

Hackham Code Amendment

The Hackham Code Amendment aims to address an immediate need for further land supply and population growth in the south of Adelaide. It seeks to rezone land to facilitate a potential residential development of up to 2000 new houses plus a retail centre in Hackham, as well as provide new policy to guide development on sloping land and ensure the provision of appropriate infrastructure and services.

The Code Amendment is being led by the Chief Executive of the Department for Trade and Investment.

From 31 May 2022 to 26 July 2022, the South Australian community and stakeholders were invited to have their say and provide feedback on the proposed Code Amendment. This brochure provides a summary of the engagement activities undertaken and what we heard during the consultation process.



Figure 1: Public consultation banner placed at the Patapinda Road turn-off to Old Noarlunga

With consultation now closed, the Chief Executive is considering the submissions made and preparing an Engagement Report. This report will be provided to the Minister for Planning in due course, and the Minister will determine whether to adopt the Code Amendment.

Engagement events

The following information sessions were held during the Code Amendment's eight week consultation period.

Activity	Description & Target Audience
<p>Information drop-in sessions for public / local residents / local businesses</p>	<p>These sessions were aimed at all community and stakeholders. 12 sessions were offered across 3 days, detailed below.</p> <p>Wednesday 15 June 2022 (in-person session held at Old Noarlunga Institute Hall)</p> <ul style="list-style-type: none"> • Session 1 – 12-12.45pm • Session 2 – 12.45-1.30pm • Session 3 – 1.30-2.15pm • Session 4 – 2.15-3.00pm • Session 5 – 4-4.45pm • Session 6 – 4.45-5.30pm • Session 7 – 5.30-6.15pm • Session 8 – 6.15-7pm <p>45 attendees across the eight sessions</p> <p>Saturday 25 June 2022 (in-person session held at the Old Noarlunga Institute Hall)</p> <ul style="list-style-type: none"> • Session 1 – 1-1.45pm • Session 2 – 1.45-2.30pm • Session 3 – 2.30-3.15pm • Session 4 – 3.15-4pm <p>22 attendees across the four sessions</p>
<p>Online sessions for public / local residents / local businesses</p>	<p>These sessions were aimed at all community and stakeholders. 2 sessions were offered, as detailed below.</p> <p>Thursday 7 July 2022 (online sessions held via Zoom)</p> <ul style="list-style-type: none"> • Session 1 – 10-11am • Session 2 – 3-4pm <p>23 attendees across the two sessions</p>



Figure 2: Public information session held at the Old Noarlunga Institute Hall on 15 June 2022

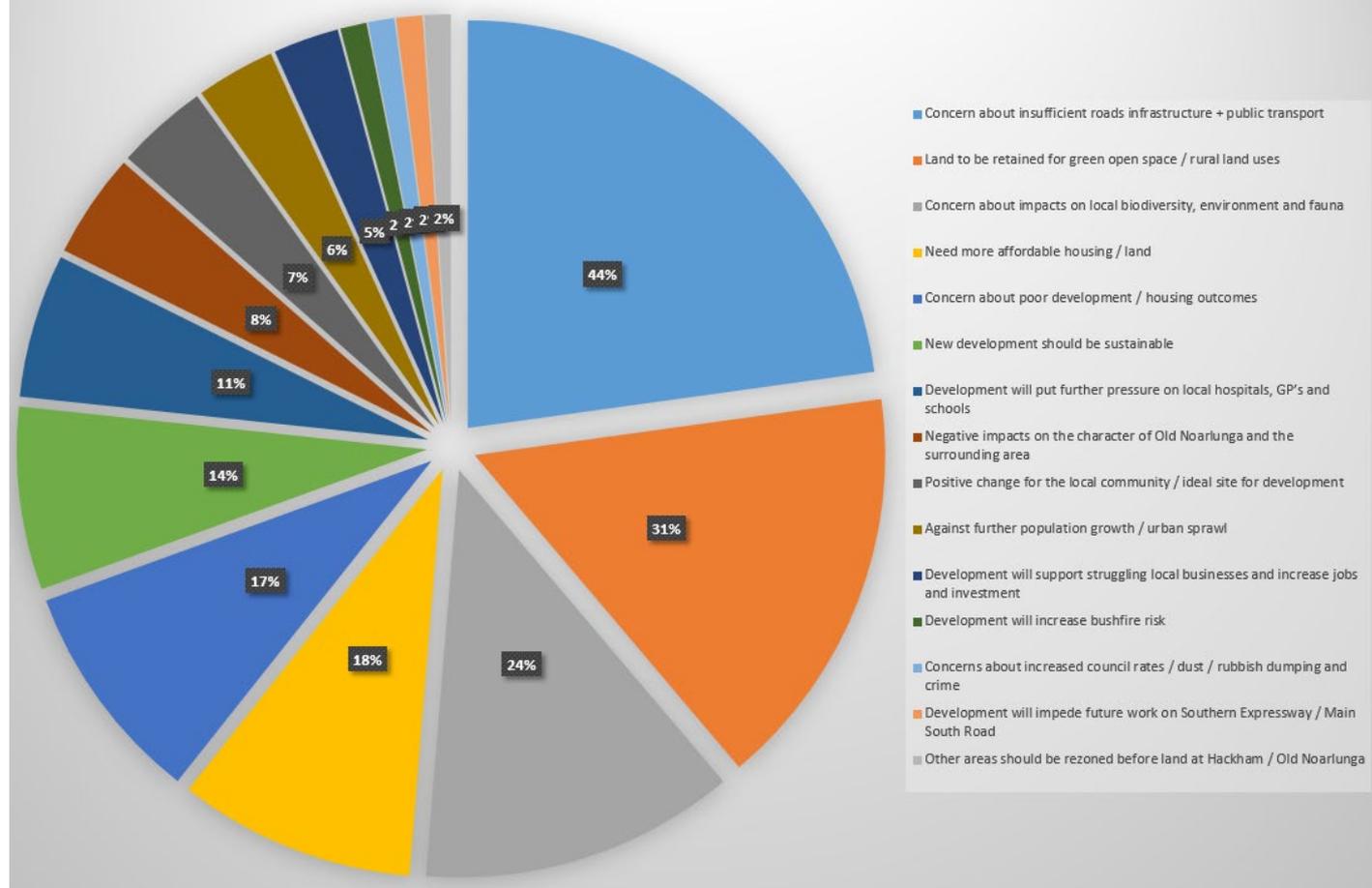
What we heard

312 public submissions were received during the Code Amendment consultation period via the PlanSA website. Feedback was also provided through a Hackham Code Amendment yourSAy consultation page, through meetings, information sessions, by phone and email.

Submissions were varied, some expressing support and others raising concerns about the Code Amendment.

Given the large number of submissions received on this Code Amendment, they have been analysed thematically. The most frequently made comments can be themed in the following ways:

Key issues identified in submissions on the Hackham Code Amendment



Submissions in support noted:

- Development in Hackham will result in a positive change for the local community.
- More affordable housing and land is needed.
- Development will support jobs and investment in the local area.

Some common concerns raised included:

- Insufficient road infrastructure and public transport in the area.
- Land should be retained for green open space / rural uses.
- Development should include larger allotments.
- Impacts on local biodiversity, environment and fauna.
- Impacts on the Onkaparinga National Park and Onkaparinga River.
- More affordable housing is needed.

- The quality of the proposed housing development.
- Additional pressure on social infrastructure such as hospitals, local GP's and schools.
- Development should be sustainable and environmentally friendly.
- Not supportive of further population growth / urban sprawl.
- Negative impacts on the character of Old Noarlunga and adjacent areas.

A diverse range of individual issues were also submitted and will be considered. The above list seeks to provide a snapshot of the most common themes identified in submissions.

Next steps

- The Chief Executive reviews submissions and prepares an Engagement Report. The Engagement Report will detail any recommended changes to the draft Code Amendment based on consultation feedback.
- Following receipt of the Engagement Report, the Minister may consult with the State Planning Commission.
- The Minister makes a determination on the proposed Code Amendment.
- Should the Code Amendment be adopted, the final Engagement Report and Code Amendment Report will be published on the PlanSA website within five business days of the Minister's decision.
- The Code Amendment is referred to the Environment, Resources & Development Committee of Parliament for scrutiny.

If the Code Amendment is approved, a copy of the final Engagement Report will be sent to those who provided a submission during the consultation period. This will outline any significant changes made to the proposed Code Amendment as a result of public feedback.

Contact

Code Amendment related enquiries can be directed to:

Contact: PlanSA

Telephone: 1800 752 664

Email: plansa@sa.gov.au

Visit: plan.sa.gov.au/en/codeamendments