wallaroo Township specifically, rezoning the Affected Area will provide:

- much needed employment zoned land, where there is currently no supply; and
- provide additional residential zoned land that will support population growth into the future.



**APPENDIX 5. LETTER FROM THE COUNCIL**



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Web [www.coppercoast.sa.gov.au](http://www.coppercoast.sa.gov.au)  
ABN 36 670 364 373

5 June 2023

Please quote our ref: IEM20232534  
Your ref:  
Enquiries to: Müller Mentz

FUTURE URBAN  
Level 1  
Pirie Street  
ADELAIDE SA 5000

Email: [info@futureurban.com.au](mailto:info@futureurban.com.au)

**Attention:** Chris Vounasis

Dear Chris,

**RE: WALLAROO CODE AMENDMENT – INITIATION PROPOSAL**

Thank you for your letter dated 11 May 2023 advising of your proposal to initiate a *Code Amendment* for land located along Spencer Highway and bound by Heath Road, Rosslyn Road, Ellis Road and Bowman Road. The proposed amendment seeks to rezone land from the *Rural Zone* to the *Employment Zone* and a “residential type” zone such as the *Neighbourhood Zone*.

As advised by Müller Mentz, Director Development Services, Council is in the initial stages of working with *Planning and Land Use Services (PLUS)* who is working on the preparation of the Regional Plan which will guide future development in the Council area. With your consent, your proposal to initiate the *Code Amendment* was discussed with *PLUS* which resulted in the delay in my response to your letter.

I am aware of the fact that you have been discussing the proposed *Code Amendment* with staff from our *Development Services Department* for some time. As confirmed in your letter, this letter to acknowledge your intended proposal does not confirm Council’s support or otherwise at this early stage.

Particular matters that Council considers critical to be considered as part of further investigations are not limited to, but include the following:

- Demonstrate the need that there is a demand for available land for the land uses that will be facilitated by the proposed new zones.
- Demonstrate that the proposed locality is suitable for the land uses that will be facilitated by the proposed new zones.

*lifestyle location of choice*

- Demonstrate that the proposed land uses that will be facilitated by the proposed *Employment Zone* will not result in uses that will compete with the commercial uses in the *Wallaroo Town Centre*. Town centres in regional towns are extremely sensitive to “satellite type” developments which may impact on the commercial customer base in these centres. *Wallaroo Town Centre* is no exception.
- Demonstrate that the land uses that will be facilitated by the proposed new zones will not have an unreasonable impact on heavy vehicle traffic along the Spencer Highway and Bowman Road, especially during the harvest season when these roads are trafficked by heavy vehicles transporting grain to Wallaroo.

We are looking forward to working constructively with you and your team on the proposed *Code Amendment* to ensure that the proposal results in a positive outcome for Wallaroo in particular and the Copper Coast Council Area in general.

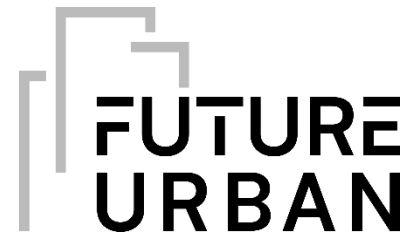
Yours sincerely



Russell Peate  
**CHIEF EXECUTIVE OFFICER**

*lifestyle location of choice*

**APPENDIX 6. DRAFT ENGAGEMENT PLAN**



# **CODE AMENDMENT ENGAGEMENT PLAN**

## **WALLAROO CODE AMENDMENT**

Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (the Proponent)

Date:  
**16.08.2023**

**Contact Details**  
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DRAFT

### Document Control

Revision	Description	Author	Date
V1	Draft	EN	27.07.2023
V2	Review	MO	15.08.2023
V3	Final Draft	EN	16.08.2023

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- APPENDIX 3. MEASURING SUCCESS*
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# 1. BACKGROUND INFORMATION

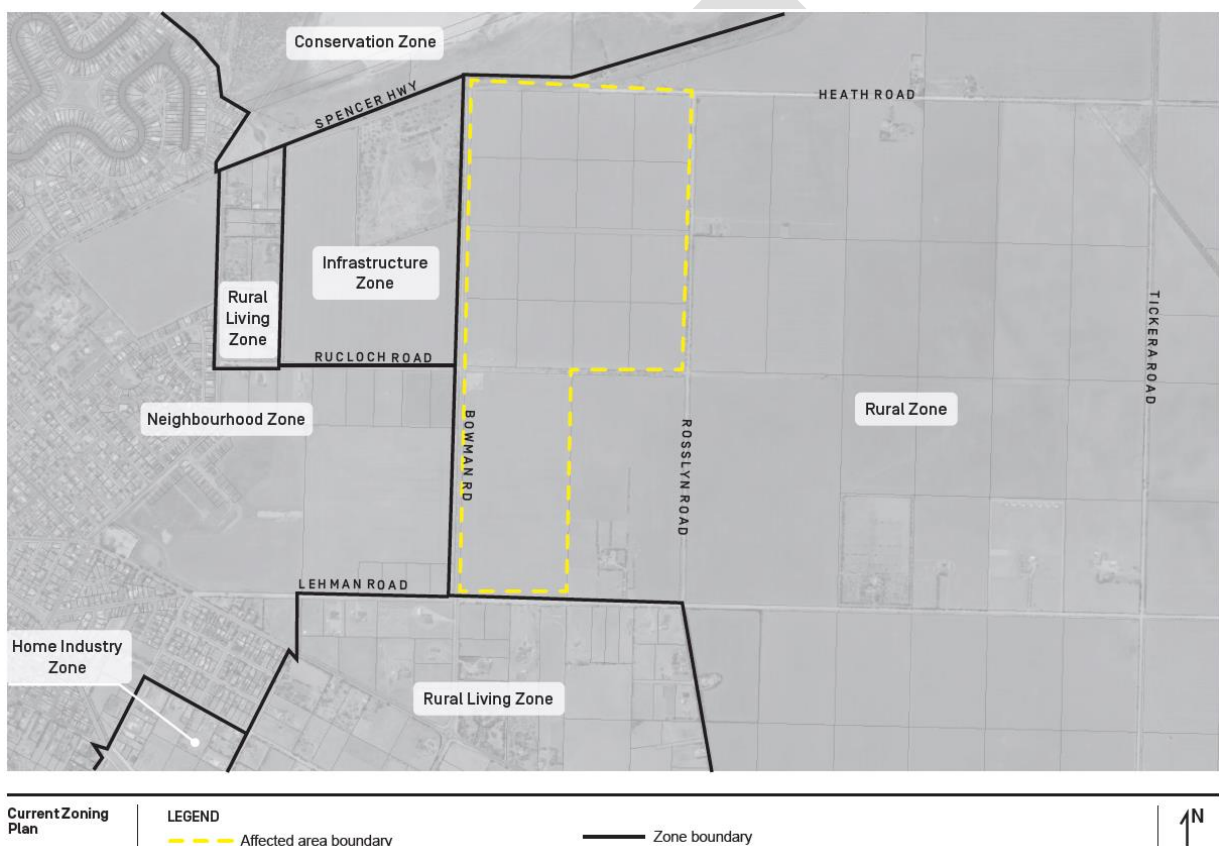
## 1.1 What is proposed?

Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (together the Proponent) is proposing to amend (the Code Amendment) the Planning and Design Code (the Code) as it relates to land located between Spencer Highway, Bowman Road and Rosslyn Road, Wallaroo (the Affected Area) shown in Figure 1.1.

The proposed Code Amendment will seek to rezone the Affected Area from the Rural Zone to the Employment Zone and Neighbourhood Zone.

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

**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 both future business and residential development of the Affected Area.

The purpose of the rezoning is to provide suitably zoned land for commercial and residential land uses in Wallaroo and, more broadly, the Copper Coast Council (the Council) area and the Mid North and Yorke Peninsula Region (the Region). Further details are contained in the Proposal to Initiate.

The proposed rezoning aligns with a number of State Planning Policies in relation to integrated planning, employment lands, biodiversity, climate change, energy and water security.



The proposed rezoning also aligns with a number of policies within the Yorke Peninsula Regional Land Use Framework (2007) (Regional Plan) and the Council’s Strategic Plan 2019-2029 “Moving Towards 2029”, as outlined within the Proposal to Initiate.

### 1.3 Investigations already completed

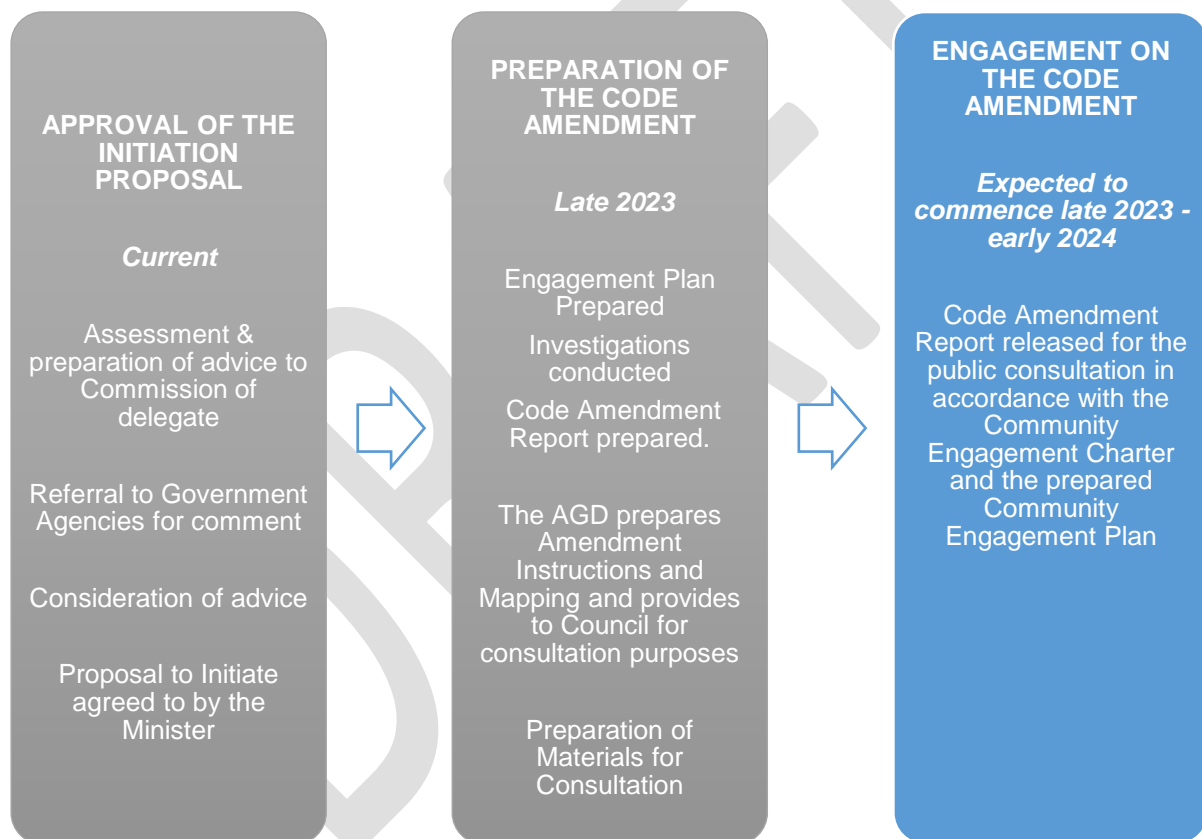
Investigations undertaken to date include land supply and an Aboriginal heritage search.

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

### 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** below. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

**Figure 1.2** Status of the Code Amendment



## 2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the Affected Area to enable the future development of the land for employment and 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 the 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 the 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. businesses and construction);
- maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

## 3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

- share information with the public and other stakeholders 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* (the Act).

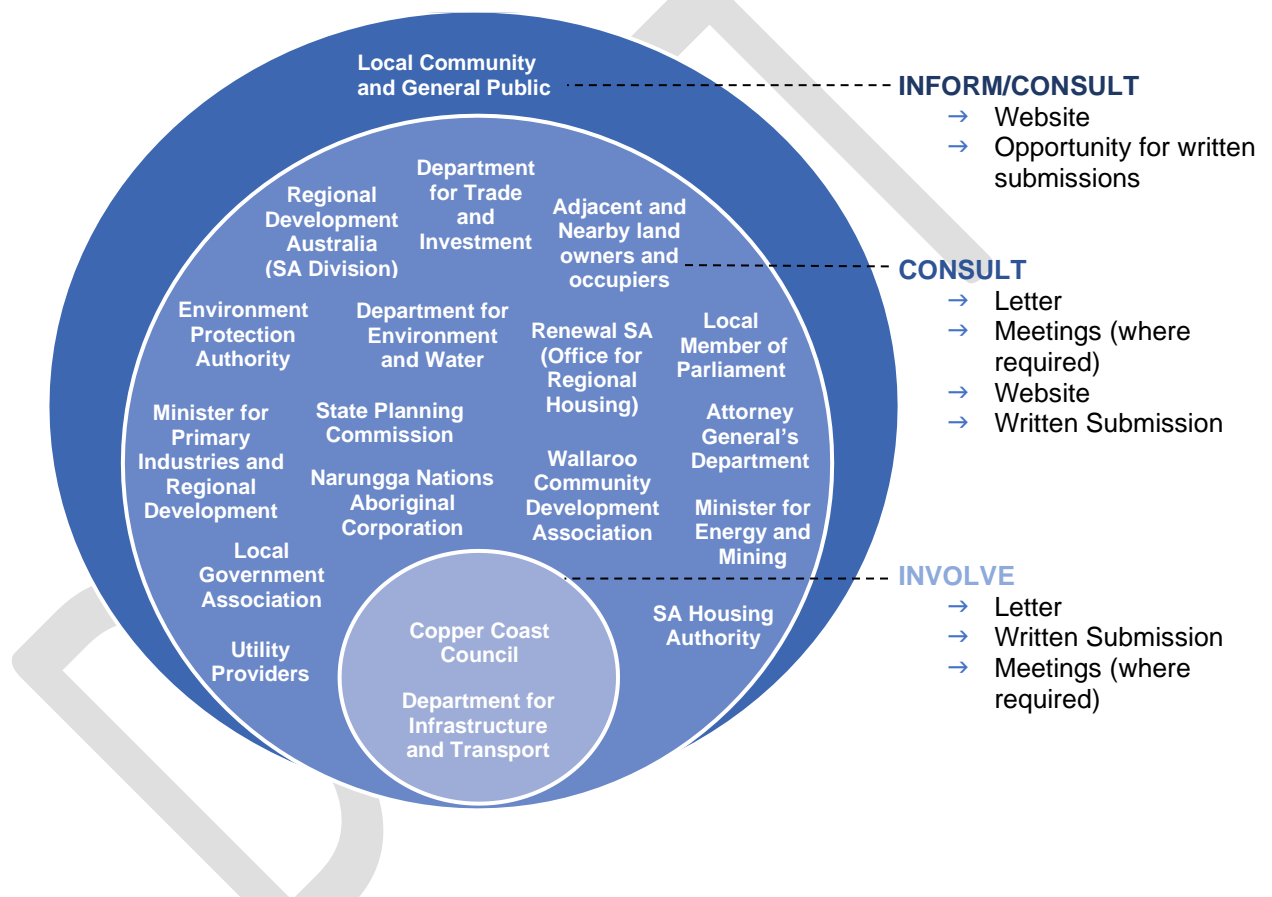
#### 4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The Code Amendment has a group of stakeholders whose involvement, interest and influence vary, including the Council, State Agencies, the Local Member of Parliament, the Minister for Energy and Mining and adjacent land owners.

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**.

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

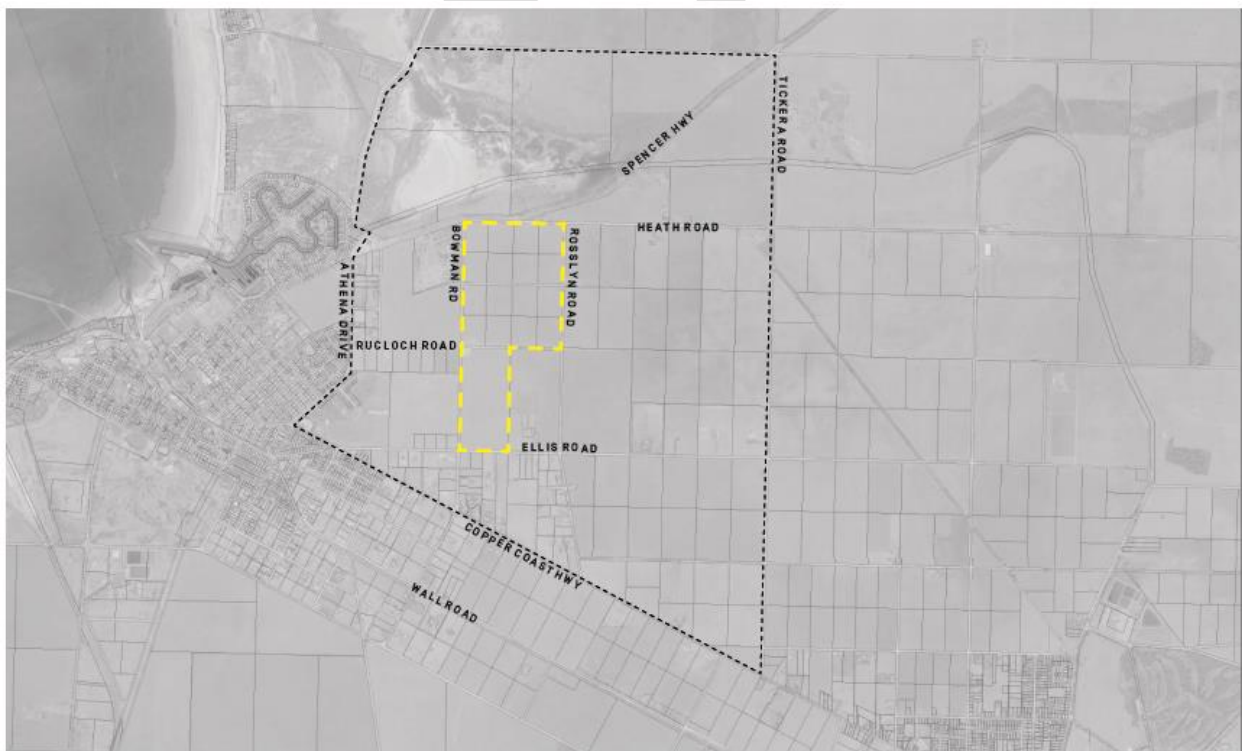


The stakeholders which have been identified are:

- Adjacent land owners and occupiers, shown in **Figure 4.2** below;
- Department for Infrastructure and Transport;
- Environment Protection Authority;
- Copper Coast Council;
- Local Government Association;
- Department for Trade and Investment (Code Control Group and PLUS);

- Department for Environment and Water;
- State Planning Commission;
- Wallaroo Community Development Association;
- Regional Development Australia (SA Division);
- Narungga Nations Aboriginal Corporation;
- The Hon Fraser Ellis, Member for Narungga;
- The Hon Tom Koutsantonis; Minister for Energy and Mining;
- The Hon Clare Scriven, Minister for Primary Industries and Regional Development;
- SA Housing Authority;
- Renbawal SA (Office for Regional Housing);
- Utility providers; and
- Local community and general public.

**Figure 4.2** *Adjacent land owners and occupiers*



Adjoining Land  
owner

LEGEND

----- Affected area boundary

----- Adjoining land owner boundary



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

The outcomes of this analysis are included in **Appendix 1**. Stakeholder needs are discussed further in section 7 of this Plan.

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

**Table 4.1** IAP2 Spectrum of Public Participation

	Inform	Consult	Involve	Collaborate	Empower
Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
Promise to Stakeholders	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

## 5. SCOPE OF INFLUENCE

The Code is a statutory instrument under the Act, for the purposes of development assessment and related matters within South Australia.

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

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

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

- the geographic extent of the amendment, in other words the extent of the Affected Area;
- the residential and commercial expectations of the proposed Zones; 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 and the timing of these activities. The implementation plan is attached as **Appendix 2**.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement. The engagement activities are summarised in Table 6.1 below.

**Table 6.1** *Engagement Activities*

Stage	Stakeholders/ target audience	Engagement activity	Level of Engagement
Preliminary Engagement	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>Information sharing</li> <li>Meeting</li> <li>Written Correspondence</li> </ul>	Involve
	<ul style="list-style-type: none"> <li>The Hon Tom Koutsantonis, Minister for Energy and Mining</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Written Correspondence</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>Advisor to the Hon Nick Champion, Minister for Planning</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Information sharing</li> <li>Opportunity for feedback</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>The Hon Fraser Ellis, Member for Narungga</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Information sharing</li> <li>Opportunity for feedback</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>Department for Trade and Investment (Code Control Group and PLUS)</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Opportunity for feedback</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>SA Housing Authority</li> </ul>	<ul style="list-style-type: none"> <li>Information sharing</li> <li>Opportunity for feedback</li> </ul>	Consult
Early Engagement	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Written correspondence</li> <li>Elected Member Briefing</li> </ul>	Involve

Stage	Stakeholders/ target audience	Engagement activity	Level of Engagement
Code Amendment Engagement	<ul style="list-style-type: none"> <li>• Adjacent and nearby land owners and occupiers</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online materials</li> <li>• Opportunity for face to face meeting, information sharing, questions and answers</li> <li>• Opportunity to provide written submission</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Local Government Association</li> <li>• Wallaroo Community Development Association</li> <li>• Regional Development Australia (SA Division)</li> <li>• Narungga Nations Aboriginal Corporation</li> <li>• The Honorable Fraser Ellis, Member for Narungga</li> <li>• The Honorable Tom Koutsantonis, Minister for Energy and Mining</li> <li>• The Hon Clare Scriven, Minister for Primary Industries and Regional Development</li> <li>• Utility Providers</li> <li>• SA Housing Authority</li> <li>• Renewal SA (Office for Regional Housing)</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online Materials</li> <li>• Meeting (if required)</li> <li>• Opportunity to provide submission</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>• Department for Infrastructure and Transport</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online materials</li> <li>• Meeting (if required)</li> <li>• Opportunity to provide submission</li> </ul>	Involve
	<ul style="list-style-type: none"> <li>• Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online materials</li> <li>• Meeting</li> </ul>	Involve



Stage	Stakeholders/ target audience	Engagement activity	Level of Engagement
		<ul style="list-style-type: none"> <li>Elected Member Briefing (if required)</li> <li>Opportunity to provide submission</li> </ul>	
	<ul style="list-style-type: none"> <li>Department for Trade and Investment (Code Control Group and PLUS)</li> <li>State Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> <li>Meeting (if required)</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>Local community and general public</li> </ul>	<ul style="list-style-type: none"> <li>Website</li> <li>Online materials</li> <li>Opportunity to provide written submission</li> </ul>	Inform/Consult <sup>1</sup>

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.

<sup>1</sup> 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).

## 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. Most stakeholders are government bodies or utility providers who have limited needs and are resourced with staff that have the technical expertise to review and respond to Code Amendments.

The adjacent owners and local community include residents within the Council area and comprises a diverse range of people<sup>2</sup>, which include:

- people over 70 years of age, who form 23 % of the local community (3,477 people);
- people under 20 years of age, who form 18.5% of the local community (2,794 people);
- people who use a language other than English at home, including:
  - » 0.18% of the population speak Afrikaans (28 people);
  - » 0.13% of the population speak Italian (20 people); and
  - » 0.12% of the population speak Greek (19 people).
- people with a profound or a severe core activity limitation and require assistance in their day to day lives due to a long-term condition, disability or advanced age, who form 8.9% of the local community (1,344 people);
- on average, households which do not have access to the internet at home<sup>3</sup>, form 31% of households in the local community.

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

**Table 7.1** *Applying the Charter Principles*

Stakeholder	Engagement needs or technique
Government Bodies and Agencies and Utility Providers	<ul style="list-style-type: none"> <li>• time to review and respond to Code Amendment documents, particularly having regard to reporting cycles of local government</li> </ul>
Majority of adjacent owners and local community	<ul style="list-style-type: none"> <li>• time to review and respond to the Code Amendment documents</li> <li>• explanatory information that explains the process and what they are being asked for feedback on in clear, plain English</li> <li>• ability to ask questions during the engagement process about the Code Amendment (generally via phone or email)</li> </ul>
People over 70	<ul style="list-style-type: none"> <li>• ability to access documents in hard copy at a convenient location (i.e. the local Council office or community centre)</li> <li>• ability to provide feedback and/or communicate by post or via phone</li> </ul>

<sup>2</sup> Based on the Australian Bureau of Statistics 2021 Census Data

<sup>3</sup> Based on the Australian Bureau of Statistics 2016 Census Data

Stakeholder	Engagement needs or technique
English as a second language	<ul style="list-style-type: none"> <li>• hard copy and website materials that are easily translatable in their language</li> <li>• materials confirm how to access translated materials</li> </ul>
People with a core need for assistance <sup>4</sup>	<ul style="list-style-type: none"> <li>• in person meetings are held at a location that meets accessibility needs for people with reduced mobility</li> <li>• materials are accessible in a variety of mediums including website and hard copies, with websites including accessibility features</li> </ul>
People who do not have access to the internet at home	<ul style="list-style-type: none"> <li>• ability to access documents in hard copy at a convenient location (i.e. the local Council office or community centre)</li> <li>• ability to provide feedback and/or communicate by post or via phone</li> </ul>

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

**Table 7.2** *Charter Principles in Practice*

Charter Principles	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> <li>• workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend</li> <li>• letterbox drop/direct email to those immediately affected</li> <li>• information provided online to be easily accessible</li> </ul>
Engagement is inclusive and respectful	<ul style="list-style-type: none"> <li>• invitation only workshop(s) held for those most affected stakeholder group(s) and tailored to their needs</li> <li>• all comments and feedback are recorded and considered</li> </ul>
Engagement is fit for purpose	<ul style="list-style-type: none"> <li>• engagement includes a range of activities, both in-person and online, to involve the broader community and target specific stakeholder groups</li> </ul>

<sup>4</sup> 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.'

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Engagement is informed and transparent

- information brochure (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation
- opportunity for questions with answers during the engagement period to inform and close the loop
- community engagement report prepared at the end of the engagement summarizing the feedback received and how it has been, or will be, used to inform the decision

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Engagement is reviewed and improved

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

## 8. KEY MESSAGES

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

- the Proponent is planning to re-zone land located between the Spencer Highway, Bowman Road and Rosslyn Road from the Rural Zone to the Employment Zone and Neighbourhood Zone to facilitate future the development of the land for commercial and residential purposes;
- the reason for this is that a need for commercially zoned land in Wallaroo has been identified;
- the inclusion of the Neighbourhood Zone over a portion of the Affected Area will ensure that appropriate separation can be achieved between non-residential land uses and existing residential land uses;
- the Code Amendment will facilitate commercial development and job growth, supporting the growing population, in Wallaroo and the Region more broadly;
- an amended to the Code (i.e. Code Amendment) is required to facilitate the rezoning;
- the Minister for Planning is the decision maker for approval or refusal of the proposed Code Amendment. The Minister will take into account the feedback received during the engagement and whether the engagement was carried out in accordance with the Community Engagement Charter. The Minister may also seek the advice of the State Planning Commission prior to making a decision.

## 9. EVALUATION

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

- address any changes for the implementation of the Code Amendment;
- alter the engagement process if needed to respond to feedback; and
- maintain the quality of the engagement activities.

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

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## 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 nearby owners and occupiers	High	<ul style="list-style-type: none"> <li>How the project will affect the value of their property.</li> <li>How the project will affect traffic movements in the area.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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
Copper Coast Council	High	<ul style="list-style-type: none"> <li>How the project will affect the Council area.</li> <li>To work with the Council to ensure that any concerns are addressed and reflected in the Code Amendment.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision	Involve
The Hon Fraser Ellis, Member for Narungga	High	<ul style="list-style-type: none"> <li>How the project will affect the local area.</li> <li>Opportunities that may arise for the local area through the Code Amendment.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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

The Hon Tom Koutsantonis, Minister for Energy and Mining	Medium	<ul style="list-style-type: none"> <li>The opportunities that may arise through the Code Amendment, particularly in respect to energy (alternative energy).</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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
The Hon Clare Scriven	Medium to High	<ul style="list-style-type: none"> <li>Interest in the development and growth opportunities that may arise through the Code Amendment at a regional level.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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 of Infrastructure and Transport	High	<ul style="list-style-type: none"> <li>How the Code Amendment will impact on existing road network and the major freight route.</li> <li>To work with DIT to ensure that any concerns are addressed and reflected in the Code Amendment.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision	Involve
Environment Protection Authority	Medium	<ul style="list-style-type: none"> <li>That the Affected Area is suitable for the intended future land uses.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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 and Investment (Code Control Group and PLUS)	Medium	<ul style="list-style-type: none"> <li>To facilitate the administration of the Code Amendment.</li> <li>Be kept informed of its progress.</li> <li>Provide general feedback and advice on policy settings for the Code Amendment.</li> </ul>	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	Low	<ul style="list-style-type: none"> <li>To understand impacts of the project on the environment and water.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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"> <li>To provide feedback on the project to the Minister.</li> <li>May be involved in the administrative processing of the Code Amendment.</li> </ul>	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
Local Government Association	Medium	<ul style="list-style-type: none"> <li>Interest in the Code Amendment as it is relevant to the Council.</li> <li>It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the Act.</li> </ul>	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
Narungga Nations Aboriginal Corporation	Medium	<ul style="list-style-type: none"> <li>Interest as the traditional owners / occupiers of the local area.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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 / High	<ul style="list-style-type: none"> <li>Interest in opportunities to provide affordable housing through the Code Amendment.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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

Renewal SA (Office for Regional Housing)	Medium / High	<ul style="list-style-type: none"> <li>• Interest in opportunities to provide regional housing through the Code Amendment.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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
Regional Development Australia (SA Division)	Medium	<ul style="list-style-type: none"> <li>• Interest in the development and growth opportunities that may arise through the Code Amendment at a regional level.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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
Walleroo Community Development Association	Medium	<ul style="list-style-type: none"> <li>• Interest in the development and growth opportunities that may arise through the Code Amendment at a local level.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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"> <li>• Provision of utilities to the Affected Area that may be required through the project.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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
Local Community and General Public	Medium/Low	<ul style="list-style-type: none"> <li>• To keep informed in the overall process of the Code Amendment and Zone change;</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.	Inform/Consult

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**APPENDIX 2. IMPLEMENTATION PLAN**

## Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Preliminary Engagement	<ul style="list-style-type: none"> <li>To Share information about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders; and</li> <li>Inform and improve the quality of the policy within the Code Amendment.</li> </ul>	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Meetings</li> <li>Presentations</li> <li>Written correspondence (letter/email)</li> </ul>	Various dates from middle of 2023
		<ul style="list-style-type: none"> <li>The Hon Fraser Ellis, State MP</li> <li>The Hon Tom Koutsantonis, Minister for Energy and Mining</li> <li>Advisor to the Hon Nick Champion, Minister for Planning</li> <li>Planning and Land use Services Division of the Department for Trade and Investment (Code Control Group)</li> <li>SA Housing Authority</li> <li>Department for Trade and Investment (Code Control Group and PLUS)</li> </ul>	Consult		
Early Engagement	<ul style="list-style-type: none"> <li>To Share information about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders; and</li> <li>Inform and improve the quality of the policy within the Code Amendment.</li> </ul>	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Meetings</li> <li>Presentations / Elected Member Briefing</li> <li>Written correspondence (letter/email)</li> </ul>	<p>Early engagement to occur following initiation and prior to release of the Code Amendment Report for engagement.</p> <p>Anticipated to occur late 2023.</p>

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Code Amendment Engagement	<ul style="list-style-type: none"> <li>Share information with the public about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders;</li> <li>Inform and improve the quality of the policy within the Code Amendment; and</li> <li>Comply with the Community Engagement Charter and the Act.</li> </ul>	<ul style="list-style-type: none"> <li>Copper Coast Council</li> <li>Department for Infrastructure and Transport</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Letter</li> <li>Information provided on website</li> </ul>	Code Amendment Engagement in anticipated to commence late 2023/early 2024
		<ul style="list-style-type: none"> <li>Adjacent and nearby land owners and occupiers</li> <li>Environment Protection Authority</li> <li>Department for Environment and Water</li> <li>Local Government Association</li> <li>Walleroo Community Development Association</li> <li>Regional Development Australia (SA Division)</li> <li>Narungga Nations Aboriginal Corporation</li> <li>The Hon Fraser Ellis, Member for Narungga</li> <li>The Hon Tom Koutsantonis, Minister for Energy and Mining</li> <li>The Hon Clare Scriven, Minister for Primary Industries and Regional Development</li> <li>Narungga Nations Aboriginal Corporation</li> <li>Utility Providers</li> <li>SA Housing Authority</li> <li>Renewal SA (Office for Regional Housing)</li> <li>Department for Trade and Investment (CCG and PLUS)</li> </ul>	Consult	<ul style="list-style-type: none"> <li>Written submissions</li> <li>Social media promotion</li> <li>Meetings / one on one sessions / drop-in sessions offered</li> <li>Hard copies available at various locations</li> </ul>	
		<ul style="list-style-type: none"> <li>Local community and general public</li> </ul>	Inform/Consult	<ul style="list-style-type: none"> <li>Information provided on website</li> <li>Written submissions</li> </ul>	

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**APPENDIX 3. MEASURING SUCCESS**

## Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The 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"> <li>People had faith and confidence in the engagement process.</li> </ul>	Community	I feel the engagement <b>genuinely sought</b> 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"> <li>Affected and interested people had the opportunity to participate and be heard.</li> </ul>	Community	I am <b>confident my views were heard</b> during the engagement	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The <b>engagement reached</b> those identified as community of interest.	<ul style="list-style-type: none"> <li>Representatives from most community groups participated in the engagement</li> <li>Representatives from some community groups participated in the engagement</li> <li>There was little representation of the community groups in engagement.</li> </ul>	Evaluation by Project Lead
3	Principle 3:		Community	I was given sufficient <b>information</b> 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"> <li>People were effectively engaged and satisfied with the process.</li> <li>People were clear about the proposed change and how it would affect them.</li> </ul>		I was given an <b>adequate opportunity to be heard</b>	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"> <li>All relevant information was made available and people could access it.</li> <li>People understood how their views were considered, the reasons for the outcomes and the final decision that was made.</li> </ul>	Community	I felt <b>informed</b> 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"> <li>The engagement was reviewed and improvements recommended.</li> </ul>	Project Lead	<b>Engagement was reviewed</b> throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> <li>Reviewed and recommendations made</li> <li>Reviewed but no system for making recommendations</li> <li>Not reviewed</li> </ul>	Evaluation by Project Lead
6	Engagement occurs early	<ul style="list-style-type: none"> <li>Engagement occurred <u>before or during the drafting of the</u> planning policy, strategy or scheme when there was an opportunity for influence.</li> </ul>	Project Lead	Engagement <b>occurred early enough</b> for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> <li>Engaged when there was opportunity for input into scoping</li> <li>Engaged when there was opportunity for input into first draft</li> </ul>	Evaluation by Project Lead



#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
					<ul style="list-style-type: none"> <li>Engaged when there was opportunity for minor edits to final draft</li> <li>Engaged when there was no real opportunity for input to be considered</li> </ul>	
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> <li>Engagement contributed to the substance of a plan or resulted in changes to a draft.</li> </ul>	Project Lead	Engagement <b>contributed to the substance of the final plan</b>	<ul style="list-style-type: none"> <li>In a significant way</li> <li>In a moderate way</li> <li>In a minor way</li> <li>Not at all</li> </ul>	Evaluation by Project Lead
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> <li>Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement</li> </ul>	Project Lead	Engagement <b>provided feedback to community about outcomes</b> of engagement	<ul style="list-style-type: none"> <li>Formally (report or public forum)</li> <li>Informally (closing summaries)</li> <li>No feedback provided</li> </ul>	Evaluation by Project Lead
9	Charter is valued and useful	<ul style="list-style-type: none"> <li>Engagement is facilitated and valued by planners</li> </ul>	Project Lead	Identify <b>key strength</b> of the Charter and Guide Identify <b>key challenge</b> of the charter and Guide		Evaluation by Project Lead

**APPENDIX 4. CLOSING THE LOOP & REPORTING BACK**

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## Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
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 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 of Trade and Investment (PLUS)	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 of Trade and Investment	As soon as practicable following a decision on the proposed Code Amendment



# **CODE AMENDMENT ENGAGEMENT PLAN**

## **WALLAROO CODE AMENDMENT**

Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (the Proponent)

Date:  
**16.08.2023**

**Contact Details**  
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### Document Control

Revision	Description	Author	Date
V1	Draft	EN	27.07.2023
V2	Review	MO	15.08.2023
V3	Final Draft	EN	16.08.2023

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# 1. BACKGROUND INFORMATION

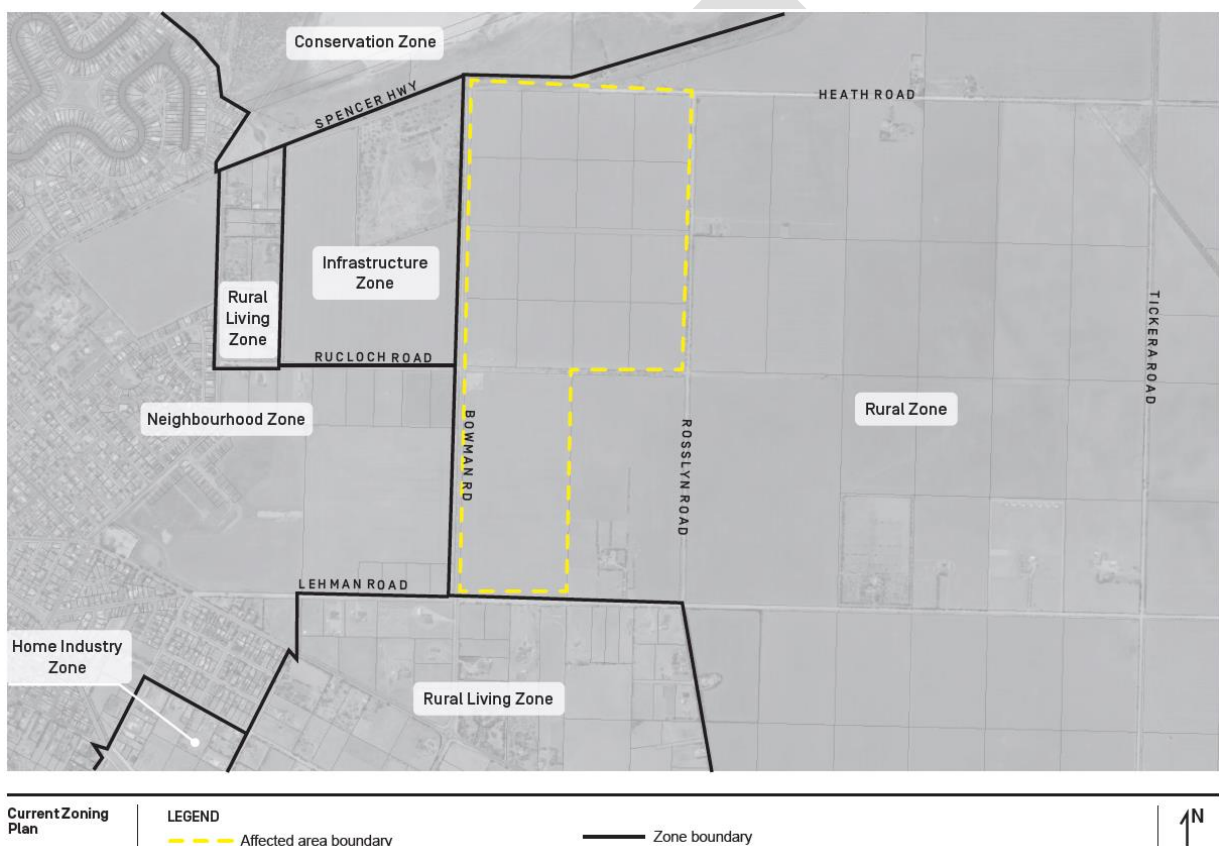
## 1.1 What is proposed?

Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (together the Proponent) is proposing to amend (the Code Amendment) the Planning and Design Code (the Code) as it relates to land located between Spencer Highway, Bowman Road and Rosslyn Road, Wallaroo (the Affected Area) shown in Figure 1.1.

The proposed Code Amendment will seek to rezone the Affected Area from the Rural Zone to the Employment Zone and Neighbourhood Zone.

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

**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 both future business and residential development of the Affected Area.

The purpose of the rezoning is to provide suitably zoned land for commercial and residential land uses in Wallaroo and, more broadly, the Copper Coast Council (the Council) area and the Mid North and Yorke Peninsula Region (the Region). Further details are contained in the Proposal to Initiate.

The proposed rezoning aligns with a number of State Planning Policies in relation to integrated planning, employment lands, biodiversity, climate change, energy and water security.

The proposed rezoning also aligns with a number of policies within the Yorke Peninsula Regional Land Use Framework (2007) (Regional Plan) and the Council’s Strategic Plan 2019-2029 “Moving Towards 2029”, as outlined within the Proposal to Initiate.

### 1.3 Investigations already completed

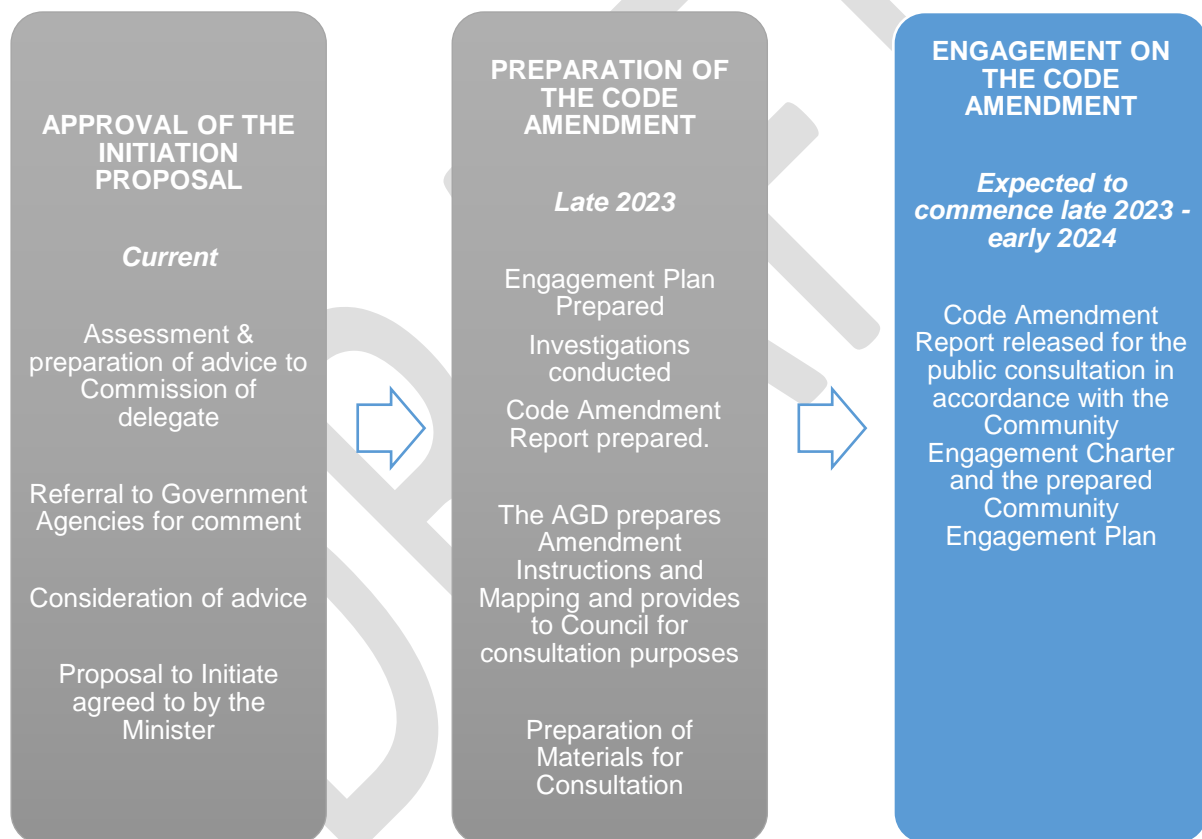
Investigations undertaken to date include land supply and an Aboriginal heritage search.

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

### 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** below. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

**Figure 1.2** Status of the Code Amendment





## 2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the Affected Area to enable the future development of the land for employment and 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 the 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 the 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. businesses and construction);
- maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

## 3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

- share information with the public and other stakeholders 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* (the Act).

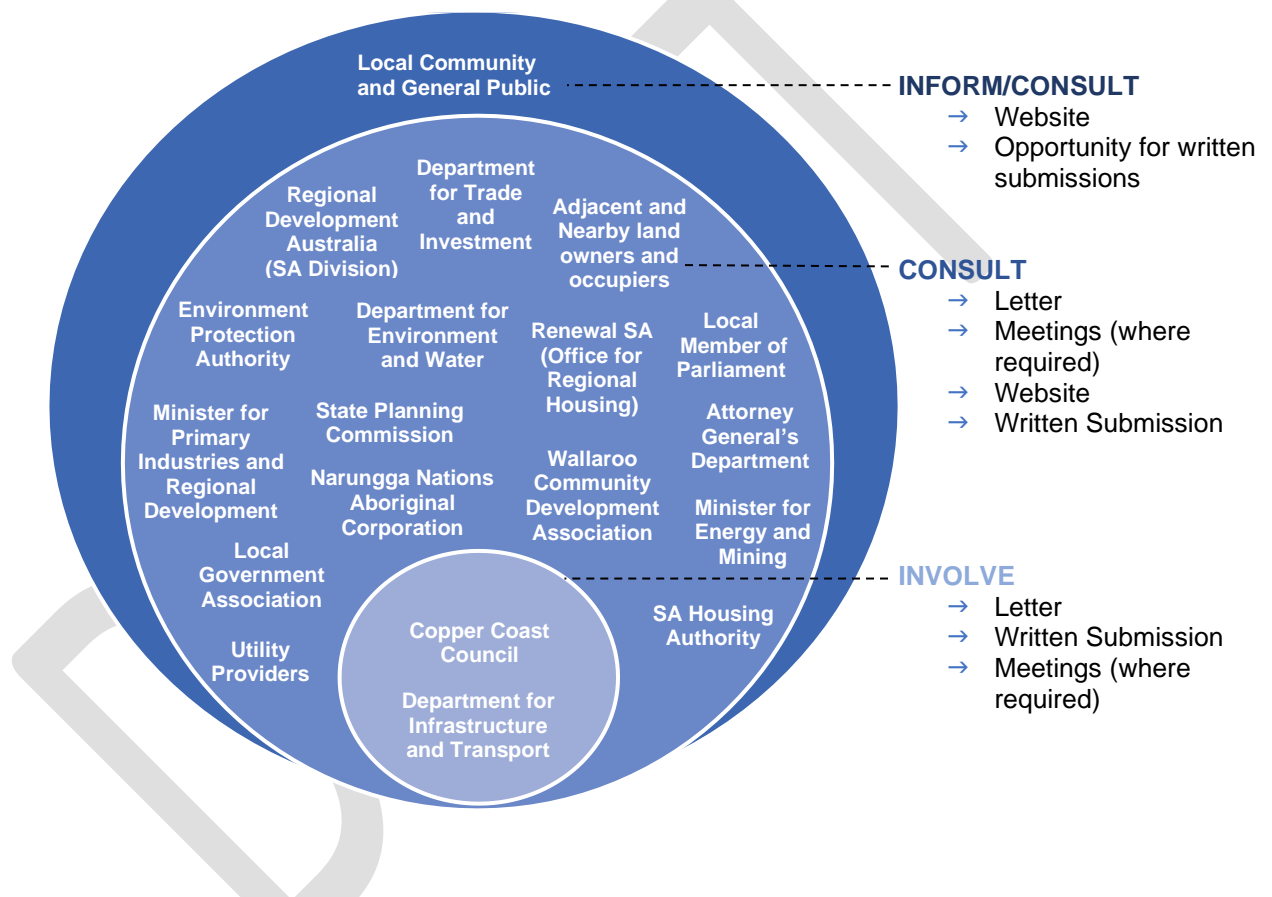
#### 4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The Code Amendment has a group of stakeholders whose involvement, interest and influence vary, including the Council, State Agencies, the Local Member of Parliament, the Minister for Energy and Mining and adjacent land owners.

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**.

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



The stakeholders which have been identified are:

- Adjacent land owners and occupiers, shown in **Figure 4.2** below;
- Department for Infrastructure and Transport;
- Environment Protection Authority;
- Copper Coast Council;
- Local Government Association;
- Department for Trade and Investment (Code Control Group and PLUS);

- Department for Environment and Water;
- State Planning Commission;
- Wallaroo Community Development Association;
- Regional Development Australia (SA Division);
- Narungga Nations Aboriginal Corporation;
- The Hon Fraser Ellis, Member for Narungga;
- The Hon Tom Koutsantonis; Minister for Energy and Mining;
- The Hon Clare Scriven, Minister for Primary Industries and Regional Development;
- SA Housing Authority;
- Renbawal SA (Office for Regional Housing);
- Utility providers; and
- Local community and general public.

**Figure 4.2** *Adjacent land owners and occupiers*



Adjoining Land owner

LEGEND

----- Affected area boundary

----- Adjoining land owner boundary



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

The outcomes of this analysis are included in **Appendix 1**. Stakeholder needs are discussed further in section 7 of this Plan.

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

**Table 4.1** IAP2 Spectrum of Public Participation

	Inform	Consult	Involve	Collaborate	Empower
Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
Promise to Stakeholders	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

## 5. SCOPE OF INFLUENCE

The Code is a statutory instrument under the Act, for the purposes of development assessment and related matters within South Australia.

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

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

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

- the geographic extent of the amendment, in other words the extent of the Affected Area;
- the residential and commercial expectations of the proposed Zones; 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 and the timing of these activities. The implementation plan is attached as **Appendix 2**.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement. The engagement activities are summarised in Table 6.1 below.

**Table 6.1** *Engagement Activities*

Stage	Stakeholders/ target audience	Engagement activity	Level of Engagement
Preliminary Engagement	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>Information sharing</li> <li>Meeting</li> <li>Written Correspondence</li> </ul>	Involve
	<ul style="list-style-type: none"> <li>The Hon Tom Koutsantonis, Minister for Energy and Mining</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Written Correspondence</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>Advisor to the Hon Nick Champion, Minister for Planning</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Information sharing</li> <li>Opportunity for feedback</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>The Hon Fraser Ellis, Member for Narungga</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Information sharing</li> <li>Opportunity for feedback</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>Department for Trade and Investment (Code Control Group and PLUS)</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Opportunity for feedback</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>SA Housing Authority</li> </ul>	<ul style="list-style-type: none"> <li>Information sharing</li> <li>Opportunity for feedback</li> </ul>	Consult
Early Engagement	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>Meeting</li> <li>Written correspondence</li> <li>Elected Member Briefing</li> </ul>	Involve

Stage	Stakeholders/ target audience	Engagement activity	Level of Engagement
Code Amendment Engagement	<ul style="list-style-type: none"> <li>• Adjacent and nearby land owners and occupiers</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online materials</li> <li>• Opportunity for face to face meeting, information sharing, questions and answers</li> <li>• Opportunity to provide written submission</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Local Government Association</li> <li>• Wallaroo Community Development Association</li> <li>• Regional Development Australia (SA Division)</li> <li>• Narungga Nations Aboriginal Corporation</li> <li>• The Honorable Fraser Ellis, Member for Narungga</li> <li>• The Honorable Tom Koutsantonis, Minister for Energy and Mining</li> <li>• The Hon Clare Scriven, Minister for Primary Industries and Regional Development</li> <li>• Utility Providers</li> <li>• SA Housing Authority</li> <li>• Renewal SA (Office for Regional Housing)</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online Materials</li> <li>• Meeting (if required)</li> <li>• Opportunity to provide submission</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>• Department for Infrastructure and Transport</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online materials</li> <li>• Meeting (if required)</li> <li>• Opportunity to provide submission</li> </ul>	Involve
	<ul style="list-style-type: none"> <li>• Copper Coast Council</li> </ul>	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Information sheet</li> <li>• Online materials</li> <li>• Meeting</li> </ul>	Involve

Stage	Stakeholders/ target audience	Engagement activity	Level of Engagement
		<ul style="list-style-type: none"> <li>Elected Member Briefing (if required)</li> <li>Opportunity to provide submission</li> </ul>	
	<ul style="list-style-type: none"> <li>Department for Trade and Investment (Code Control Group and PLUS)</li> <li>State Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> <li>Meeting (if required)</li> </ul>	Consult
	<ul style="list-style-type: none"> <li>Local community and general public</li> </ul>	<ul style="list-style-type: none"> <li>Website</li> <li>Online materials</li> <li>Opportunity to provide written submission</li> </ul>	Inform/Consult <sup>1</sup>

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.

<sup>1</sup> 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).



## 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. Most stakeholders are government bodies or utility providers who have limited needs and are resourced with staff that have the technical expertise to review and respond to Code Amendments.

The adjacent owners and local community include residents within the Council area and comprises a diverse range of people<sup>2</sup>, which include:

- people over 70 years of age, who form 23 % of the local community (3,477 people);
- people under 20 years of age, who form 18.5% of the local community (2,794 people);
- people who use a language other than English at home, including:
  - » 0.18% of the population speak Afrikaans (28 people);
  - » 0.13% of the population speak Italian (20 people); and
  - » 0.12% of the population speak Greek (19 people).
- people with a profound or a severe core activity limitation and require assistance in their day to day lives due to a long-term condition, disability or advanced age, who form 8.9% of the local community (1,344 people);
- on average, households which do not have access to the internet at home<sup>3</sup>, form 31% of households in the local community.

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

**Table 7.1** *Applying the Charter Principles*

Stakeholder	Engagement needs or technique
Government Bodies and Agencies and Utility Providers	<ul style="list-style-type: none"> <li>• time to review and respond to Code Amendment documents, particularly having regard to reporting cycles of local government</li> </ul>
Majority of adjacent owners and local community	<ul style="list-style-type: none"> <li>• time to review and respond to the Code Amendment documents</li> <li>• explanatory information that explains the process and what they are being asked for feedback on in clear, plain English</li> <li>• ability to ask questions during the engagement process about the Code Amendment (generally via phone or email)</li> </ul>
People over 70	<ul style="list-style-type: none"> <li>• ability to access documents in hard copy at a convenient location (i.e. the local Council office or community centre)</li> <li>• ability to provide feedback and/or communicate by post or via phone</li> </ul>

<sup>2</sup> Based on the Australian Bureau of Statistics 2021 Census Data

<sup>3</sup> Based on the Australian Bureau of Statistics 2016 Census Data

Stakeholder	Engagement needs or technique
English as a second language	<ul style="list-style-type: none"> <li>• hard copy and website materials that are easily translatable in their language</li> <li>• materials confirm how to access translated materials</li> </ul>
People with a core need for assistance <sup>4</sup>	<ul style="list-style-type: none"> <li>• in person meetings are held at a location that meets accessibility needs for people with reduced mobility</li> <li>• materials are accessible in a variety of mediums including website and hard copies, with websites including accessibility features</li> </ul>
People who do not have access to the internet at home	<ul style="list-style-type: none"> <li>• ability to access documents in hard copy at a convenient location (i.e. the local Council office or community centre)</li> <li>• ability to provide feedback and/or communicate by post or via phone</li> </ul>

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

**Table 7.2** *Charter Principles in Practice*

Charter Principles	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> <li>• workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend</li> <li>• letterbox drop/direct email to those immediately affected</li> <li>• information provided online to be easily accessible</li> </ul>
Engagement is inclusive and respectful	<ul style="list-style-type: none"> <li>• invitation only workshop(s) held for those most affected stakeholder group(s) and tailored to their needs</li> <li>• all comments and feedback are recorded and considered</li> </ul>
Engagement is fit for purpose	<ul style="list-style-type: none"> <li>• engagement includes a range of activities, both in-person and online, to involve the broader community and target specific stakeholder groups</li> </ul>

<sup>4</sup> 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.'

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Engagement is informed and transparent

- information brochure (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation
- opportunity for questions with answers during the engagement period to inform and close the loop
- community engagement report prepared at the end of the engagement summarizing the feedback received and how it has been, or will be, used to inform the decision

---

Engagement is reviewed and improved

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

## 8. KEY MESSAGES

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

- the Proponent is planning to re-zone land located between the Spencer Highway, Bowman Road and Rosslyn Road from the Rural Zone to the Employment Zone and Neighbourhood Zone to facilitate future the development of the land for commercial and residential purposes;
- the reason for this is that a need for commercially zoned land in Wallaroo has been identified;
- the inclusion of the Neighbourhood Zone over a portion of the Affected Area will ensure that appropriate separation can be achieved between non-residential land uses and existing residential land uses;
- the Code Amendment will facilitate commercial development and job growth, supporting the growing population, in Wallaroo and the Region more broadly;
- an amended to the Code (i.e. Code Amendment) is required to facilitate the rezoning;
- the Minister for Planning is the decision maker for approval or refusal of the proposed Code Amendment. The Minister will take into account the feedback received during the engagement and whether the engagement was carried out in accordance with the Community Engagement Charter. The Minister may also seek the advice of the State Planning Commission prior to making a decision.

## 9. EVALUATION

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

- address any changes for the implementation of the Code Amendment;
- alter the engagement process if needed to respond to feedback; and
- maintain the quality of the engagement activities.

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

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## 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 nearby owners and occupiers	High	<ul style="list-style-type: none"> <li>How the project will affect the value of their property.</li> <li>How the project will affect traffic movements in the area.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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
Copper Coast Council	High	<ul style="list-style-type: none"> <li>How the project will affect the Council area.</li> <li>To work with the Council to ensure that any concerns are addressed and reflected in the Code Amendment.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision	Involve
The Hon Fraser Ellis, Member for Narungga	High	<ul style="list-style-type: none"> <li>How the project will affect the local area.</li> <li>Opportunities that may arise for the local area through the Code Amendment.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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

The Hon Tom Koutsantonis, Minister for Energy and Mining	Medium	<ul style="list-style-type: none"> <li>The opportunities that may arise through the Code Amendment, particularly in respect to energy (alternative energy).</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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
The Hon Clare Scriven	Medium to High	<ul style="list-style-type: none"> <li>Interest in the development and growth opportunities that may arise through the Code Amendment at a regional level.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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 of Infrastructure and Transport	High	<ul style="list-style-type: none"> <li>How the Code Amendment will impact on existing road network and the major freight route.</li> <li>To work with DIT to ensure that any concerns are addressed and reflected in the Code Amendment.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision	Involve
Environment Protection Authority	Medium	<ul style="list-style-type: none"> <li>That the Affected Area is suitable for the intended future land uses.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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 and Investment (Code Control Group and PLUS)	Medium	<ul style="list-style-type: none"> <li>To facilitate the administration of the Code Amendment.</li> <li>Be kept informed of its progress.</li> <li>Provide general feedback and advice on policy settings for the Code Amendment.</li> </ul>	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	Low	<ul style="list-style-type: none"> <li>To understand impacts of the project on the environment and water.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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"> <li>To provide feedback on the project to the Minister.</li> <li>May be involved in the administrative processing of the Code Amendment.</li> </ul>	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
Local Government Association	Medium	<ul style="list-style-type: none"> <li>Interest in the Code Amendment as it is relevant to the Council.</li> <li>It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the Act.</li> </ul>	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
Narungga Nations Aboriginal Corporation	Medium	<ul style="list-style-type: none"> <li>Interest as the traditional owners / occupiers of the local area.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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 / High	<ul style="list-style-type: none"> <li>Interest in opportunities to provide affordable housing through the Code Amendment.</li> <li>To provide feedback on the Code Amendment.</li> </ul>	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



Renewal SA (Office for Regional Housing)	Medium / High	<ul style="list-style-type: none"> <li>• Interest in opportunities to provide regional housing through the Code Amendment.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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
Regional Development Australia (SA Division)	Medium	<ul style="list-style-type: none"> <li>• Interest in the development and growth opportunities that may arise through the Code Amendment at a regional level.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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
Walleroo Community Development Association	Medium	<ul style="list-style-type: none"> <li>• Interest in the development and growth opportunities that may arise through the Code Amendment at a local level.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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"> <li>• Provision of utilities to the Affected Area that may be required through the project.</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	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
Local Community and General Public	Medium/Low	<ul style="list-style-type: none"> <li>• To keep informed in the overall process of the Code Amendment and Zone change;</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.	Inform/Consult

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**APPENDIX 2. IMPLEMENTATION PLAN**

## Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Preliminary Engagement	<ul style="list-style-type: none"> <li>To Share information about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders; and</li> <li>Inform and improve the quality of the policy within the Code Amendment.</li> </ul>	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Meetings</li> <li>Presentations</li> <li>Written correspondence (letter/email)</li> </ul>	Various dates from middle of 2023
		<ul style="list-style-type: none"> <li>The Hon Fraser Ellis, State MP</li> <li>The Hon Tom Koutsantonis, Minister for Energy and Mining</li> <li>Advisor to the Hon Nick Champion, Minister for Planning</li> <li>Planning and Land use Services Division of the Department for Trade and Investment (Code Control Group)</li> <li>SA Housing Authority</li> <li>Department for Trade and Investment (Code Control Group and PLUS)</li> </ul>	Consult		
Early Engagement	<ul style="list-style-type: none"> <li>To Share information about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders; and</li> <li>Inform and improve the quality of the policy within the Code Amendment.</li> </ul>	<ul style="list-style-type: none"> <li>Copper Coast Council</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Meetings</li> <li>Presentations / Elected Member Briefing</li> <li>Written correspondence (letter/email)</li> </ul>	<p>Early engagement to occur following initiation and prior to release of the Code Amendment Report for engagement.</p> <p>Anticipated to occur late 2023.</p>

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Code Amendment Engagement	<ul style="list-style-type: none"> <li>Share information with the public about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders;</li> <li>Inform and improve the quality of the policy within the Code Amendment; and</li> <li>Comply with the Community Engagement Charter and the Act.</li> </ul>	<ul style="list-style-type: none"> <li>Copper Coast Council</li> <li>Department for Infrastructure and Transport</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Letter</li> <li>Information provided on website</li> </ul>	Code Amendment Engagement in anticipated to commence late 2023/early 2024
		<ul style="list-style-type: none"> <li>Adjacent and nearby land owners and occupiers</li> <li>Environment Protection Authority</li> <li>Department for Environment and Water</li> <li>Local Government Association</li> <li>Walleroo Community Development Association</li> <li>Regional Development Australia (SA Division)</li> <li>Narungga Nations Aboriginal Corporation</li> <li>The Hon Fraser Ellis, Member for Narungga</li> <li>The Hon Tom Koutsantonis, Minister for Energy and Mining</li> <li>The Hon Clare Scriven, Minister for Primary Industries and Regional Development</li> <li>Narungga Nations Aboriginal Corporation</li> <li>Utility Providers</li> <li>SA Housing Authority</li> <li>Renewal SA (Office for Regional Housing)</li> <li>Department for Trade and Investment (CCG and PLUS)</li> </ul>	Consult	<ul style="list-style-type: none"> <li>Written submissions</li> <li>Social media promotion</li> <li>Meetings / one on one sessions / drop-in sessions offered</li> <li>Hard copies available at various locations</li> </ul>	
		<ul style="list-style-type: none"> <li>Local community and general public</li> </ul>	Inform/Consult	<ul style="list-style-type: none"> <li>Information provided on website</li> <li>Written submissions</li> </ul>	

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**APPENDIX 3. MEASURING SUCCESS**

## Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The 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"> <li>People had faith and confidence in the engagement process.</li> </ul>	Community	I feel the engagement <b>genuinely sought</b> 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"> <li>Affected and interested people had the opportunity to participate and be heard.</li> </ul>	Community	I am <b>confident my views were heard</b> during the engagement	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The <b>engagement reached</b> those identified as community of interest.	<ul style="list-style-type: none"> <li>Representatives from most community groups participated in the engagement</li> <li>Representatives from some community groups participated in the engagement</li> <li>There was little representation of the community groups in engagement.</li> </ul>	Evaluation by Project Lead
3	Principle 3:		Community	I was given sufficient <b>information</b> 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"> <li>People were effectively engaged and satisfied with the process.</li> <li>People were clear about the proposed change and how it would affect them.</li> </ul>		I was given an <b>adequate opportunity to be heard</b>	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"> <li>All relevant information was made available and people could access it.</li> <li>People understood how their views were considered, the reasons for the outcomes and the final decision that was made.</li> </ul>	Community	I felt <b>informed</b> 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"> <li>The engagement was reviewed and improvements recommended.</li> </ul>	Project Lead	<b>Engagement was reviewed</b> throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> <li>Reviewed and recommendations made</li> <li>Reviewed but no system for making recommendations</li> <li>Not reviewed</li> </ul>	Evaluation by Project Lead
6	Engagement occurs early	<ul style="list-style-type: none"> <li>Engagement occurred <u>before or during the drafting of the</u> planning policy, strategy or scheme when there was an opportunity for influence.</li> </ul>	Project Lead	Engagement <b>occurred early enough</b> for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> <li>Engaged when there was opportunity for input into scoping</li> <li>Engaged when there was opportunity for input into first draft</li> </ul>	Evaluation by Project Lead

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
					<ul style="list-style-type: none"> <li>Engaged when there was opportunity for minor edits to final draft</li> <li>Engaged when there was no real opportunity for input to be considered</li> </ul>	
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> <li>Engagement contributed to the substance of a plan or resulted in changes to a draft.</li> </ul>	Project Lead	Engagement <b>contributed to the substance of the final plan</b>	<ul style="list-style-type: none"> <li>In a significant way</li> <li>In a moderate way</li> <li>In a minor way</li> <li>Not at all</li> </ul>	Evaluation by Project Lead
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> <li>Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement</li> </ul>	Project Lead	Engagement <b>provided feedback to community about outcomes</b> of engagement	<ul style="list-style-type: none"> <li>Formally (report or public forum)</li> <li>Informally (closing summaries)</li> <li>No feedback provided</li> </ul>	Evaluation by Project Lead
9	Charter is valued and useful	<ul style="list-style-type: none"> <li>Engagement is facilitated and valued by planners</li> </ul>	Project Lead	Identify <b>key strength</b> of the Charter and Guide Identify <b>key challenge</b> of the charter and Guide		Evaluation by Project Lead



**APPENDIX 4. CLOSING THE LOOP & REPORTING BACK**

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## Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
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 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 of Trade and Investment (PLUS)	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 of Trade and Investment	As soon as practicable following a decision on the proposed Code Amendment

**APPENDIX 7. TIMETABLE FOR CODE AMENDMENT BY PROPONENT**

CODE AMENDMENTS TIMETABLE		
Steps	Responsibility	Timeframes
<b>Approval of the Proposal to Initiate</b>		
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 lodgment 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
<b>Proposal to initiate</b> agreed to by the Minister.	Minister	2 weeks
<b>Preparation of the Code Amendment</b>		
Engagement Plan prepared. Investigations conducted; <b>Code Amendment Report</b> prepared. The drafting instructions and draft mapping provided to PLUS.	Designated Entity	8 – 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	Refer Engagement Plan
<b>Engagement on the Code Amendment</b>		
<b>Code Amendment Report</b> released for public consultation in accordance with the Community Engagement Charter and the prepared <b>Community Engagement Plan</b> .	Designated Entity	Refer Engagement Plan
<b>Consideration of Engagement and Finalisation of Amendments</b>		
Submissions summarised, amended drafting instructions provided, <b>Engagement Report</b> prepared and lodged with PLUS.	Designated Entity	4 – 8 weeks

Assess the Amendment and engagement. 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>	PLUS	4 weeks
Consideration of Advice.	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks
<b>Decision Process</b>		
Minister considers the <b>Code Amendment Report</b> and the <b>Engagement Report</b> and makes decision.	Minister	3 weeks
<b>Implementing the Amendment (operation of the Code Amendment)</b>		
Go-live / Publish on the PlanSA portal.	PLUS	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved <b>Code Amendment</b> to ERDC.	PLUS	8 weeks