

Hackham Code Amendment

The Chief Executive – Attorney-General’s Department is undertaking a Code Amendment to review the zoning of 235 hectares of land across Hackham and Old Noarlunga to address an immediate need for further land supply and population growth in the south of Adelaide.

The rezoning will facilitate a potential residential development of up to 2000 new houses plus a retail centre in Hackham, as well as provide new policy to guide development on sloping land and ensure the provision of appropriate infrastructure and services.

This brochure outlines what is being proposed and how you can have a say in the process.



What is a Code Amendment?

The Planning and Design Code (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.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (the *Planning, Development and Infrastructure Act 2016* and associated Regulations).

Code Amendments may be undertaken by a range of entities like the State Planning Commission, councils, State Agencies, people who have an interest in land, or the Chief Executive of the Attorney-General’s Department. This Code Amendment has been prepared by the Chief Executive of the Attorney-General’s Department.

Background

The State Government has a role in ensuring the provision of appropriately zoned land in order to meet the needs of the population, contributing in turn to housing affordability and quality of life for South Australians. The outer south region of Greater Adelaide is identified in the Land Supply Reports for Greater Adelaide as having the lowest greenfield land supply of all regions in Greater Adelaide.

The rezoning of land in Hackham is being considered for the following reasons:

- The need for further land supply in the region to accommodate projected population growth.
- The location is well serviced by existing road infrastructure and bus routes.
- The location is well serviced by existing social infrastructure and employment – including schools, regional centre, hospital, TAFE, emergency services, community and civic facilities and the Gates Road Industrial Precinct.

What is being proposed?

The Chief Executive has, with the approval of the Minister for Planning, proposed a Code Amendment to:

- Rezone 206.1 hectares of land in Hackham currently zoned Rural Zone to the Master Planned Neighbourhood Zone
- Rezone 15.2 hectares of land in Old Noarlunga and Hackham currently zoned Employment Zone to the Master Planned Neighbourhood Zone.
- Rezone 13.7 hectares of land in Old Noarlunga currently zoned Rural Zone to Rural Neighbourhood Zone.
- Remove the Minimum Site Area Technical and Numeric Variation (TNV) of 16 hectares in Old Noarlunga and apply a Minimum Site Area Technical and Numeric Variation of 2 hectares over land to be rezoned Rural Neighbourhood to ensure allotments cannot be further subdivided.
- Introduce a new Concept Plan over the land proposed to be Master Planned Neighbourhood Zone to address some of the infrastructure required to manage stormwater, open space, walking/cycling and traffic.
- Apply two subzones over the proposed Master Planned Neighbourhood Zone:
 - *Emerging Activity Centre Subzone – proposed to support the development of a retail centre for shops and local services*
 - *Hills Subzone – this is a new subzone, proposed to address residential density and design requirements for sloping land*
- Apply two overlays over the Master Planned Neighbourhood Zone:
 - *Affordable Housing Overlay – promotes affordable housing that is integrated with residential and mixed-use development, catering for a variety of household structures.*

- *Noise and Air Emissions Overlay* – seeks to protect community health and amenity from adverse impacts of noise and air emissions.

The affected area of land is located along Hepenstal Rd, Gates Rd, River Heights Rise, Church Hill Rd, Piggott Rd and Main South Rd at Hackham, as well as Church Hill Road, Patapinda Rd and Piggott Range Rd at Old Noarlunga. This rezoning proposal has an estimated potential to create 2,000 new houses.

Why are new subzones needed?

There are two subzones proposed to be applied over the land to be rezoned Master Planned Neighbourhood Zone.

Emerging Activity Centre Subzone – This subzone is proposed to apply over the approximate area where a new retail centre is anticipated. It enables development of employment and community services in a designated activity centre to make the neighbourhood a healthy and convenient place to live.

(New) Hills Subzone - The proposed area in Hackham contains sloping land. The Master Planned Neighbourhood Zone in the Code was considered to benefit from additional policy through a new subzone to ensure development is designed to limit disturbance to natural landforms and existing vegetation. The new subzone is being introduced to lessen the visible extent of buildings, earthworks and retaining walls.

Why are there proposed changes to overlays?

There are two overlays that are proposed to be applied over the land to be rezoned Master Planned Neighbourhood Zone. These are the Affordable Housing Overlay and the Noise and Air Emissions Overlay. The application of these overlays over the Master Planned Neighbourhood Zone is standard practice and consistent with how they are applied in other parts of the State.

Affordable Housing Overlay - Promotes affordable housing that is integrated with residential and mixed-use development, catering for a variety of household structures. It contains policies allowing dispensations for typical planning requirements such as minimum site areas, car parking or building heights where affordable housing is proposed. When applied, 15% affordable housing must be provided as a part of development applications for 20 or more dwellings or residential allotments.

Noise and Air Emissions Overlay - Seeks to protect community health and amenity from adverse impacts of noise and air emissions. The overlay is also the trigger for application of *Ministerial Building Standard 010 - Construction requirements for the control of external sound*. It is applied in the areas surrounding major transport corridors (road and rail) and mixed land uses.

Why is a new concept plan needed?

Concept plans guide development within a specific spatial area through a visual expression of the desired development over time. In this case, a concept plan will play an active policy role in the provision of infrastructure.

Infrastructure requirements

As part of the rezoning, investigations are required to determine existing and future infrastructure needs. Infrastructure needs for future growth will be resolved prior to rezoning approval. In order to accommodate this, an infrastructure agreement/s will need to be established.

An infrastructure agreement is a legal document between relevant landowner(s), council(s) and developers that determines who is responsible for the sharing of costs and delivery of new infrastructure. The purpose of an infrastructure agreement is to set out what infrastructure is required, how it will be delivered and paid for.

The investigations for the Hackham Code Amendment identify that new shared stormwater and transport infrastructure is required for the land to be developed as a residential growth area.

A [Frequently Asked Questions](#) document that further explains this process is available on the PlanSA website.

How will traffic be managed?

If approved, the rezoning will allow the land to be developed as a master planned neighbourhood (subject to development approvals) of approximately 2000 allotments, which may create significantly more traffic in the area. Transport investigations undertaken by engineering consultants CIRQA were made available on the PlanSA website once the Code Amendment was released for consultation.

Other investigations to inform the proposed infrastructure agreements to deliver new road infrastructure will progress in parallel with the Code Amendment process. This is likely to result in new access points, internal roads and upgrades to existing roads. Any major land division proposal will require a traffic investigation report to be submitted as supporting evidence.

Is Old Noarlunga going to be redeveloped?

No. A small portion of Old Noarlunga which is currently zoned Rural will be included in the Code Amendment to ensure it is considered in the context of what is proposed in Hackham. This area is not proposed to be redeveloped, rather to have a more suitable zoning consistent with current land uses and allotment configuration already in place.

Application of a proposed Minimum Site Area Technical and Numeric Variation of 2 hectares will ensure that these allotments are not able to be further subdivided. It also provides a clear separation between Old Noarlunga and the new development which will occur in Hackham. The Historic Area Overlay, which applies to a small portion of land in Old Noarlunga, will not change. Heritage protections currently in place in Old Noarlunga will remain unchanged.

What is a Technical and Numeric Variation (TNV)?

Different Technical and Numeric Variations (TNVs) apply spatially across various areas of the state. Assessment provisions in the Code can reference TNVs to provide for local variation in the policy.

Currently, a TNV applies to the Rural Zone within the affected area of Hackham and Old Noarlunga. This TNV provides a Minimum Site Area of 16 hectares, meaning that no new allotments should be created unless they are a minimum of 16 hectares. The Code Amendment will remove this TNV over the land proposed to be Master Planned Neighbourhood Zone to allow for residential development.

The Code Amendment also proposes to amend the TNV to 2 hectares over the land proposed to be zoned Rural Neighbourhood in Old Noarlunga. Although this will result in a reduced Minimum Site Area TNV for this area, it will prevent any further subdivision of this land. Refer to the map below to see where this TNV is proposed.

Have your say

You are invited to provide feedback on the Code Amendment with public consultation and engagement commencing on **Tuesday 31 May 2022** and concluding on **Tuesday 26 July 2022 (5:00 pm)**.

Written submissions are to be provided no later than 5:00 pm on the last day of consultation via:

- [the online submission form](#)
- Email: plansasubmissions@sa.gov.au (subject: Submission – Hackham Code Amendment)
- Post:
Attention: Code Amendment Team, Planning and Land Use Services
Attorney-General's Department
GPO Box 1815, Adelaide SA 5001
- You may also use your smart phone to scan the below QR code to be taken to the relevant information:



All written submissions received will be made publicly available on the PlanSA website when the Engagement Report is released following conclusion of the consultation period.

A series of community information sessions (online and in-person) will be held on [15 June, 25 June and 7 July 2022](#), to allow community to meet members from the Code Amendment team and ask questions.

These sessions will provide further information on the proposed changes that seeks to provide appropriately zoned land to meet the needs of South Australia's growing population, and ensure it is well serviced by transport, social infrastructure and employment.

Registrations will be essential to attend any of the information sessions and can be booked via www.PlanSAevents.eventbrite.com

The Code Amendment process

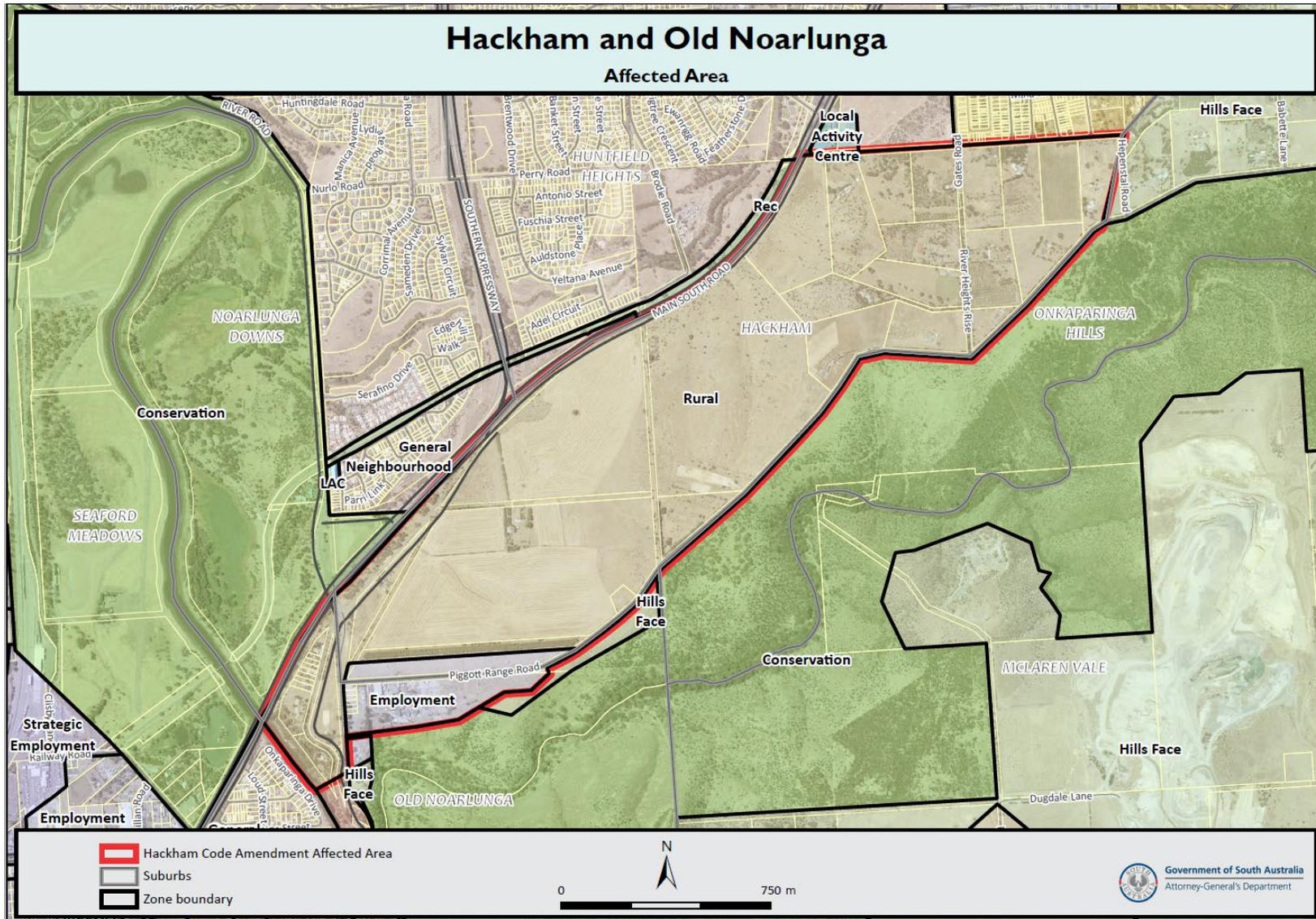
- Minister for Planning approves the Proposal to Initiate following advice from the State Planning Commission: **July 2021**
- Consultation of Code Amendment: **31 May 2022 to 26 July 2022**
- Chief Executive reviews submissions and prepares an Engagement Report
- Minister consults with the State Planning Commission following receipt of the Engagement Report
- Minister makes a determination on the proposed Code Amendment
- Should approval be granted, the final Engagement Report and Code Amendment Report will be published on the PlanSA website within 5 business days of the Minister's approval of the Code Amendment
- The Code Amendment is referred to the Environment Resources & Development Committee of Parliament for scrutiny

Code Amendment related enquiries

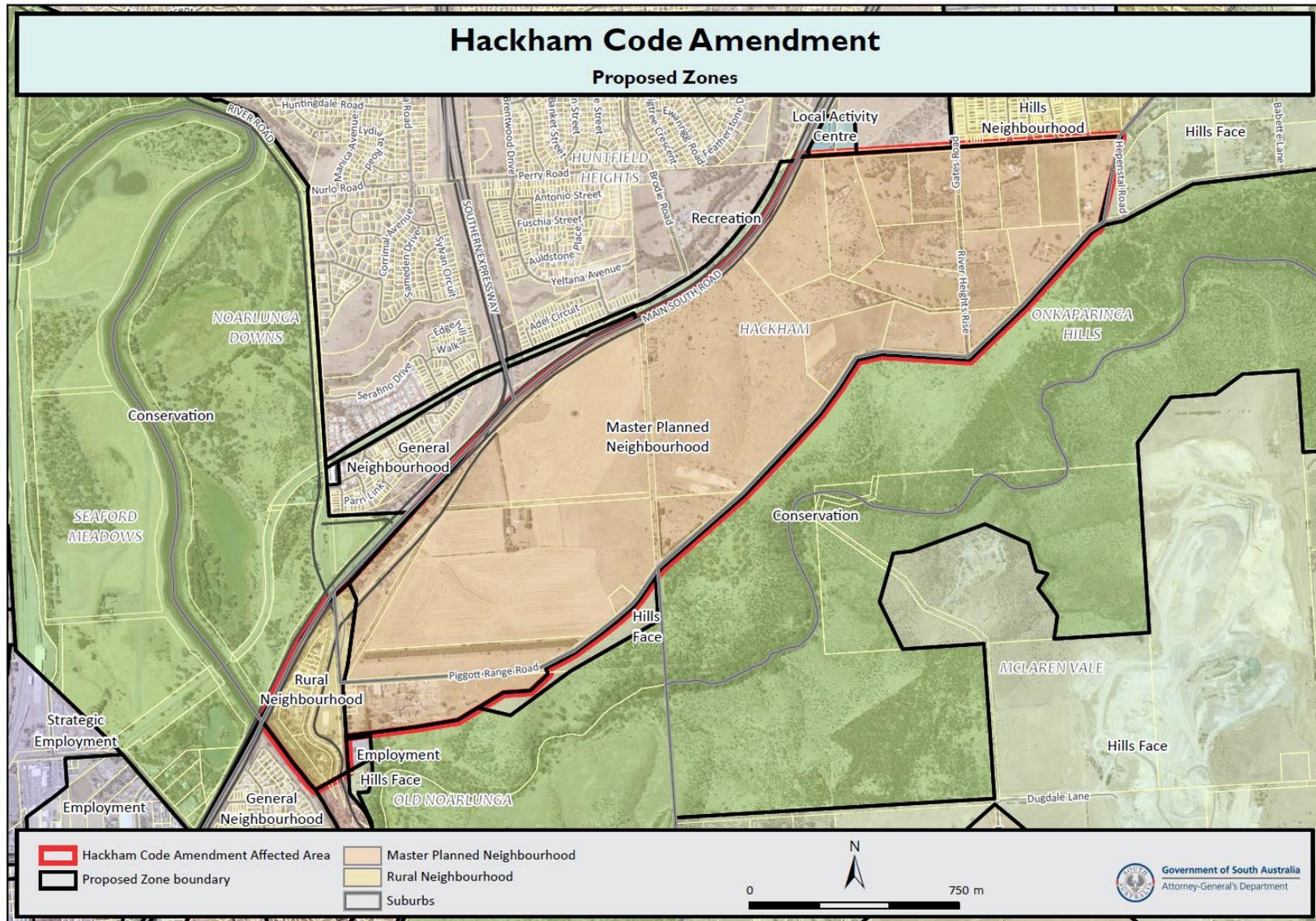
- Contact: PlanSA
- Telephone: 1800 752 664
- Email: plansa@sa.gov.au
- Visit: plan.sa.gov.au/en/codeamendments#Hackham_Code_Amendment

View the current and proposed zones and subzones, and a draft concept plan attached in the maps below.

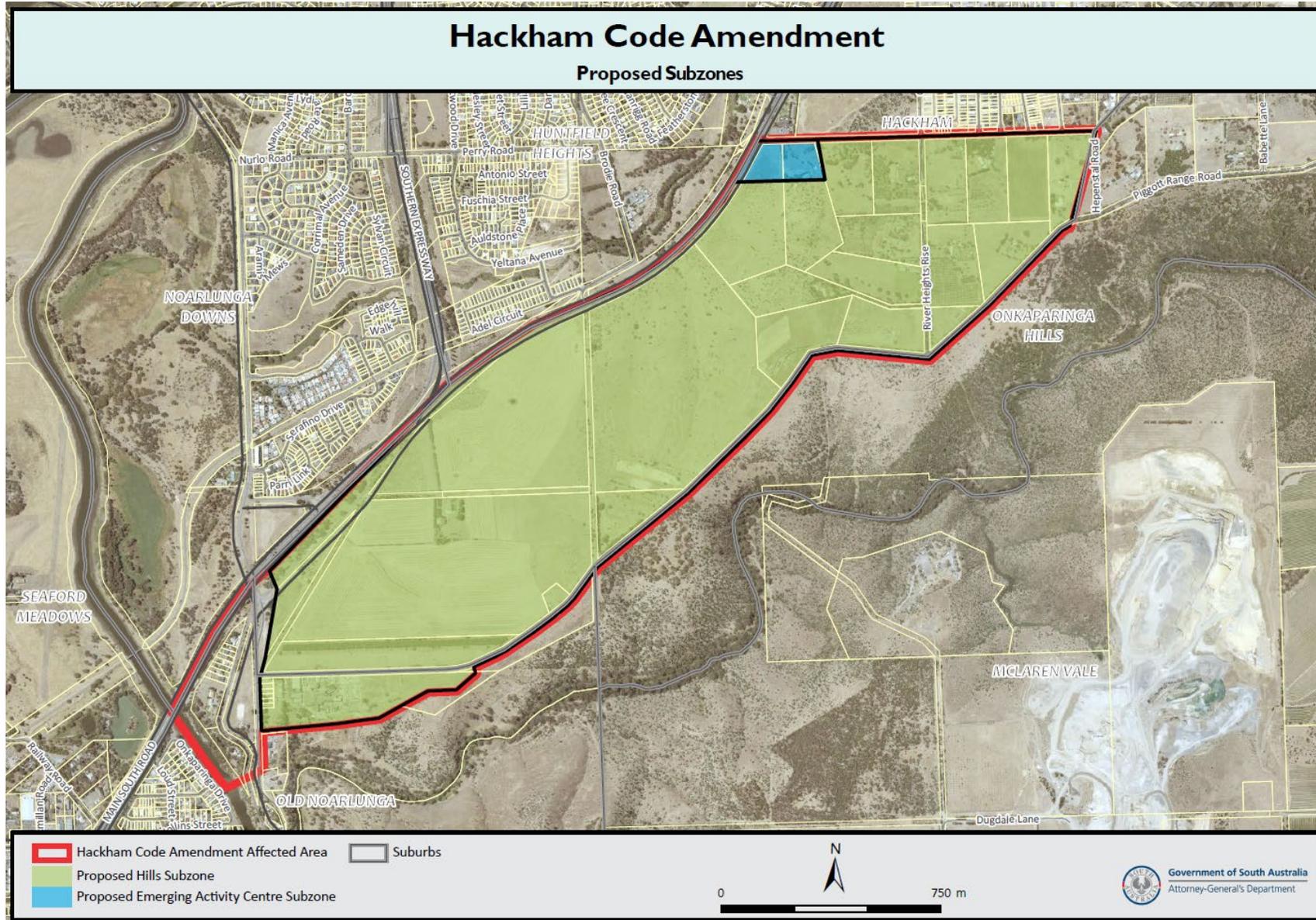
Hackham Code Amendment – Affected Area and Current Zones



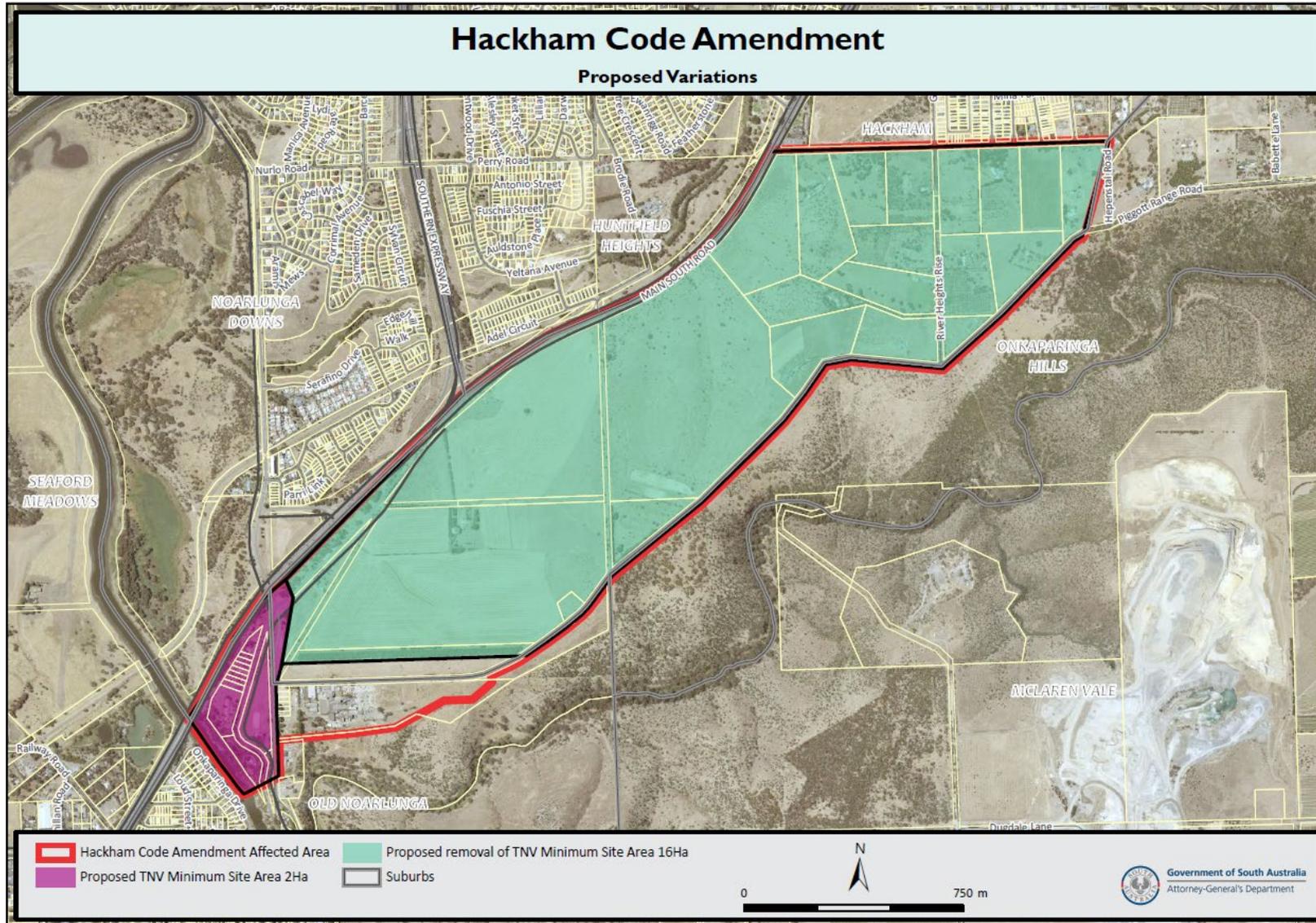
Proposed Zone Changes



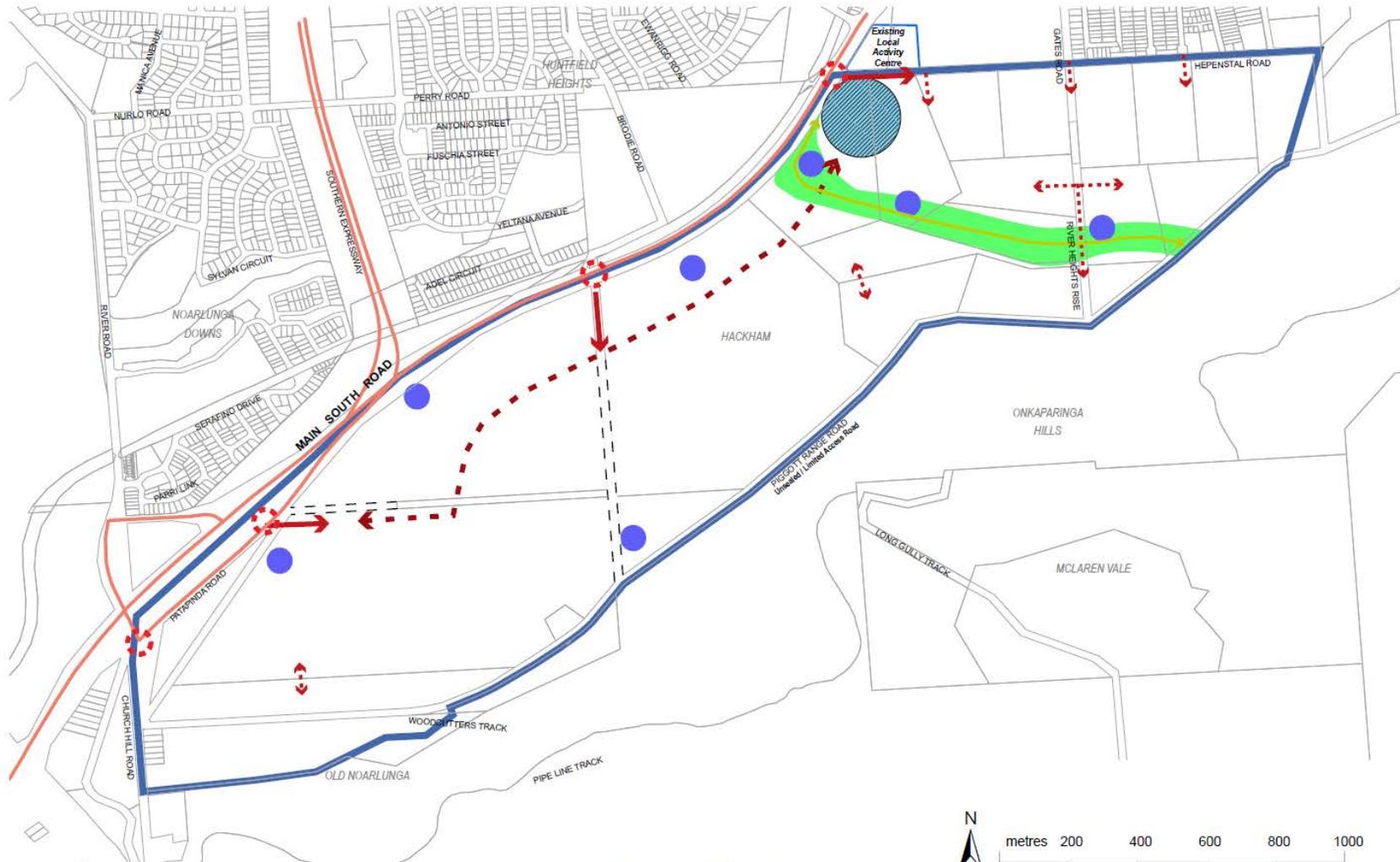
Proposed Subzones



Proposed Amendments to Technical and Numeric Variations



Proposed Concept Plan



- Primary Access
- Minor Access (indicative location)
- Connectivity through site (indicative alignment)
- Primary Cycling/Walking (Coast / Vines to Onkaparinga River)
- Concept Plan Boundary
- Existing Roads (State Government)
- Intersection Treatment
- Storm Water Management
- Open Space
- Activity Centre



ONKAPARINGA
Concept Plan 124
HACKHAM