

# Hillier Park Code Amendment

## Summary of Engagement and Amendment Recommendations

Section 73(7) of the Planning, Development and Infrastructure Act 2016

# Contents

<b>1.</b>	<b>Purpose</b> .....	<b>2</b>
1.1	Role of URPS and the Designated Entity.....	2
<b>2.</b>	<b>Introduction</b> .....	<b>3</b>
<b>3.</b>	<b>Engagement Approach</b> .....	<b>5</b>
3.1	Purpose of the Engagement.....	5
3.2	Scope of Influence .....	5
3.3	Engagement Activities.....	6
3.4	Mandatory Requirements .....	9
3.5	Compliance with Engagement Plan.....	10
<b>4.</b>	<b>Engagement Outcomes Summary</b> .....	<b>11</b>
<b>5.</b>	<b>Stakeholder Feedback</b> .....	<b>12</b>
5.1	Formal Consultation Release .....	12
<b>6.</b>	<b>Community Feedback</b> .....	<b>16</b>
6.1	Formal Consultation Release .....	16
6.2	Meetings .....	16
6.3	Submissions .....	16
6.4	Online Survey.....	17
6.5	Phone Calls.....	21
<b>7.</b>	<b>Our Response and Recommendations</b> .....	<b>22</b>
7.1	Zone Selection and Policy Approach .....	22
7.2	Infrastructure Provision .....	22
7.3	Stormwater, Flood Management and Open Space .....	24
7.4	Environment .....	25
7.5	Procedural Issues.....	27
<b>8.</b>	<b>Evaluation</b> .....	<b>28</b>
8.1	Performance Indicators for Evaluation.....	28
8.2	Evaluation Results.....	29
8.3	Evaluation Results – Designated Entity.....	31

**9. Conclusion..... 34**  
9.1 Summary .....34  
9.2 Recommended Amendments .....34

**Appendix A – Collateral and Catchment Area**

**Appendix B – Written Submissions**

**Appendix C – Consultation Survey & Responses**

**Appendix D – Evaluation Survey & Responses**

**Appendix E – Project Manager Evaluation Form**

	Name/Title	Date	Signature
Approved by Designated Entity	Martin Banham	14/9/23	

# 1. Purpose

This report has been prepared by URPS on behalf of the Martin Banham (the Designated Entity) for consideration by the Minister for Planning (the Minister) in determining whether to adopt the Hillier Park Code Amendment (the Code Amendment).

The report has been prepared in accordance with Section 73(7) of the *Planning, Development and Infrastructure Act 2016* and Part 6 of Practice Direction 2: Preparation and Amendment of a Designated Instrument (Practice Direction 2). The report includes:

- Details of the engagement process undertaken
- A summary of the feedback received
- A response to the feedback
- An evaluation of the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

The report also confirms that engagement has been undertaken in accordance with the Engagement Plan, prepared under part 2(5) of Practice Direction 2.

The report recommends that a new Concept Plan be inserted in response to submissions that addresses:

- Stormwater management detention basins
- Open space and existing vegetation
- Vehicle access points and pedestrian connections.

Infrastructure Agreements are currently being negotiated with Council as required as part of the Initiation Proposal.

## 1.1 Role of URPS and the Designated Entity

The URPS Engagement Team has been engaged by the Designated Entity to design, manage and implement a suitable engagement process for the Code Amendment which meets the requirements and guidelines contained in the Community Engagement Charter and Practice Direction 2.

URPS has also prepared this report, which has been signed and adopted by the Designated Entity for lodgement with the Minister for Planning.

## 2. Introduction

The proponent, Mr Martin Banham, proposes a Code Amendment to rezone 23.15 hectares of land in the suburb of Hillier from Rural to Residential Park. This will enable the creation of a new Residential Park next to the Hiller Residential Park established under the *Residential Parks Act 2007*. A new Residential Park will provide further opportunities for affordable accommodation for over 50's living on the periphery of Gawler. Approximately 400 dwellings could be accommodated in the rezone area.

The area affected by this Code Amendment (Affected Area) is 52 and 66 Hillier Road, Hillier within the Town of Gawler (CT5576/98 and CT5430/791). The Affected Area is shown in Figure 1.



**Figure 1: Affected Area for the Code Amendment**

A range of investigations were undertaken to support the Code Amendment including an analysis of traffic, Services Report (Stormwater and Infrastructure), Flora and Fauna Environmental Report, Aboriginal Heritage and Land Contamination.

As a result of these investigations, the following proposed amendments to the Code were subject to an engagement process:

1. Rezone the land from Rural to Residential Park Zone.
2. Amend Concept Plan 101-Evanston Gardens, Evanston South, Hillier to define the northern part of the Affected Area as open space.
3. Introduce the Affordable Housing Overlay over the Affected Area.

Now that the consultation process is completed, this report is required to be submitted to the Minister for Planning on the outcomes of the consultation process, including any recommended amendments. The Minister may then seek the advice of the State Planning Commission before making a determination on whether to approve the Code Amendment with or without changes or to decline to approve the Code Amendment.

## 3. Engagement Approach

URPS on behalf of the Designated Entity prepared an Engagement Plan to apply the principles of the Community Engagement Charter (Charter).

A bespoke engagement approach was designed for this Code Amendment in response to the requirements of the Charter and our identification of the stakeholder and their needs. This approach focused on providing multiple points of available information and a series of convenient ways to provide feedback. These were tailored to reach the identified stakeholders most efficiently.

The engagement activities outlined in section 3.3 below occurred as set out in the Engagement Plan and applied the principles of the Charter.

### 3.1 Purpose of the Engagement

The purpose of engagement was to ensure that key stakeholders such as Council, State government departments, local politicians, residents of the existing Hillier Park Residential Village, neighbours and the broader Gawler community interested in and/or affected by the proposed Code Amendment were able to provide feedback and influence elements of the proposed Code Amendment during the preparation stage, and prior to the finalisation of the Code Amendment.

The consultation period ran for eight weeks from Monday 17 April 2023 to Monday 12 June 2023. An additional 1-week extension was provided at the request of Hillier Residential Park residents.

A total of **36 submissions** were received from organisations/groups and the community via the online and hard copy survey (10), email (14), phone call (7) and PlanSA portal submission (5).

Specifically, the engagement sought to:

- Raise awareness about the Code Amendment.
- Provide information about what is proposed by the Code Amendment including the location of where the proposed changes will apply.
- Enable community and stakeholders to understand the future development implications that the proposed Code Amendment may facilitate, and any impacts this may have on them.
- Provide the opportunity for stakeholders and community to identify issues and opportunities early, so that they could 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 State Planning Commission and Minister for Planning.
- Meet statutory requirements as they relate to engagement on a Code Amendment.
- Build relationships and a community of interest to support future activities (i.e. construction) at the site.

### 3.2 Scope of Influence

Aspects of the Code Amendment which stakeholders and the community can influence are:

- Changes proposed to the Zone.



- The introduction of features and layout of the indicative Concept Plan.

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

- The creation or amendment of new policy content within the overlays, zones (other than specific changes proposed by this Code Amendment), or general policies contained within the Planning and Design Code that affect other areas of the state.
- The expansion of the geographic extent of the Affected Area for the Amendment.

### 3.3 Engagement Activities

The engagement activities summarised in Table 1 were undertaken:

**Table 1 Engagement and promotion activities**

Activity	Description/objectives	Stakeholder
Stakeholder Meetings	URPS met with Gawler Council about the Code Amendment.	Key Stakeholders
Community meetings	All landowners, occupiers and stakeholders were invited to contact URPS to convene a one-on-one meeting should they wish to receive further information or discuss their feedback in more detail.  3 community meetings with residents of Hillier Park Residential Village were held including participation in a forum hosted by local MP Tony Piccolo.	Landowners and occupiers within a specified catchment of the Affected Area  Identified stakeholders
Mail out to property owners	A letter (refer <b>Appendix A</b> ) and fact sheet were sent to local properties surrounding the Affected Area as identified in the catchment area This ensured owners of property near the Affected Area understood and had the opportunity to provide feedback on the Code Amendment.  112 property owners were sent information	Owners of property in proximity of the Affected Area
Mail out to absent owners	A letter (refer <b>Appendix A</b> ) and fact sheet were mailed to any property owners not residing/conducting business at the address identified within the catchment area. This ensured owners of property near the Affected Area understood and had the opportunity to provide feedback on the Code Amendment.  162 absent owners were sent information.	Owners of property in proximity of the Affected Area that reside elsewhere

Activity	Description/objectives	Stakeholder
Letter to stakeholders	<p>A letter (refer <b>Appendix A</b>) and factsheet were sent electronically to identified stakeholders who had an interest in this Code Amendment.</p> <p>They were also offered the opportunity to meet should they wish to receive further information or discuss their feedback in more detail.</p> <p>23 stakeholders were sent information.</p>	LGA, Councils, Government Agencies <sup>1</sup> , utility providers <sup>2</sup> , state and federal MPs <sup>3</sup>
Notice on the Affected Area	<p>1 notice was placed in front of the Affected Area on Hillier Road. 2 notices were displayed near the resident's letter boxes in the Hillier Park Residential Village. A copy of the notice is at <b>Appendix A</b>.</p>	All audiences and Hillier Park Residential Village residents
Online survey	<p>An online survey was linked to the PlanSA Portal to obtain specific feedback about elements of the Code Amendment. This survey also included evaluation questions in line with the Community Engagement Charter. A copy of the online survey is at <b>Appendix C</b>.</p> <p>A total of 10 survey responses were received.</p>	All audiences
Online submission form	<p>An online submission form was available through the PlanSA Portal to provide feedback on the Code Amendment.</p> <p>A total of 5 submissions were received via PlanSA.</p>	All audiences
Fact Sheets	<p>A plain-English fact sheet (refer <b>Appendix A</b>) was prepared that clearly outlined what a Code Amendment is, the changes proposed and how people could provide feedback. The fact sheet was available electronically on the PlanSA website. Hard copies were available at Gawler Council and Hillier Park Residential Village.</p>	All audiences

<sup>1</sup> Government Agencies engaged via letter comprised the Department for Infrastructure and Transport, Environment and Water, Environment Protection Authority and SA Housing Authority.

<sup>2</sup> Utility providers engaged via letter comprised Electranet, SA Water, SA Power Networks, Epic Energy and NBN.

<sup>3</sup> MPs engaged via letter comprised Tony Piccolo MP, Labour Duty Member for Schubert and Matt Burnell MP, Federal Member for Spence.

Activity	Description/objectives	Stakeholder
	An additional factsheet (refer <b>Appendix A</b> ) was developed with further information about the indicative Concept Plan and distributed to Hillier Park Residential Village residents.	
Plan SA Portal information	All information relevant to Code Amendment, Engagement and how to provide feedback, including the fact sheet were available on the PlanSA Portal.	All audiences
Hard copies of the Code Amendment	Printed hard copies of the Code Amendment were available for reading at Gawler Council and Hillier Park Residential Village.	Gawler Residents Hillier Park Residential Village Residents
Phone and email contact	A phone number and dedicated email address was promoted through all correspondence as well as on the fact sheet, to obtain further information.  <i>There was a total of 14 emails and 7 phone calls during the consultation period.</i>	All audiences
PO Box	A postal address was promoted through all correspondence and the fact sheet as a way that people could provide feedback in hard copy should they not wish to or be unable to participate online.  <i>No responses were received via post.</i>	All audiences
Feedback acknowledgements	Acknowledgement of feedback received (either online or in hard copy) was sent to all who provided feedback and included return contact details.	Those who provided feedback on Code Amendment
Evaluation survey link	A link to an engagement evaluation survey was sent to those who provided feedback and included return contact details following the close of the consultation period. A copy of the evaluation survey is at <b>Appendix D</b> .	Those who provided feedback on the Code Amendment

## 3.4 Mandatory Requirements

The following mandatory engagement requirements have been met:

### 3.4.1 Notice and consultation with Council/s

The Charter requires that a Council or Councils must be directly notified and consulted on a proposed Code Amendment, where the proposed Code Amendment is specifically relevant to a particular Council or Councils (and where the Council did not initiate the proposed Code Amendment).

The Affected Area is wholly within the Town of Gawler and the adjacent Council is Light Regional Council. Councils were engaged in the following ways:

- Meetings with senior planning staff from the Gawler Council to discuss proposed Code Amendment and engagement process (held prior to and during the Code Amendment consultation period).
- Letter and fact sheet emailed to CEO and Mayor of both Councils on 17 April 2023 providing information about the Code Amendment and its consultation. The letter also offered an opportunity to meet with the project team.

### 3.4.2 Notice and Consultation with the Local Government Association

The Charter requires that the Local Government Association (LGA) be notified in writing and consulted, where the proposed Code Amendment is generally relevant to Councils. A letter and fact sheet was emailed to the Chief Executive Officer of the LGA on 17 April 2023 providing information about the Code Amendment and its consultation. The letter also offered an opportunity to meet with the project team.

### 3.4.3 Notice and Consultation with Owners and Occupiers of Land which is Specifically Impacted

Under section 73(6)(d) of the Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to provide a notice to Owners or Occupiers of the land (and each piece of adjacent land) as prescribed by the Regulations.

Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires such notice to:

- a) Identify the piece or pieces of land in relation to which the specific impact will apply.
- b) Describe the impact.
- c) Indicate where and when the relevant amendment to the Planning and Design Code may be inspected.
- d) Provide information about the consultation that is to occur under the Community Engagement Charter.

As the Affected Area is located on Hillier Road, a notice was distributed to the 112 landowners/occupiers of adjacent land as well as 162 absent owners who own land but do not reside in the area.

### **3.4.4 Notice of proposal to include Local Heritage Listing to Owner of Land**

The Charter requires that where a Code Amendment proposes to include a heritage character or preservation policy that is similar in intent or effect to a local heritage listing, the owner of the land on which the place/s reside, must be directly notified in writing of the proposal, and consulted for a minimum period of four weeks.

As this Code Amendment does not include an effect to a local heritage listing, this was not undertaken.

## **3.5 Compliance with Engagement Plan**

Engagement activities were undertaken in accordance with the Engagement Plan with the following variations:

- The original factsheet was updated during the consultation period to remove the word 'retirement' and include reference to the adjacent spiritual centre.
- An additional fact sheet was developed and distributed to Hillier Park Residential Village residents during the consultation period to provide further information about the indicative Concept Plan.
- Two additional meetings were held with residents of Hillier Park Residential Village including attendance at a forum hosted by local MP Tony Piccolo.
- The consultation period was extended by one week at the request of Hillier Park Residential Village residents.

It is noted that post-consultation activities set out in the engagement plan to 'Close the loop and report back' are still in progress, pending final determination of the Code Amendment.

## 4. Engagement Outcomes Summary

The engagement approach for this Code Amendment was designed to provide multiple ways for information to be accessed and feedback provided.

36 responses were received in total via the following ways:

- 14 email submissions
- 5 PlanSA submission forms
- 10 survey responses
- 7 phone calls
- 130+ attendees at three Hillier Park Residential Village community meetings

**Appendix B** contains a copy of all written submissions (received via email and PlanSA).

**Appendix C** contains a copy of all survey responses.

## 5. Stakeholder Feedback

The following section provides a detailed summary of the feedback received from Stakeholders. Our response and recommendations arising from this feedback is summarised in part 7 'Our Response and Recommendations'. Overall stakeholders were generally supportive of the proposal for the rezoning.

### 5.1 Formal Consultation Release

23 key stakeholders/organisations/agencies were sent information about the proposed Code Amendment. A total of 9 stakeholders, 2 adjacent landowners and 2 Hiller Park Residential Village residents provided submissions/feedback via email.

The key points of the submissions received from stakeholders are outlined below.

**Appendix B** contains a copy of each written submission.

#### 5.1.1 Epic Energy

Epic Energy provided a response via email on 18 April 2023.

They advised that they do not have any infrastructure located in this area and therefore have **no comment** on the proposed Code Amendment.

#### 5.1.2 Town of Gawler

The Town of Gawler provided a response via email on 5 May 2023.

Overall Council **supports** the Code Amendment. Council has raised a number of key issues for consideration:

- Proposal for the proposed detention basin on the proponent's site to be connected to Karbeethan Reserve to allow for the reuse of this water as part of Council's recycling scheme.
- It is Council's view that the Flood Hazard Overlay boundary will restrict development around the Gawler River which will need to shape the boundaries of the current Code Amendment.
- Council is supportive of the bituminised right turn treatment proposed in the Traffic Report, noting that further design development will be required as part of any future development application.
- Council would like more detailed information on Regulated and Significant Trees on the site. They have suggested a Land Management Agreement to protect Trees.
- Council seeks a desktop analysis concerning Aboriginal Heritage items and for these to inform the Code Amendment and future development of the land.
- Council is seeking to preserve access to the Gawler River and proposes the creation of an open space connection through an easement, right of way or alternative mechanism to provide public access (noting the land is currently in private ownership).
- The Council would like to secure a social infrastructure contribution as part of the rezoning process, to be secured through a Land Management Agreement.

- Council is proposing that a footpath be constructed with a kerb and gutter along the 250metre site frontage on the northern side of Hillier Road and a pedestrian crossing to Karbeethan Reserve.

### 5.1.3 Kurna Yerta Aboriginal Corporation

Kurna Yerta Aboriginal Corporation (KYAC) provided a response via email on 18 May 2023.

The KYAC Board **requested** that they are **consulted and engaged in all matters concerning cultural heritage and opportunities to incorporate Kurna cultural values and aspirations in the future development**. Representatives of the KYAC Board expressed their willingness to attend a site visit in order to commence this engagement process and provide advice in relation to cultural heritage. KYAC advised they may request a cultural survey be undertaken.

### 5.1.4 Environment Protection Authority

The Environment Protection Agency (EPA) provided a response via email on 31 May 2023.

Overall the EPA **supports** the Code Amendment.

The EPA submission addresses site contamination, stormwater, flooding and wastewater issues. The EPA is satisfied with the proposed approach for stormwater and flooding, however made comments regarding the need for supplementary site investigations as part of any development application to determine the nature and extent of site contamination to inform site remediation and suitability for residential land use. The Designated Entity is aware that further investigations will be required in accordance with the Site Contamination Development Assessment Scheme set out under the *Planning, Development and Infrastructure (General) Regulations 2017 and other statutory instruments*.

In addition, the EPA identified a strong preference for connection to communal wastewater systems instead of the individual onsite disposal systems. The EPA preferred outcome is to connect domestic wastewater from the site to SA Water's wastewater infrastructure.

### 5.1.5 SA Housing Authority

The SA Housing Authority provided a response via email on 2 June 2023.

The Authority outlined its preferred arrangement for an affordable land management agreement to be executed between the developer and the Minister for Planning.

### 5.1.6 Department of Infrastructure and Transport

The Department for Infrastructure and Transport (DIT) provided a response via email on 7 June 2023.

Overall, DIT **supports** the intent of the Code Amendment.

DIT noted a new residential park would yield approximately 400 dwellings and up to 72 peak hour traffic movements. DIT advised it will monitor demand for future fixed bus services noting the area is currently serviced by 'on demand' buses.

DIT noted the need to consider the impact on the Hillier Road/Jack Cooper Drive Intersection and that there is a deed to fund transport infrastructure updates with adjacent landowners. DIT recommended this new residential village development be made a party to that deed.



### 5.1.7 Department for Environment and Water

The Department for Environment and Water (DEW) provided a response via email on 9 June 2023.

Overall, DEW **does not object** to the proposed rezoning but seeks a better outcome for the management of stormwater runoff and the location of the detention basin.

DEW identified that the Code Amendment proposes to discharge stormwater into the Gawler River and queried how stormwater quality issues will be managed. DEW notes that the technical report states Council's preference is for stormwater discharge to be at Hillier Road.

DEW recommends that the detention basin be located outside the flood prone area, and that the proposed open space adjacent the Gawler River is made into public reserve so that it can connect to the current reserve running along the river.

### 5.1.8 Member for Schubert

The Labour Duty Member for Schubert, Tony Piccolo MP, provided a response on 12 June 2023.

His submission identified three aspects raised at the local resident's forum held on 22 May 2023.

Firstly, the requirement to construct footpaths on Hillier Road, Jack Cooper Drive and other local roads to ensure safe pedestrian access for current and future residents.

Secondly, new traffic management infrastructure requirements at the intersection of Hillier Road and Jack Cooper Drive to account for the increased levels of traffic.

Thirdly, providing better public transport access at the current and future residential villages that would enable buses to enter, altering the 493 and 494 fixed bus route and by designing space near the entrances of the residential villages for potential future bus stop(s).

### 5.1.9 Food Forest

Mr Graham Brookman, owner of The Food Forest, provided two responses via email on 9 May and 12 June 2023. The Food Forest is located at 80 Clifford Road, opposite the proposed development site.

Overall, Mr Brookman is **highly supportive** of the Code Amendment for the following reasons:

- Creation of new affordable housing
- Low impact nature of the development on the neighbouring rural land
- Minimisation of overlooking and overshadowing
- Retention of trees and suitable open space
- Strong and harmonious relationship with current Hillier Park management
- Keen to see the new development provide access to the Gawler River for recreation purposes
- Supports the introduction of a trail along the Gawler River with the Food Forest offering to provide public access via a corridor along its western boundary to facilitate trail user access to the Council reserve.

- Supports the rezoning as the property is currently a “public eyesore” with accumulated rubbish, decomposing structures and dumped materials
- As coordinator of the Gawler River Riparian Restoration (GRRR) group is keen to ensure the development is well conceived and managed to improve existing biodiversity and amenity of the area
- Keen to ensure effective use of rainwater and stormwater
- Suggests that the indicative Concept Plan and the Water Resources Overlay may have an incompatible overlap of the River corridor and housing
- The land is next to an existing residential park and there is high demand for this type of housing for older residents
- It will be a significant benefit to the community.

#### **5.1.10 Riversdell Spiritual Centre**

The Riversdell Spiritual Centre submission highlighted that all of the lands on the eastern border of the Affected Area are owned by The Emissaries of South Australia Inc, a not-for-profit, incorporated entity trading as Riverdell Spiritual Centre.

The Riverdell Spiritual Centre has been in operation since 1979 and offers an opportunity for personal reflection and contemplation. The Riverdell Spiritual Centre considers the tranquillity and atmosphere afforded by the current rural zoning critical to its operations. The submission raised concerns that the rezoning could impact on spiritual activities undertaken on the site.

The submission also noted that the Code Amendment factsheet did not specifically mention the Riverdell Spiritual Centre. Although ‘Places of Assembly’ were included in the Code Amendment document (Page 29 - Figure 6), the Centre was subsequently mentioned in an updated edition of the Factsheet.

## 6. Community Feedback

### 6.1 Formal Consultation Release

380 residences in the existing Hillier Park Residential Village along with 112 adjacent property owners and 162 absent owners were provided information about the Code Amendment. In addition, approximately 130 Hillier Park residents attended three separate community meetings.

### 6.2 Meetings

Three meetings were held with community members during the consultation period:

- A drop-in information session was held at Hillier Park Residential Village on 3 May 2023. 13 members of the Hillier Park Residents Group attended. At the meeting several issues were raised about management of the existing park, whether the Code Amendment was facilitating an expansion of the existing park or would enable the development of a new residential park, concerns with increased traffic on Hiller Road and the impact on local vegetation and trees.
- URPS attended a forum, convened by local MP Tony Piccolo, at the Hillier Park Residential Village on 22 May 2023. The forum was attended by approximately 80 Hillier Park residents to discuss a range of topics including local bus routes and services, park management and the Code Amendment. Following this forum, a second fact sheet was developed and distributed to residents containing more detailed information about the indicative Concept Plan.
- A third community meeting was held at Hillier Park Residential Village on 31 May to provide residents with an opportunity to ask any additional questions or seek further clarification about the Code Amendment.

Our responses to the topics raised by members of the community are addressed in Chapter 7.

### 6.3 Submissions

There were multiple ways for the community to provide feedback including via written submission through the PlanSA Portal, email or post.

Due to the variety of engagement methods provided to the community, some respondents provided feedback via more than one method.

In summary, 3 email submissions and 4 PlanSA submissions were received from members of the community. 5 of these submissions were received from residents of the Hillier Park Residential Village and were not supportive of the Code Amendment.

Overall, the number of written submissions received from the community were relatively low considering the high number of people directly notified through letter box drops, direct mail and community meetings.

A copy of written submissions is provided in **Appendix B**.

### 6.3.1 General Feedback

Written submissions from the community raised the following issues:

- Inability of park management to manage a co-located village effectively
- Reduction in services and facilities of the current residential park
- Tree removal and loss of green space and native animal/bird habitat
- Traffic congestion and local traffic impacts
- Need for better public transport
- Location of emergency exits
- Affordability of properties
- Dust and noise.

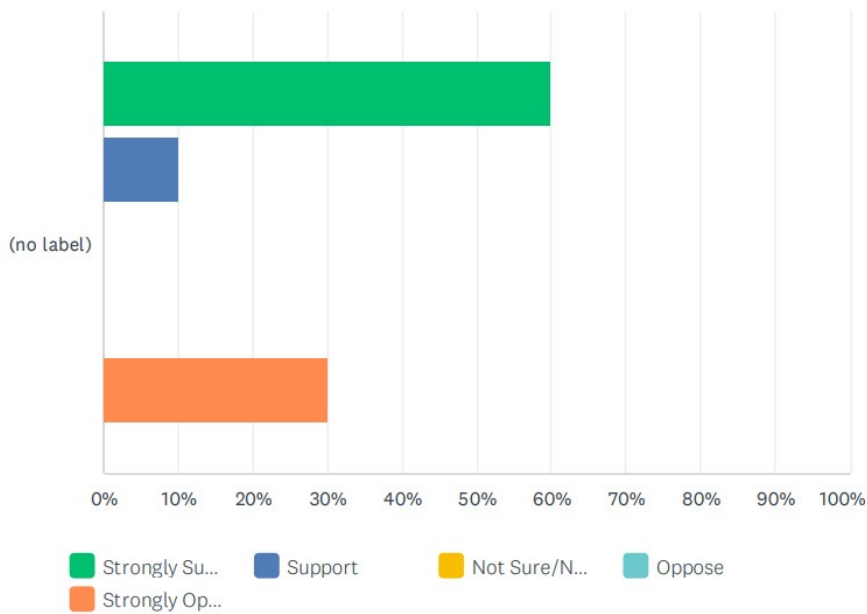
Whilst many of these issues are legitimate and important considerations that have the potential to impact on people's daily lives, many cannot be addressed by the Code Amendment as they do not relate to the planning rules. They may however be addressed in the Concept Design and Development Application. Community members will have a further opportunity to raise these matters when the final Concept Design is released and the Development Application is publicly notified.

## 6.4 Online Survey

An online survey was made available via a link on the PlanSA Portal, as well as via a QR Code in direct mail letters and the factsheet. It remained open for responses for the entire 8 week consultation period. In total, 10 responses were received via the survey. Refer to **Appendix C** for a copy of the online survey and completed survey responses.

An analysis of the survey question responses follows.

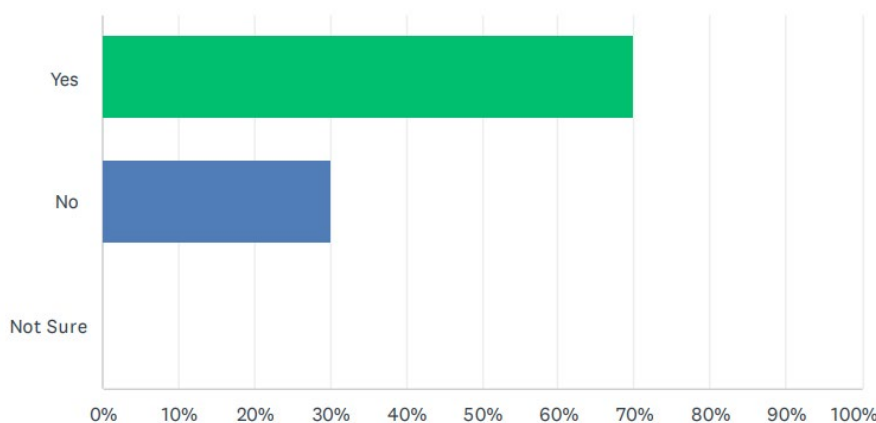
**Question 1: How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?**



This question was presented as a Likert scale with respondents being able to choose from ‘strongly support’, ‘support’, ‘not sure/no opinion’, ‘oppose’, or ‘strongly oppose’.

70% of respondents strongly support or support changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support the development of new Residential Park. The remaining 30% strongly opposed changing the planning rules.

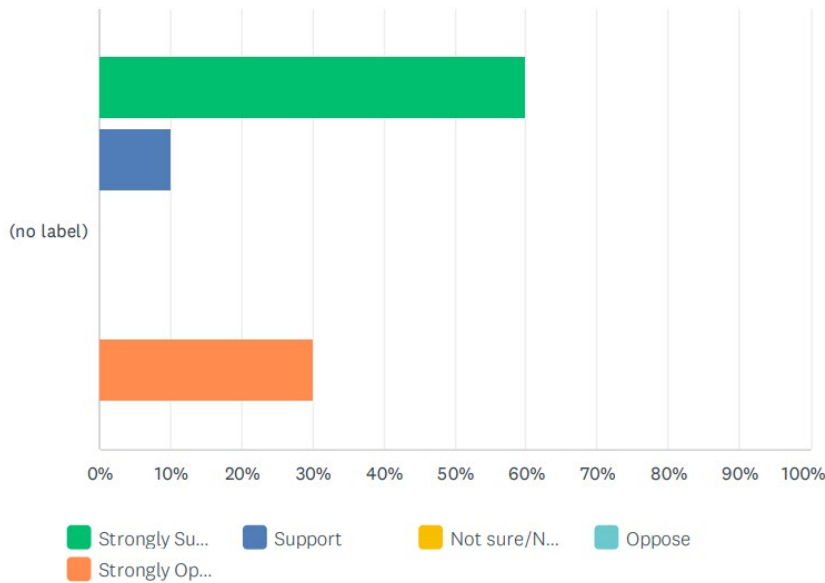
**Question 2: Do you support changing the zoning from Rural to Residential Park noting that the land is currently not used for rural purposes?**



This question was presented as a multiple-choice question with respondents being able to choose from ‘yes’, ‘no’ and ‘not sure’.

70% of respondents agreed with changing the zoning, whilst 30% did not.

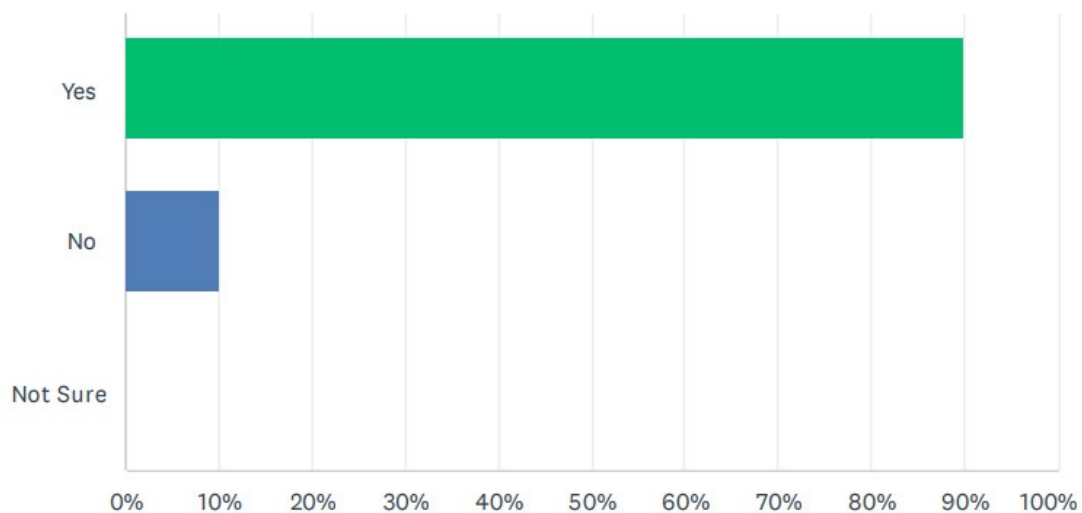
**Question 3: Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s lifestyle village of 380 dwelling which is nearing capacity?**



This question was presented as a Likert scale with respondents being able to choose from 'strongly support', 'support', 'not sure/no opinion', 'oppose', or 'strongly oppose'.

70% of respondents strongly supported or supported the possible construction of a new Residential Park adjacent Hillier Park Residential Village, with 30% strongly opposed.

**Question 4: Do you support providing affordable housing to aged persons in the Hillier area?**



This question was presented as a multiple-choice question with respondents being able to choose from 'yes', 'no' and 'not sure'.

90% of respondents supported the provision of affordable housing in the Hillier area whilst 10% did not.

**Question 5: What do you like about the proposed Code Amendment?**

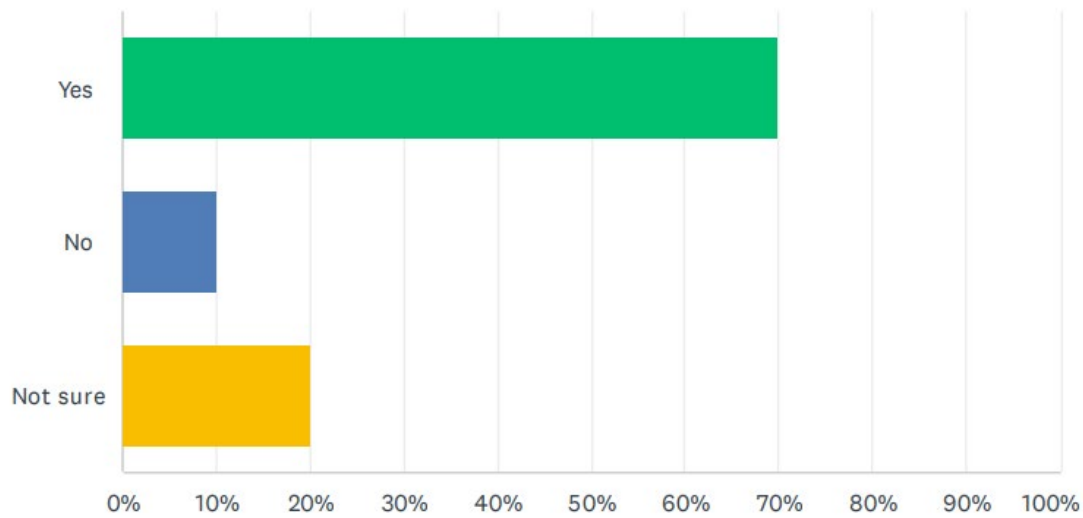
ANSWER CHOICES	RESPONSES	
Facilitates development of mainly vacant blocks of land	0.00%	0
Provides residential living options for over 50s	50.00%	5
Increases affordable housing in the area	30.00%	3
Is located close to the township of Gawler	0.00%	0
The location has good access to community services and infrastructure	0.00%	0
Other (please specify)	20.00%	2
<b>TOTAL</b>		<b>10</b>

This question allowed multiple choice and free-form responses for respondents to provide feedback in their own words about what they like about the proposed Code Amendment. 10 responses were provided to this question.

8 of 10 respondents chose one of the multiple-choice responses with 50% of respondents indicating they most liked that the Code Amendment provides residential living options for over 50s whilst 30% liked that the Code Amendment increases affordable housing in the area.

2 respondents chose to write their own response with 1 respondent indicating that they did not like anything about the Code Amendment. Another respondent commented on the use of the term 'retirement village' instead of 'lifestyle village' for Hillier Park.

**Question 6: A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?**



This question was presented as a multiple-choice question with respondents being able to select 'yes', 'no' or 'not sure'.

70% of respondents indicated that they felt the investigation reports helped their understanding of the Code Amendment. 30% of respondents were unsure and 10% indicated they were not helpful.

## 6.5 Phone Calls

7 phone calls were received regarding the proposed Code Amendment with one caller ringing through twice.

2 phone calls were from Hillier Park Residential Village residents who did not support the Code Amendment. 3 phone calls were from neighbouring property owners with 1 not supportive, 1 supportive and 1 impartial. 1 call was from a property management company to update mailing details.

**Comments and queries** relating to the proposed Code Amendment raised via phone calls included:

- What roads will connect the current residential park with the new park?
- What will be the impact on the neighbouring spiritual centre?



## 7. Our Response and Recommendations

Below is our response and recommended changes to the Code Amendment to address the following issues raised during the consultation period across all avenues of feedback.

### 7.1 Zone Selection and Policy Approach

Zones are the primary organising spatial layer in the Code. Zones provide guidance on what can happen in an area by setting out the policies and rules for certain classes of development. When making alterations to Zones, it is important to ensure that the proposed change does not impact areas outside of the Code Amendment Affected Area.

No feedback was received specifically about the selection of the Residential Park Zone although some members of the community opposed the rezoning of the Affected Area in its entirety. No additional zones or policies were suggested as alternatives to the proposed Residential Park Zone.

### 7.2 Infrastructure Provision

Council has requested that the proponent fund a series of infrastructure works through a Deed and Land Management Agreement. This includes footpaths and pedestrian crossings (outside of the site) and stormwater management facilities.

#### Our Response:

It is important to contextualise this rezoning proposal when determining infrastructure contributions. This residential park will cater for affordable housing at a time when prices are growing out of reach for many South Australian's and in particular our older population. The average age of people living at Hillier Park is over 75, and the majority of these are women.

Infrastructure contribution that are supporting the broader population, are reducing the funding available to contribute to services within the residential park and ultimately increasing the costs for new residents, contrary to the objective of providing affordable housing.

Funding arrangement should be:

- Equitable
- Evidence Based
- Fit for Purpose
- Transparent.

Proponents should not be required to fund legacy infrastructure issues, or to contribute more than their fair proportion of costs where there is a broader community benefit.

#### Local Traffic Impacts

- Some community members raised the matter of traffic on Hillier Road increasing significantly as well as difficulties entering Hillier Road from the current residential park.

- Council is supportive of the bituminised right turn treatment proposed in the Traffic Report, noting that further design development will be required as part of any future development application.
- DIT noted the need to consider the impact on the Hillier Road/Jack Cooper Drive Intersection and that there is a deed to fund transport infrastructure updates with adjacent landowners. DIT recommended this new residential village development be made a party to that deed. This has also been raised by the Member for Schubert.

### Our Response

The landowner will construct the access point as recommended by Phil Weaver and Associates in the Code Amendment traffic investigation report.

Approximately 225m<sup>2</sup> of shoulder sealing will be required opposite the access to the residential park to achieve the required traffic treatments.

### Emergency Exits

- Some community members felt that the number of emergency exits is inadequate. It was noted that one of the two emergency exits goes through the existing residential park.

### Our Response

Two emergency exits are proposed on the indicative Concept Plan one via the Hillier Park Residential Village, the other via Hillier Road. The traffic analysis has demonstrated that this is suitable.

However, emergency exit provisions will be finalised at the Development Application stage.

### Public Transport

- Residents raised the need for adequate public transport provisions to cater for increased residents, and sufficient space to create bus stops for the new residential park.
- The 'on demand' bus service provisions and ability for buses to enter the current and new residential park was also mentioned.

### Our Response

Public transport provision is outside the scope of the Code Amendment. However, DIT have advised in their submission that they will monitor the on-demand bus service.

### Pedestrian Access

- Council is proposing that a footpath be constructed with a kerb and gutter along the 250metre site frontage on the northern side of Hillier Road and a pedestrian crossing to Karbeethan Reserve.

#### **Our Response:**

Council desires to construct the footpath on the northern side of Hillier Road. We are working with Council to determine a contribution figure which will be included in the Land Management Agreement.

Council desires the construction of pedestrian crossing and program ramp. Council and Proponent have agreed to a financial contribution which will be formalised in the Land Management Agreement.

### **Community Infrastructure**

- Residents from the existing residential park were interested in what community facilities will be built on the site.

#### **Our Response:**

The new Residential Park is proposed to include a community hall, wellness centre, swimming pool, tennis/pickleball court, passive recreation areas and walking paths.

## **7.3 Stormwater, Flood Management and Open Space**

### **WSUD/Stormwater**

- Support for the inclusion of Water Sensitive Urban Design (WSUD) and better management of stormwater on the site.
- DEW and Council have suggested that the proposed stormwater detention basin not be located on a 'floodplain'.
- Council has proposed alternative locations and sought the detention basin on the proponent's site to be connected to Karbeethan Reserve to allow for the reuse of this water as part of Council's recycling scheme.

#### **Our Response:**

While the land is low lying and could be inundated in a 1:100 flood event, there are many examples where detention basins have been established in low lying areas. The proponent has agreed to provide Council access to the water within the basin through an easement or right of way. Council can then pump the water to Karbeethan Reserve.

### **Flood Management**

- Council has suggested that the Flood Hazard Overlay associated with the State's Flooding Hazards Mapping Update Code Amendment "...will need to shape the boundaries of the current code amendment...".

- The Flooding Hazards Mapping Update Code Amendment has completed its consultation process and is nearing finalisation. The landowner is supportive of the State's Code Amendment.

#### **Our Response:**

Removing the flood affected area from the Code Amendment is not supported on the basis that:

- The existing and proposed Flood Overlay appropriately manage flooding and development issues.
- An Open Space Zone will have no connectivity with similar zones in the locality (refer to Figure 2) and is a separate issue to flooding.
- Retaining the land in the Rural Zone does not make sense as it is fragmented from other rural activities and is not proposed to be used for this purpose.
- The land is privately owned and will be integrated appropriately into the Residential Park (some of which may be affected by an easement / right of way).

#### **Open Space**

- Some respondents commented that they would like to see improved public open space through the development. Council, DEW and community members expressed the desire for a future linear park trail along Gawler River.
- Specifically, Council is seeking to preserve access to the Gawler River and proposes the creation of an open space connection through an easement, right of way or alternative mechanism to provide public access (noting the land is currently in private ownership).

#### **Our Response:**

The proponent has agreed in principle to a right of way or similar mechanism will be used for community access for a future trail along the Gawler River. A Concept Plan is also proposed that will identify this connection.

This will be part of a linear trail that connects along the Gawler River. Details of this arrangement will be detailed in the Land Management Agreement.

## **7.4 Environment**

### **Land Interface**

- Questions were raised about how the new residential park would impact on the Gawler River.
- Concern for how the new residential park will impact on remaining rural land.

### Our Response:

As per the Code Amendment any future development application will need to have regard to existing 'Interface between Land Uses' in Part 4 – General Development Policies of the Code.

As is with the existing boundary where rural interface is being appropriately managed, vegetation and setbacks will act as a buffer between the Residential Park development and the rural land.

### Protection of Trees and Biodiversity

- Council wanted to see significant and regulated trees protected through a Land Management Agreement.
- Issues with maintaining biodiversity by minimising impact on the Gawler River.
- Support for connecting the site with Council's public reserve and trail.

### Our Response:

As part of the Code Amendment investigations, Succession Ecology prepared a fauna and flora report which noted 9 significant trees and 16 regulated trees (25 in total). These trees are protected through Regulated and Significant Tree Regulations. A proposal to remove or damage a tree which meets the above definitions is subject to an application to the relevant authority for a 'Tree Damaging Activity'.

Regulated and Significant Trees are managed under the *Planning, Development and Infrastructure Act 2016*, which sets out the assessment framework for any proposals involving a Tree Damaging Activity. The Concept Plan for the site has been designed to maximise the protection of these trees and important vegetation. However, should any trees require removal they need to be granted planning approval and provide replacement trees at a ratio of 3:1 Significant Tree and 2:1 Regulated Tree.

In addition, it is proposed that a new Concept Plan could be included that identifies where trees and vegetation will remain, including the trees on the boundary adjacent to the existing Hillier Park Residential Village.

The Code includes a range of policies that protects biodiversity.

### Site Contamination

- The EPA has identified that site contamination exists and should be addressed through more detailed investigations.

**Our Response:**

The site contamination procedures will be complied with at the development application stage.

The Preliminary Site Investigation have found evidence of site contamination including the presence of asbestos. These will be resolved through appropriate management in the development process.

**Aboriginal Heritage**

- It has been noted that there may be Aboriginal heritage items on the site.

**Our Response:**

Council has requested that the landowner undertakes a desktop analysis concerning Aboriginal Heritage items. This was undertaken as part of the Code Amendment investigations with section 5.6 of the report detailing that no entries for Aboriginal Sites or Objects are recorded on either Lot 52 or Lot 66 Hillier Road.

In response to the Kurna Yerta Aboriginal Corporation, we will undertake further engagement to consider how to incorporate Kurna cultural values and aspirations in the development.

**7.5 Procedural Issues****Consultation**

- Information provided did not provide clarity on whether the rezoning would result in an expansion of the current residential park or create a new adjacent residential park.

**Our Response:**

The factsheet was updated to clarify that the rezoning would allow the Residential Park Zone to expand over the Affected Area with the intention of facilitating a new residential park development adjacent to the Hillier Park Residential Village.

**Management of Residential Park**

- Loss of services and facilities if new residential park is managed by same management staff as current residential park.
- Costs of current residential park owners increasing due to new residential park.

**Our Response:**

Existing and new park management and costs are outside the scope of the Code Amendment.

## 8. Evaluation

### 8.1 Performance Indicators for Evaluation

In line with the Charter, the mandatory performance indicators have been used to evaluate engagement on this Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

#### 8.1.1 Evaluation of engagement by community members

The following performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

- That the engagement **genuinely sought** their input to help shape the proposed Code Amendment.
- They were given an adequate **opportunity to be heard**.
- They were given **sufficient information** so that they could take an informed view.
- **Informed** about why they were being asked for their view, and the way it would be considered.

This evaluation was undertaken through:

- **Online survey (during engagement):** Inclusion of 3 evaluation questions as part of the online survey. Not all evaluation questions suggested in the Charter are appropriate to be asked until after the Code Amendment process has been completed. Those that were appropriate, were asked.

It is always challenging to get strong participation rates from evaluation surveys once respondents have already participated in an engagement. Therefore, this approach ensured we achieved some evaluation data, should participation be lower at later stages.

There were 10 responses received to these questions. The questions were not mandatory.

- **Post consultation evaluation survey:** A participant evaluation survey link was sent (by email with hard copies available at reception of Hillier Park Residential Village) to all people who provided Code Amendment feedback and their contact details during the consultation period.

6 responses were received to the post consultation evaluation survey. Survey responses are contained at Appendix D.

#### 8.1.2 Evaluation of engagement by the designated entity

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the designated entity. The minimum performance indicators require an evaluation by the designated entity of whether (or to what extent) the engagement:

- **Occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme.
- **Contributed to the substance** of the final draft Code Amendment.
- **Reached those identified** as communities or stakeholders of interest.
- **Provided feedback to community** about outcomes of engagement.

- Was **reviewed throughout** the process and **improvements put in place** or recommended for future engagement.

The evaluation of the engagement was undertaken by the consultant project manager, on behalf of the designated entity. The completed Evaluation Form is presented in **Appendix E**.

## 8.2 Evaluation Results

The following provides a summary of the evaluation of the engagement against the five principles of the Charter. These results reflect data captured in the online survey (during engagement), and the post engagement survey. The online survey evaluation questions were presented as multiple choice with respondents being able to choose from 'yes', 'no' or 'unsure'. The post consultation evaluation question was presented as a likert scale with respondents able to choose from 'strongly agree', 'agree', 'not sure', 'disagree' and 'strongly disagree'.

Table 5 presents the survey results for the evaluation questions during the consultation and Table 6 presents the results of the post consultation evaluation survey. Due to the small number of responses to both surveys, caution is advised in drawing any conclusions on trends of responses.

**Table 2 Evaluation survey results (during engagement)**

Evaluation Statement	Yes	No	Unsure
Do you feel you have received/been provided with sufficient information to make an informed view about what is proposed as part of the Code Amendment?	80%	20%	0%
Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?	100%	0%	0%
Are you confident your views will be heard during the engagement?	60%	10%	30%

**Table 6 Post consultation evaluation survey results**

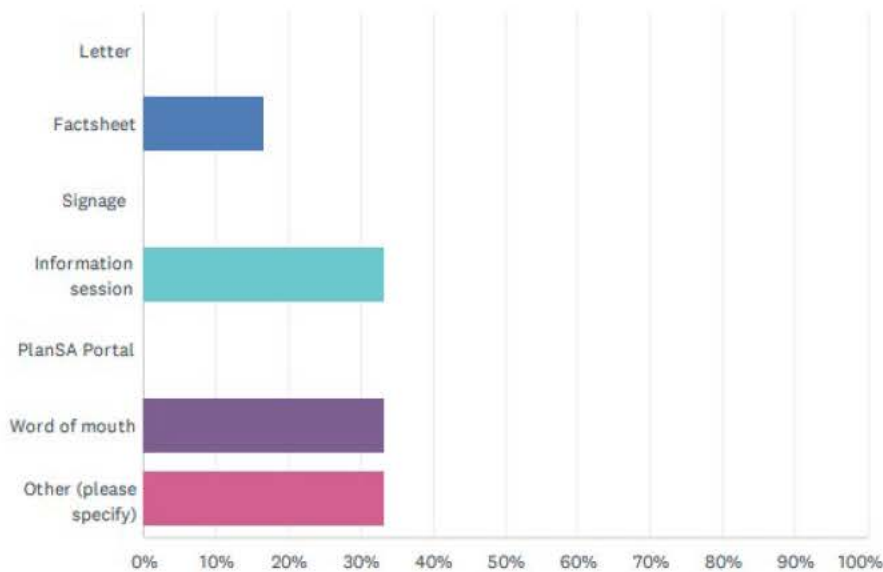
Evaluation Statement	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree
Were you able to conveniently and easily access information about the Code Amendment?	17%	83%	0%	0%	0%
Was the information easy to understand?	33%	33%	33%	0%	0%



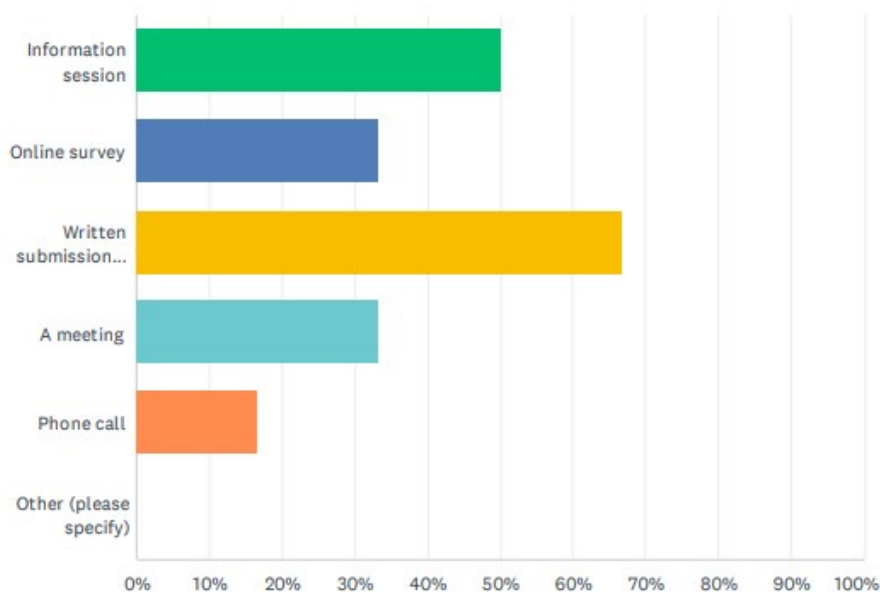
Evaluation Statement	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree
Do you feel the information enabled you to respond with informed feedback?	33%	0%	33%	33%	0%

In addition, the post consultation survey asked two multiple choice questions to gain information about how respondents heard about the Code Amendment and how they participated. The results from these questions provided the following insights:

- People found out about the Code Amendment via an information session (2 responses), word of mouth (2 responses), a factsheet (1 response) and 'other' means ((2 responses - nominating email or another resident)



- People mainly participated in the Code Amendment via a written submission (4 responses), information session (3 responses), online survey or meeting (2 responses) and phone call (1 response). Some people participated in more than one way.



Most respondents that completed the evaluation questions during engagement, indicated that they were given sufficient information to take an informed view and that they felt informed about why they were being asked their view and how it would be considered.

Those that completed the survey post-engagement indicated that they were able to access the information and that it was easy to understand, however these respondents did not feel as strongly that the information helped them provide informed feedback.

### 8.3 Evaluation Results – Designated Entity

The following results were captured through completion of a survey form with the project manager representing the designated entity. The project manager was:

- Emma Williams, Principal Consultant, URPS

#### 8.3.1 Engagement is genuine

This Charter principle seeks views on whether engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.

**Question: ‘The engagement reached those Identified as the community of Interest’**

The project manager responded to this question with the answer – ‘representatives from some community groups participated in the engagement’.

The project manager mentioned the community feedback was mostly received from Hillier Park Residential Village residents and neighbouring landowners.

**Question: ‘Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme’**

There were discussions held with Gawler Council during the development of the draft Code Amendment. This included understanding Council's concerns and how the Code Amendment could address them.

**Question: 'Engagement contributed to the substance of the final plan'**

The project manager felt the engagement contributed to the substance of the final plan 'in a moderate way'. Some submissions indicated community members used the Code Amendment as an opportunity to raise problems with the current residential village that were unrelated to the rezoning i.e. park management issues.

### **8.3.2 Engagement is inclusive and respectful**

This Charter principle seeks views on whether affected and interested people had the opportunity to participate and be heard.

A number of additional engagement activities were conducted to ensure residents of Hillier Park Residential Village felt they had sufficient information about the Code Amendment and that they were able to provide their feedback in a way that best suited them.

### **8.3.3 Engagement is informed and transparent**

This Charter principle seeks views on whether engagement included 'closing the loop'. It also seeks whether engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement.

**Question: 'Engagement provided feedback to community about outcomes of engagement'**

The project manager responded that this is yet to be completed. Feedback about outcomes of the engagement will be prepared and distributed to participants once the Minister has considered the Code Amendment and the outcome is known.

### **8.3.4 Engagement processes are reviewed and improved**

This Charter principle seeks views on whether the engagement was reviewed and improvements recommended.

**Question: 'Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement'**

The project manager acknowledged that processes were reviewed throughout the engagement. This included an update being made to the original factsheet to provide clarity for residents of the existing residential park as well as the distribution of a second fact sheet to provide information about the indicative Concept Plan.

Furthermore, two additional meetings were held at the residential park to help address questions and provide further information to residents including attendance at a public forum hosted by the local MP.

The engagement process was adaptive and provided a range of different methods for people to raise their questions or issues. This made sure that there were continued opportunities for the community to be involved in the process and easily access information.

### 8.3.5 Charter is valued and useful

This Charter principle seeks views on whether the engagement is facilitated and valued by planners.

**Question: 'Identify key strength of the Charter and Guide' and 'Identify key challenge of the charter and Guide'**

The project manager identified that a key strength of the Charter and Guide was that engagement is 'fit for purpose' with a number of additional in-person meetings held to ensure that the Hillier Park residents were clear about what was being proposed and how this may affect them.

The project manager stated that a key challenge of the Charter relates to the principle regarding engagement processes being reviewed and improved. This was due to the extent of feedback that was received from the community was related to matters outside the scope of the Code Amendment or matters dealt with in the development application stage.

## 9. Conclusion

### 9.1 Summary

Careful consideration has been given to the feedback received during the consultation process. It is important to note that many of the submissions included topics that were outside the scope of the Code Amendment consultation.

Given the nature of the Planning and Design Code being a statutory policy document, it is challenging for the community to separate policy relating to land use with what is expected to be constructed on the site. In general, the community sought more detail on what would occur after the rezoning and details around how a new residential park would be managed.

Where submissions addressed changes to the planning rules, planning policies and/or the indicative concept plan, they have been fully considered and responded to.

From a Code Amendment perspective, the resolution of many of the issues raised by the community will occur at the concept design and development application stage and be assessed against the range of provisions within the Planning and Design Code.

### 9.2 Recommended Amendments

As a result of the issues raised during the Code Amendment consultation, we are recommending the following changes:

- **INSERT** a new Concept Plan as follows (see Figure 2):
  - Stormwater management detention basins
  - Open Space and Existing Vegetation
  - Vehicle access points and pedestrian connections



Figure 2 – Revised Concept Plan

## Appendix A – Collateral and Catchment Area

- Factsheet - Code Amendment
- Factsheet - Concept Plan
- Letters - Property Owners, Absent Owners & Stakeholders
- Letter box catchment area
- Notice on Land

## FACT SHEET

### Lot 52 & Lot 66 Hillier Road, Hillier

#### What is proposed?

A change to the Planning and Design Code (the Code) is proposed. The Code sets out the rules that determine how land can be used and what can be built on it.

For instance, if you want to build a house, the Code rules will tell you where (in what zone) you can build your house. The specific guidelines within the zone might tell you how high you can build and how far from the front of your land your house needs to be positioned. Changing the rules (such as the zone) in the Code is called a 'Code Amendment'.

#### How does a Code Amendment work?

Under our State's planning system, people can apply to the Minister for Planning to re-zone land in which they have an interest (for example, they may own the land).

#### Who is seeking the Code Amendment?

In this case, the Minister for Planning has agreed to allow a 'Code Amendment' process to be advanced to re-zone land at Lots 52 and 66 Hillier Road, Hillier. The proponent for this Code Amendment is Mr Martin Banham.

URPS, an urban planning consultancy, has been engaged by the proponent to prepare the proposed Code Amendment and undertake the community and stakeholder consultation.

#### What is the land currently zoned and used for?

Currently the Affected Area is zoned as Rural Zone which supports a range of primary production activities and provides opportunities for value adding and the use of renewable energy sources.

The site is currently occupied by dilapidated buildings/infrastructure and is not currently being utilised for rural activities.

The northern boundary of the site is bordered by the Gawler River whilst land to the north is zoned Rural Living and west is zoned as Rural. Immediately to the east of the Affected Area is the Hillier Park Residential Village, a lifestyle village aimed at the over 50s with approximately 380 dwelling, and The Riverdell Spiritual Centre.

Evanston Gardens Primary School is located south on the opposite side of Hillier Road.

#### What zoning is proposed?

The Code Amendment proposes to replace the Rural Zone with the Residential Park Zone to facilitate the development of a future Residential Park.

The proposed zoning for this site – Residential Park Zone – will provide a supportive Zone and Policy Framework for a range of housing that meets the needs and lifestyles of residents. It is anticipated that 400 dwellings could be accommodated over the Affected Area.

The Code Amendment includes a range of allied studies that investigate the key issues associated with the rezoning. We are seeking your feedback on these studies and the Code Amendment.

A hard copy of the Code Amendment is available to view at the Hillier Park Residential Village front office, located at 36 Hillier Rd, Hillier and at the Town of Gawler council offices, located at 43 High St, Gawler East.



Figure 1: Affected Area



## What are the proposed policy changes to the zone?

Zones come with a standard set of policies that provide the guidelines as to how development should occur. The proposed policy changes will support the following kinds of future development:

- Allow new affordable housing complementary to Hillier Park Residential Village to the east.
- Reduce any impact on rural land to the west.
- Make sure any overlooking, overshadowing and size of buildings is managed.
- Retain trees where possible and provide open space.

We are seeking your feedback on these changes to understand your level of support for the Code Amendment.

## What will be built on the site?

The Code Amendment only seeks to change what the land can be used for. It does not approve anything to be built on the site - including new housing.

Any new buildings at the site would need a development application to be lodged and approved by the relevant Planning Authority (most likely the Town of Gawler) under a separate, later process.

The development application process looks at how buildings are designed i.e. what the building looks like, how high, how big, and how they relate to buildings around it.

The rezoning proposal will facilitate the development of a new Residential Park, adjacent the Hillier Park Residential Village. Expanding the Residential Park Zone over the Affected Area allows for an improved overall site layout to provide the range of services required to support this new community.

## Is there more information available?

Yes, there are a range of detailed reports available on the PlanSA Portal that relate to this Code Amendment.

These include Code Amendment Investigations Report, Traffic Analysis, Services Report (Stormwater and Infrastructure), Flora and Fauna Environmental Report, Aboriginal Heritage and Land Contamination.

You can access this information at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) or scan the QR Code on this fact sheet.

## How can I have my say?

We want to hear your views on the proposed change to the zoning for the land at Lots 52 & 66 Hillier Road, Hillier.

You can provide your feedback in the following ways:

- Via our online survey or submission form available at [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) – or scan the QR Code on this fact sheet.
- By email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)
- In writing: addressed to “Hillier Road Code Amendment” – 12/154 Fullarton Road, Rose Park, SA 5067.
- In person: at a community drop-in session on Wednesday 3 May from 3.00-5.00pm at the Hillier Park Residential Village Office.

If you would like further information or to request a one-on-one meeting please contact Emma on 8333 7999 or [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

Consultation closes at **5pm, Monday 5 June 2023.**



Undertaking meaningful, authentic engagement with the local community and stakeholders is an important part of the Code Amendment process. Your feedback will be considered in deciding whether the land will be re-zoned and if so, what guidelines will be introduced to guide development. This engagement has been designed in accordance with the Community Engagement Charter.

[https://plan.sa.gov.au/our\\_planning\\_system/instruments/community\\_engagement\\_charter](https://plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter)

## How will I know how my feedback has been used?

A report will summarise all the feedback received during this engagement process. This will be publicly available on the PlanSA Portal:

[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and the next steps. We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent.

## FACT SHEET #2 (For Hillier Park Residential Village)

Lot 52 & Lot 66 Hillier Road, Hillier



### Background

This additional fact sheet supplements the previously distributed fact sheet that summarised the Hillier Road, Code Amendment to the Planning and Design Code.

Fact sheet #2 has been prepared because of a request from the local Member of Parliament and the Hillier Park Residential Village residents.

This fact sheet provides additional information relating to the indicative concept plan that was referred to in the previous fact sheet and contained in the Code Amendment.

### Additional Hillier Park Residential Village Information Session

In addition to the community information sessions held on 3 and 23 May 2023, Hillier Park Village residents are invited to attend a further information session on **Wednesday 31 May 2023 from 2:00 to 3:30 pm at the new Hillier Park Residential Village Activity Centre.**

The information session will be facilitated by URPS, an urban planning and community engagement consultancy engaged by the Hillier Park Residential Village.

The purpose of the information session is to discuss the Code Amendment process and the anticipated development of the land to be rezoned.

### What is the propose of the rezoning?

Rezoning is undertaken via a Code Amendment process. The current land is zoned Rural. The land has been purchased to facilitate an extension to the existing Residential Park Zone. From a planning perspective, the following processes need to occur to start the development:

This Code Amendment needs to be finalised and considered / approved by the Minister for Planning. We anticipate that a decision on the Code Amendment will be made by the Minister in late 2023.

- Assuming the Code Amendment is approved by the Minister, the landowner will need to prepare development plans that detail lot / dwelling layouts and submit a development application to Gawler Council for planning approval. This will be followed by Building Rules Consent. This process could take 6 to 12 months.

It is anticipated that the first stage of development will occur in early 2025.

### How can I have my say?

We welcome your feedback about the Code Amendment in the following ways:

- Via our online survey or submission form available at [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) or scan the QR Code opposite.
- By email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au).
- In writing: addressed to "Hillier Road Code Amendment" – 12/154 Fullarton Road, Rose Park, SA 5067.
- If you would like further information, please contact Emma Williams at URPS on 8333 7999.

**As requested at the residents meeting, consultation has been extended to 5pm, Monday 12 June 2023.**



### Further information

Hard copies of the Code Amendment and factsheets are available at the Hillier Park Residential Village front office.

Please visit [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) for further information.

## Indicative Concept Plan

The concept plan below is contained in the Code Amendment (rezoning document). The purpose of the concept plan is to illustrate the landowner's anticipated layout of the future development. The legend in the concept plan provides an explanation of the anticipated development features. The concept plan has been prepared for illustrative purposes only. If the Code Amendment is approved by the Minister for Planning, the landowner will engage surveyors, engineers, designers and planners to prepare a detailed planning application that must be assessed by the Town of Gawler.

This concept plan has not been approved by the Minister for Planning or the Town of Gawler. For instance, the landowner and the Town of Gawler are in discussions to determine where the best location is for the proposed detention basin / wetland.



17 April 2023

«Owner\_Name»  
«Owner\_Address\_1»  
«Owner\_Address\_3»

Dear Neighbour

## Proposed Code Amendment – Lots 52 & 66 Hillier Road, Hillier

As a local neighbour, I write to let you know that a Code Amendment is proposed for Lots 52 and 66 Hillier Road, Hillier and invite you to provide feedback.

A fact sheet is attached which explains what a Code Amendment is, and the change proposed.

You can provide feedback in the following ways:

- Via our online survey or submission form available at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](http://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) – or by scanning the QR Code on the enclosed fact sheet.
- By email to [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)
- In writing, addressed to Hillier Road Code Amendment – 12/154 Fullarton Road, Rose Park SA 5067.

If you would like to speak with a project team member about the Code Amendment, a community drop-in session will be held on Wednesday 3 May from 3.00-5.00pm at the Hillier Park Residential Village Office, 36 Hillier Rd, Hillier.

Alternatively, should you wish to make a time to discuss the proposed Code Amendment during this consultation period – you can contact me on 8333 7999 or at the email address above.

This consultation is being managed by URPS on behalf of Martin Banham – the Designated Entity responsible for the preparation of the Code Amendment.

Please note, consultation closes at 5pm on Monday, 5 June 2023.

I would be pleased to assist you with any questions you have about this Code Amendment and can be contacted on 8333 7999.

Yours sincerely



**Emma Williams**  
Principal Consultant

17 April 2023



Dear Sir/Madam

## Proposed Code Amendment – Lots 52 & 66 Hillier Road, Hillier

As a local property owner, I write to let you know that a Code Amendment is proposed for Lots 52 and 66 Hillier Road, Hillier and invite you to provide feedback.

A fact sheet is attached which explains what a Code Amendment is, and the change proposed. You can provide feedback in the following ways:

- Via our online survey or submission form available at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](http://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) – or by scanning the QR Code on the enclosed fact sheet.
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Yours sincerely



**Emma Williams**  
Principal Consultant

17 April 2023

«Title» «First Name»«Last Name»  
«PositionTitle»  
«Company»  
«Postal Address»  
«Suburb» «State» «Post Code»  
Email: «Email Address»

Dear Sir/Madam

## Proposed Code Amendment – Lots 52 & 66 Hillier Road, Hillier

As an important stakeholder, I write to let you know that a Code Amendment is proposed for Lots 52 and 66 Hillier Road, Hillier and invite you to provide feedback.

This amendment to the Planning and Design Code (in accordance with Section 73 of the *Planning, Development and Infrastructure Act 2016*) proposes to change the zoning for this land from Rural to Residential Park Zone.

A fact sheet is attached which explains this Code Amendment. You can provide feedback in the following ways:

- Via our online survey or submission form available at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) – or by scanning the QR Code on the enclosed fact sheet.
- By email to [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)
- In writing, addressed to *Hillier Road Code Amendment – 12/154 Fullarton Road, Rose Park SA 5067*.

If you would like to speak with a project team member about the Code Amendment, a community drop-in session will be held on Wednesday 3 May from 3.00-5.00pm at the Hillier Park Residential Village Office, 36 Hillier Rd, Hillier.

Alternatively, should you wish to make a time to discuss the proposed Code Amendment during the consultation period – you can contact me on 8333 7999 or at the email address above.

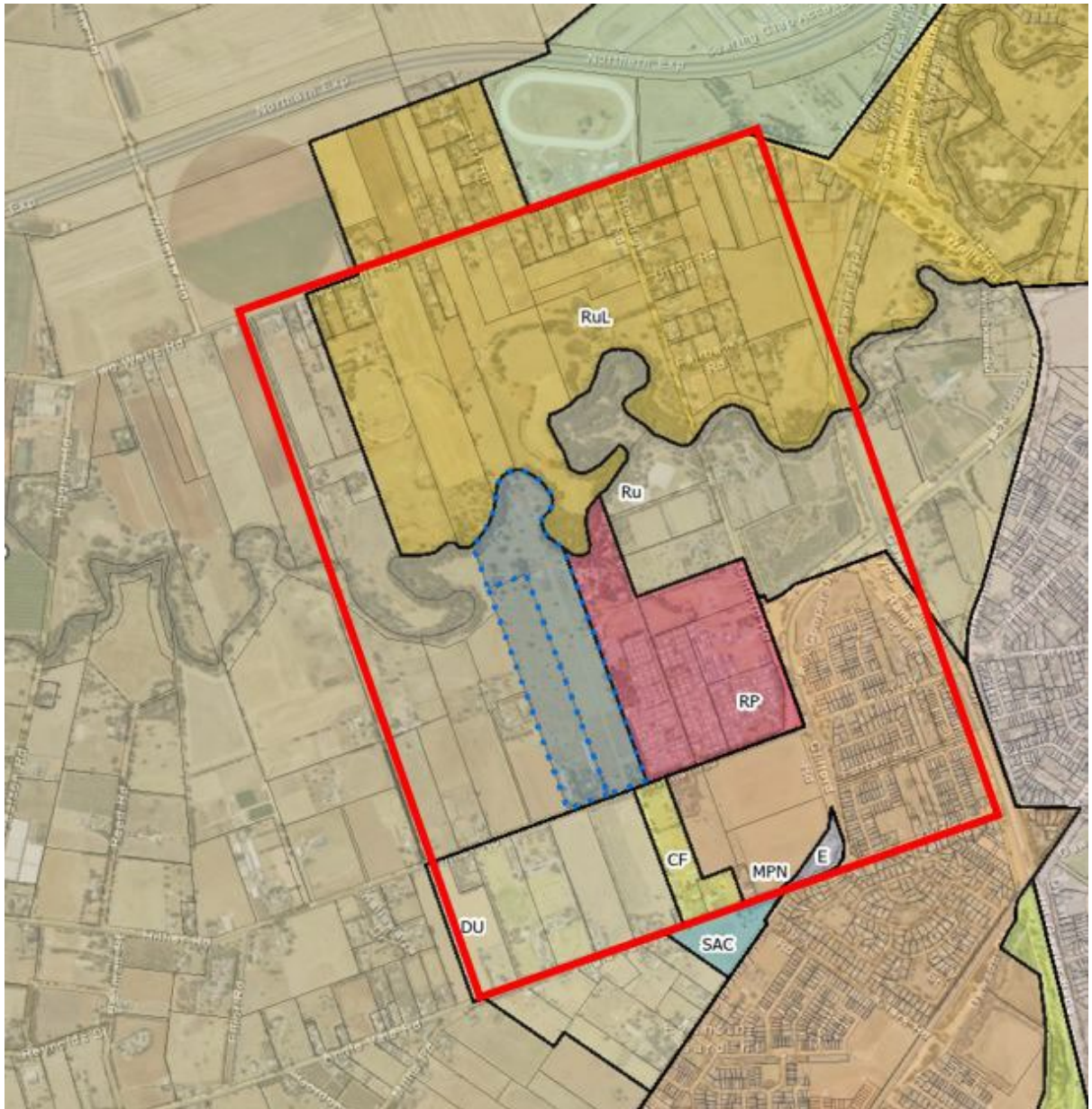
This consultation is being managed by URPS on behalf of Martin Banham – the Designated Entity responsible for the preparation of the Code Amendment.

Please note the consultation closes at 5pm on Monday, 5 June 2023.

Yours sincerely



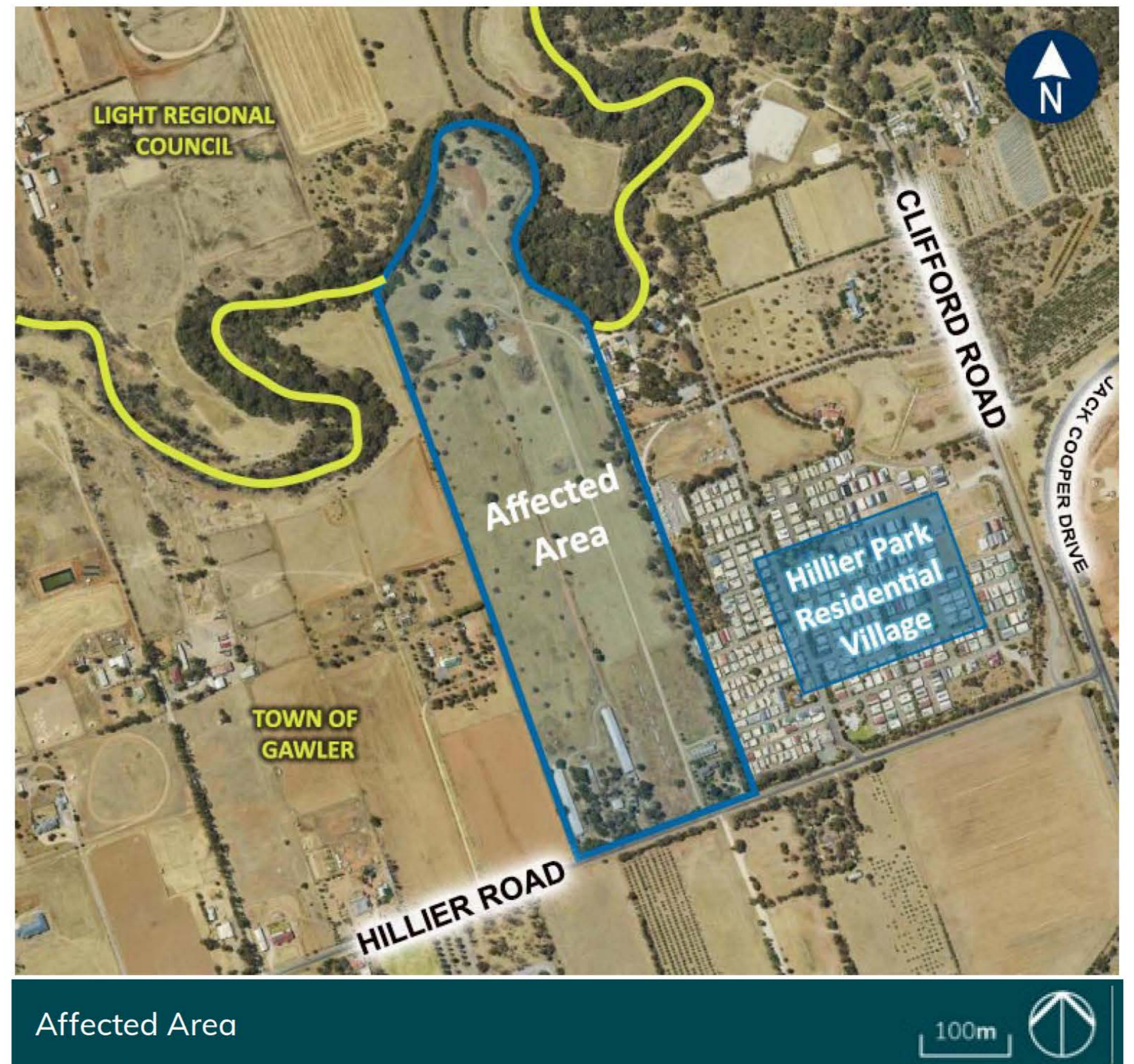
**Emma Williams**  
Principal Consultant



# Proposed Code Amendment (Rezoning) Lot 52 & Lot 66 Hillier Rd, Hillier



Have your say on the proposal to change the zoning at Lots 52 & 66 Hillier Rd, Hillier to facilitate more affordable housing and a new Residential Park adjacent the existing Hillier Park Residential Village.



## How can I have my say?

You can provide your feedback in the following ways:



### Online:

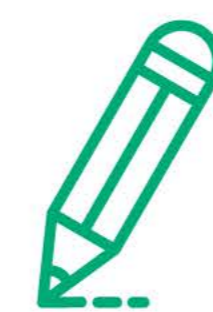
[plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)

or scan the QR Code



### By email:

[feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)



### In writing:

Hillier Road Code Amendment  
Suite 12, 154 Fullarton Road  
Rose Park, SA 5067

If you would like further information, please scan the QR Code or contact Emma on 8333 7999 or email [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au).

Consultation closes at **5.00pm, Monday 5 June 2023.**





# FACT SHEET

## Lot 52 & Lot 66 Hillier Road, Hillier

### What is proposed?

A change to the Planning and Design Code (the Code) is proposed. The Code sets out the rules that determine how land can be used and what can be built on it.

For instance, if you want to build a house, the Code rules will tell you where (in what zone) you can build your house. The specific guidelines within the zone might tell you how high you can build and how far from the front of your land your house needs to be positioned. Changing the rules (such as the zone) in the Code is called a 'Code Amendment'.

### How does a Code Amendment work?

Under our State's planning system, people can apply to the Minister for Planning to re-zone land in which they have an interest (for example, they may own the land).

### Who is seeking the Code Amendment?

In this case, the Minister for Planning has agreed to allow a 'Code Amendment' process to be advanced to re-zone land at Lots 52 and 66 Hillier Road, Hillier. The proponent for this Code Amendment is Mr Martin Banham.

URPS, an urban planning consultancy, has been engaged by the proponent to prepare the proposed Code Amendment and undertake the community and stakeholder consultation.

### What is the land currently zoned and used for?

Currently the Affected Area is zoned as Rural Zone which supports a range of primary production activities and provides opportunities for value adding and the use of renewable energy sources.

The site is currently occupied by dilapidated buildings/infrastructure and is not currently being utilised for rural activities.

The northern boundary of the site is bordered by the Gawler River whilst land to the north is zoned Rural Living and west is zoned as Rural. Immediately to the east of the Affected Area is the Hillier Park Residential Village, a lifestyle village aimed at the over 50s with approximately 380 dwelling, and The Riverdell Spiritual Centre.

Evanston Gardens Primary School is located south on the opposite side of Hillier Road.

### What zoning is proposed?

The Code Amendment proposes to replace the Rural Zone with the Residential Park Zone to facilitate the development of a future Residential Park.

The proposed zoning for this site – Residential Park Zone – will provide a supportive Zone and Policy Framework for a range of housing that meets the needs and lifestyles of residents. It is anticipated that 400 dwellings could be accommodated over the Affected Area.

The Code Amendment includes a range of allied studies that investigate the key issues associated with the rezoning. We are seeking your feedback on these studies and the Code Amendment.

A hard copy of the Code Amendment is available to view at the Hillier Park Residential Village front office, located at 36 Hillier Rd, Hillier and at the Town of Gawler council offices, located at 43 High St, Gawler East.

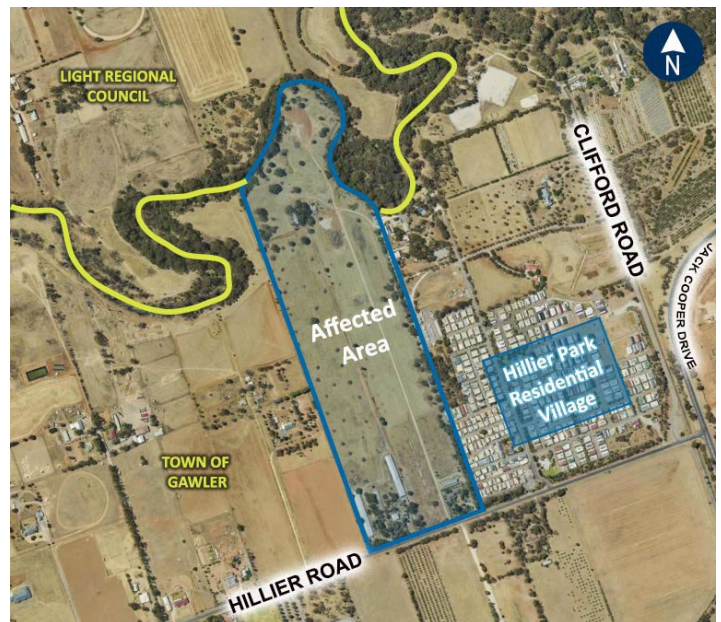


Figure 1: Affected Area

## What are the proposed policy changes to the zone?

Zones come with a standard set of policies that provide the guidelines as to how development should occur. The proposed policy changes will support the following kinds of future development:

- Allow new affordable housing complementary to Hillier Park Residential Village to the east.
- Reduce any impact on rural land to the west.
- Make sure any overlooking, overshadowing and size of buildings is managed.
- Retain trees where possible and provide open space.

We are seeking your feedback on these changes to understand your level of support for the Code Amendment.

## What will be built on the site?

The Code Amendment only seeks to change what the land can be used for. It does not approve anything to be built on the site - including new housing.

Any new buildings at the site would need a development application to be lodged and approved by the relevant Planning Authority (most likely the Town of Gawler) under a separate, later process.

The development application process looks at how buildings are designed i.e. what the building looks like, how high, how big, and how they relate to buildings around it.

The rezoning proposal will facilitate the development of a new Residential Park, adjacent the Hillier Park Residential Village. Expanding the Residential Park Zone over the Affected Area allows for an improved overall site layout to provide the range of services required to support this new community.

## Is there more information available?

Yes, there are a range of detailed reports available on the PlanSA Portal that relate to this Code Amendment.

These include Code Amendment Investigations Report, Traffic Analysis, Services Report (Stormwater and Infrastructure), Flora and Fauna Environmental Report, Aboriginal Heritage and Land Contamination.

You can access this information at [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) or scan the QR Code on this fact sheet.

## How can I have my say?

We want to hear your views on the proposed change to the zoning for the land at Lots 52 & 66 Hillier Road, Hillier.

You can provide your feedback in the following ways:

- Via our online survey or submission form available at [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) – or scan the QR Code on this fact sheet.
- By email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)
- In writing: addressed to “Hillier Road Code Amendment” – 12/154 Fullarton Road, Rose Park, SA 5067.
- In person: at a community drop-in session on Wednesday 3 May from 3.00-5.00pm at the Hillier Park Residential Village Office.

If you would like further information or to request a one-on-one meeting please contact Emma on 8333 7999 or [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

Consultation closes at **5pm, Monday 5 June 2023.**



Undertaking meaningful, authentic engagement with the local community and stakeholders is an important part of the Code Amendment process. Your feedback will be considered in deciding whether the land will be re-zoned and if so, what guidelines will be introduced to guide development. This engagement has been designed in accordance with the Community Engagement Charter.

[https://plan.sa.gov.au/our\\_planning\\_system/instruments/community\\_engagement\\_charter](https://plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter)

## How will I know how my feedback has been used?

A report will summarise all the feedback received during this engagement process. This will be publicly available on the PlanSA Portal:

[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and the next steps. We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent.

## Appendix B – Written Submissions

- Summary of Stakeholder Feedback
- Email submissions
- PlanSA submissions

Stakeholder summary feedback | Hillier Code Amendment

Author	Comment
Town of Gawler	Council notes Code Amendment is proponent led and URPS is responsible for engagement
	Council will seek to place key infrastructure and policy issues in a Land Management Agreement (LMA) supported by an Infrastructure Deed to ensure the proponent contributes to the impact of development in the immediate area.
	Council is working with designated entity and URPS to address infrastructure issues as detailed below:
	<p>1. Stormwater management and preferred solution Council requires the connection of a detention basin from the proponent's site to Karbeethan Reserve. The Fyfe Engineering proposal developed by the proponents has not been provided but it is understood it will be based on drainage discharge to the Gawler River. The Town of Gawler is seeking to develop a wet system to bring water to Karbeethan Reserve. Ideally, within this sub catchment, minimal pumping will be required (ie to holding tanks only). Reticulation around Karbeethan Reserve would be an additional cost. The proposed Hillier Park development grades to the west and as such is a passive system. However, it requires a pipe constructed under Hillier Road. An onsite inspection by Council confirms that a passive system to connect the proposed Hillier Park pond with a pond in Karbeethan Reserve is feasible and appropriate. Key elements of the stormwater recycling scheme are: • Provision of a viable option for stormwater recycling for Hillier Residential Park. • Development is to be designed along existing contours with runoff directed to the proposed detention basin. • Treated stormwater from the site to be connected to the proposed Council water reuse scheme.</p>
	<p>2. Flood Management URPS met with PLUS to discuss the Flood Hazard Code Amendment. Flood Hazard Overlay will restrict development around Gawler River and the north of the site. It is Council's view that this will need to shape the boundaries of the current Code Amendment, noting at least one third of the site (northern section) is likely impacted.</p>
	<p>3. Traffic URPS via Phil Weaver and Associates issued a traffic report based on expected development post the code amendment being finalised. The bituminised right turn treatment proposed by the consultant is reasonable based on the assessment by Council, that included peak hour checks completed in early February 2023. Further Council engineering feedback indicates that the road tapers needed to widen as the 85th percentile vehicle speeds exceed travel speeds of 60km/hr. Lighting treatment is also recommended but is part of the detailed design, not Code Amendment.</p>
	<p>4. Environmental Report Succession Ecology provided a flora and fauna environmental report on the site. Extensive comments were provided by Council staff to URPS. Twenty-five (25) trees were identified due to their size with nine (9) significant and sixteen (16) regulated trees. Remnant native vegetation was found on the northern end of the site in the flood plain and as such is protected under the Native Vegetation Act 1991. The significant and regulated trees require a detailed arboricultural assessment. Advice and information is therefore required on: • Individual trees with accurate species identification and measurement of the circumference to determine their regulated status • Assess and provide information on the current health, structure, form and life expectancy of the subject trees • Calculation of the Tree Protection Zone and the Structural Root Zone. This arboricultural assessment should be provided to Council and consideration given to the inclusion of the regulated and significant trees in the proposed LMA for the code amendment</p>
	<p>5. Aboriginal Heritage The Minister has asked for an investigation of aboriginal artefacts or sites (Taa wika). Council seeks a desktop analysis concerning Aboriginal Heritage items and for these to inform the code amendment and future development of the land.</p>
<p>6. Open Space Council is seeking to preserve access to the Gawler River. Increased development is likely to reduce public access over time. However, open space and development strategies have been supported by Council for the Gawler River: • Gawler River Development Framework (Swanbury Penglase &amp; Ormsby 1999) • Gawler River Open Space Strategy (Swanbury Penglase &amp; URPS 2009). These strategies inform a future Gawler River walking trail, though this is yet to be designed and costed. The riverbank length in the Affected Area is approximately 600 m and provides the opportunity for a shared path along the riverbank. The Code Amendment should seek to provide a right of way or another mechanism to enable the development of a walking trail to provide public access to the River. The LMA should address this matter in further detail.</p>	
<p>7. Pedestrian Network Pedestrian footpaths and a pedestrian crossing of Hillier Road to Karbeethan Reserve will enhance the liveability of the proposed development. Indeed, the URPS Engagement Plan notes that the Hillier area has a larger proportion of households with fewer vehicles than typical South Australian households. To reduce potential isolation, the construction of a pedestrian footpath with a kerb and gutter along the 250 m site frontage on Hillier Road is appropriate. This could include a pedestrian crossing linking the site with Karbeethan Reserve.</p>	
<p>8. Community Infrastructure The proponent participated in an LMA in 2017 to rezone land in Evanston Gardens and Hillier. The LMA provides a range of infrastructure investments for the development of the area linked to a 150 allotment trigger. As part of the LMA, a developer contribution was provided in part for the development of Karbeethan Reserve. For consistency, a similar community infrastructure contribution should be provided for this current proposal.</p>	
Native Title SA / KYAC Board	The KYAC Board reviewed the Initiation and Consultation documents and are in support of the proposed Code Amendment. The KYAC Board request that they are consulted and engaged in all matters concerning cultural heritage and opportunities to incorporate Kaurna cultural values and aspirations in the development. Representatives of the KYAC Board wish to express their willingness to attend a site visit in order to commence this engagement process. The KYAC Board will then be in a better position to provide advice in relation to cultural heritage and may request a cultural survey. Any developments associated with the proposed Code Amendment would still be required to comply with approval processes and requirements under the AHA.
Riverdell Spiritual Centre	Raised concern that organisation was not specifically mentioned in factsheet and that development could impact on centre's operations.

<p>Department of Infrastructure and Transport (DIT)</p>	<p>DIT supports the intent of the proposed Code Amendment and makes the following comments:</p> <ul style="list-style-type: none"> <li>• The traffic analysis undertaken indicates that the development will yield approximately 400 dwellings for aged persons and once fully developed will result in up to 72 peak hour movements to/from the east of the subject site via the Hillier Road/Jack Cooper Drive intersection. Any future development of the subject site will need to consider the impact to the Hillier Road/Jack Cooper Drive intersection and determine any potential traffic interventions required. This future assessment will also need to consider the traffic volumes likely to be yielded from the adjacent Master Planned Neighbourhood Zone and the recently expanded Residential Park Zone.</li> <li>• Any future Traffic Impact Assessment at subsequent planning and development stages should include: <ul style="list-style-type: none"> <li>○ Access locations and treatments in more detail</li> <li>○ Details pertaining to the proposed traffic generation of the development for the weekday AM and PM peaks and Saturday peak</li> <li>○ Largest vehicle expected onsite, with appropriate turn paths</li> <li>○ Delivery vehicle accessibility and movement through the site to and from loading areas</li> <li>○ Analysis of warrants for turn treatments at the Hillier Road/Jack Cooper Drive intersection per Austroad Guidelines</li> <li>○ Any staging of the development and implications for the above traffic, road user and infrastructure considerations.</li> </ul> </li> <li>• It is understood that Council has entered into a deed with the adjacent landowners to fund transport infrastructure upgrades required to support the development of these allotments. It is recommended that this development also be made a party to this deed. Consideration should be given to whether upgrading of the Hillier Road/Jack Cooper Drive intersection will need to be incorporated into this agreement.</li> <li>• The Affected Area is covered by an "On Demand" bus that offers a dynamic transport service to Gawler, complemented by a low frequency fixed route service to and from Gawler Station on Jack Cooper Drive (Route 493 at Stop 169 Jack Cooper Dr - 600m from the Hillier Road boundary of the Affected land). At present due to the low density of the locality there is no short-term plan to provide fixed services closer to the proposed development, however DIT will continue to monitor the residential growth from new subdivisions to determine whether future investment in additional services is warranted should funding become available.</li> <li>• Should fixed services be introduced into the area, this would likely be along Hillier Road with the subject sites street network required to accommodate smaller "On Demand" buses.</li> </ul> <p>New pedestrian linkages should aim at creating the shortest and most direct route between public transport stops, residences, and activity centres.</p>
<p>Environment Protection Authority</p>	<p>The EPA has reviewed the CA to ensure that all environmental issues within the scope of the objects of the Environment Protection Act 1993 and the State Planning Policies (pursuant to the Planning, Development, and Infrastructure Act 2016) are identified and considered and make the following comments:</p> <p>1. Site contamination</p> <p>The EPA has also considered the relevant to the CA and affected area including information held in EPA records of historical authorisations for a landfill on a portion of 52 Hillier Road, Hillier. 52 Hillier Road was formerly an EPA-licensed solid waste landfill, with the licence ceasing in 1999. A condition of the licence states "Only builders and construction demolition wastes are to be deposited at the landfill depot". The PSI report considers that, due to the nature of the waste accepted, potential risk to future users of the affected area to be moderate to high risk should it contain asbestos containing material (ACM). The PSI report also notes that the waste deposited at the landfill and the landfill capping appear to have been disturbed during flood events, resulting in waste being dispersed across the site in an uncontrolled manner. An asbestos register completed for the site confirms ACM is present within the existing on-site buildings. Fragments of ACM have also been identified in top soils and partially buried in site soils. The ACM poses a high risk to users of the site if disturbed and not managed appropriately.</p> <p>Based on the information available and with reference to the ASC NEPM and relevant EPA guidelines, it is considered: • adequate site history information been provided for the affected area, with some data gaps remaining around the nature and extent of contamination associated with the landfilled area • notwithstanding the data gaps, site contamination is known or suspected to exist and as such further work is required to fully understand sources, pathways and receptors relevant to the proposed rezoning, and • remediation<sup>1</sup> is known or is likely to remain necessary to mitigate exposure risk. Supplementary preliminary site investigations, and potentially detailed site investigations, will be required to determine the nature and extent of site contamination to inform decisions regarding the need for remediation and to give certainty that the site can be made suitable for the proposed residential land uses.</p> <p>The EPA strongly recommends that detailed site investigations be undertaken as early as possible, while the land remains under single person ownership and prior to any residential subdivision of the land, to enable proper and coordinated assessment, remediation and auditing to be undertaken, as appropriate.</p> <p>2. Stormwater</p> <p>The CA describes three options for the management of stormwater. Relevant policy exists within the Planning and Design Code to facilitate the assessment of stormwater management and water sensitive urban design infrastructure at DA stage. Further, the proposed amendment to Concept Plan 101 Evanston Gardens, Evanston South, Hillier identifies land for open space that could play a role in stormwater management. This is acceptable to the EPA</p> <p>3. WSUD</p> <p>Water Sensitive Urban Design (WSUD) measures that may be applied to the affected area include: • erosion and sediment control during construction • detention and use of roof water for hot water, laundry, toilets and irrigation • detention, treatment and use of stormwater for irrigation (e.g. on-site detention tanks, ponds, wetlands, aquifer storage and recovery) • detention, treatment and reuse of grey water for</p>

	<p>irrigation (e.g. greywater systems, reed beds) • retention of stormwater through infiltration (e.g. porous paving, soakage pits/trenches) • specially designed landscaping to treat and utilise stormwater (e.g. swales, rain gardens), and • protection of existing vegetation to minimise site disturbance and conserve habitat.</p> <p>4. Wastewater</p> <p>The CA documentation states: Sewer connections will be provided to all residence through an internal sewer network that will then flow into the proposed external gravity main that is to be located within Hillier Road or into the proposed pit and pipe system but will connect into Murray Hillier Court. The EPA has a strong preference for connection to communal wastewater systems instead of individual onsite disposal systems. Connecting domestic wastewater arising from the affected area to SA Water’s wastewater infrastructure is compatible with the EPA’s preferred outcome</p> <p>5. Flooding</p> <p>It is noted that portions of the affected area are subject to potential flooding. In recognition of the potential flood risk, the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay are currently applied to the affected area. The overlays are being retained for the affected area and reinforce the need to appropriately design and site future development in order to protect the environment (as well as people, property and infrastructure) from the impacts of flooding. This is acceptable to the EPA.</p>
SA Housing Authority	<p>In order to commit to providing affordable housing, a developer must enter into legally enforceable obligation, as outlined in the Determination of Criteria for the Purposes of Affordable Housing issued under Regulation 4 of the South Australian Housing Trust Regulations 2010 (Gazette Notice). The preferred arrangement for securing this multi-stage/multi-year commitment is an affordable housing land management agreement executed between the developer and the Minister for Planning (c/- the Authority). OFFICIAL Registration of an affordable housing land management agreement would ensure that affordable housing is secured in their future development, while also fulfilling the expectations of State Planning Policy 6: Housing Supply and Diversity and the 30-Year Plan for Greater Adelaide.</p> <p>The Authority welcomes the provision of affordable housing in this location, and would be pleased to work with the proponent to identify, if possible, a suitable time prior to a determination on a Code Amendment at which stage an affordable housing land management agreement could be entered into – to demonstrate your client’s commitment to affordable housing at this site.</p>
Department of Environment and Water (DEW)	<p>DEW staff have reviewed the Code Amendment and provide the following comments related to flood risk and management associated with the Gawler River:</p> <ul style="list-style-type: none"> <li>• Overall DEW does not object to the intent of the proposed rezoning but provides the following comments in order to seek a better outcome for the management of stormwater runoff associated with any future development of the site.</li> <li>• DEW notes that the affected area contains land in close proximity to the river that is prone to flooding – see the figure below where the flood extent for a 1% AEP event has been indicatively circled.</li> <li>• Although DEW notes that the rezoning will exclude development from the flood prone areas, and has identified on proposed Concept Plan 101 that this flood prone area will be kept in open space, DEW has concerns with the proposed stormwater detention basin being located in this flood prone area. The proposed location of the detention basin raises the question of how it will be designed to be flood protected and how it would operate in a flood. DEW suggests that any future detention basin on the site should be located outside the flood prone area.</li> <li>• The proposal to manage stormwater doesn’t talk to stormwater quality, again this raises the question of will stormwater be discharged into the river and how will stormwater quality issues be managed.</li> <li>• The Fyfe technical report states that Council has advised the developer that the preference is for stormwater to discharge at Hillier Road, with this in mind the investigations don’t justify why discharging to the river is a better option for this proposal.</li> <li>• DEW suggests that the proposed open space adjacent the Gawler River be made into public reserve and transferred to the care and control of the Town of Gawler so that it can connect to the current public reserve that runs along the river e.g. Council currently own a strip of the river frontage immediately to the west of these properties.</li> </ul>
Epic Energy	Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.
Tony Piccolo MP	<p>The Labour Member for Schubert offered the following comments on the Code Amendment:</p> <ul style="list-style-type: none"> <li>• Footpaths and walking infrastructure - the construction of footpaths on Hillier Road is needed to ensure safe access for residents of the current village and future development as well as footpaths on Jack Cooper Drive to facilitate better access to the On The Run service station and local roads in general.</li> <li>• Increased levels of traffic - the code amendment needs to consider traffic management requirements where Hillier Road meets Jack Cooper Drive such as road widening or traffic calming infrastructure.</li> <li>• Public transport access - ensure bus access is possible to the village including the provision of bus stops and consider alternating current fixed bus route services to stop outside current and future villages.</li> </ul>
Food Forest	<p>Private farm opposite Hillier Park on Clifford Rd operating for 40 years in harmony with Hillier Park Lifestyle Village.</p> <p>In submission 1, Food Forest owner Graham Brookman raises the following points:</p> <ul style="list-style-type: none"> <li>• We use a gas gun for the scaring of parrots during the final ripening of our pistachio nuts (within the Council constraints in terms of frequency of blasts and time of day) and simply advise the Hillier Park management that the extra noise will only apply for a few weeks; there have been no complaints.</li> <li>• We use compost as our principal fertiliser and spread up to 250 cubic metres per year (usually over 2 days in Autumn). It has a smell, but it is not truly offensive, and it abates immediately after significant rainfall or lasts a week or so if conditions are dry. Again, no complaint has been lodged.</li> <li>• We are keen to see the new development provide access to the Gawler River for recreation. An excellent and congruent walking circuit could be made including the river frontage of the proposed development, the Pony Club, a short stretch of Clifford Rd and Martin Banham’s park, which leads directly into Hillier Park.</li> </ul> <p>In submission 2, Food Forest owner Graham Brookman raises the following points:</p> <ul style="list-style-type: none"> <li>• The Food Forest would be prepared to provide public access via a corridor along its most western boundary, to facilitate trail-users’ access to the Council Reserve (leased to the Gawler Pony Club), which has significant river frontage and provides access to a significant loop including Clifford Rd which is already used by many walkers from Hillier Park.</li> <li>• The property has been a well-known public eyesore for decades and will be expensive to clean up, in terms of accumulated rubbish, decomposing structures and inappropriate dumped materials . The act of restoring the land to a functional and attractive state will be a welcome outcome for the community as well as adding to the value of the land.</li> </ul>

- |  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>• Local landholders on both sides of the River have teamed-up with volunteers and revegetation professionals to form the Community Group Gawler River Riparian Restoration (GRRR) to restore the ecology of the river which had been compromised by pest plant infestations, species loss and dumping. GRRR would look forward to cooperating with the proponent and the councils on both sides of the river to benefit the landowners and the community at large.</li><li>• The code amendment describes 3 models for the management of stormwater. One hopes that the water will be captured and used by individual dwellings as well as soaking into the landscape in WSUD vegetated percolation basins, and broadly following the slope of the land to the river, before which it would be settled and cleansed in an engineered wetland, to achieve acceptable P, N, pH and turbidity levels. The logical choice for the Hillier Park extension's excess-rain water system is Model 1, working with nature and planning for the integration of occasional flooding in the design.</li><li>• The Code Amendment would shift the existing interface boundary from its current location to the west. So the existing condition where rural interface is being appropriately managed, through vegetation and setbacks etc, the new development will similarly act as a buffer between the Residential Park development and the Rural land.</li><li>• The proposed development offers a high quality and affordable environment for older members of the community who cannot afford to live in a larger property. Hillier Park is one of Gawler's excellent facilities for the ageing and provides an outstanding model for SA in general. It has a track record of some 40 years and has grown progressively, so the model has been successfully refined through experience.</li><li>• The proposed code amendment offers significant benefit to recreation, community, biodiversity and environmental stability.</li></ul> |
|--|---|

Ref: CR23/4325

2 May 2023

Mr Grazio Maiorano

**Hillier Park Code Amendment -Town of Gawler Submis**

Dear Mr Maiorano

The [REDACTED] provides you with this submission to the above Code Amendment, endorse by Council at its meeting on 28 February 2023 as part of the formal consultation stage.

The Council notes that this Code Amendment is proponent led and as such formal consultation is the responsibility of URPS. URPS has prepared an engagement plan which provides stakeholders (including Council) and the community with the opportunity to identify issues. Council supports further investigations to be undertaken for this Code Amendment and the opportunity for the community to express its views.

After the consultation period and a full identification of issues by the community, Council will seek to place key infrastructure and policy issues in a Land Management Agreement (LMA). This will be supported by an Infrastructure Deed to ensure the proponent contributes to the impact of the development on the immediate area.

Council has been working with the Designated Entity (Mr Martin Banham) and his principal consultants (URPS) to address infrastructure issues that were identified in the Council's first letter of 11 May 2022 (attached) regarding this project. The resolution of these issues has been the subject of detailed design. The apportionment of costs between the Council and the proponent has not at this stage been determined. However, the cost and design solutions will ultimately be included in an LMA and provided to the Minister and Council after this consultation period.

The Minister for Planning wrote to the CEO of Council on 2 October 2022 to formally initiate the Hillier Park Code Amendment. While the initiation was welcomed, the letter is notable for its lack of detail on infrastructure requirements relative to other proponent led amendments e.g. 550 – 554 Main North Road Evanston Park Code Amendment (30/8/22). The Minister's initiation letter for the Evanston Park Code Amendment seeks the following condition:

“the Designated Entity must demonstrate to my satisfaction that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).”



This is an appropriate condition and has enabled Council to work closely with the proponent for the Evanston Park Code Amendment on such issues as traffic management, stormwater infrastructure and other matters through a draft LMA. A similar approach is justified for all proponent led amendments where infrastructure issues arise from the intensification of land use.

Key issues identified by Council for the Hillier Park Code Amendment have been the focus of investigations to date:

1. Stormwater management, which has been undertaken by Fyfe Engineering Consultants.
2. Flood Management
3. Traffic management, which has been undertaken by Phil Weaver and Associates
4. Arborist report
5. Aboriginal Heritage
6. Open Space
7. Pedestrian network
8. Community Infrastructure.

Council has provided costings for most of the above works with actual solutions and extent of works yet to be agreed.

### **1. Stormwater management and preferred solution**

Council requires the connection of a detention basin from the proponent's site to Karbeethan Reserve. The Fyfe Engineering proposal developed by the proponents has not been provided but it is understood it will be based on drainage discharge to the Gawler River.

The Town of Gawler is seeking to develop a wet system, to bring water to Karbeethan Reserve. Ideally, within this sub catchment, minimal pumping will be required (ie to holding tanks only). Reticulation around Karbeethan Reserve would be an additional cost.

The proposed Hillier Park development grades to the west and as such is a passive system. However, it requires a pipe constructed under Hillier Road. An onsite inspection by Council confirms that a passive system to connect the proposed Hillier Park pond with a pond in Karbeethan Reserve is feasible and appropriate.

Key elements of the stormwater recycling scheme are:

- Provision of a viable option for stormwater recycling for Hillier Residential Park.
- Development is to be designed along existing contours with runoff directed to the proposed detention basin.
- Treated stormwater from the site to be connected to the proposed Council water reuse scheme.

### **2. Flood Management**

URPS met with PLUS to discuss the Flood Hazard Code Amendment. Flood Hazard Overlay will restrict development around Gawler River and the north of the site. It is Council's view that this will need to shape the boundaries of the current code amendment, noting at least one third of the site (northern section) is likely impacted.

### **3. Traffic**

URPS via Phil Weaver and Associates issued a traffic report based on expected development post the code amendment being finalised. The bituminised right turn treatment proposed by the consultant is reasonable based on the assessment by Council, that included peak hour checks completed in early February 2023.

Further Council engineering feedback indicates that the road tapers needed to widen as the 85th percentile vehicle speeds exceed travel speeds of 60km/hr. Lighting treatment is also recommended but is part of the detailed design, not Code Amendment.

### **3. Environmental Report**

Succession Ecology provided a flora and fauna environmental report on the site. Extensive comments were provided by Council staff to URPS. Twenty five (25) trees were identified due to their size with nine (9) significant and sixteen (16) regulated trees. Remnant native vegetation was found on the northern end of the site in the flood plain and as such is protected under the *Native Vegetation Act 1991*. The significant and regulated trees require a detailed arboricultural assessment. Advice and information is therefore required on:

- Individual trees with accurate species identification and measurement of the circumference to determine their regulated status
- Assess and provide information on the current health, structure, form and life expectancy of the subject trees
- Calculation of the Tree Protection Zone and the Structural Root Zone.

This arboricultural assessment should be provided to Council and consideration given to the inclusion of the regulated and significant trees in the proposed LMA for the code amendment.

### **4. Aboriginal Heritage**

The Minister has asked for an investigation of aboriginal artefacts or sites (Taa wika). Council seeks a desktop analysis concerning Aboriginal Heritage items and for these to inform the code amendment and future development of the land.

### **5. Open Space**

Council is seeking to preserve access to the Gawler River. Increased development is likely to reduce public access over time. However, open space and development strategies have been supported by Council for the Gawler River:

- Gawler River Development Framework (Swanbury Penglase & Ormsby 1999)
- Gawler River Open Space Strategy (Swanbury Penglase & URPS 2009).

These strategies inform a future Gawler River walking trail, though this is yet to be designed and costed. The riverbank length in the Affected Area is approximately 600 m and provides the opportunity for a shared path along the riverbank. The Code Amendment should seek to provide a *right of way* or another mechanism to enable the development of a walking trail to provide public access to the River. The LMA should address this matter in further detail.

## 6. Pedestrian Network

Pedestrian footpaths and a pedestrian crossing of Hillier Road to Karbeethan Reserve will enhance the liveability of the proposed development. Indeed, the URPS Engagement Plan notes that the Hillier area has a larger proportion of households with fewer vehicles than typical South Australian households. To reduce potential isolation, the construction of a pedestrian footpath with a kerb and gutter along the 250 m site frontage on Hillier Road is appropriate. This could include a pedestrian crossing linking the site with Karbeethan Reserve.

## 7. Community Infrastructure

The proponent participated in an LMA in 2017 to rezone land in Evanston Gardens and Hillier. The LMA provides a range of infrastructure investments for the development of the area linked to a 150 allotment trigger. As part of the LMA, a developer contribution was provided in part for the development of Karbeethan Reserve. For consistency, a similar community infrastructure contribution should be provided for this current proposal.

I look forward to the finalisation of this Code Amendment and how the Designated Entity will provide design and infrastructure solutions to the site which forms an important entrance to Gawler.

[REDACTED]

*Andrew Gordon*

[REDACTED]

**From:** [Emily O'Connor](#)  
**To:** [Code Amendments Feedback](#)  
**Cc:** [Tim Agius](#); [Tom Jenkin](#); [Tim Graham](#)  
**Subject:** KYAC Feedback to Proposed Code Amendment – Lots 52 & 66 Hillier Road, Hillier  
**Date:** Thursday, 18 May 2023 4:31:53 PM  
**Attachments:** [20230518 KYAC letter re Hillier Code Amendment.pdf](#)

---

Dear Ms Williams,

Please find *attached* correspondence for your attention in relation to the Proposed Code Amendment – Lots 52 & 66 Hillier Road, Hillier.

Kind regards,

Emily O'Connor

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



South Australian Native Title Services (SANTS)

[REDACTED]   
[REDACTED]

*SANTS acknowledges the traditional owners of country throughout South Australia and their continuing connection to land, culture and community. We pay our respects to elders past, present and emerging.*

\*\*\*\*\*

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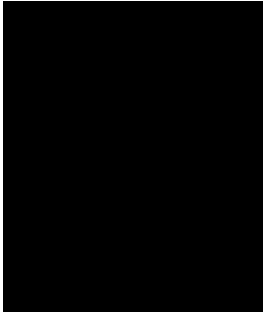
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[Redacted]

[Redacted]

[Redacted]

[Redacted]

18 May 2023

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

By email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

Dear [Redacted]

**Re: Proposed Code Amendment – Lots 52 & 66 Hillier Road, Hillier**

I am writing on behalf of the [Redacted] regarding the proposed Code Amendment for Lots 52 and 66 Hillier Road, Hillier.

[Redacted] is the [Redacted] ) for the Kurna Peoples’ determination of native title which was handed down by the Federal Court on 21<sup>st</sup> March 2018 following a Consent Determination. The determination and the associated Indigenous Land Use Agreement (ILUA) with the State Government, recognises Kurna People as the native title holders of Adelaide and the Adelaide plains, being the First Peoples of the lands and waters on which the City of Adelaide has developed. The determination recognises our laws and customs and our continuing connection to country – to our yerta. The Kurna ILUA also acknowledges that the Kurna People have an ongoing obligation to protect Aboriginal cultural heritage. Aboriginal cultural heritage is also protected under the *Aboriginal Heritage Act 1988 (SA)* (AHA).

The [Redacted] note that the proposed Code Amendment has been initiated by Mr Martin Banham and has been approved by the Minister for Planning, in accordance with Section 73(2)(b)(vii) of the *Planning Development and Infrastructure Act 2016 (SA)* (the Act), but subject to conditions. We note that pursuant to section 73(6)(e) of the Act, the proposed Code Amendment is subject to consultation with Kurna Yerta. The reasoning for the proposed Code Amendment includes, for example, to:

- extend the existing Hiller Residential Park established under the *Residential Parks Act 2007* and facilitate the development of a future Residential Park;
- provide new opportunities for affordable accommodation on the edge of the Gawler Township and in a location that has access to community services and infrastructure;
- improve access to affordable over 50’s residential housing within the community, with the erection of an anticipated 400 dwellings.

---

[Redacted]

The above is proposed to be enabled through the proposed Code Amendment to rezone around 23.15 hectares of land from Rural to Residential Park at Lots 52 and 66 Hillier Road, Hillier.

As the native title determination recognises, Kurna are the First Peoples with a continuous connection to our country, the country on which Adelaide has been built. Development, however, has come at a cost for Kurna People. Furthermore, ongoing development continues to further damage our country, our important places and our old people. [REDACTED] must be actively involved in shaping the future development of Adelaide to ensure it is done so in a manner which recognises, protects, and celebrates Kurna culture and country [REDACTED] seek to ensure that any development aligns with our cultural values, protects the environment, and respects the spiritual significance of the land. We need to walk and work together.

The [REDACTED] have reviewed the Initiation and Consultation documents in support of the proposed Code Amendment. We acknowledge that the current proposed Code Amendment primarily focuses on the planning aspect and does not entail immediate development plans. However, it is evident that the intention behind this Code Amendment is to facilitate future development opportunities including the development of a new Residential Park, adjacent the Hillier Park Residential Village. Accordingly, the [REDACTED] request that they are consulted and engaged in all matters concerning cultural heritage and opportunities to incorporate Kurna cultural values and aspirations in the development. Representatives of the [REDACTED] wish to express their willingness to attend a site visit in order to commence this engagement process. The [REDACTED] will then be in a better position to provide advice in relation to cultural heritage and may request a cultural survey. We also acknowledge that any developments associated with the proposed Code Amendment would still be required to comply with approval processes and requirements under the AHA.

[REDACTED] welcomes the opportunity to be involved in the consultation of the proposed Code Amendment. We appreciate your attention to our concerns and look forward to actively engaging in further discussions regarding this initiative. Please do not hesitate in contacting the [REDACTED] should you wish to discuss anything further.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [Code Amendments Feedback](#)  
**Subject:** Hillier Code Amendment enquiry and submission  
**Date:** Friday, 5 May 2023 1:29:01 PM  
**Attachments:** [image001.png](#)

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Dear [REDACTED]

Thank you for calling yesterday regarding the Hillier Code Amendment. I have noted your concerns regarding the rezoning's proximity to Riverdell Spiritual Centre and the potential for impact on the spiritual activities undertaken at your site. Whilst your organisation is not specified in the factsheet, the policy team have advised that 'places of assembly' are noted in the Code Amendment document on page 29 – Figure 6 (illustrated in purple). However we acknowledge your concern around this noting your location on the eastern boundary and appreciate you taking the time to provide this feedback.

Thank you also for making a formal submission via the PlanSA website. Your submission will be considered and included in our Report to the Minister for Planning.

Kind regards [REDACTED]



[REDACTED]  
[REDACTED]  
[REDACTED]

12/154 Fullarton Road  
Rose Park SA 5067  
08 8333 7999

***Kaurna Country***

My working hours are Monday to Friday 9.00am – 5:00pm

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**From:** [Sladic, Daniel \(DIT\)](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** DIT Comments - Hillier Park Code Amendment  
**Date:** Wednesday, 7 June 2023 4:01:17 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

---

Dear Sir/Madam,

Thank you for the opportunity to provide comment on the Hillier Park Code Amendment.

The Department for Infrastructure and Transport (DIT) supports the intent of the proposed Code Amendment and makes the following comments based on information provided:

- The traffic analysis undertaken indicates that the development will yield approximately 400 dwellings for aged persons and once fully developed will result in up to 72 peak hour movements to/from the east of the subject site via the Hillier Road/Jack Cooper Drive intersection. Any future development of the subject site will need to consider the impact to the Hillier Road/Jack Cooper Drive intersection and determine any potential traffic interventions required. This future assessment will also need to consider the traffic volumes likely to be yielded from the adjacent Master Planned Neighbourhood Zone and the recently expanded Residential Park Zone.
- Any future Traffic Impact Assessment at subsequent planning and development stages should include:
  - Access locations and treatments in more detail
  - Details pertaining to the proposed traffic generation of the development for the weekday AM and PM peaks and Saturday peak
  - Largest vehicle expected onsite, with appropriate turn paths
  - Delivery vehicle accessibility and movement through the site to and from loading areas
  - Analysis of warrants for turn treatments at the Hillier Road/Jack Cooper Drive intersection per Austroad Guidelines
  - Any staging of the development and implications for the above traffic, road user and infrastructure considerations.
- It is understood that Council has entered into a deed with the adjacent land owners to fund transport infrastructure upgrades required to support the development of these allotments. It is recommended that this development also be made a party to this deed. Consideration should be given to whether upgrading of the Hillier Road/Jack Cooper Drive intersection will need to be incorporated into this agreement.
- The Affected Area is covered by an "On Demand" bus that offers a dynamic transport service to Gawler, complemented by a low frequency fixed route service to and from Gawler Station on Jack Cooper Drive (Route 493 at Stop 169 Jack Cooper Dr - 600m from the Hiller Road boundary of the Affected land). At present due to the low density of the locality there is no short-term plan to provide fixed services closer to the proposed development, however DIT will continue to monitor the residential growth from new subdivisions to determine whether



future investment in additional services is warranted should funding become available.

- Should fixed services be introduced into the area, this would likely be along Hillier Road with the subject sites street network required to accommodate smaller “On Demand” buses.
- New pedestrian linkages should aim at creating the shortest and most direct route between public transport stops, residences, and activity centres.

Regards,

**Daniel Sladic**

Transport Strategy and Planning Division



**T** [Redacted text block]



The Department for Infrastructure and Transport acknowledges the Traditional Custodians of the Country throughout South Australia and recognises their continuing connection to land and waters. We pay our respects to the diversity of cultures, significance of contributions and to Elders past, present and emerging.

We are committed to creating a diverse and inclusive culture where everyone is valued and respected.

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**From:** [REDACTED]  
**To:** [Code Amendments Feedback](#)  
**Cc:** [Chrystal, Melissa \(EPA\)](#)  
**Subject:** Hillier Park Code Amendment - EPA Response  
**Date:** Wednesday, 31 May 2023 11:44:58 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[Hillier Park Code Amendment EPA Response.pdf](#)

---

**OFFICIAL**

Dear all,

Attached is a copy of the EPA's response to the proposed Hillier Park Code Amendment.

For further information please contact Melisa Chrystal at [REDACTED]

Regards,

**Geoffrey Bradford**  
Senior Planning Officer (Policy and Projects)

Planning and Impact Assessment | Policy, Assessment and Finance  
Environment Protection Authority

[REDACTED]

[REDACTED]



EPA\_RAP\_email footer\_March2021 (2)



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Environment Protection Authority



EPA 766-464

Ms Emma Williams  
Principal Consultant, URPS  
12/154 Fullarton Road  
ROSE PARK SA 5067  
[feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

Dear Ms Williams

### **Hillier Road Code Amendment**

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the *Hillier Road Code Amendment* ('the CA').

The affected area comprises 23.15 hectares of land at 52 and 66 Hillier Road, Hillier (also described as CT5576/98 and CT5430/791). The affected area abuts the Gawler River.

It is proposed to rezone the affected area from Rural Zone to Residential Park Zone. The rezoning will facilitate the expansion of the Hillier Residential Park, operating on adjoining land to the east. The extension of the Hillier Residential Park will provide new opportunities for affordable accommodation for over-50s.

The EPA has reviewed the CA to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* and the State Planning Policies (pursuant to the *Planning, Development, and Infrastructure Act 2016*) are identified and considered. The EPA is primarily interested in ensuring that the proposed rezoning is appropriate and that any potential environmental and human health impacts that would result from future development can be addressed at the development authorisation ('DA') stage.

The EPA provides the following comments for your consideration.

### **Site contamination**

The following report forms part of the CA documentation:

- Agon Environmental Pty Ltd, *Site Contamination Review, 52 & 66 Hillier Road Hillier South Australia* dated 10 March 2023 (the PSI report).

The EPA has reviewed and considered the above report taking into account the relevant guidance provided in the *National Environment Protection (Assessment of site contamination) Measure 1999* (ASC NEPM) and relevant EPA guidelines, in particular [Guidelines for the assessment and remediation of site contamination](#) (2019).

The EPA has also considered other information considered relevant to the CA and affected area. This includes information held in EPA records of historical authorisations for a landfill on a portion of 52 Hillier Road, Hillier.

52 Hillier Road was formerly an EPA-licensed solid waste landfill, with the licence ceasing in 1999. A condition of the licence states “*Only builders and construction demolition wastes are to be deposited at the landfill depot*”. The PSI report considers that, due to the nature of the waste accepted, potential risk to future users of the affected area to be moderate to high risk should it contain asbestos containing material (ACM). The PSI report also notes that the waste deposited at the landfill and the landfill capping appear to have been disturbed during flood events, resulting in waste being dispersed across the site in an uncontrolled manner.

An asbestos register completed for the site confirms ACM is present within the existing on-site buildings. Fragments of ACM have also been identified in top soils and partially buried in site soils. The ACM poses a high risk to users of the site if disturbed and not managed appropriately.

Based on the information available and with reference to the ASC NEPM and relevant EPA guidelines, it is considered:

- adequate site history information been provided for the affected area, with some data gaps remaining around the nature and extent of contamination associated with the landfilled area
- notwithstanding the data gaps, site contamination is known or suspected to exist and as such further work is required to fully understand sources, pathways and receptors relevant to the proposed rezoning, and
- remediation<sup>1</sup> is known or is likely to remain necessary to mitigate exposure risk.

Supplementary preliminary site investigations, and potentially detailed site investigations, will be required to determine the nature and extent of site contamination to inform decisions regarding the need for remediation and to give certainty that the site can be made suitable for the proposed residential land uses.

---

<sup>1</sup> Practice Direction 14 adopts the *Environment Protection Act 1993* meaning of ‘remediation’ which means to *treat, contain, remove or manage chemical substances on or below the surface of the site so as to—*

- (a) *eliminate or prevent actual or potential harm to health or safety of human beings that is not trivial, taking into account current or proposed land uses; and*
- (b) *eliminate or prevent, as far as reasonable practicable—*
  - i. *actual or potential harm to water that is not trivial; and*
  - ii. *any other actual or potential environment harm that is not trivial, taking into account current or proposed land uses.*

Any future DA for land division for a sensitive use, or a change in the use of land to a more sensitive use, would be subject to the provisions of the Site Contamination Development Assessment Scheme ('SCDAS') (comprising the *Planning, Development and Infrastructure (General) Regulations 2017*, *Practice Direction 14 - Site Contamination Assessment 2021* and the *Planning and Design Code*) applying at the time.

The EPA strongly recommends that detailed site investigations be undertaken as early as possible, while the land remains under single person ownership and prior to any residential subdivision of the land, to enable proper and coordinated assessment, remediation and auditing to be undertaken, as appropriate. The current version of the SCDAS would achieve the EPA's preferred outcome.

### **Stormwater**

Any intensification of urban development should include stormwater drainage systems designed to maximise the interception, retention and removal of waterborne physical, chemical and biological pollutants prior to their discharge to stormwater systems or receiving waters and including culverts, creeks and marine parks.

Water Sensitive Urban Design ('WSUD') is a well-recognised approach to managing water in urban environments in a way that minimises impacts on the natural water cycle in an integrated, holistic manner. Through careful design, construction and maintenance, WSUD can support multiple objectives including flood management, water quality and conservation, enhanced amenity, as well as the protection of biodiversity and ecosystem integrity.

WSUD measures that may be applied to the affected area include:

- erosion and sediment control during construction
- detention and use of roof water for hot water, laundry, toilets and irrigation
- detention, treatment and use of stormwater for irrigation (e.g. on-site detention tanks, ponds, wetlands, aquifer storage and recovery)
- detention, treatment and reuse of grey water for irrigation (e.g. greywater systems, reed beds)
- retention of stormwater through infiltration (e.g. porous paving, soakage pits/trenches)
- specially designed landscaping to treat and utilise stormwater (e.g. swales, rain gardens), and
- protection of existing vegetation to minimise site disturbance and conserve habitat.

The CA describes three options for the management of stormwater.

Relevant policy exists within the *Planning and Design Code* to facilitate the assessment of stormwater management and water sensitive urban design infrastructure at DA stage. Further, the proposed amendment to *Concept Plan 101 Evanston Gardens, Evanston South, Hillier* identifies land for open space that could play a role in stormwater management.

This is acceptable to the EPA.

## **Flooding**

It is noted that portions of the affected area are subject to potential flooding. In recognition of the potential flood risk, the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay are currently applied to the affected area.

The overlays are being retained for the affected area and reinforce the need to appropriately design and site future development in order to protect the environment (as well as people, property and infrastructure) from the impacts of flooding.

This is acceptable to the EPA.

## **Wastewater**

The CA documentation states:

*Sewer connections will be provided to all residence through an internal sewer network that will then flow into the proposed external gravity main that is to be located within Hillier Road or into the proposed pit and pipe system but will connect into Murray Hillier Court.*

The EPA has a strong preference for connection to communal wastewater systems instead of individual onsite disposal systems. Connecting domestic wastewater arising from the affected area to SA Water's wastewater infrastructure is compatible with the EPA's preferred outcome.

For further information on this matter, please contact Melissa Chrystal on [REDACTED] or

[REDACTED]  
Yours sincerely

Geoff Bradford

**ACTING PRINCIPAL ADVISER PLANNING POLICY AND PROJECTS**

**PLANNING AND IMPACT ASSESSMENT**

**ENVIRONMENT PROTECTION AUTHORITY**

Date: 31 May 2023

**From:** [Housing:OCE - Correspondence & Briefings](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** RE: Proposed Code Amendment - Lot 52 and Lot 66 Hillier Rd, Hillier (23CHAF/0949)  
**Date:** Friday, 2 June 2023 10:36:29 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[23CHAF\\_0949 - Letter from SA Housing Authority.pdf](#)

---

**OFFICIAL**

Good morning,

Please find attached a letter from the Chief Executive, SA Housing Authority in response to your correspondence.

Thanks kindly,

**Kristy Hassam**  
**Briefings Coordinator**  
**Secretariat to SA Housing Authority Executive**

**Office of the Chief Executive**  
SA Housing Authority

*WFH – Mondays & Wednesdays*

[Executive, Board, Sub Committee Meeting Processes \(sharepoint.com\)](#)

P: [REDACTED]



*SA Housing Authority acknowledges Aboriginal and Torres Strait Islander people as the First Peoples and Traditional Owners of the lands and waters we live and work. We acknowledge and respect the deep spiritual connection and the relationship that First Nations people have to Country. **We pay our respects to their Elders past, present and emerging.***

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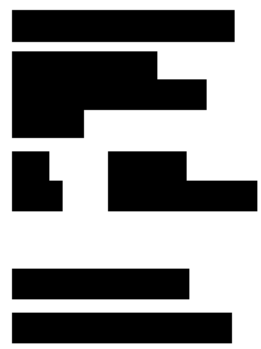
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**From:** Code Amendments Feedback <[feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)>  
**Sent:** Monday, 17 April 2023 4:43 PM  
**To:** Buchan, Michael (Housing) <[REDACTED]>  
**Subject:** Proposed Code Amendment - Lot 52 and Lot 66 Hillier Rd, Hillier

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Please find enclosed a letter and factsheet relating to a proposed Code Amendment for Lot 52 and Lot 66 Hillier Rd, Hillier. Consultation is now open until 5 June 2023.

Should you wish to make a time to discuss the proposed Code Amendment during the consultation



2 June 2023

Mr Martin Banham  
c/- Ms Emma Williams  
Principal Consultant, URPS

Via email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

Dear Mr Banham

**Planning and Design Code Amendment – re-zoning proposal for 52 & 66 Hillier Road, Hillier (Karna Land)**

*Consultation Correspondence*

On 17 April 2023, you wrote to the SA Housing Authority on behalf of your client seeking feedback on the proposed re-zoning of 52 & 66 Hillier Road, Hillier (Karna Land). The proposed re-zoning from Rural Zone to Residential Park Zone is expected to include the application of the Affordable Housing Overlay.

*Background*

State Planning Policy 6: Housing Supply and Diversity in conjunction with the 30-Year Plan for Greater Adelaide as a regional plan encourages a diversity of housing supply and expects minimum of 15% affordable housing in all new significant developments.

The SA Housing Authority recognises the need for well designed and master planned communities that contribute to a diversity of housing choices in any new residential development.

*Response*

In order to commit to providing affordable housing, a developer must enter into legally enforceable obligation, as outlined in the *Determination of Criteria for the Purposes of Affordable Housing* issued under *Regulation 4 of the South Australian Housing Trust Regulations 2010* (Gazette Notice).

The preferred arrangement for securing this multi-stage/multi-year commitment is an affordable housing land management agreement executed between the developer and the Minister for Planning (c/- the Authority).



## OFFICIAL

Registration of an affordable housing land management agreement would ensure that affordable housing is secured in their future development, while also fulfilling the expectations of State Planning Policy 6: Housing Supply and Diversity and the 30-Year Plan for Greater Adelaide.

The Authority welcomes your interest in the provision of affordable housing in this location, and would be pleased to work with the proponent to identify, if possible, a suitable time prior to a determination on a Code Amendment at which stage an affordable housing land management agreement could be entered into – to demonstrate your client's commitment to affordable housing at this site.

To assist in your consideration, a template affordable housing land management agreement is available on request.

This advice does not constitute support or endorsement for the proposed Planning and Design Code Amendment, nor is a Minister bound by it when considering the proposed re-zoning.

For further assistance please contact the Affordable Housing and Market Solutions at

[REDACTED]

Yours sincerely,



**Michael Buchan**  
**Chief Executive**  
SA HOUSING AUTHORITY

*Further information (online)*

[\*Affordable Housing through the Planning System\*](#)

**From:** [REDACTED]  
**To:** [Code Amendments Feedback](#)  
**Subject:** DEW comments - Hillier Park Code Amendment  
**Date:** Friday, 9 June 2023 3:27:59 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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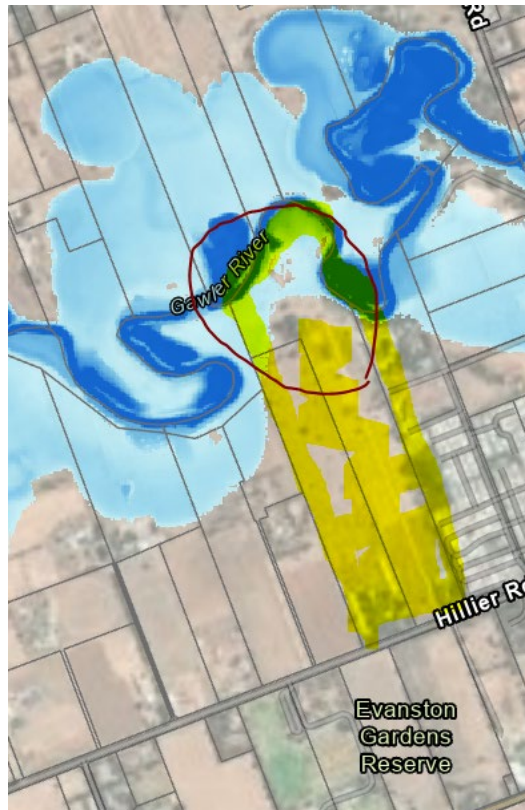
## OFFICIAL

Attention: [REDACTED]

Thank you for providing the Department for Environment and Water (DEW) with the opportunity to review the Hillier Park Code Amendment which is proposing to rezone 23.15 hectares of land at 52 & 66 Hillier Road, Hillier (Affected Area) from the Rural Zone to the Residential Park Zone.

DEW staff have reviewed the Code Amendment and provide the following comments related to flood risk and management associated with the Gawler River:

- Overall DEW does not object to the intent of the proposed rezoning but provides the following comments in order to seek a better outcome for the management of stormwater runoff associated with any future development of the site.
- DEW notes that the affected area contains land in close proximity to the river that is prone to flooding – see the figure below where the flood extent for a 1% AEP event has been indicatively circled.



- Although DEW notes that the rezoning will exclude development from the flood prone areas, and has identified on proposed Concept Plan 101 that this flood prone area will be kept in open space, DEW has concerns with the proposed stormwater detention basin being located

in this flood prone area. The proposed location of the detention basin raises the question of how it will be designed to be flood protected and how it would operate in a flood. DEW suggests that any future detention basin on the site should be located outside the flood prone area.

- The proposal to manage stormwater doesn't talk to stormwater quality, again this raises the question of will stormwater be discharged into the river and how will stormwater quality issues be managed.
- The Fyfe technical report states that Council has advised the developer that the preference is for stormwater to discharge at Hillier Road, with this in mind the investigations don't justify why discharging to the river is a better option for this proposal.
- DEW suggests that the proposed open space adjacent the Gawler River be made into public reserve and transferred to the care and control of the Town of Gawler so that it can connect to the current public reserve that runs along the river e.g. Council currently own a strip of the river frontage immediately to the west of these properties.

Please contact me using the details below if you have any questions in relation to these comments.

Regards



Planning & Assessment | Environment, Heritage and Sustainability  
Department for Environment and Water  
P (08) 8463 4824  
Level 8, 81-95 Waymouth Street, Adelaide, 5000  
GPO Box 1047, Adelaide, SA 5001, AUSTRALIA

[environment.sa.gov.au](http://environment.sa.gov.au)



**SOUTH**  
AUSTRALIA



**Government of South Australia**

Department for Environment  
and Water

*Helping South Australians conserve, sustain and prosper*

We acknowledge that the lands that we live and work on are the traditional lands of South Australia's First Nations peoples. We pay respect to the traditional custodians of these ancestral lands and acknowledge their deep spiritual connection to Country.

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.

**From:** [Adrian Tero](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** RE: Proposed Code Amendment - Lot 52 and Lot 66 Hillier Rd, Hillier  
**Date:** Tuesday, 18 April 2023 9:01:09 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hi Emma,

Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.

Regards

Adrian Tero  
Risk and Compliance Advisor



**Epic Energy South Australia Pty Ltd**



T [REDACTED] F [REDACTED] M [REDACTED]  
E [REDACTED]

[epicenergy.com.au](http://epicenergy.com.au)

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**From:** Code Amendments Feedback <[feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)>  
**Sent:** Monday, 17 April 2023 4:36 PM  
**To:** Adrian Tero [REDACTED]  
**Subject:** Proposed Code Amendment - Lot 52 and Lot 66 Hillier Rd, Hillier

**CAUTION:** This email originated from outside the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is safe.

Please find enclosed a letter and factsheet relating to a proposed Code Amendment for Lot 52 and Lot 66 Hillier Rd, Hillier. Consultation is now open until 5 June 2023.

Should you wish to make a time to discuss the proposed Code Amendment during the consultation period please don't hesitate to contact Emma at URPS on 8333 7999 or via the email address above.

We look forward to receiving your feedback.



**Code Amendments Feedback**

12/154 Fullarton Road

**BY EMAIL:** feedback@codeamendments.com.au

To whom it may concern

**Hillier Road Code Amendment Residents Feedback**

I write to you regarding the feedback of residents in relation to the proposed amendment to the Planning and Design Code of lot 52 and 66, Hillier Road, Hillier.

On 22 May 2023, I hosted a residents' forum at Hillier Park Residential Village to discuss issues pertaining to those who reside at the premises. With a significant cohort of over 100 individuals in attendance, numerous issues were raised by residents pertaining to the proposed code amendment which looks to facilitate, while separate, an expansion of the existing Residential Village.

The purpose of my correspondence to inform you of these concerns on behalf of the residents of Hillier Park and ask that they be considered or addressed during this process.

**Footpaths on Roads to Ensure Accessibility**

One such pressing concern was that the decision to expand the village and cater for, potentially, hundreds of new residents may prove challenging for those in the area given current lack of walking infrastructure.

Residents at the meeting made it clear that Hillier Park, and its surrounds, require more footpaths in order to support both those already residing in the village, as well as those entering the new dwellings proposed should the code amendment be approved.

This would entail the construction of footpaths on Hillier Road, as the site extends from its proposed western boundary to its eastern intersection with Jack Cooper Drive, in order to ensure safe pedestrian access to the area surrounding the village.

In addition, given the construction of the On The Run station at the intersection of Jack Cooper Drive and Angle Vale Road, residents have also highlighted a need to be able to access the site safely.

This service station, once complete, will be the only shop in the immediate vicinity of Hillier Park, and would extensively service not only the hundreds of residents already in the residential village, but those entering it should the amendment be approved. As a result, residents may walk along Jack Cooper Drive, a high-speed road with no existing pedestrian infrastructure in this area, to access the On the Run station.

As such, residents further indicated that the proposed code amendment ought to coincide with the construction of footpaths along Jack Cooper Drive in order to connect the village to the service station and ensure pedestrian safety as they make use of the new facility.

Residents highlighted that the construction of footpaths on roads surrounding the village are also made necessary as doing so will encourage residents to utilise public transport services nearby or walk to surrounding areas, helping to mitigate issues of congestive traffic that may arise due to the substantial increase in dwellings proposed.

### **Traffic Management at Hillier Road – Jack Cooper Drive Intersection**

Regarding traffic management, which will likely increase significantly should Hillier Park expand as proposed, residents have noted in no uncertain terms that this will have a negative impact on the already challenging intersection that exists where Hillier Road meets Jack Cooper Drive.

Residents cited countless occasions where they have either experienced or witnessed near misses occurring in the vicinity of this intersection and have expressed anxiety over the significant increase in traffic that will likely accompany this code amendment should it be approved. This issue will be subsequently amplified should a lack of pedestrian infrastructure surrounding the village remain.

Therefore, residents have stated that the code amendment needs to take into account the increased levels of anticipated traffic that will be making use of the intersection and take action to alleviate the risks outlined.

Residents have noted that this may entail the construction of new infrastructure, the introduction of traffic calming measures or a widening of the intersection and its corresponding roads to ensure safer travel. I will also be separately writing to both local and state governments expressing concern over the speed limit in this area.

### **Public Transport Access in the Village**

Finally, residents also made it clear that the code amendment, coinciding with the increase in dwellings, necessitates the greater facilitation of public transport access at the Village.

Currently, Hillier Park is serviced by the 493 and 494 fixed route bus services, via the bus stop on Jack Cooper Drive and the Gawler 495 On-Demand Bus. The buses they employ are unable to access the village directly as the current two-way entrance to Hillier Park is too narrow, and has too many speed humps, to support such large

vehicles, and residents have noted that accessing them has been made all the more difficult as a result. Once more, this is exacerbated by the lack of pedestrian access outside of the Village as there are fewer waiting areas that residents can utilise, or access, in front of the park.

Given the increase in residents, who are generally elderly and naturally less able to drive, the demand for public transport in this area will likely increase significantly.

The regular 493 and 494 fixed route services could be altered to provide a service at the Hillier Road entrances of the existing residential park and the new, adjacent site. Accordingly, consideration should be given to designing spaces near the entrances for a potential future bus stop(s). The service could occur once Dost Road is constructed and opened to Hillier Road from Angle Vale Road.

As such, residents have asked for measures to be taken to meet this demand, as a by-product of the code amendment, by improving bus access to the village. Residents would like to see the 495 On Demand Bus enter the complex in some way in order to help increase service efficiency, as this will assist in accounting for the significant increase of dwellings at Hillier Park.

It would be appreciated if the concerns of Hillier Park's residents could be considered and investigated in the process of this code amendment, and that the issues raised addressed in some manner in order to achieve optimal outcomes for our community.

Kind regards



**From:** [Graham Brookman @ Food Forest](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** RE: late submission request Hillier  
**Date:** Tuesday, 9 May 2023 1:24:42 PM  
**Attachments:** [Submission - code amendment Lots 52 and 66 Hillier Rd. -G&A Brookman.docx](#)

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Hi folks

Here is a quick submission. Very happy to fill in other questionnaires or expand on any issues that we should have covered

Cheers

Graham

[REDACTED]

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**From:** Code Amendments Feedback <[feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)>  
**Sent:** Tuesday, May 9, 2023 10:08 AM  
**To:** Graham Brookman @ Food Forest [REDACTED]  
**Subject:** Automatic reply: late submission request

Thank you for your feedback on the Code Amendment. This has been received and will be considered. Your submission will also be included in our reporting.

Evaluation is a key part of this engagement process and we want to ensure that this consultation has been fit for purpose. Following the close of consultation, we will send you an evaluation survey. We would greatly appreciate it if you could spend a few minutes filling it out.

Should you have further enquiries regarding this Code Amendment, please do not hesitate to contact me at [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au) or on 8333 7999.





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• Tel/Fax [REDACTED]  
Web: [REDACTED] Email: [REDACTED]  
ABN [REDACTED]

## **Submission re code amendment proposed for Lots 52 and 66 Hillier Rd, Hillier**

Graham and Annemarie Brookman [REDACTED]

As per the fact sheet circulated in our neighbourhood, we support the building of new affordable housing, the low impact nature of the development on the neighbouring Rural land, the minimisation of overlooking and overshadowing and the retention of trees and suitable open space.

We have lived and farmed on all the private land opposite Hillier Park on Clifford Rd for 40 years and have enjoyed our relationship with its management bodies and occupants. It is based on sound ethics and works in a remarkably harmonious manner, fostering respect and showing care for all.

Hillier Park has a track record of some 40 years and has grown progressively, so the model has been successfully refined through experience.

There has never been any incident that has in any way compromised our farming work or family life and we are confident that the proposed development will similarly harmonise with its neighbours.

We use a gas gun for the scaring of parrots during the final ripening of our pistachio nuts (within the Council constraints in terms of frequency of blasts and time of day) and simply advise the Hillier Park management that the extra noise will only apply for a few weeks; and there have been no complaints. Similarly, we use compost as our principal fertiliser and spread up to 250 cubic metres per year (usually over 2 days in Autumn). It has a smell, but it is not truly offensive, and it abates immediately after significant rainfall or lasts a week or so if conditions are dry. Again, no complaint has been lodged.

We have had cordial relationships with both the management and the occupants of the park and many walk along Clifford Rd on recreational strolls to the Gawler River which can be accessed via the Gawler River Pony Club (land owned by Gawler Council).

We are keen to see the new development provide access to the Gawler River for such recreation, and note that the local group, Gawler River Riparian Restoration may be interested in assisting with species lists for planting etc. The State Government has long planned for a 'Gawler to Sea' trail to be constructed, (along the south bank of the river in this neighbourhood), which has been supported in principle by the Gawler Council. An excellent and congruent walking circuit could be made including

the river frontage of the proposed development, the Pony Club, a short stretch of Clifford Rd and Martin Banham's park, which leads directly into Hillier Park.

The river offers wonderful shady walks and an environment rich in biodiversity, including such species as Rakali and almost 95 bird species.

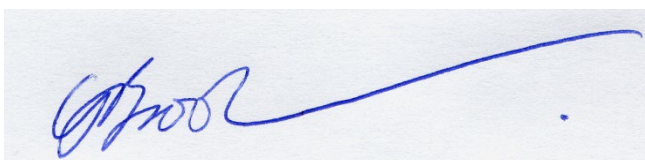
Brilliant images of current biodiversity in the precinct below were captured by Hillier Park photographer Martin Smith. [Photo credits for images of Robin, Dragonfly and Kingfisher - (copyright) Martin Smith]



The proposed development offers a high quality and affordable environment for older members of the community who, so often, cannot afford to live in a larger property. Hillier Park enables them to continue to own a home, access the community garden for vegetable growing and fellowship, maintain their own ornamental gardens and become part of a caring community with village centres, recreation facilities, transport for shopping.

Hillier Park is one of Gawler's excellent facilities for the ageing and provides an outstanding model for SA in general.

We urge the the Minister and the planning system to approve the code amendment and to support the project as an exemplar. We are happy to be further consulted on the proposal.



Annemarie and Graham Brookman



**From:** [Graham Brookman @ Food Forest](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Response reference public consultation - Hillier Park  
**Date:** Monday, 12 June 2023 9:19:20 PM  
**Attachments:** [Hillier Code Amendment response #2 A and G Brookman.docx](#)

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Hi Emma

Sorry this is a little late. I have had trouble getting my email system working today

cheers

Graham Brookman





## **Submission #2 re code amendment proposed for Lots 52 and 66 Hillier Rd, Hillier**

Graham Brookman [REDACTED]

### **Public amenity**

The land described in the code amendment is on the south bank of the Gawler River which is formed by the convergence of the North Para and South Para Rivers in Gawler. The preservation of the river and its amenity are a priority, as highlighted in the Town of Gawler Open Space, Sport and Recreation Plan 2025, which highlights Council's ambition to participate in the development of a riparian linear park from Gawler to the coast. The related map shows a public connection route between the River and Karbeethan Recreation Reserve which runs through the subject land.

Walking is the highest participation activity for people aged 15 years and over and this highlights the need for trails, pathways and walkable neighbourhoods. Running, cycling and jogging are also a high participation activities, which reinforces the need for trails and paths linked to safe and appealing areas.

It is hoped that the expressed intention of the proponent to facilitate the development of river trails for Hillier Park residents will articulate with the Gawler Council's plans for public to access the river. The Food Forest would be prepared to provide public access via a corridor along its most western boundary, to facilitate trail-users' access to the Council Reserve (leased to the Gawler Pony Club), which has significant river frontage and provides access to a significant loop including Clifford Rd which is already used by many walkers from Hillier Park.

The Barossa, Light and Lower North Open Space and Public Realm Strategy points out how important trails are for tourism as well as recreation areas and visitor areas. One of the goals is to 'Work with State Government and relevant Councils to promote development of a linear park along the Gawler River from Gawler to the coast.'

### **Current and future state of the land subject to the proposed code amendment**

The property has been a well known public eyesore for decades and will be expensive to clean up, in terms of accumulated rubbish, decomposing structures and inappropriate dumped materials . The act of restoring the land to a functional and attractive state will be a welcome outcome for the community as well as adding to the value of the land, both in financial and biological terms. It will undoubtedly create significant employment opportunities and skills.

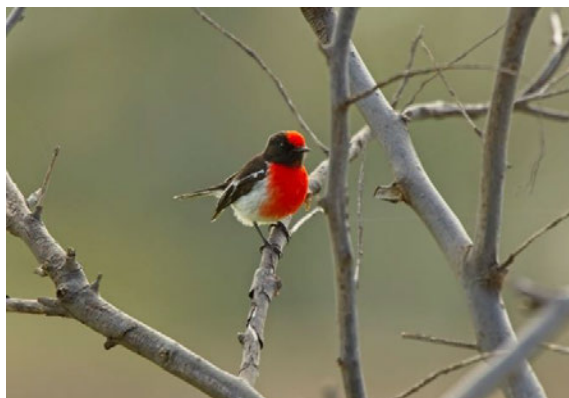


**Current state of the property**

### **Biodiversity, water and environmental management**

The river offers wonderful shady walks and an environment rich in biodiversity, including such creatures as Rakali and almost 95 bird species.

Brilliant images of current biodiversity in the precinct below were captured by Hillier Park photographer Martin Smith. [Photo credits for images of Robin, Dragonfly and Kingfisher - (copyright) Martin Smith]



The Gawler Urban Rivers Master Plan emphasises the need for more trails, water bodies and wetlands for their environmental value as well as value to the community.

Local landholders on both sides of the River have teamed-up with volunteers and revegetation professionals to form the Community Group Gawler River Riparian Restoration (GRRR) which has received significant assistance from the Northern and Yorke Landscape Board and DEW to restore the ecology of the river which had been compromised by pest plant infestations, species loss and dumping. Note the official report state of the river ('Very poor'), an example of which is at [Gawler River, Gawler 2008 Aquatic Ecosystem Condition Report | EPA](#) . GRRR would look forward to cooperating with the proponent and the councils on both sides of the river to benefit the land owners and the community at large.

Well conceived and managed, the site would offer the opportunity for significant improvement to existing biodiversity and amenity, particularly utilising the rainwater falling on the site and how excess storm water could be directed. The information in the URPS publication about the code amendment describes 3 models for the management of such water. One hopes that the water will be captured and used by individual dwellings as well as soaking into the landscape in WSUD vegetated percolation basins, and broadly following the slope of the land to the river, before which it would be settled and cleansed in an engineered wetland, to achieve acceptable P, N, pH and turbidity levels.

A situation to the east of this site, 'Jack Cooper Rise', demonstrates a disappointing, minimalist utilisation of stormwater that essentially runs off the residential site through a basic silt trap to a simple buffer pond that accumulates high flows and moderates flow into an earthen drain that delivers water to a concrete pipe to the river, where the water spills down the bank. The outlet has no flood flap, so during a high river, the low ground of Jack Cooper Rise is flooded by the drainage system, well before the river bank is challenged.



Jack Cooper Rise storm water Pond / Silt Trap/ buffer



Jack Cooper Rise buffer pond with overflow grille



Swale running into s/w pipe to river



Outlet to river. No flood flap

The logical choice for the Hillier Park extension's excess-rain water system is Model 1, working with nature and planning for the integration of occasional flooding in the design.

Quoting a range of academic research, the Joint Group of community environmental organisations in Gawler [Gawler Environment Centre (GEC), Gawler Environment and Heritage Association (GEHA), Transition Gawler (TG) and Gawler River Riparian Restoration (GRRR)] has suggested strongly that no residential subdivision (or similar) be allowed close to the channel bank of the River (ideally no less than 100metres), nor on Gawler River floodplain land, such that a viable biodiversity and trail corridor can be established. It is noted on the Schematic Plan overlay and Water Resources overlay in the code amendment proposal that there may be an incompatible overlap of River corridor and housing.



**Rough hypothetical of potential track network for Hillier Park residents**

### **Rural land interface**

The chance to build on the infrastructure, experience and model already working exceptionally well at Hillier Park, is too good to give up, especially at a time when older Australians are finding it more and more difficult to obtain or hold onto a residence. Whilst the Rural land upon which the expansion of the park would occur is of excellent quality for Rural activities, the proposed Code Amendment is supported on the basis of the land's unique juxtaposition next to a Residential Park that has experienced strong, sustained demand for places because of its ethical basis and unique business model.

The Park is known for its cordial relationships with its neighbours, working in a remarkably harmonious manner, fostering respect and showing care for all.

The Code Amendment would shift the existing interface boundary from its current location to the west. So the existing condition where rural interface is being appropriately managed, through vegetation and setbacks etc, the new development will similarly act as a buffer between the Residential Park development and the Rural land.

### **Summary**

The proposed development offers a high quality and affordable environment for older members of the community who, so often, cannot afford to live in a larger property. Hillier Park enables them to continue to own a home, access the community garden for vegetable growing and fellowship, maintain their own gardens and become part of a caring community with village centres, recreation facilities, transport for shopping.

Hillier Park is one of Gawler's excellent facilities for the ageing and provides an outstanding model for SA in general. It has a track record of some 40 years and has grown progressively, so the model has been successfully refined through experience.

The proposed code amendment offers significant benefit to recreation, community, biodiversity and environmental stability.

We urge the the Minister and the planning system to approve the code amendment and to support the projec. We are happy to be further consulted on the proposal.

Graham Brookman  
[Redacted]  
[Redacted]

**From:** [REDACTED]  
**To:** [Code Amendments Feedback](#)  
**Subject:** Re: Hillier Code Amendment clarification  
**Date:** Friday, 5 May 2023 1:59:10 PM  
**Attachments:** [image001.png](#)  
[image001.png](#)

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Thanks for the clarification  
Regards

On Fri, 5 May 2023, 1:43 pm Code Amendments Feedback,  
<[feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)> wrote:

Hi [REDACTED]

Thank for your email.

With regards to the rezoning, the Code Amendment proposes to extend the 'Residential Park Zone' that currently applies over Hillier Park Residential Village to also apply over the two additional allotments as shown in the Affected Area map. If approved, the Code Amendment will establish the policy framework to facilitate a change in use of the land, that is, it will allow the landowner to lodge a planning application and detailed plans for the purposes of creating a Residential Park.

It is our understanding that should the Code Amendment be approved by the Minister for Planning, the proponent is planning to develop a new park with some joint management arrangements with the existing park. However the design of the new park and its management arrangements are not part of the Code Amendment process. These details form part of the planning application which is a separate process that occurs after the Code Amendment. The future planning application will be assessed by Council.

I will also look to update our online information and remove the use of the word 'Retirement' Village.

Kind regards [REDACTED]



**From:** [WESTELL, Shaun](#)  
**To:** [Code Amendments Feedback](#)  
**Cc:** [WESTELL, Shaun](#); [shaun westell](#)  
**Subject:** Meeting yesterday afternoon  
**Date:** Thursday, 4 May 2023 8:43:51 AM

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This email may contain proprietary information of BAE Systems and/or third parties.

Morning Emma

Emma you spoke to us yesterday afternoon at Hillier Park Lifestyle village.

I asked you whether the new development was a separate identity to the adjacent village and you said yes.

But on reading the Overview of the Hillier Park Code amendment Paragraph 2 which I have highlighted in red is stating something different. It is stating that it's an extension of the existing Hillier Park Residential Village.

Which is it ?

In the last paragraph which has been taken from the Fact sheet you state that Hillier Park Residential Village is a Retirement Village which is incorrect ,it's an over 50's lifestyle village two totally different facilities and rules.

These statements could be seen as slightly misleading.

Regards

Shaun Westell

[REDACTED]

Ph: [REDACTED]

## Summary of the Code Amendment

### **Designated Entity:**

Mr Martin Banham

### **Contact Details:**

Emma Williams – Principal Consultant, URPS

T: (08) 8333 7999

E: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

### **Overview:**

The Proponent (Mr Martin Banham) is seeking to rezone 23.15 hectares of land at 52 & 66 Hillier Road, Hillier (Affected Area) from the Rural Zone to the Residential Park Zone. The Affected Area is adjacent to the Hillier Residential Park which is reaching capacity and experiencing ongoing demand for over 50s residential living.

**Rezoning of the Affected Area will enable and extension of the existing Hillier Residential Park under the Residential Parks Act 2007.** This will provide new opportunities for affordable accommodation on the edge of the Gawler Township and in a location that has access to community services and infrastructure. The Affected Area is recognised as having strategic value for housing development given its size, adjacent land use and proximity to community services and infrastructure. The Code Amendment seeks to respond to the population and demographic needs of the area.

**From:** [Vera BORG](#)  
**To:** [Code Amendments Feedback](#)  
**Cc:** [Vera BORG](#)  
**Subject:** Lot 52 & 66 Hillier Road, Hillier  
**Date:** Friday, 2 June 2023 6:48:03 PM  
**Attachments:** [I finally had a chance to track down the expansion application and the relevant condition regarding the emergency exit to Clifford Road.docx](#)

---

To whom it may concern.

We object strongly to this code amendment because:

Firstly, Mr Martin Banham changed council conditions - in stealth mode (without saying anything to the residents here). Emergency Exits: locked after 5pm, on weekends and public holidays.

Council development condition was unobstructed access 24/7 (Gawler Council Application: 490/270/2018) - {see attached document} now they are locked as long as they use an CFS/MFS approved lock (applied: 19 January 2023; approved 3 Feb 2023). Could not track down reference number for the amendment).

My understanding of an Emergency Exit is: Being able to exit an area in an Emergency. If they are locked and only some people have a key - especially after hours, weekends and public holidays - how is it physically possible for about 400 cars to get out on one Entry/Exit Point?

There have been two emergencies over recent years (one fire) and more recently (Nov 2022) broken power lines blocking this Entry/Exit to Hillier Road for hours.

It took over 90 minutes to find a person with the correct keys and people resorted to unbold the emergency exit gate (hinges) to Clifford Road!

People here are very worried! Traffic will be a big issue under normal conditions - more problematic during an emergency situation.

In this context you should consider: 400 cars Hillier Park, 400 cars New Park (Lot 55 & 66) and the 400 houses to be built opposite Hillier Park - all exiting to Hillier Road!?

Secondly, the latest, rezoning/coding of lots 55 & 66 started off with different fact sheets - one version for the council (saying an addition to Hillier Park) and one version for the local community (saying a New Lifestyle Village). This fact sheet was also delivered late in the process - the surrounding suburbs had theirs in their letter boxes before we got them - after making relevant enquiries.

The third edition says: New Lifestyle Village with the options of sharing management, maybe emergency exits. too.

This is all very rubbery and may be intended to confuse people. No solid commitments from Mr Martin Banham in this application - therefore, things may be changed at will later on (see above Council amendment) and there is nothing anyone can do then - too late!

We are also concerned that if that code amendment goes ahead and Mr Martin Banham gets the development permission to build about 380 - 400 homes on the two lots that the maintenance will further **decline** here at Pandora Lifestyle Village. Currently, the maintenance staff is spread across 3 sites: Hillier Residential Park, The Palms and the lots 52 & 66 Hillier Road (Subject in question = rezoning/code amendment).

Experience has shown - that when the latest 78 house development went ahead, the maintenance in the older, established areas has been declining rapidly. Common areas were overgrown with weeds. Pruning of trees (overhanging and dead branches) of Gum trees over 16 metres in height not happening.

Cleaning up dead branches and bark from the common areas.  
Not providing enough rubbish bins to take care of the growing population of the village. Bins are overflowing frequently and in one area this leads to rubbish being blown across the surrounding area as there are no containment fences (like in the area close to reception for example) that would at least limit this from happening. This is an environmental and health issue, too.

Management's excuse has been: that they have issues with the contractor emptying the bins. Management's excuses do not always translate into appropriate actions.

As the village has grown over recent years to over 400 homes now the staff employed to look after all the maintenance issues seem to be steady - considering that they are looking after 2 villages (Pandora and the Palms) and the lots 52 & 66 Hillier Road (Subject in question = rezoning/code amendment).

Many people have complained about these issues - but most are too frightened to put anything in writing to management - they fear reprisals and possible eviction.

We are all living here to enjoy our retirement lifestyle and we do not need any more stress.

Afterall, we all pay a fortnightly fee for leasing the land and for maintenance. The fees go up (7% this year) and the maintenance seems to go backward!

A double whammy for Pandora and a double negative whammy for the residents.

That seems to be fair, right?

Last but not least, looking at the numbers attending relevant meetings: first meeting at the office - only about 15, the forum with Tony Picollo about 150 - showing the discontent here is huge. The follow up meeting with about 40-50 people was good as well.

Thank you very much for your time and please take these issues into consideration when assessing this application.

Kind regards

Hans & Vera Borg  


P.S. This could be a great place if it would be managed better/properly.

I finally had a chance to track down the expansion application and the relevant condition regarding the emergency exit to Clifford Road.

I provide the following summary:

**DA 490/270/2018 - EXPANSION OF EXISTING RESIDENTIAL PARK COMPRISING 77 SITES AND ASSOCIATED INFRASTRUCTURE INCLUDING DETENTION/INFILTRATION BASIN, ROADS, CAR PARKING, AND REMOVAL OF FOUR (4) REGULATED TREES AND ONE (1) SIGNIFICANT TREE**

CFS comments on proposed access that led to condition 5 (below) being applied to the Planning Consent:

- CFS has no objections to the proposed access points and internal road network including turnarounds and proposed emergency exits, provided that the emergency exits remain open and unobstructed at all times

**Planning Condition 5**

*The emergency exists indicated on the hereby stamped approved plans shall remain open and unobstructed at all times.*

*REASON: To reduce any risks associated with the location within a Bushfire Protection Area.*

The approved site plan does include a notation “denotes emergency exit” over the access track to Clifford Road.

The CAP report for the proposal at Section 8.1 noted the following:

- 8.1.1. *The key point raised in Recommendation 7 of Annexure 1 of the LMA insofar as it applies to development of the Banham Land is the provision of a secondary access point to Clifford Road, with this access point being restricted to use for emergency access only (i.e. not resulting in any substantial traffic increases onto Clifford Road). This access point has been provided on the proposed plans. (my underline)*

Further, as part of the assessment and approval of the proposed expansion, rights of way for access were formalised over the other land titles that that together form the residential park to ensure access between the expansion site of 31 Clifford Road (Banham Land) and the main entrance to Hillier Road. Thus, the proposed expansion in terms of layout and access was designed to integrate with the existing residential park to the south and west and that ‘everyday access’ for residents should be via the main entrance to Hillier Road.

In summary, the intention of condition 5, supported by the items above, is that the access point to Clifford Road is an emergency exit only.

Regards

**From:** [Dani Sanchez](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Re: Proposed Code Amendment - Lot 52 & 66 Hillier Rd  
**Date:** Tuesday, 6 June 2023 3:30:17 PM  
**Attachments:** [image001.png](#)

---

Thank you for your reply.

On Mon, Jun 5, 2023 at 5:13 PM Code Amendments Feedback  
<[feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)> wrote:

Dear Dani

Thank you for your email and request for feedback regarding your queries below. I write to confirm that there are no direct impacts from the Code Amendment, which proposes to rezone the land to Residential Park Zone, to your property which is adjacent to [REDACTED]. The future development will have to consider and respond to these matters during the Development Application phase. There will be a further opportunity for the community to provide their feedback during this phase.

You may wish to take a look at the investigation reports which accompany the Code Amendment that broadly address some of the matters you have raised. These are available at [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation).

Again, thank you for your submission which will be included in the Engagement Report summarising the feedback received during the consultation period which is provided to the Minister for Planning.

Kind regards Emma



**Emma Williams**  
Principal Consultant  
0413 985 291

12/154 Fullarton Road  
Rose Park SA 5067  
08 8333 7999

**From:** [Dani Sanchez](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Proposed Code Amendment - Lot 52 & 66 Hillier Rd  
**Date:** Monday, 5 June 2023 12:53:40 PM

---

In response to the above for feedback I would like to provide and ask for some feedback regarding the proposed amendment.

My property lies [REDACTED]

The land I reside in is classified as Rural Living and I would like to know how this change would affect my property use.

- will this affect the land use for cropping eg tilling of land, weed spraying, seeding, baling etc this requires the use of a tractor on a year round basis according to weather
- several horses are kept on the property and chickens/ducks
- native wildlife should be protected
- will the approval to gain burn permits be affected, after the 2019 bush fire need to keep the property clear of any debris.
- Infrastructure will need to be put in place for power usage, water pressure, extra vehicles exiting the residential park
- clearing / burning off / removal of structures on Lot 52 & 66 Hillier to be done in a responsible manner (eg asbestos removal)
- noise control and trespass of unapproved personnel to be contained, also the view of the proposed land to be kept to a minimum

Thank you for the opportunity to address some of the concerns I have at this stage, There will be a lot more issues that will need to be addressed when this proposal is approved.

Regards,

Danielle Sanchez

[REDACTED]

MOB: [REDACTED]

Email: [REDACTED]

**From:** [PlanSA Submissions](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Public Consultation submission for Hillier Park Code Amendment  
**Date:** Thursday, 27 April 2023 12:16:00 PM

---

Emma Williams – Principal Consultant, URPS,

### Submission Details

Amendment: Hillier Park Code Amendment

Customer type: Member of the public

Given name: chris

Family name: chase

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: As I currently live in [REDACTED] I can see first hand that once a new section gets completed all resources and maintenance get neglected in previous sections. Management have no interpersonal skills and trying to get issues resolved or repaired is like pulling teeth. We were lied to when we decided to build in here and what we were told has not been implemented. There are safety concerns in this village that are ignored. Houses are sold to people with dogs but no safe or even nice place to walk them is provided. Advertising as affordable housing is just a complete lie as in order for it to be affordable Management would not be making such a huge profit per house. There is NO security here either! Anyone can drive in through the front entrance and there is no fencing along one whole side allowing anyone to drive/walk in. Our van storage went up over 100% but they cant even repair the fence in the yard so we can feel our vans are secure. I think this whole situation is about greed and would prefer to see money spent in the two villages already owned to make them safe and comfortable for the residents and their pets.

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

**From:** [PlanSA Submissions](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Public Consultation submission for Hillier Park Code Amendment  
**Date:** Thursday, 4 May 2023 2:31:43 PM

---

Emma Williams – Principal Consultant, URPS,

### Submission Details

Amendment: Hillier Park Code Amendment

Customer type: Community Group

Given name: Justin

Family name: Martin

Organisation: The Emissaries of South Australia

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Having received the documentation prepared by URPS on behalf of Pandora Lifestyle Villages, and more specifically, Mr Martin Banham. I am compelled to register serious concern for proposed code amendment and the apparent omission related to the Riverdell Spiritual Centre, which has been in its location since 1979. The Riverdell Spiritual Centre offers an opportunity for personal reflection and contemplation on its grounds, and the tranquillity afforded it by the current rural zoning is critical to these operations. Indeed, the original selection of its location hinged on this atmosphere. It is apparent that in creating the "Fact Sheet" distributed to potentially affected neighbours, an effort has been made to ensure no reference to the Riverdell Spiritual Centre occurs. This is concerning as it glosses over what represents at least one-third of the Eastern border. Furthermore, I believe it should be understood that all of the lands on the eastern border affected area are owned by The Emissaries of South Australia Inc, a not-for-profit, incorporated entity trading as Riverdell Spiritual Centre, and as such, at this time, our concern extends to the entire length of the proposed Eastern border, including the Hillier Park Residential Village. I am lodging this concern under the instruction and as an authorised representative of the Board of Directors of the Emissaries of South Australia Inc.

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment: No file uploaded



**From:** [PlanSA Submissions](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Public Consultation submission for Hillier Park Code Amendment  
**Date:** Thursday, 4 May 2023 7:32:19 PM

---

Emma Williams – Principal Consultant, URPS,

### Submission Details

Amendment: Hillier Park Code Amendment

Customer type: Member of the public

Given name: Mandy

Family name: Chase

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: As I currently live in [REDACTED] I don't agree with the new Park with another 400 homes due to the traffic and the fact that the current villiage has been neglected. We will also have 150 new homes across the road from us that have already been approved. Gone will be our quiet little country lifestyle. Another 400 homes on top of the 400 plus we already have on such little land areas. As it is now in the current Park we have no green areas to walk around and have to drive ( as many other Hillier Park residents do) to Karbeethan Reserve.

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

**From:** [PlanSA Submissions](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Public Consultation submission for Hillier Park Code Amendment  
**Date:** Thursday, 20 April 2023 10:50:13 PM

---

Emma Williams – Principal Consultant, URPS,

### Submission Details

Amendment: Hillier Park Code Amendment

Customer type: Member of the public

Given name: Raymond

Family name: Howson

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I am impartial about the Code Amendment

Comments: Concerns I had were in relation to extra traffic in Hillier Rd, and access to the new park, and the existing one. They have been addressed. I do have concerns about the care and attention the existing park will receive while the new park is being developed. There is a number of unresolved issues pertaining to 36 Hillier Rd, particularly extra access/ egress and pet ownership, and these should be resolved as a matter of urgency. Residents have been assured that the new park will have its own facilities. It is hoped that there is not special rules for it, that don't apply to all of the current park.

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)

**From:** [PlanSA Submissions](#)  
**To:** [Code Amendments Feedback](#)  
**Subject:** Public Consultation submission for Hillier Park Code Amendment  
**Date:** Thursday, 18 May 2023 12:02:13 PM

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Emma Williams – Principal Consultant, URPS,

### Submission Details

Amendment: Hillier Park Code Amendment

Customer type: Member of the public

Given name: joseph

Family name: mccaffrey

Organisation: resident of [REDACTED]

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We purchased our property unit number [REDACTED] at [REDACTED] 4 years ago the main reason for selecting this property was that it had a lovely rural view and we feel if this amendment is approved we we will lose this view which will deprive us of all the bird wildlife that we presently enjoy. also the disruption caused by the development including dust and constant noise will certainly disrupt our present peaceful lifestyle.

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: feedback@codeamendments.com.au

## Appendix C – Consultation Survey & Responses

- Consultation survey
- Individual survey responses

**We want to hear your views on the proposed change to the zoning for the land at Lots 52 and 66 Hillier Road, Hillier. We also want to hear your views on whether the studies accompanying the Code Amendment have helped your understanding of what is proposed.**

**You can access further information about this Code Amendment, including a fact sheet at [plan.sa.gov.au/en/code\\_amendments](http://plan.sa.gov.au/en/code_amendments)**

**This engagement has been designed in accordance with the Community Engagement Charter (available [here](#)).**

\* 1. How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

Strongly Support	Support	Not Sure/No Opinion	Oppose	Strongly Oppose
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

\* 2. Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

- Yes
- No
- Not Sure

If no, please state why not:

3. Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

Strongly Support	Support	Not sure/No opinion	Oppose	Strongly Oppose
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Do you support providing affordable housing to aged persons in the Hillier area?

- Yes
- No
- Not Sure

\* 5. What do you most like about the proposed Code Amendment?

- Facilitates development of mainly vacant blocks of land
- Provides residential living options for over 50s
- Increases affordable housing in the area
- Is located close to the township of Gawler
- The location has good access to community services and infrastructure
- Other (please specify)

6. A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

- Yes
- No
- Not sure

\* 7. Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

- Yes
- No
- Unsure

\* 8. Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

- Yes
- No
- Unsure

\* 9. Are you confident your views will be heard during the engagement?

- Yes
- No
- Unsure

10. Are there any further comments that you would like to make regarding this proposed Code Amendment?

\* 11. To help us understand who has undertaken this survey, please provide your postcode:

**ZIP/Postal Code**

12. If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

**Name (optional)**

**Postal Address**

**Email Address**

# #1

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Wednesday, April 19, 2023 10:28:36 AM  
**Last Modified:** Wednesday, April 19, 2023 10:30:57 AM  
**Time Spent:** 00:02:21  
**IP Address:** 103.68.188.18

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Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label)

**Strongly Oppose**

---

## Q2

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

**No,**  
If no, please state why not:  
Leave it as it is.

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label)

**Strongly Oppose**

---

## Q4

Do you support providing affordable housing to aged persons in the Hillier area?

**No**

---

## Q5

What do you most like about the proposed Code Amendment?

**Provides residential living options for over 50s**

---

## Q6

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Not sure**

**Q7**

**Yes**

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

**Yes**

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

**Unsure**

Are you confident your views will be heard during the engagement?

---

**Q10**

Are there any further comments that you would like to make regarding this proposed Code Amendment?

No

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

**5116**

---

**Q12**

**Respondent skipped this question**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

---



## #2

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Thursday, April 20, 2023 10:36:38 PM  
**Last Modified:** Thursday, April 20, 2023 10:42:02 PM  
**Time Spent:** 00:05:23  
**IP Address:** 1.158.144.204

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Page 1

### Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label)

**Support**

---

### Q2

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

**Yes,**  
If no, please state why not:  
South Australia

---

### Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label)

**Support**

---

### Q4

Do you support providing affordable housing to aged persons in the Hillier area?

**Yes**

---

### Q5

What do you most like about the proposed Code Amendment?

**Increases affordable housing in the area**

---

### Q6

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

**Yes**

---

**Q7**

**Yes**

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

**Yes**

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

**Unsure**

Are you confident your views will be heard during the engagement?

---

**Q10**

Are there any further comments that you would like to make regarding this proposed Code Amendment?

My concerns are not with the Planning Process, or with the Code Amendment. I have concerns relating to the ongoing maintenance of the existing park, including resolution of many outstanding issues that continually get kicked down the road.

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

**5116**

---

**Q12**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Name (optional)

██████████

Postal Address

██████████████████

Email Address

██████████████████████████████

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# #3

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Wednesday, May 03, 2023 7:08:40 PM  
**Last Modified:** Wednesday, May 03, 2023 7:22:34 PM  
**Time Spent:** 00:13:54  
**IP Address:** 49.178.135.102

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Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label)

**Strongly Oppose**

---

## Q2

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

**No,**

If no, please state why not::

I currently live in Hillier Park lifestyle village in the new section Martin Banham has just developed and I find he cuts to many corners I wouldn't want any more people to have to go through what we have had to go through due to his shoddy workmanship

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label)

**Strongly Oppose**

---

## Q4

Do you support providing affordable housing to aged persons in the Hillier area?

**Yes**

---

## Q5

What do you most like about the proposed Code Amendment?

Other (please specify):

You have stated in question 3 that Hillier Park over 50s is a retirement village which it is not if you are going to do a survey you might want to get your wording correct Hillier Park lifestyle village is not a retirement village they are two totally different things

---

**Q6**

No

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Q7**

No

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

Yes

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

No

Are you confident your views will be heard during the engagement?

---

**Q10**

Respondent skipped this question

Are there any further comments that you would like to make regarding this proposed Code Amendment?

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

5116

---

**Q12**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Name (optional)

[Redacted]

Postal Address

[Redacted]

Email Address

[Redacted]

---

# #4

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Monday, May 08, 2023 12:03:16 PM  
**Last Modified:** Monday, May 08, 2023 12:05:24 PM  
**Time Spent:** 00:02:08  
**IP Address:** 159.196.58.210

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Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label) **Strongly Support**

---

## Q2

**Yes**

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label) **Strongly Support**

---

## Q4

**Yes**

Do you support providing affordable housing to aged persons in the Hillier area?

---

## Q5

**Provides residential living options for over 50s**

What do you most like about the proposed Code Amendment?

---

## Q6

**Yes**

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Q7**

**Yes**

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

**Yes**

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

**Yes**

Are you confident your views will be heard during the engagement?

---

**Q10**

Are there any further comments that you would like to make regarding this proposed Code Amendment?

This is an excellent proposal for an increase in affordable housing for the over 50's and should be supported

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

**5116**

---

**Q12**

**Respondent skipped this question**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

---

# #5

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Monday, May 08, 2023 5:22:46 PM  
**Last Modified:** Monday, May 08, 2023 5:23:44 PM  
**Time Spent:** 00:00:58  
**IP Address:** 159.196.58.210

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Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label) **Strongly Support**

---

## Q2

**Yes**

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label) **Strongly Support**

---

## Q4

**Yes**

Do you support providing affordable housing to aged persons in the Hillier area?

---

## Q5

**Increases affordable housing in the area**

What do you most like about the proposed Code Amendment?

---

## Q6

**Yes**

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Q7**

**Yes**

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

**Yes**

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

**Yes**

Are you confident your views will be heard during the engagement?

---

**Q10**

**Respondent skipped this question**

Are there any further comments that you would like to make regarding this proposed Code Amendment?

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

**5116**

---

**Q12**

**Respondent skipped this question**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

---



# #6

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Monday, May 08, 2023 6:25:58 PM  
**Last Modified:** Monday, May 08, 2023 6:27:56 PM  
**Time Spent:** 00:01:57  
**IP Address:** 1.147.12.67

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Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label) **Strongly Support**

---

## Q2

**Yes**

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label) **Strongly Support**

---

## Q4

**Yes**

Do you support providing affordable housing to aged persons in the Hillier area?

---

## Q5

**Provides residential living options for over 50s**

What do you most like about the proposed Code Amendment?

---

## Q6

**Yes**

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Q7**

Yes

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

Yes

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

Yes

Are you confident your views will be heard during the engagement?

---

**Q10**

Respondent skipped this question

Are there any further comments that you would like to make regarding this proposed Code Amendment?

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

5021

---

**Q12**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Name (optional)

██████

Postal Address

██

Email Address

██

---

# #7

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Wednesday, May 10, 2023 10:13:58 AM  
**Last Modified:** Wednesday, May 10, 2023 10:16:39 AM  
**Time Spent:** 00:02:41  
**IP Address:** 159.196.58.210

---

Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label) **Strongly Support**

---

## Q2

**Yes**

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label) **Strongly Support**

---

## Q4

**Yes**

Do you support providing affordable housing to aged persons in the Hillier area?

---

## Q5

**Increases affordable housing in the area**

What do you most like about the proposed Code Amendment?

---

## Q6

**Yes**

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Q7**

**Yes**

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

**Yes**

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

**Yes**

Are you confident your views will be heard during the engagement?

---

**Q10**

Are there any further comments that you would like to make regarding this proposed Code Amendment?

I strongly support the code amendment of lots 52 & 66 Hillier Road. The land is in great proximity to Gawler with all essential services + a hospital, and will provide further affordable housing options in a positive, community environment which is great for the mental health of our over 50s.

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

**5116**

---

**Q12**

**Respondent skipped this question**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

---

# #8

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Tuesday, May 16, 2023 7:52:15 AM  
**Last Modified:** Tuesday, May 16, 2023 7:57:01 AM  
**Time Spent:** 00:04:45  
**IP Address:** 159.196.49.201

---

Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label)

**Strongly Support**

---

## Q2

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

**Yes,**  
If no, please state why not::  
SA

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label)

**Strongly Support**

---

## Q4

Do you support providing affordable housing to aged persons in the Hillier area?

**Yes**

---

## Q5

What do you most like about the proposed Code Amendment?

**Provides residential living options for over 50s**

---

## Q6

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

**Yes**

---

**Q7**

Yes

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

Yes

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

Yes

Are you confident your views will be heard during the engagement?

---

**Q10**

Respondent skipped this question

Are there any further comments that you would like to make regarding this proposed Code Amendment?

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

5110

---

**Q12**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Name (optional)

██████████

Email Address

██

---

# #9

**COMPLETE**

**Collector:** General Community (Web Link)  
**Started:** Tuesday, May 16, 2023 4:24:36 PM  
**Last Modified:** Tuesday, May 16, 2023 4:29:47 PM  
**Time Spent:** 00:05:11  
**IP Address:** 159.196.58.210

---

Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label) **Strongly Support**

---

## Q2

**Yes**

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label) **Strongly Support**

---

## Q4

**Yes**

Do you support providing affordable housing to aged persons in the Hillier area?

---

## Q5

**Provides residential living options for over 50s**

What do you most like about the proposed Code Amendment?

---

## Q6

**Yes**

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Q7**

**Yes**

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

**Yes**

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

**Yes**

Are you confident your views will be heard during the engagement?

---

**Q10**

Are there any further comments that you would like to make regarding this proposed Code Amendment?

There is a shortage of affordable, community based accommodation for older people in the Northern area. this development will help to provide much needed housing.

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

**5118**

---

**Q12**

**Respondent skipped this question**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

---



# #10

COMPLETE

**Collector:** General Community (Web Link)  
**Started:** Thursday, June 01, 2023 12:25:50 PM  
**Last Modified:** Thursday, June 01, 2023 12:28:44 PM  
**Time Spent:** 00:02:54  
**IP Address:** 103.93.169.174

---

Page 1

## Q1

How do you feel overall about changing the planning rules at Lots 52 and 66 Hillier Rd, Hillier to support development of a new Residential Park?

(no label)

**Strongly Oppose**

---

## Q2

Do you support changing the zoning from Rural to Residential Park, noting that the land is currently not used for rural purposes?

**No,**

If no, please state why not:  
not opposed to the rezoning but to the proposed residential park next door to an existing one and to be owned by the same person

---

## Q3

Do you support the possible construction of a new Residential Park adjacent to Hillier Park, an over 50s retirement village of 380 dwellings, which is nearing capacity?

(no label)

**Strongly Oppose**

---

## Q4

Do you support providing affordable housing to aged persons in the Hillier area?

**Yes**

---

## Q5

What do you most like about the proposed Code Amendment?

Other (please specify):  
Nothing

---

## Q6

A range of studies (traffic, services, flora & fauna, Aboriginal heritage, land contamination) have been undertaken and form part of the proposed Code Amendment - do you feel these studies are helpful in understanding what is proposed?

---

**Not sure**

**Q7**

**No**

Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

---

**Q8**

**Yes**

Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

---

**Q9**

**Unsure**

Are you confident your views will be heard during the engagement?

---

**Q10**

Are there any further comments that you would like to make regarding this proposed Code Amendment?

We do not need a residential park next door owned by the same person and having to share management staff and maintenance

---

**Q11**

To help us understand who has undertaken this survey, please provide your postcode:

ZIP/Postal Code

**5116**

---

**Q12**

If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Name (optional)

██████████

Postal Address

██

Email Address

██

---

## Appendix D – Evaluation Survey & Responses

- Evaluation survey
- Individual survey responses

**Thank you for your participation in the proposed Hillier Park Code Amendment. The community consultation period is now closed.**

**This evaluation helps us to ensure our engagement process aligns with the Community Engagement Charter. We are interested in getting your feedback about the process - this includes your access to information, the quality of information, and the ease and convenience of participating in the engagement. It does not relate to the content or subject matter of the Code Amendment. You can access further information about Code Amendments at [plan.sa.gov.au/en/code\\_amendments](http://plan.sa.gov.au/en/code_amendments)**

**This survey will close at 5pm Friday 30 June 2023.**

1. Were you able to conveniently and easily access information about the Code Amendment (including what a Code Amendment is, what changes were proposed)?

Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. How did you hear about this Code Amendment? (pick all that apply)

- Letter
- Factsheet
- Signage
- Information session
- PlanSA Portal
- Word of mouth
- Other (please specify)

3. Was the information provided about the Code Amendment easy to understand?

Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Do you feel the information provided enabled you to respond with informed feedback?

Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

There were several ways that you could ask questions and provide feedback on the Code Amendment (face to face at an information session, via a simple online survey, via written submission, by calling, emailing or requesting a meeting).

5. How did you participate? (pick all that apply).

- Information session
- Online survey
- Written submission (email, post and PlanSA Portal)
- A meeting
- Phone call
- Other (please specify)

\* 6. What is your postcode?

7. Is there anything else that you think would help improve our engagement process?

**Please send your completed survey to:**

Hillier Park Code Amendment  
c/- URPS  
12/154 Fullarton Road  
Rose Park SA 5067

# #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, June 22, 2023 10:52:04 AM  
**Last Modified:** Thursday, June 22, 2023 10:54:07 AM  
**Time Spent:** 00:02:02  
**IP Address:** 14.2.86.252

---

Page 1

## Q1

Were you able to conveniently and easily access information about the Code Amendment (including what a Code Amendment is, what changes were proposed)?

(no label)

**Strongly Agree**

---

## Q2

**Factsheet**

How did you hear about this Code Amendment? (pick all that apply)

---

## Q3

Was the information provided about the Code Amendment easy to understand?

(no label)

**Strongly Agree**

---

## Q4

Do you feel the information provided enabled you to respond with informed feedback?

(no label)

**Strongly Agree**

---

## Q5

How did you participate? (pick all that apply).

**Online survey,**

**Written submission (email, post and PlanSA Portal)**

---

## Q6

What is your postcode?

5116

---

**Q7**

**Respondent skipped this question**

Is there anything else that you think would help improve our engagement process?

---

## #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, June 22, 2023 10:55:16 AM  
**Last Modified:** Thursday, June 22, 2023 10:58:20 AM  
**Time Spent:** 00:03:03  
**IP Address:** 202.20.20.202

---

Page 1

### Q1

Were you able to conveniently and easily access information about the Code Amendment (including what a Code Amendment is, what changes were proposed)?

(no label)

**Agree**

---

### Q2

How did you hear about this Code Amendment? (pick all that apply)

**Information session,  
Word of mouth**

---

### Q3

Was the information provided about the Code Amendment easy to understand?

(no label)

**Not Sure**

---

### Q4

Do you feel the information provided enabled you to respond with informed feedback?

(no label)

**Disagree**

---

### Q5

How did you participate? (pick all that apply).

**Information session,  
Written submission (email, post and PlanSA Portal)**

---

### Q6

What is your postcode?

5116

---



**Q7**

**Respondent skipped this question**

Is there anything else that you think would help improve our engagement process?

---

# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, June 22, 2023 12:01:12 PM  
**Last Modified:** Thursday, June 22, 2023 12:09:40 PM  
**Time Spent:** 00:08:28  
**IP Address:** 203.26.122.8

---

Page 1

## Q1

Were you able to conveniently and easily access information about the Code Amendment (including what a Code Amendment is, what changes were proposed)?

(no label) **Agree**

---

## Q2

How did you hear about this Code Amendment? (pick all that apply)

Other (please specify):  
Email to State Government Chief Executive -  
correspondence process

---

## Q3

Was the information provided about the Code Amendment easy to understand?

(no label) **Strongly Agree**

---

## Q4

Do you feel the information provided enabled you to respond with informed feedback?

(no label) **Strongly Agree**

---

## Q5

How did you participate? (pick all that apply).

**Written submission (email, post and PlanSA Portal)**

---

## Q6

What is your postcode?

5000

---

## Q7

Is there anything else that you think would help improve our engagement process?

**Respondent skipped this question**

---

# #4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, June 22, 2023 11:47:15 PM  
**Last Modified:** Thursday, June 22, 2023 11:53:47 PM  
**Time Spent:** 00:06:31  
**IP Address:** 120.20.86.157

---

Page 1

## Q1

Were you able to conveniently and easily access information about the Code Amendment (including what a Code Amendment is, what changes were proposed)?

(no label)

**Agree**

---

## Q2

How did you hear about this Code Amendment? (pick all that apply)

Other (please specify):

From another resident whose daughter got the fact sheet beforehand. Then found out that the office had them on the counter and only after complaining to the office and to Emma we got the fact sheet in our mailbox.

---

## Q3

Was the information provided about the Code Amendment easy to understand?

(no label)

**Not Sure**

---

## Q4

Do you feel the information provided enabled you to respond with informed feedback?

(no label)

**Disagree**

---

## Q5

How did you participate? (pick all that apply).

**Information session,**

**A meeting,**

**Phone call**

---

## Q6

What is your postcode?

5116

---

**Q7**

Is there anything else that you think would help improve our engagement process?

Being upfront with the information by the management of hillier residential park!

---

# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, June 25, 2023 3:04:02 AM  
**Last Modified:** Sunday, June 25, 2023 3:05:47 AM  
**Time Spent:** 00:01:44  
**IP Address:** 124.181.16.232

---

Page 1

## Q1

Were you able to conveniently and easily access information about the Code Amendment (including what a Code Amendment is, what changes were proposed)?

(no label)

**Agree**

---

## Q2

**Information session**

How did you hear about this Code Amendment? (pick all that apply)

---

## Q3

Was the information provided about the Code Amendment easy to understand?

(no label)

**Agree**

---

## Q4

Do you feel the information provided enabled you to respond with informed feedback?

(no label)

**Not Sure**

---

## Q5

How did you participate? (pick all that apply).

**Information session,**

**Online survey,**

**A meeting**

---

## Q6

What is your postcode?

5116

---

**Q7**

**Respondent skipped this question**

Is there anything else that you think would help improve our engagement process?

---

## #6

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, June 26, 2023 3:09:12 PM  
**Last Modified:** Monday, June 26, 2023 3:22:47 PM  
**Time Spent:** 00:13:34  
**IP Address:** 1.147.49.169

---

Page 1

### Q1

Were you able to conveniently and easily access information about the Code Amendment (including what a Code Amendment is, what changes were proposed)?

(no label)

Agree

---

### Q2

Word of mouth

How did you hear about this Code Amendment? (pick all that apply)

---

### Q3

Was the information provided about the Code Amendment easy to understand?

(no label)

Agree

---

### Q4

Do you feel the information provided enabled you to respond with informed feedback?

(no label)

Not Sure

---

### Q5

Written submission (email, post and PlanSA Portal)

How did you participate? (pick all that apply).

---

### Q6

What is your postcode?

5116

---

**Q7**

**Respondent skipped this question**

Is there anything else that you think would help improve our engagement process?

---



# Appendix E – Project Manager Evaluation Form

- Project Manager Evaluation (Emma Williams)

Hillier Park Code Amendment - Project manager evaluation

Completed by Emma Williams, Principal Consultant URPS.

	Evaluation statement	Response options
1	The <b>engagement reached</b> those identified as the community of interest	<input type="checkbox"/> Representatives from most community groups participated in the engagement <input type="checkbox"/> Representatives from some community groups participated in the engagement <input type="checkbox"/> There was little representation of the community groups in engagement
<p><i>Comment: Hillier Park residents were the community group that most participated in the engagement. A number of adjacent landowners and neighbours also provided their views.</i></p>		
2	Engagement was <b>reviewed</b> throughout the process and improvements put in place, or recommended for future engagement	<input type="checkbox"/> Reviewed and recommendations made in a systematic way <input type="checkbox"/> Reviewed but no system for making recommendations <input type="checkbox"/> Not reviewed
<p><i>Comment: The engagement was reviewed during the consultation process with a number of improvements made in response to community and stakeholder requests including an additional factsheet, additional community forums/meetings and a one-week extension to the consultation period.</i></p>		
3	Engagement <b>occurred early enough</b> for feedback to genuinely influence the planning policy, strategy or scheme	<input type="checkbox"/> Engaged when there was opportunity for input into scoping <input type="checkbox"/> Engaged when there was opportunity for input into first draft <input type="checkbox"/> Engaged when there was opportunity for minor edits to final draft <input type="checkbox"/> Engaged when there was no real opportunity for input to be considered
<p><i>Comment: Early engagement was undertaken with Gawler Council prior to the public consultation period ensuring there was an opportunity for input into the drafting of the Code Amendment. This helped to understand Council's concerns and how the Code Amendment could address them.</i></p>		
4	Engagement <b>contributed to the substance of the final plan</b>	<input type="checkbox"/> In a significant way <input type="checkbox"/> In a moderate way <input type="checkbox"/> In a minor way <input type="checkbox"/> Not at all
<p><i>Comment: Many of the concerns raised during the consultation period particularly by residents of Hillier Park Lifestyle Village were current park management issues and outside</i></p>		

Evaluation statement		Response options
	of the scope of the Code Amendment. Other issues related to the construction of the new Residential Park and will need to be addressed at the Development Application stage.	
5	Engagement provided <b>feedback to community about outcomes</b> of engagement	<input type="checkbox"/> Formally (report or public forum) <input type="checkbox"/> Informally (closing summaries) <input type="checkbox"/> No feedback provided
	<i>Comment: The formal Engagement Report will be published on the PlanSA website and a close the loop email will be provided to participants once the Minister has decided on the outcome of the Code Amendment.</i>	
6	Identify <b>key strength</b> of the Charter and Guide	<input type="checkbox"/> Provide drop down list with options based on charter attributes (in future)
	<i>Comment: The key strength of the engagement was that it was fit for purpose. Additional engagement activities were conducted to ensure residents of Hillier Park Lifestyle Village felt they had sufficient information about the Code Amendment and that they were able to ask questions and provide their feedback in a way that best suited them.</i>	
7	Identify <b>key challenge</b> of the Charter and Guide	<input type="checkbox"/> Provide drop down list with options based on charter attributes (in future)
	<i>Comment: The key challenge of the engagement was that it was informed and transparent. Despite the provision of extensive documentation and investigative reports much of the feedback received from the community related to matters outside the scope of the Code Amendment or matters that are dealt with in the Development Application stage.</i>	

SHAPING  
GREAT  
COMMUNITIES

