

FOR CONSULTATION

Hackham Code Amendment

Chief Executive, Attorney-General's Department

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| Approved by | Caroline Meador / Chief Executive | 20 May 2022 |  |

Contents

| | |
|--|----|
| 1. WHAT IS THE PLANNING AND DESIGN CODE? | 5 |
| 1.1. Planning and Design Code Framework..... | 5 |
| 1.2. Overlays..... | 5 |
| 1.3. Zones | 5 |
| 1.4. Subzones..... | 5 |
| 1.5. General Development Policies | 6 |
| 1.6. Amending the Planning and Design Code | 6 |
| 2. WHAT IS PROPOSED IN THIS CODE AMENDMENT? | 7 |
| 2.1. Need for the amendment..... | 7 |
| 2.2. Affected Area..... | 8 |
| 2.3. Summary of proposed policy changes..... | 8 |
| 2.3.1. Current Code Policy | 8 |
| 2.3.2. Proposed Code Policy | 13 |
| 3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT? | 15 |
| 3.1. Engagement..... | 15 |
| 3.2. How can I have my say on the Code Amendment?..... | 16 |
| 3.3. What changes to the Code Amendment can my feedback influence? | 16 |
| 3.4. What will happen with my feedback? | 17 |
| 3.5. Decision on the Code Amendment..... | 17 |
| 4. ANALYSIS..... | 18 |
| 4.1. Strategic Planning Outcomes | 18 |
| 4.1.1. Summary of Strategic Planning Outcomes..... | 18 |
| 4.1.2. Consistency with the State Planning Policies | 21 |
| 4.1.3. Consistency with the Regional Plan..... | 21 |
| 4.1.4. Consistency with other key strategic policy documents | 21 |
| 4.2. Infrastructure planning..... | 22 |
| 4.3. Investigations..... | 28 |
| 4.3.1. Population and growth..... | 28 |
| 4.4. Community profile..... | 31 |
| 4.4.1. Land Supply..... | 33 |
| 4.4.2. Geotechnical and Topography..... | 37 |
| 4.4.3. Infrastructure..... | 39 |
| 4.4.4. Retail Assessment..... | 49 |
| 4.4.5. Transport and Movement | 51 |

| | | |
|---------|---|-----|
| 4.4.6. | Heritage | 56 |
| 4.4.7. | Interfaces | 59 |
| 4.4.8. | Site Contamination | 64 |
| 4.4.9. | Bushfire..... | 66 |
| 4.4.10. | Natural Environment | 67 |
| 4.4.11. | Visual Analysis Assessment | 69 |
| 4.4.12. | Recommended policy changes | 73 |
| 5. | REFERENCES..... | 75 |
| | ATTACHMENT A – AFFECTED AREA MAPPING | 77 |
| | ATTACHMENT B – CURRENT CODE POLICY | 78 |
| | ATTACHMENT C – PROPOSED CODE POLICY | 79 |
| | ATTACHMENT D – STRATEGIC PLANNING OUTCOMES..... | 89 |
| 1. | State Planning Policies..... | 89 |
| 2. | Regional Plans..... | 97 |
| 3. | Other Strategic Plans..... | 108 |
| | ATTACHMENT E – INVESTIGATIONS | 115 |
| 1. | Services Investigations - WGA Wallbridge Gilbert Aztec..... | 115 |
| 2. | Stormwater Management Strategy – WGA Wallbridge Gilbert Aztec | 115 |
| 3. | Social Infrastructure Investigations (including Retail Analysis and Visual Assessment) – Holmes Dyer 115 | |
| 4. | Transport Investigations Summary – CIRQA | 115 |
| 5. | Aboriginal and Historical Heritage Investigations – EBS Heritage..... | 115 |
| 6. | Environmental Noise Assessment – Sonus..... | 115 |
| 7. | Preliminary Air Quality Investigations – Arup Australia Pty Ltd (ARUP)..... | 115 |
| 8. | Environmental Due Diligence - Preliminary Site Investigations – JBS&G..... | 115 |
| 9. | Natural Environment (Flora and Fauna) Investigations (including Bushfire Assessment) – EBS Ecology 115 | |
| | ATTACHMENT F – MASTER PLANNED NEIGHBOURHOOD ZONE – CHANGES TO DEVELOPMENT CLASSIFICATION AND APPLICABLE POLICIES (TABLES 1-5)..... | 115 |

HAVE YOUR SAY

This Code Amendment is on consultation from **Tuesday 31 May** to **Tuesday 26 July 2022**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the SA Planning Portal at plan.sa.gov.au/en/codeamendments
- Providing a written submission by email to plansasubmissions@sa.gov.au with subject "Submission - Hackham Code Amendment"
- Providing a written submission by post mailed to:

*Code Amendment Team
Planning and Land Use Services Division
Attorney-General's Department
GPO Box 1815, Adelaide SA 5001*

- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned within the consultation period. You must register to attend a session by visiting PlanSAevents.eventbrite.com (search for: "Hackham Code Amendment") or go to the events calendar on the PlanSA website.

For further information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1. Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land.

1.2. Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3. Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4. Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5. General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6. Amending the Planning and Design Code

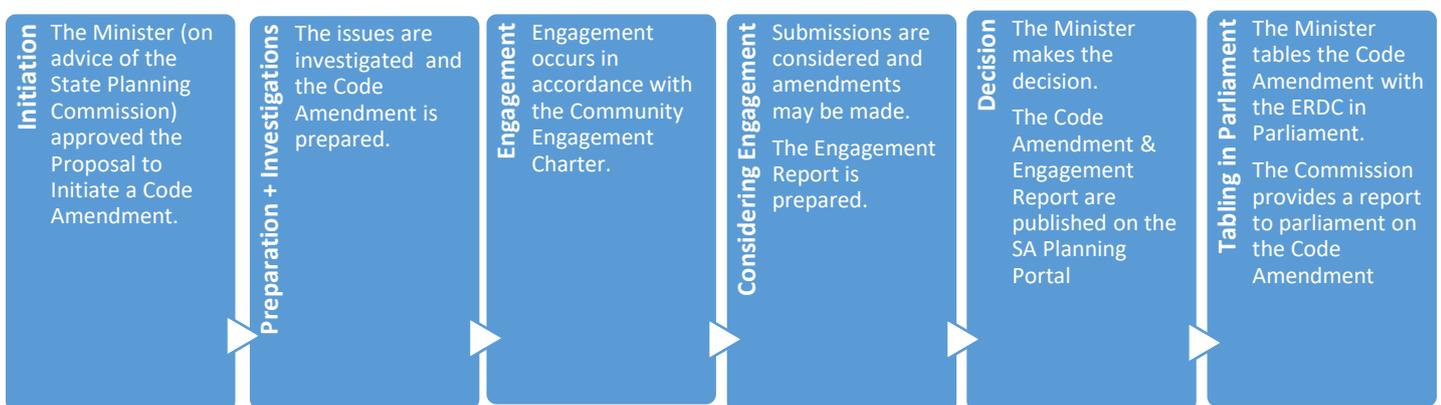
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister), the Chief Executive, a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

The Hackham Code Amendment was initiated by the Chief Executive of the Department on 30 June 2021 and the Proposal to Initiate was approved by the Minister on 23 July 2021.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Hackham Code Amendment can be downloaded from plan.sa.gov.au/en/codeamendments.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to Initiate for this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1. Need for the amendment

Residential land in the suburb of Hackham in Greater Adelaide's Outer South region is being sold and developed at a rapid rate, and it is anticipated that land supply in the Hepenstal Road area will be exhausted in the next 3 to 4 years.

The Outer South region also has the lowest greenfield land supply of all regions in Greater Adelaide where greenfield land is traditionally provided, with future growth constrained by a lack of land supply.

Recent Land Supply Reports as part of the Growth Management Program have identified that there is limited potential for new residential allotments relative to projected demand for housing in the Outer South region. The recent HomeBuilder Grant Scheme has also stimulated housing demand beyond expectations – particularly for greenfield development.

Given the lead times required to bring land to the market, there is an immediate need to rezone additional land at Hackham in Adelaide Outer South region to maintain supply and avoid land shortages and excessive price escalation. Rezoning additional land in this area is also identified as a priority in the Onkaparinga Local Area Plan to support projected growth.

It is therefore proposed to rezone approximately 206.1 hectares of land identified for future urban growth in The 30 Year Plan for Greater Adelaide (2017 Update) at Hackham from **Rural Zone** to the **Master Planned Neighbourhood Zone** to meet projected housing demand and support a planned approach to its future development. Approximately one third of this land is owned by the Urban Renewal Authority (Renewal SA) and held for future growth. Opportunities to develop a new activity centre providing retail and community uses to support the expanding community at Hackham is also proposed.

A further 15.2 hectares of adjoining underutilised land currently zoned employment at Old Noarlunga and Hackham accommodating the former abattoir is also proposed to be rezoned to the **Master Planned Neighbourhood Zone**, with land on the approach to the Old Noarlunga township in Old Noarlunga (some 13.7 hectares) proposed to be rezoned from the **Rural Zone** to **Rural Neighbourhood Zone** to allow for spacious rural living opportunities and provide for separation between the suburbs of Hackham and Old Noarlunga while retaining an open, rural approach to the historic township and river.

2.2. Affected Area

The area affected by the proposed amendment is described as follows and as shown in the map at [Attachment A](#) and includes:

- Approximately 206.1 hectares of rural zoned land at Hackham and Old Noarlunga identified for future urban growth in *The 30 Year Plan for Greater Adelaide 2017 Update* and generally bound by Hepenstal Road to the north, Main South Road to the west, Piggott Range Road to the east and south-east, and the Onkaparinga River to the south-west
- A further 15.2 hectares of employment zoned land on Piggott Range Road, which previously accommodated the former Old Noarlunga abattoir.

The Onkaparinga River / Ngangkiparri National Park and land in the **Hills Face Zone** also lies adjacent the affected area to the east and south, with the Old Noarlunga historic township also located to the south.

2.3. Summary of proposed policy changes

2.3.1. Current Code Policy

The affected area is currently predominately located in the **Rural Zone** in the Code with a portion of the area also located in the **Employment Zone**, as shown in [Attachment B](#).

The existing **Rural Zone** supports a range of primary production activities and associated value adding, processing, warehousing and distribution activities. A Local Variation (Technical and Numeric Variation or TNV) also currently applies in the area covered by the **Rural Zone**, which prescribes a minimum site area of 16 hectares to support primary production activities.

The existing **Employment Zone** supports a range of low impact industrial, commercial and business activities that service the local community.

The following Overlays also apply to this area, including an explanation of their purpose and extent of application:

| Overlay | Purpose | Where it applies |
|--|--|---|
| Transport | | |
| Advertising Near Signalised Intersections | Provides for a safe road environment by reducing driver distraction at key points of conflict on the road. | Applies to a small portion of land in the Rural Zone in the affected area where located adjacent the Main South Road / Southern Expressway intersection. |

| Overlay | Purpose | Where it applies |
|--|---|---|
| Future Road Widening | Ensures development is consistent with and will not compromise efficient delivery of future road widening requirements. | Applies to a portion of land in the Rural Zone in the affected area in proximity to the Main South Road / Southern Expressway intersection. |
| Major Urban Transport Routes | Provides for the safe and efficient operation of, and access to and from, Major Urban Transport Routes for all road users. | Applies to the south-western portion of the Rural Zone in the affected area where in proximity to Main South Road and the Southern Expressway intersection. |
| Non-stop Corridors | Provides for the safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised. | Applies to a portion of land in the Rural Zone in the affected area located in close proximity to the Main South Road / Southern Expressway intersection (North-South Corridor). |
| Traffic Generating Development | Provides for the safe and efficient operation of, and access to and from, Urban Transport Routes and Major Urban Transport Routes for all road users. | Applies to land in the Rural Zone in the affected area where located in proximity to Main South Road. |
| Urban Transport Routes | Provides for the safe and efficient operation of, and access to and from, Urban Transport Routes for all road users. | Applies to the north-eastern portion of the Rural Zone in the affected area adjacent to Main South Road. |
| Hazards | | |
| Hazards (Bushfire – General Risk) | Ensures that development and division of land responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property, taking into account the increased frequency and intensity of bushfires as a result of climate change. It also facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. | Applies to all land in the Rural Zone in the affected area. Adjacent land in the Onkaparinga River / Ngangkparri National Park and Conservation Zone is in the Hazards (Bushfire – High Risk) Overlay . |

| Overlay | Purpose | Where it applies |
|---|---|--|
| Hazards (Bushfire – Urban Interface) | <p>Ensures that urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:</p> <ul style="list-style-type: none"> • allow access through to bushfire risk areas • are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack • facilitate evacuation to areas safe from bushfire danger. | <p>Applies to land in the Employment Zone in the affected area, along with the adjacent Old Noarlunga Township.</p> |
| Hazards (Flooding – Evidence Required) | <p>Ensures development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.</p> | <p>Applies to the south-western portion of the affected area in proximity to the Onkaparinga River (and applies to all land in the adjacent Onkaparinga River / Ngangkiparri National Park).</p> |
| Heritage | | |
| Heritage Adjacency | <p>Ensures development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.</p> | <p>Applies to portion of the Rural Zone in the affected area where in proximity to 3 Local Heritage Places in that Zone.</p> |
| Local Heritage Place | <p>Applies to land accommodating a Local Heritage Place to ensure that development maintains the heritage and cultural values of these Places through conservation, ongoing use and adaptive reuse.</p> | <p>Applies to 3 Local Heritage Places in the existing Rural Zone in the affected area.</p> <p>No heritage places are located in the Employment Zone.</p> |

| Overlay | Purpose | Where it applies |
|--|---|---|
| Vegetation | | |
| Native Vegetation | Applies to areas of the State where the <i>Native Vegetation Act 1991</i> applies and ensures areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values. | Applies to the whole of the affected area. |
| Regulated and Significant Trees | Applies to areas where regulated and significant tree controls apply and conserves regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss. | Applies to the whole of the affected area. |
| State Significant Native Vegetation Areas | Protects, retains and restores significant areas of native vegetation. | Applies to portions of the affected area, including Piggott Range Road and areas immediately adjacent the Onkaparinga River / Ngangkiparri National Park and Conservation Zone . |
| Water | | |
| Prescribed Wells Area | Provides for sustainable water use in prescribed wells areas. | Applies to the whole of the affected area. |
| Water Resources | Protects the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change. It also seeks to maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff. | Applies to some parts of the affected area affected by tributaries or catchments of the Onkaparinga River. |

Current use – Affected Area

Land in the **Rural Zone** in the affected area is significantly underutilised and includes a number of rural living properties in addition to a small group of residential properties located between Patapinda Road and Main South Road in the southern portion of the zone at Old Noarlunga. Parts of the zone are used for occasional grazing and cropping, with some more intensive horticultural activities in the north-eastern portion around Hepenstal Road and Gates Road / River Heights Rise. Three (3) Local Heritage Places are also located within the zone.

Land in the **Employment Zone** (south of Piggott Range Road) in the affected area currently accommodates the former abattoir at 1559 Piggott Range Road, Old Noarlunga which ceased operations in the 1990s.

Notably, land in the affected area is gradually becoming more constrained via adjacent residentially zoned land, and is identified as a potential site for future urban growth within The 30-Year Plan for Greater Adelaide (2017 Update) and City of Onkaparinga's Hackham South East Development Plan Amendments Investors Guide (2015).

Surrounding zones and land uses

Land surrounding the affected area is included in a variety of zones, with land across Main South Road to the west, and immediately south-west and north, located in the **General Neighbourhood Zone** as part of the expanding community at Hackham, Huntfield Heights and Noarlunga Downs.

A **Local Activity Centre Zone** is also located to the immediate north, along with the **Hills Neighbourhood Zone** accommodating the Onkaparinga Views housing estate, and an **Employment Zone** further north accommodating the Gates Road Commerce Park.

Land across Piggott Range Road to the east and across Main South Road to the south-west is within the **Conservation Zone** and encompasses the Onkaparinga River / Ngangkiparri National Park. Small sections of the **Hills Face Zone** are also located across the Piggott Range Road alignment to the east, and across Church Hill Road to the south-east encompassing the State Heritage listed St Philip & St James Anglican Church and Graveyard.

The **Township Neighbourhood Zone** and **Township Mainstreet Zone** is also located to the south encompassing the Old Noarlunga historic township and mainstreet, along with a small section of **Employment Zone** accommodating a light industry and associated dwelling. The **Historic Area Overlay** also applies to the historic township to ensure historic themes, characteristics and development patterns of the township are reinforced through conservation and contextually responsive development and adaptive re-use of buildings.

2.3.2. Proposed Code Policy

The Code Amendment proposes to rezone the majority of the affected area (some 200 hectares) from **Rural Zone** and **Employment Zone** to the **Master Planned Neighbourhood Zone**.

The new zone will facilitate a diverse range and choice of primarily low-to-medium density housing as part of an expanding community at Hackham supported by a wide range of complementary services, facilities and open space, and coordinated provision of infrastructure. This includes both existing services and facilities in the wider area, including in the nearby Noarlunga Regional Centre and at Seaford, and opportunities for the development of new services, facilities and open space to support the community such as schools, medical and consulting facilities, shops, and recreation and community facilities.

The **Emerging Activity Centre Subzone** of the **Master Planned Neighbourhood Zone** is also proposed to apply to an area of flatter land adjacent Main South Road in the north-western portion of the affected area (adjacent an existing local activity centre containing Mick O'Shea's Hotel to the north of Hepenstal Road) to allow for potential development of an activity centre. This high exposure location would provide for a range of retail and community uses to support the expanding community.

Remaining land in the proposed **Master Planned Neighbourhood Zone** is proposed to be located in a new **Hills Subzone** to facilitate lower density residential outcomes on steeper land and minimise excavations.

Land west of Church Hill Road in the affected area in Old Noarlunga (some 13.7 hectares) on the approach to the Old Noarlunga historic township and Onkaparinga River is also proposed to be included in the **Rural Neighbourhood Zone**. Notably, this area of land is not proposed to be redeveloped.

The new **Rural Neighbourhood Zone** recognises existing land uses and allotment configuration in this location and will provide for separation between the suburbs of Hackham and Old Noarlunga and retain an open, rural approach to the historic township and river by supporting low-rise housing and rural outbuildings on large allotments in a spacious rural setting. The zone will also encourage considerable space for trees and other vegetation around buildings, easy access and parking for cars and on-site wastewater treatment where necessary. Proposed zoning of this land is discussed further in section 4.3.8 of the investigations that follow.

Overlays

The following Overlays are proposed to continue to apply to the affected area:

- Advertising Near Signalised Intersections
- Future Road Widening
- Hazards (Bushfire – General Risk)
- Hazards (Bushfire – Urban Interface)
- Hazards (Flooding – Evidence Required)
- Heritage Adjacency
- Local Heritage Place
- Major Urban Transport Routes
- Native Vegetation
- Non-stop Corridor
- Prescribed Wells Area
- Regulated and Significant Trees
- State Significant Native Vegetation
- Traffic Generating Development
- Urban Transport Routes
- Water Resources.

The following additional Overlays are also proposed to apply to land proposed to be rezoned to **Master Planned Neighbourhood Zone** in the affected area:

- **Affordable Housing Overlay**, to facilitate the provision of affordable housing
- **Noise and Air Emissions Overlay**, to ensure future development is designed and located to protect occupants from adverse noise and/or air emissions associated with adjacent land uses and transport corridors

Local Variation (TNV)

The existing TNV that prescribes a minimum site area of 16 hectares in the existing **Rural Zone** will be removed and the following local variations (TNVs) are proposed to apply to the new **Master Planned Neighbourhood Zone** and **Rural Neighbourhood Zone**:

| Master Planned Neighbourhood Zone | |
|--|-----------------------------------|
| Concept Plan 124 | <i>Concept Plan 124 - Hackham</i> |
| Rural Neighbourhood Zone | |
| Minimum Site Area | <i>Minimum site area is 2 ha</i> |

The proposed policy changes, including the proposed new Concept Plan and assessment provisions for the proposed new **Hills Subzone**, are shown in [Attachment C](#).

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1. Engagement

Engagement on the Code Amendment must comply with the Community Engagement Charter (the Charter), as required under the Act. The Charter sets out the following principles for engagement:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Charter go to the SA Planning Portal at:

plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter.

A summary of the engagement that is occurring for this Code Amendment is as follows:

- Engagement with landowners and occupiers of land within and adjacent to the affected area.
- Engagement with interested parties, groups and associations, including Onkaparinga Council Watch, Friends of Onkaparinga Park, Old Noarlunga Community Residents Association, Seaford District Residents Association and the wider community.
- Engagement with staff and Elected Members of the Onkaparinga Council.
- Engagement with the Traditional Owners of land within the affected area.
- Engagement with State and Federal Members of Parliament.
- Engagement with utility providers, including APA Group, SA Power Networks, SA Water, NBN Co, Optus and Telstra.
- Engagement with emergency services providers, including the Country Fire Service (CFS), SA Metropolitan Fire Service and SA State Emergency Service / SAFECOM
- Engagement with State Government Agencies with an interest in the affected area and proposed future development, including the following:
 - Renewal SA
 - Department for Infrastructure and Transport (DIT)
 - Department for Environment and Water
 - Environment Protection Agency (EPA)
 - Department for Education
 - Housing SA

- Department for Energy and Mining
- Department for Health and Wellbeing
- Office for Recreation, Sport and Racing
- National Parks and Wildlife Service
- Department of the Premier and Cabinet – Aboriginal Affairs and Reconciliation.

3.2. How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the SA Planning Portal at [plan.sa.gov.au/en/codeamendments#Hackham Code Amendment](http://plan.sa.gov.au/en/codeamendments#Hackham_Code_Amendment)
- Providing a written submission by email to plansasubmissions@sa.gov.au with subject “Submission - Hackham Code Amendment”
- Providing a written submission by post mailed to:
 - Code Amendment Team*
 - Planning and Land Use Services Division*
 - Attorney-General’s Department*
 - GPO Box 1815, Adelaide SA 5001*
- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned within the consultation period. You must register to attend a session by visiting PlanSAevents.eventbrite.com (search for: “Hackham Code Amendment”) or go to the events calendar on the PlanSA website.

For further information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

3.3. What changes to the Code Amendment can my feedback influence?

Your feedback can influence the Code Amendment in the following ways:

- the zone and subzone selection for all or parts of the affected area (noting there are standard rules of application to ensure consistency in the Code)
- the application of overlays to the affected area (noting there are standard rules of application to ensure consistency in the Code)
- wording of the proposed policies within the new **Hills Subzone**
- the use and location of the **Emerging Activity Centre Subzone**
- the Technical and Numeric Variations (TNVs) that may apply if applicable in the zone selected
- the introduction and layout of the concept plan.

Feedback cannot influence:

- instruments which are separate to the Code, such as the *Planning, Development and Infrastructure Act 2016* and its associated regulations
- policies within existing zones, subzones, overlays and general development policies, which have a broader application to the whole of South Australia
- the policies/zoning applying to areas outside of the area affected by this Code amendment.

3.4. What will happen with my feedback?

The Chief Executive is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Chief Executive when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published, however company details will be.

The Chief Executive will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

3.5. Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1. Strategic Planning Outcomes

4.1.1. Summary of Strategic Planning Outcomes

The proposed rezoning of the majority of the affected area at Hackham to **Master Planned Neighbourhood Zone** represents an opportunity for provision of residential development in the southern suburbs where there is a known shortage of long term, greenfield residential land supply to support Greater Adelaide's growing population.

Other strategic advantages and outcomes in relation to the proposed rezoning include:

Growth management

- There is limited allotment potential relative to projected demand for housing in the Outer South region.
- Population growth rates for the City of Onkaparinga have exceeded the low-growth estimations (0.6%) since 2006 with a growth rate of 0.6-1.6%, with the exception of the 2016 period. This provides a basis for ongoing demand for housing in the Outer South region.
- The area is one of three growth areas identified by the Onkaparinga Local Area Plan (LAP), which seeks to prioritise development from the north (and as far south as Aldinga) and recommends that rezoning investigations commence for well-designed greenfield growth areas at Hackham and Aldinga in the short term to support predicted growth.
- The subject land represents a significant infill opportunity and provides a logical expansion of the existing urban area with direct linkages to the 'Onkaparinga Views' development to the north.
- The majority of the affected area is identified for future urban growth within The 30-Year Plan for Greater Adelaide (2017 Update). While the portion of zoned employment land located off Piggott Range Road at the southern end of the area does not fall within this identified growth area, it is located outside the McLaren Vale Character Preservation District and presents an opportunity to provide a form of development that is visually attractive and sits comfortably as part of this natural backdrop while maximising the expansive available views in most directions.
- The primary production value of the land is considered low and limited by topography and the fragmented nature of some of the affected area, making it unlikely to be commercially viable. Further, land accommodating the former abattoir has not undergone redevelopment since its closure and is not considered to be of significant value as

employment land given its comparatively small size and isolation from associated land uses and related strategic infrastructure. An Employment Lands Study undertaken by the City of Onkaparinga in 2016 also identified opportunities to review this land to consider future best use.

Infrastructure and services

- Infrastructure investigations have confirmed that the affected area is relatively well served by existing utilities located in proximity to the land such as water, sewer, gas, electricity and communications infrastructure, although some augmentation and upgrade will be required to support full development of the land for urban development.
- The land is also well served by existing services and social infrastructure, including nearby schools and an extensive range of shopping, health, civic, education and entertainment facilities in the nearby Noarlunga Regional Activity Centre, as well as being located adjacent to the Gates Road commercial precinct and in close proximity to Seaford. An existing local centre on land immediately abutting the area to the north also has capacity to deliver further services such as additional retail floorspace, childcare facilities and small scale commercial and medical facilities to support the expanding community. The proposed zoning also facilitates prospective development of an activity centre within the affected area, potentially as an expansion to the existing local centre, to provide a range of uses and services at the local or neighbourhood level with good exposure to Main South Road.
- The location is also well served by existing road infrastructure, being at the confluence of Main South Road and the Southern Expressway, and near existing bus routes, with opportunities to expand and integrate public transport services commensurate with future development. The proposed rezoning will also leverage significant investment in road infrastructure improvements as part of the North South Corridor and planned duplication of Main South Road from Seaford to Aldinga and Victor Harbor Road.
- Investigations have also confirmed that adequate access can be provided and staged for future development in the affected area subject to further discussions with the Department for Infrastructure and Transport and the City of Onkaparinga in respect to future intersection upgrades and proposed new access to the subject land ahead of future development.
- The scale of the affected area and its proximity to existing walking and cycling networks also provides significant opportunities to provide connectivity to key destinations such as future shops, community facilities, public transport stops and public open space within the land, as

well as improve east-west links to external walking and cycling networks and premier trails that link to key destinations in the wider area.

- The scale of the affected area will also allow for an integrated planned outcome in respect to stormwater, enabling the stormwater management requirements to be integrated into a functional site layout to ensure targets for stormwater treatment and peak flow attenuation are met, while also ensuring that approaches result in an overall net benefit to the wider area in terms of liveability, recreation, greening, urban cooling, and environment and biodiversity gains.

Interfaces

- Investigations demonstrate that environmental impacts from existing land uses in the locality and transport corridors can be suitably addressed to mitigate impacts on future residential development, including through applying the **Noise and Air Emissions Overlay** to ensure certain residential buildings are designed and sited to mitigate noise and air emission impacts. In addition, there are a range of policies in the Planning and Design Code that assist in interface management, including mitigation measures to protect existing industrial and non-residential activities in the wider area.
- Proposed zoning of land west of Church Hill Road at Old Noarlunga in the affected area from Rural to the **Rural Neighbourhood Zone** will also provide for separation between the suburbs of Hackham and Old Noarlunga to retain an open, rural approach to the historic Old Noarlunga township and Onkaparinga River.

Natural Environment

- Investigations have confirmed that land in the affected area has been largely modified and broadly considered to provide low fauna habitat value. Future development is therefore considered to have a negligible impact on native flora species and generally a low impact on fauna species, although more detailed assessment of localised areas of native vegetation will need to occur as part of any future development application assessment, prior to development being undertaken. The design and layout of future development (including positioning of future access points) will also need to be cognisant of areas where higher value native vegetation has been identified, including areas of remnant roadside vegetation, particularly along Hepenstal Road.

Site contamination

- Investigations have identified that, with the exception of the former abattoir site and associated evaporation ponds, the majority of land in the affected area has primarily been used in the past for agricultural/primary

production activities since the late 1800s. This suggests that the existence of significant site contamination that may preclude development of the land for future residential development within the majority of Rural zoned land in the area may be low.

4.1.2. Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in [Attachment D](#).

4.1.3. Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the [SA Planning Portal](#) for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in [Attachment D](#).

4.1.4. Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

City of Onkaparinga Local Area Plan

This Code Amendment aligns with and gives effect to the Local Area Plan jointly prepared by the City of Onkaparinga, State Planning Commission and Renewal SA dated August 2020. The Plan calls for rezoning investigations to commence as a priority for greenfield residential land at Hackham to address residential land supply shortage in the southern suburbs.

Growth Management Program

This Code Amendment aligns with and gives effect to the Growth Management Program Greenfield Land Supply Report dated June 2021. The Outer South region is identified as having the lowest estimated greenfield allotment supply of all regions in Greater Adelaide where greenfield land is traditionally provided. The affected area is assigned as future urban growth area with an estimated allotment potential of 2,000 allotments.

City of Onkaparinga Community Capacity Strategic Plan 2021-24

This Code Amendment aligns with and responds to the needs identified in the City of Onkaparinga Community Capacity Strategic Plan 2021-2024 to accommodate population growth via urban development in previously undeveloped areas and the further densification of existing suburbs. This includes providing access for new residents to diverse forms of housing including affordable housing, facilities, essential services, open space and other opportunities such as local employment and recreation.

City of Onkaparinga Open Space Strategic Management Plan

This Code Amendment supports the Open Space Strategic Management Plan by providing a policy framework that facilitates a planned approach to the provision of quality open space to support the new community that is connected with existing open space, including natural spaces along the Onkaparinga River. This includes potential for a neighbourhood-level open space facility and up to four local open spaces within easy walking distance for new residents based on local provision and service standards contained the Management Plan.

City of Onkaparinga Trails and Cycling 2016-21 Strategic Management Plan

This Code Amendment will facilitate a planned approach to future development, with opportunities to provide connectivity to key destinations such as future shops, community facilities, public transport stops and public open space within the affected area, and improve east-west cross-city links to premier trails such as the Coast to Vines Trail and Patrick Jonker Veloway that link to key destinations in the wider area.

Further details regarding the alignment of the Code Amendment with key strategic policy documents and other local plans is included in [Attachment D](#).

4.2. Infrastructure planning

The affected area is relatively well served by existing infrastructure, although some upgrades will be required to support full development of land proposed in the **Master Planned Neighbourhood Zone**.

The following infrastructure planning is relevant to this Code Amendment:

| Council Infrastructure Planning | Response/Comment |
|--|--|
| Hackham South East Infrastructure Upgrades | <p>As part of the rezoning of land to the north of the affected area in Hackham and Onkaparinga Hills for residential development in 2015, landowners seeking to develop their land were required to enter into an infrastructure agreement with the City of Onkaparinga to contribute to the upgrade of roads, stormwater and lighting. Most recently, this has delivered a number of road constructions/reconstructions in proximity to the affected area, including Highview Court, Sturt Lane (Stage 1) and Hepenstal Road, with further planned works for Sturt Lane (Stage 2), Penneys Rise Stage 2 and Gates Road.</p> <p>The Onkaparinga Local Area Plan also identifies a need to investigate opportunities to establish Infrastructure Schemes for priority growth areas under the <i>Planning, Development and Infrastructure Act 2016</i>, including land in the affected area.</p> |
| Roads | <p>Access to the affected area utilises the existing road network that connects into Main South Road. Implications for Main South Road are referred to below under Government Agency Infrastructure Planning.</p> <p>Access to the southern part of the affected area to Main South Road is via Church Hill Road/River Road, with an internal connection provided for access to/from the River Road interchange.</p> <p>Key road connections to both the existing road network, and key road connection points within the affected area are identified on the proposed new Hackham Concept Plan.</p> <p>Minor local road access points may be provided off Hepenstal Road.</p> <p>It is intended that Piggott Range Road will primarily remain as an unsealed/limited access road and new development will not be accessed directly from this road.</p> <p>Landowner contributions towards funding of key transport infrastructure will be provided through infrastructure deeds, which are intended to be established prior any approval of the Code Amendment.</p> <p>Detailed transport investigations are in Attachment E.</p> |

| | |
|-----------------------|--|
| Waste management | There are policies in the Code that ensure any development is designed to dispose of waste in an appropriate manner. |
| Stormwater management | <p>Run-off rates off the affected area will need to be restricted to discharge from the site at the pre-development 1% Annual Exceedance Probability (AEP) rate for 1% AEP to meet Council's Stormwater Management Design Guide.</p> <p>To achieve this, stormwater treatment and detention basins will be required to service each catchment and will be implemented in a staged approach to mitigate effects on downstream areas.</p> <p>The management methods may also utilise a water sensitive urban design (WSUD) approach such as combined detention basin with wetland within the base in order to maximise the potential on-site treatment and environmental benefits as part of the landscaped open space.</p> <p>Stormwater management infrastructure is identified on the proposed new Hackham Concept Plan.</p> <p>Landowner contributions towards funding of stormwater infrastructure will be provided through infrastructure deeds, which are intended to be established prior any approval of the Code Amendment.</p> <p>Detailed stormwater investigations are in Attachment E.</p> |

| Government Agency Infrastructure Planning | Response/Comment |
|---|---|
| Water | <p>Areas surrounding the subject land are well serviced by infrastructure owned and operated by SA Water. There are multiple available points of connection, which would be able to service the subject area.</p> <p>Provision of water infrastructure and any related augmentation requirements is subject to a separate negotiation process with SA Water. A developer may be required to pay some of the costs for delivery of new infrastructure when the land is developed.</p> <p>Detailed utility infrastructure investigations are in Attachment E.</p> |
| Wastewater | Wastewater augmentation will most likely be required to accommodate development of the site. The scope of augmentation and headworks will be confirmed by SA Water. |

Provision of wastewater infrastructure is subject to a separate negotiation process with SA Water. A developer may be required to pay some of the costs for delivery of new infrastructure when the land is developed.

Detailed utility infrastructure investigations are in [Attachment E](#).

Roads

Access to land in the northern part of the affected area is intended to be via the section of Hepenstal Road that connects into Main South Road. The Hepenstal Road/Main South Road intersection's capacity will be exceeded as a result of development of the affected area and will therefore require upgrading with a new intersection.

Access to the southern end of the affected area can be achieved via an intersection on Main South Road located approximately adjacent Brodie Road. Access could also be provided via Patapinda Road. Upgrades to the Church Hill Road/Patapinda Road/River Road intersection will also be required. The existing intersection of the River Road Access and Main South Road is already at capacity and will require upgrading.

New intersection treatments and primary access points are reflected in the proposed new Hackham Concept Plan.

Landowner contributions towards funding of key transport infrastructure will be provided through infrastructure deeds, which are intended to be established prior any approval of the Code Amendment.

Detailed transport investigations are in [Attachment E](#).

Other

Electricity

SA Power Networks (SAPN) has advised that network upgrades would be required to service the subject land, as the existing infrastructure currently has limited capacity. It is understood that existing capacity would cater for early stages only. Upgrade works will be required after that point.

Provision of required upgrade works is subject to a separate negotiation process with SAPN. A developer may be required to pay some of the costs for delivery of new electricity infrastructure when the land is developed.

Detailed utility infrastructure investigations are in [Attachment E](#).

Gas

High pressure gas mains exist in the vicinity of the site, specifically within Church Hill Road, Hepenstal Road (east of Gates Road) and a small portion of Piggott Range Road (just east of Church Hill Road); and transmission pressure gas main exists within River Road to the north west of the site.

It is understood that the subject site falls under Always Powering Ahead (APA) Group's normal urban growth and can be serviced via the existing gas infrastructure within the vicinity of the subject land with no network upgrade requirements. Provision of required upgrade works is subject to a separate negotiation process with APA. A developer may be required to pay some of the costs for delivery of new gas infrastructure when the land is developed.

Detailed utility infrastructure investigations are in Attachment E.

Communications

NBN has undertaken a feasibility assessment to service the subject land and has advised there would be no backhaul component that would apply, as works external to the site would be limited and at the expense of NBN.

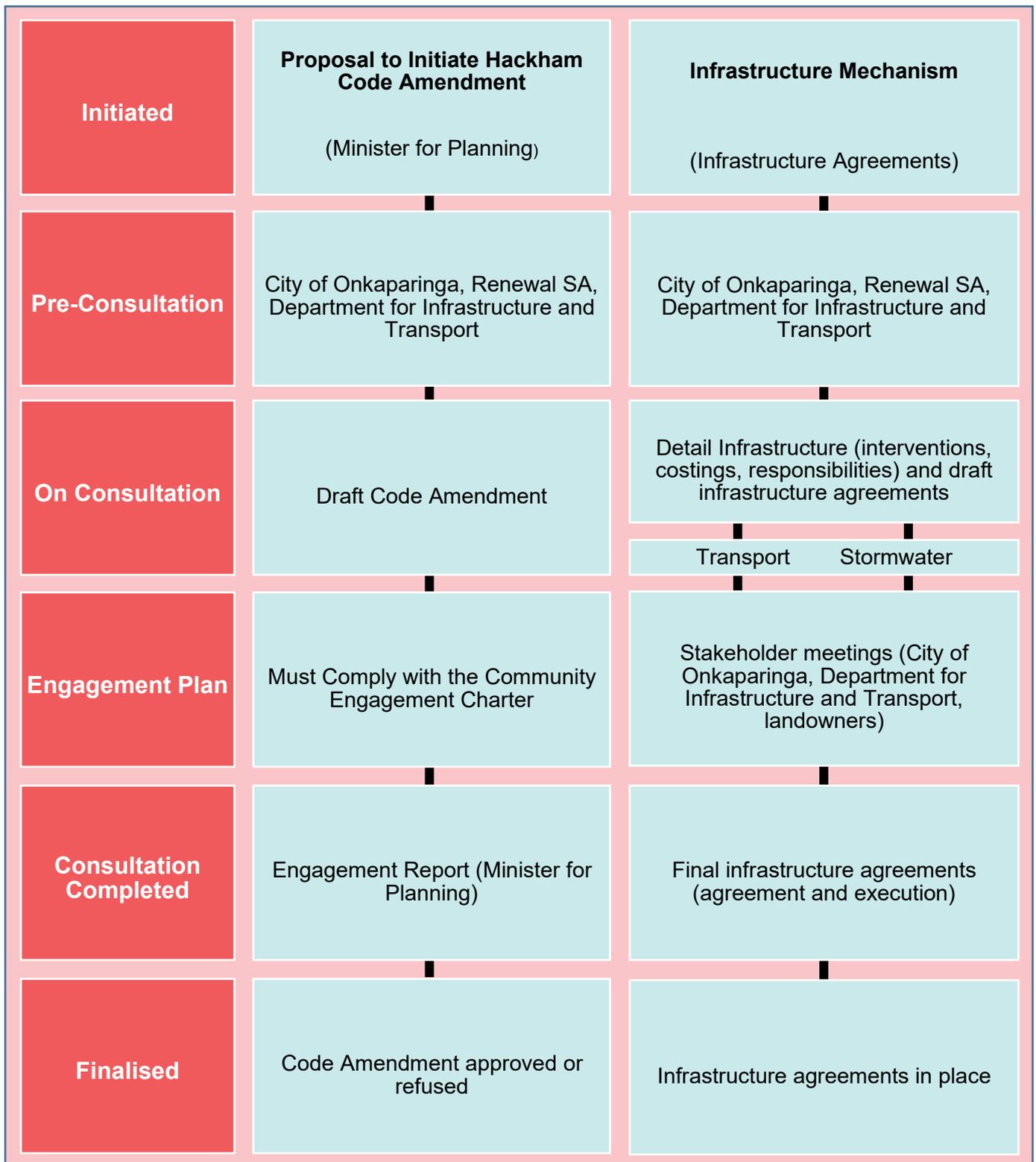
Detailed communications infrastructure investigations are in Attachment E.

Infrastructure agreements for the delivery of roads and stormwater infrastructure will be required and will be negotiated and agreed ahead of any approval in respect to the proposed rezoning of the affected area to ensure delivery of infrastructure. The process for these agreements in the context of this Code Amendment is provided in **Figure 1 – Infrastructure Agreement Flowchart** below.

The detailed infrastructure investigations undertaken to determine the requirements to support the development cover a range of options and indicate the preferred treatments and measures where relevant. The finalisation of the eventual infrastructure treatments and their precise location will be subject to detailed negotiations with the relevant infrastructure provider. Once this is finalised the associated costings and responsibilities can be established. This will need to occur while the Code Amendment is on consultation, to enable finalisation and execution of infrastructure agreements prior to the finalisation of the Code Amendment.

A FAQ providing additional information on infrastructure agreements can be found at plan.sa.gov.au/en/codeamendments.

Figure 1 - Infrastructure Agreement Flowchart



4.3. Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

4.3.1. Population and growth

Growth projections for the City of Onkaparinga for 2016 – 2036 have been estimated at 22,000 for the whole of the Council area. This is a low growth scenario (around 0.6% p.a.), which is less than the prevailing growth rate over the last 20 years (which has generally been around 0.6% - 1.0% p.a) as shown in Table 1 below.

Table 1 - Growth Rates for the City of Onkaparinga (2001 – 2019)

| Year | Population | Growth (no.) | Growth (%) |
|------|------------|--------------|------------|
| 2001 | 150,119 | | |
| 2002 | 150,642 | +523 | 0.3% |
| 2003 | 150,926 | +284 | 0.2% |
| 2004 | 151,155 | +229 | 0.1% |
| 2005 | 151,906 | +751 | 0.5% |
| 2006 | 153,244 | +1,338 | 0.9% |
| 2007 | 154,841 | +1,597 | 1.0% |
| 2008 | 156,775 | +1,934 | 1.2% |
| 2009 | 159,268 | +2,493 | 1.6% |
| 2010 | 161,579 | +2,311 | 1.4% |
| 2011 | 163,392 | +1,813 | 1.1% |
| 2012 | 165,034 | +1,642 | 1.0% |
| 2013 | 166,244 | +1,210 | 0.7% |
| 2014 | 167,376 | +1,132 | 0.7% |
| 2015 | 168,433 | +1,057 | 0.6% |
| 2016 | 169,372 | +939 | 0.5% |
| 2017 | 170,397 | +1,025 | 0.6% |
| 2018 | 171,496 | +1,099 | 0.6% |
| 2019 | 172,938 | +1,442 | 0.8% |

Source: ABS, Regional Population Growth, 2020

Within the last year alone the City of Onkaparinga experienced an increase in population of 1,442 individuals (0.9% increase). This type of large increase in population has been consistent since 2006, with the exception of the 2016 period. Further, as shown in Table 2, the overall growth rates for Greater Metropolitan Adelaide have been experiencing consistent increases in growth rates from around 10,579 to 13,890 individuals per annum within the last five years alone. Therefore, it is not unreasonable to expect growth rates within the City of Onkaparinga to increase at a rate more suited to a medium-growth scenario.

A medium growth scenario shows 30,000 additional people within the City of Onkaparinga over 20 years, which forms the basis for forward planning in the Onkaparinga Local Area Plan (2020).

Table 2 - Growth Rates for Greater Metropolitan Adelaide (2001 – 2019)

| Year | Population | Growth (no.) | Growth (%) |
|------|------------|--------------|------------|
| 2001 | 1,140,408 | | |
| 2002 | 1,146,891 | +6,483 | 0.6% |
| 2003 | 1,153,582 | +6,691 | 0.6% |
| 2004 | 1,159,413 | +5,831 | 0.5% |
| 2005 | 1,167,673 | +8,260 | 0.7% |
| 2006 | 1,179,092 | +11,419 | 1.0% |
| 2007 | 1,193,719 | +14,627 | 1.2% |
| 2008 | 1,208,887 | +15,168 | 1.2% |
| 2009 | 1,226,466 | +17,579 | 1.4% |
| 2010 | 1,241,971 | +15,505 | 1.3% |
| 2011 | 1,252,804 | +10,833 | 0.8% |
| 2012 | 1,266,458 | +13,654 | 1.1% |
| 2013 | 1,278,218 | +11,760 | 0.9% |
| 2014 | 1,290,516 | +12,298 | 0.9% |
| 2015 | 1,301,739 | +11,223 | 0.8% |
| 2016 | 1,312,318 | +10,579 | 0.8% |
| 2017 | 1,322,494 | +10,176 | 0.8% |
| 2018 | 1,333,811 | +11,317 | 0.8% |
| 2019 | 1,347,701 | +13,890 | 1.0% |

Source: ABS, Regional Population Growth, 2020

Under all the scenarios anticipated in the Onkaparinga Local Area Plan, rezoning of land in the affected area at Hackham is identified as an immediate priority, requiring relatively low levels of infrastructure investment and is most proximate to facilities provided in the adjacent existing urban area. It also represents an infill of the urban area rather than a fringe expansion and is the largest remaining broad hectare land parcel in the Outer South region.

Rezoning land in the affected area can therefore provide a balancing supply element over an extended period, which assists in maintaining supply as smaller projects start and finish.

Population growth statistics for Seaford Rise, Seaford Heights, Seaford Meadows, Aldinga Beach and Sellicks Beach all demonstrate the substantially faster growth rates occurring in these suburbs relative to the rest of the City of Onkaparinga.

Having regard to the growth targets predicted for both the City of Onkaparinga and the suburb of Hackham for the 20-year period to 2036 (and adjusted for predictions of the timing of land availability and rezoning over that time and giving consideration to the locational split of dwelling delivery), dwelling yield predictions for key market sectors within Onkaparinga for the period of 2017-2041 are provided in Table 3 below.

Within the above broad timeframe and locality delivery mix, the following demand is also anticipated for land at Hackham:

- 2022 – 2026
 - The expanded offering, niche market opportunities and price point range provided by rezoning land in the affected area should provide opportunities for sales activity to reach 150 per annum.
- 2027 - 2031
 - On the basis that the wider Seaford area is close to exhausting its supply of broad hectare land availability within this period, sales rates at Hackham could lift to 200 per annum.
- 2032 – 2036
 - Land supply in Hackham can be expected to be in decline in this period and sales rates are likely to fall from above 150 per annum to below 100 per annum by the end of this period.
- 2037 – 2041
 - Final land sales occur in the Hackham area.

Table 3 - Predicted Dwelling Yield from the City of Onkaparinga

| Area | 2017 - 2021 | 2022 - 2026 | 2027 - 2031 | 2032 - 2036 | 2037 - 2041 |
|--|----------------|----------------|----------------|----------------|----------------|
| Hackham | 200 | 600 | 1,000 | 700 | 280 |
| Infill / Minor Subdivision | 2,400 | 2,400 | 2,400 | 2,400 | 3,000 |
| Hills / Country / Township | 500 | 500 | 500 | 500 | 500 |
| Seaford / Seaford Rise / Seaford Meadows / Seaford Heights / Moana | 700 | 600 | 300 | 100 | 50 |
| Aldinga / Sellicks | 400 | 700 | 700 | 700 | 400 |
| Total | 4,200 | 4,800 | 4,900 | 4,400 | 4,230 |

| | | | | | |
|---------------------|-------|-------|-------|-------|-----|
| Target ¹ | 4,300 | 5,100 | 5,100 | 4,300 | n/a |
|---------------------|-------|-------|-------|-------|-----|

Code Amendment Outcome

The Onkaparinga Local Area Plan has identified a potential increase of 30,000 new residents in Onkaparinga by 2040 and planning to accommodate this population will provide increased and well-planned capacity to respond to stronger population growth. The Code Amendment therefore responds to directions in the Local Area Plan to commence rezoning investigations as a priority for greenfield residential land at Hackham to support predicted growth in the region.

4.4. Community profile

Demographic analysis was undertaken by consultants Holmes Dyer as part of the social infrastructure investigations to determine likely demand for different housing products and provide further insight into:

- the correlation between available land and household products and household stages
- ownership, investment and available capital base/equity.

The analysis was based on the 2016 ABS Census and generally identified the following:

Service Age Groups

The Onkaparinga Local Government Area (LGA) is characterised by young families with children, which is largely consistent with Greater Adelaide. The analysis suggests this may indicate that the local housing market contains current and emerging first home buyers and a demographic that could be seeking land for a housing 'upgrade' close to existing networks and services. It may also indicate potential for a young home buying market that may be price sensitive and seeking affordable housing options and/or a market likely to be attracted to house and land located within proximity of childcare and education services and daily needs (e.g. supermarket and retail).

Hackham also has a higher proportion of the population over 60 years of age (28.8%) compared with Greater Adelaide (23.6%). The analysis suggests that an ageing population may indicate that the housing market could be seeking smaller allotment sizes in areas with ease of access to services and facilities for daily service needs and health and social needs.

¹ forecast.id 2021

Further, Hackham has a slightly lower proportion of school aged children than Onkaparinga LGA, however is similar to Greater Adelaide. Demand for education and recreational facilities for this segment of the population can reasonably be anticipated to be similar to the broader population.

Household Size and Composition

Hackham has a smaller average household size (2.36 persons) when compared to Onkaparinga LGA (2.45 persons) and Greater Adelaide (2.42 persons), reflecting the lower proportion of families and higher proportion of singles and couples.

Notably, Hackham has a slightly higher proportion of households without children (26.7%) when compared with Greater Adelaide (24.8%), and a lower proportion of couple households with children (25.3% compared with 28.7%). As a suburb containing a generally older population and smaller average household size, the analysis suggests there is potential this population may contain households seeking an option to downsize within proximity to existing networks and daily service needs.

Hackham also has a significantly larger proportion of one parent families (25.3%) when compared with Onkaparinga LGA (12.7%) and Greater Adelaide (11.1%). The analysis suggests this segment of the population may be attracted to more affordable and/or smaller housing products that meet the needs of a family while providing ease of maintenance. Access to lower cost education and community facilities may also be a consideration for the population.

Hackham (25.7%), Onkaparinga LGA (23.8%) and Greater Adelaide (26.2%) all have a high proportion of lone person households suggesting, in the context of dwelling types, potential latent market demand for smaller lots with ease of access to services.

Hackham also contains a slightly higher proportion of group households (3.1%) compared to Onkaparinga LGA (2.5%). It is suggested that shared households can reflect areas with a higher proportion of population in rental accommodation and therefore a potential market that could be seeking to transition into land and home ownership.

Dwelling Types

With respect to dwellings types, Hackham is characterised by a greater proportion of separate houses (91.7%) compared with Onkaparinga LGA (88.1%) and Greater Adelaide (73.1%). This is generally consistent with the family demographic. However, in Hackham where the population age profile is one of a more ageing demographic, the analysis suggests there could be a gap between housing need and housing availability.

Tenure

In 2016, Hackham had a slightly higher proportion of the population renting (24.6% compared to 23.2% in the Onkaparinga LGA). The demographic analysis also identified that the recently developed Seaford Meadows has a rental level at almost double (43.4%) the proportion of Onkaparinga. Notably, the number of rental households in Seaford Meadows increased by 300% (433 households) between 2011 and 2016, suggesting that a strong investment market exists within the Outer South region and this interest is likely to extend to Hackham.

The higher proportion of households renting, in combination with a younger age profile, suggests there is a potential first home buying market currently renting within Hackham. Seaford Meadows is an example of having a higher proportion of population between 25 to 24 years of age (22%) compared with Onkaparinga LGA (12.4%) and a higher proportion of population renting (43.4%) compared with Onkaparinga LGA (23.2%).

Onkaparinga LGA also has a significantly higher proportion of homes under mortgage (41.4%) when compared with Marion LGA (34.9%) and Greater Adelaide (35.1%). Investigations suggest that this may correlate with land released within Onkaparinga to meet housing demand for the region, the net gain in population between 25 and 44 years of age (home buying market) and net loss of population between 18 and 24 years of age (rental market) to Marion LGA.

Code Amendment Outcome

The profile of the Hackham area and Onkaparinga LGA suggests potential demand for a variety of housing to be provided in the affected area at a range of price points, including affordable housing options that are within easy access to local services such as retail, medical, childcare and other community and recreation facilities.

Proposed rezoning of the majority of the affected area to **Master Planned Neighbourhood Zone** will respond to this potential demand by facilitating a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. This includes potential to establish a new activity centre to provide services and facilities that typically underpin a residential community.

4.4.1. Land Supply

The Land Supply Report (LSR) for Greater Adelaide is a component of the Growth Management Program and provides a point in time analysis of residential and employment land development trends, projected demand and land supply in the Greater Adelaide Planning Region as part of the Government's land monitoring program. This information is used as an

evidence base to determine the capacity of the land use planning system to provide an adequate supply of appropriate land to meet market demand.

Residential land supply

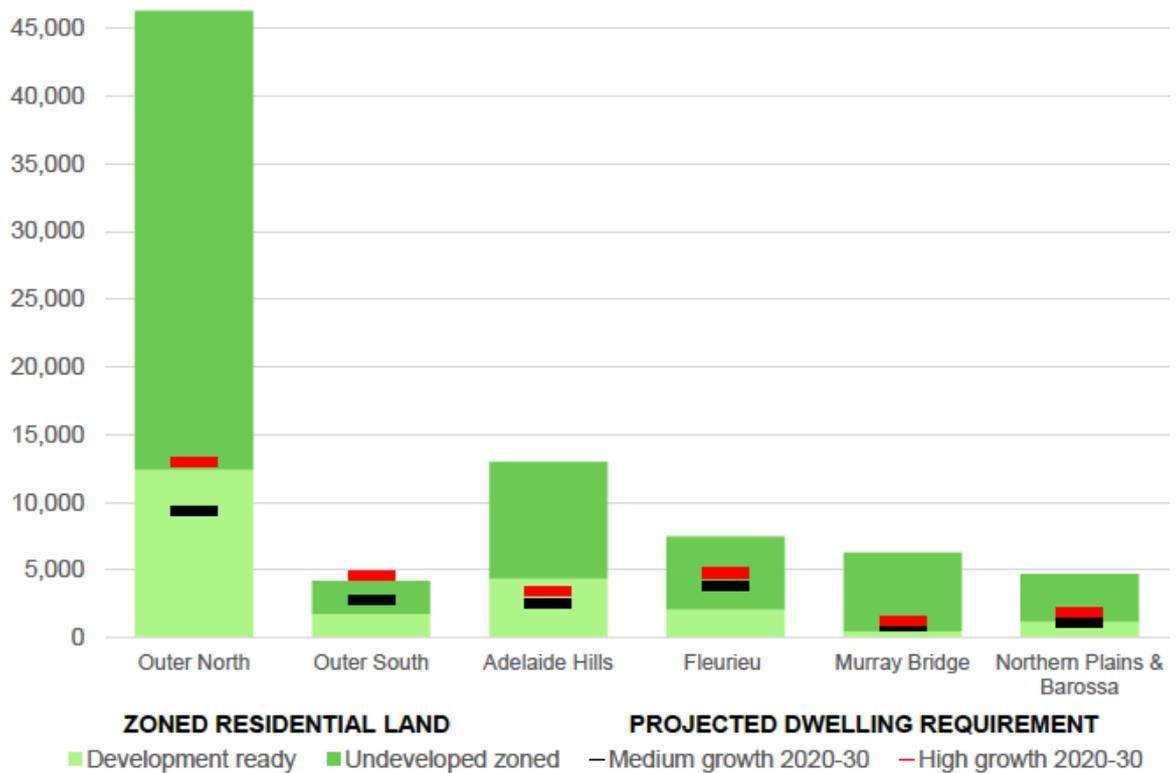
The affected area is located within the Outer South region of the Greater Adelaide Planning Region. Noting this, the recently completed Land Supply Reports for Greater Adelaide indicate the following:

- Greenfield development accounted for 42% of total dwellings in the Outer South region built between 2010 and 2019.
- Future growth in the region is constrained by lack of available land supply.
- There is only 1,800 'development ready'² allotments available within the region as of June 2020, with an estimated potential for a further 2,400 allotments on undeveloped zoned land.
- Estimated future dwelling demand for greenfield land in the region ranges from 2,800 (medium growth) to 4,100 (high growth).

Significantly, the Outer South region has the least supply of greenfield land out of all the regions in Greater Adelaide that traditionally provide greenfield land, with an estimated potential for just 4,200 allotments. Notably, while this supply may meet the likely medium growth scenario to 2030 for the region identified in section 4.3.1 above, it may not meet protected dwelling requirements based on a higher growth rate should such a scenario occur over the next 10 years – as shown in Figure 2 below. Time required to bring land to the market beyond 2030 must also be considered.

² 'Development Ready' refers to zoned land greater than 4,000sqm with an approved or proposed plan of division.

Figure 2 – Estimated Greenfield allotment potential and projected dwelling requirement, 2020 - 2030



Source: Growth Management Program: Land Supply Report for Greater Adelaide – Part 1: Greenfield, PlanSA June 2021

Additional supply of greenfield land across the Outer South region is also significantly constrained by the McLaren Vale Character Preservation District which seeks to protect the region’s valuable primary production activities and scenic values.

Just over half (54%) of the estimated total land supply in the Outer South region is located within future urban growth areas identified in The 30-Year Plan for Greater Adelaide (2017 Update), including at Hackham, Aldinga and Sellicks Beach.

Notably, as at June 2020, Hackham had an estimated allotment potential of 800 allotments on undeveloped zoned land and an estimated allotment potential of 2,000 over land in the affected area assigned for future urban growth. Future development in the affected area may, however, be constrained in part by slope, potentially reducing estimated dwelling yields.

Code Amendment Outcome

Proposed rezoning of land identified for future urban growth at Hackham represents an opportunity for significant provision of residential development in the Outer South region where there is a known shortage of residential land supply. The Code Amendment will also provide for a variety of housing and supporting uses, while protecting the City's valued landscapes (much of which is in the McLaren Vale Character Preservation District) and delaying major transport infrastructure costs incurred from growth fronts located further south in the region, including at Sellicks Beach.

The rezoning also provides an opportunity to introduce alternative housing product and diversify the market offer. This can assist in addressing some of the challenges facing the current housing market, including a predominance of detached dwellings with three or more bedrooms and affordability. Increasing residential land supply through proposed rezoning is also expected to increase housing and allotment approvals, which have been constrained in recent years.

Employment land supply

In addition to the land identified for future urban growth, the affected area also includes some 13.3 hectares of land on Piggott Range Road in the **Employment Zone**, which previously accommodated the former Old Noarlunga abattoir.

In 2015, the City of Onkaparinga initiated an Employment Lands Analysis, which identified that over 40% of the Piggott Range Road **Employment Zone** (former Light Industry Precinct) was vacant, compared to the region's average of 19%. The report also identified that the site has accessibility, topography and remediation issues. In addition, this land was identified in the supporting Employment Land Study (2016) as being one of three areas suitable for further review and consideration for future best use.

The current Land Supply Reports for Greater Adelaide identified that in 2020 the Outer South region had a total of 331 hectares of vacant employment (industrial) land³. Over 60% of this land is associated with the Port Stanvac site at Lonsdale, which currently sits idle, and requires significant remediation works and master planning prior to development. The adjacent employment precincts located at Hackham (north of the subject site) and Seaford comprise 10 hectares of vacant land. Based on current consumption trends, and not including land at Port Stanvac, the region has approximately 10 years of available employment land supply.

³ 'Employment land' refers to all zoned land that envisages and supports industrial (employment) development or infrastructure use and does not include land within Activity Centres, the CBD, Resource or Institutional Zones.

Code Amendment Outcome

While there are concerns regarding the longer term supply of employment land within the Outer South region, the existing **Employment Zone** in the affected area has been identified for further review to consider future best use. The land has also not undergone redevelopment since closure of the former abattoir and is not considered to be of significant value as employment land given its comparatively small size and isolation from associated land uses and related strategic infrastructure.

4.4.2. Geotechnical and Topography

A preliminary assessment of geotechnical conditions and land topography in the affected area was undertaken by consultants WGA to assess the suitability of land in the affected area to support future development.

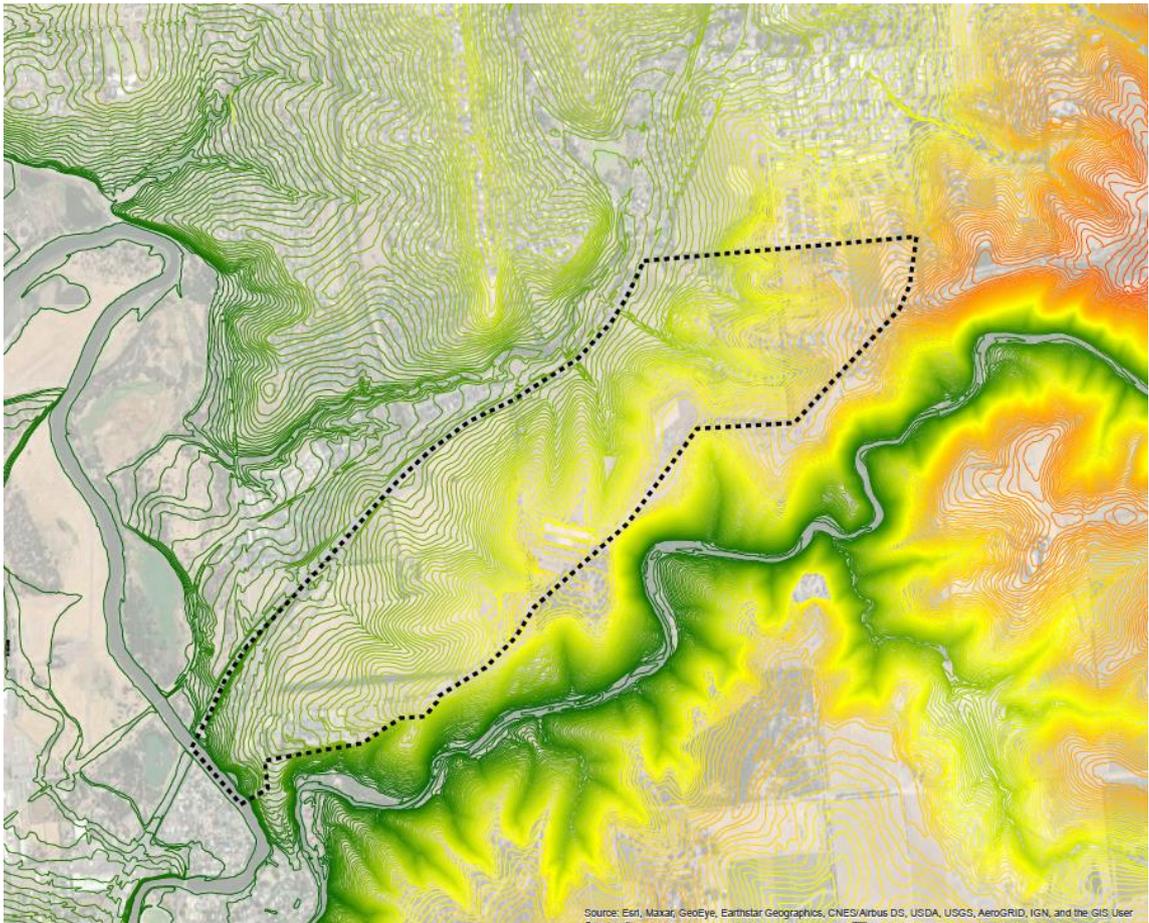
Overall, the affected area is characterised by relatively steep topography (as shown in Figure 3 below) and generally falls toward the north-west given that the eastern boundary is situated on the upper bank of the Onkaparinga River. Land slope is typically 5-10%, although there are sections within the central area where the grade exceeds 20%. Naturally formed stormwater flow paths also exist throughout the affected area, however the upstream catchment is considered minor due to the proximity of the land to the Onkaparinga River.

Given the relative steepness of the land, the investigations identified that infrastructure required to service future development in the affected area, including gravity fed sewer and stormwater and the design and layout of roads, will need to be carefully planned to optimise opportunities to align with the natural terrain and minimise earthworks.

Further, the investigations identified that the affected area has several low points, which should be utilised as part of the overall stormwater strategy for the land and serve as sewer collection points. Notably, it also identified that the naturally formed channels could provide opportunities for detention and treatment of stormwater as part of the stormwater strategy. Infrastructure and stormwater management for the affected area are discussed further in section 4.3.4 below.

With respect to geology, the desktop assessment generally confirmed that the lower sections of the affected area adjacent Main South Road are characterised by alluvium at shallow depths as well as potential for highly reactive clays (Hindmarsh Clay) in certain areas. The upper sections of the affected area are mainly underlain at shallow depth by bedrock, most probably comprising siltstone with pockets of Brighton Limestone. In addition, a former mine is present in or in proximity to the northern portion of the affected area, although the extent of the mine workings is unknown.

Figure 3 – Topography of the affected area and adjacent areas



Source: Hackham Code Amendment Stormwater Management Strategy, WGA October 2021

The assessment therefore determined that the affected area is suitable for residential development providing that the above conditions are considered in the future design of buildings, including designing cut and fill benches to minimise the risk of slope instability, and subject to more detailed geotechnical investigations being undertaken ahead of future development.

Code Amendment Outcome

Preliminary topography and geotechnical investigations have confirmed that land in the affected area is suitable for residential and supporting development subject to certain site and building design requirements being met and more detailed geotechnical investigations being undertaken ahead of future development.

Noting that sections of the land proposed to be included in the **Master Planned Neighbourhood Zone** are characterised by relatively steep topography (similar to adjacent land in the **Hills Neighbourhood Zone** to the north), it is proposed to include steeper land in a new **Hills Subzone** (provided in [Attachment C](#)) to facilitate lower density residential outcomes and to minimise the extent of earthworks.

4.4.3. Infrastructure

Utilities and Services

A preliminary services investigation has been undertaken by consultants WGA to identify the availability and capacity of existing utilities and services within and surrounding the affected area, and potential requirements for augmentation and upgrade to support future development of the land for some 2,000 future residential allotments based on Land Supply Reports. The investigations included discussions with key infrastructure providers and have identified the following:

Potable water supply

While requirements for augmentation and additional upgrade works are yet to be confirmed, preliminary investigations and discussions with SA Water have identified that potable water infrastructure is available in the vicinity of the affected area, with multiple available connection points to support future development. This includes:

- A 100mm water main in Hepenstal Road, which connects to Piggott Range Road via a 150mm main running north-south through the affected area.
- 150mm and 250mm water mains in Piggott Range Road, extending south-west from Hepenstal Road.
- A 250mm water main running along the southern verge of Main South Road, and extending along the length of the affected area's boundary with Main South Road.
- A series of water mains running internally through the affected area, including a 150mm main running between Piggott Range Road and Hepenstal Road, a 100mm main within River Heights Rise, a 750mm main running south of the Brodie Road/Main South Road intersection (ultimately connecting to Seaview Road), and 125mm and 250mm mains extending north-east from the Piggott Range Road/Church Hill Road intersection.

The investigations suggest that a 'looped' external water supply system will be required to cater for the relatively steep topography of the affected area and the anticipated number of internal road connections that are likely to intersect existing external roads. This would include installation of potable water mains in Piggott Range, Hepenstal and Patapinda roads to form a continuous loop around the affected area. A booster station is also anticipated given the topography of the land to ensure adequate water pressure can be achieved.

The investigations also confirm that existing water infrastructure within the affected area would likely remain under future internal roads rather than being realigned, with the exception of minor infrastructure in the north-eastern part of the area.

Wastewater and sewer

Again, while requirements for augmentation and additional upgrade works are yet to be confirmed, preliminary investigations and discussions with SA Water have identified that substantial wastewater infrastructure north of the affected area is available for connection along with multiple connection points that can be reached based on existing topography to support future development. This includes:

- A 150mm gravity main in Collins Way, immediately north of Hepenstal Road, which conveys wastewater north toward Main South Road.
- A 225mm gravity main in Brodie Road, which conveys wastewater west via a 450mm main running along Hackham Creek toward River Road.
- A 225mm gravity main in Adel Circuit, which conveys wastewater north to a 450mm gravity main draining to the River Road wastewater system.
- A 225mm gravity main in River Road, which conveys wastewater north-west of the affected area (and the diameter of this pipe increases significantly further north of the affected area).
- A 150mm gravity main in Patapinda Road, which conveys wastewater south-east to an existing sewer pump station in Hall Crescent.

The investigations have determined that the majority of the subject land can drain via gravity to the existing SA Water wastewater network north of Main South Road, with the main connection being to the existing 225mm/450mm tee within Brodie Road. A secondary point of connection is also provided within River Road where it intersects Hackham Creek, while the south-western corner of the affected area would drain to the south via the external gravity main through Patapinda Road or via use of a sewer pump station to the River Road connection point. Existing infrastructure north of Hepenstal Road could also be used to service the north-eastern corner of the affected area via a gravity main, with external infrastructure installed beneath Hepenstal Road and connecting to Collins Way. Notably, the investigations have confirmed that by utilising several connection points, the extent of pump stations and pump mains can be reduced.

Electricity

Preliminary investigations and discussions with SA Power Networks have identified the following electricity infrastructure within or in proximity to the affected area:

- An 11kV high voltage underground cable running through Gates and River Heights roads, connecting these roads and the subject land.
- An 11Kv high voltage underground cable running along the northern verge of Hepenstal Road (to the east of Gates Road), with a further cable running within the southern verge of Hepenstal Road and extending some 260 metres east of Main South Road.
- A 66kV overhead power cable running along the southern side of Main South Road and boundary of the affected area.
- An 11kV overhead power cable running along the eastern verge of Patapinda Road, with a further overhead power line running along the eastern side of an unnamed road immediately east of Patapinda Road.
- Approximately 350 metres of 11kV overhead power cable running parallel to Piggott Range Road within the affected area (some 35 metres north of the road reserve boundary), with a further 715m of 11kV underground high voltage cable located within the Piggott Range Road road reserve (east of the overhead cable).
- An 11kV overhead power cable running along the eastern verge of Church Hill Road.
- Approximately 350 metres of 11kV overhead power cable running along the eastern side of an unnamed road located south of Brodie Road, before shifting south-east into the affected area for approximately 370 metres.

SA Power Networks have confirmed that the above existing infrastructure has limited capacity and that network upgrades will be required to service future residential development in the affected area. Capacity may, however, be available to service early stages of development without the need for upgrades.

The investigations have identified that a new feeder cable will likely be required within a portion of the existing roads forming the perimeter of the affected area, as well as upgrades to some external electrical infrastructure. It is also anticipated that a high voltage loop (to be installed in stages) will be required within the affected area to connect with external infrastructure.

Development in the affected area will also be serviced by the existing electricity substation at Hackham and no new or additional substations will be required.

Gas supply

Preliminary investigations and discussions with the APA Group have confirmed that high pressure gas mains exist in the vicinity of the affected area within Church Hill Road, Hepenstal Road (east of Gates Road) and a small portion of Piggott Range Road (just east of Church Hill Road). Transmission gas mains also exist within River Road to the north-west of the affected area.

Specifically, the investigations have identified that the affected area falls under the APA Group's normal urban growth and can be serviced via the above infrastructure with no requirements for network upgrades. Gas infrastructure will be required to be progressively installed and extended to service future residential development in the affected area at APA's cost.

Telecommunications

Preliminary investigations and discussions with NBN Co have confirmed that existing communications infrastructure is available around the perimeter of the affected area, including within Main South Road, Piggott Range Road, Patapinda Road, Church Hill Road and Hepenstal Road. Notably, NBN Co has advised that there would be no backhaul works that would apply, with external works to the network being limited and at the expense of NBN Co.

NBN infrastructure will be required to be progressively installed within the affected area to service new residential development, with the costs being borne by the future developer(s) of the land.

Code Amendment Outcome

Infrastructure investigations have confirmed that the affected area is relatively well served by existing services and utilities located in proximity to the land, although some augmentation and upgrade will be required to support full development of the land for urban development. Augmentation and upgrade requirements will be confirmed as part of future master planning ahead of development.

Rural living uses west of Church Hill Road in the affected area at Old Noarlunga are not currently serviced by mains sewer or a Community Wastewater Management System (CWMS). Proposed rezoning of this land to **Rural Neighbourhood Zone** will continue to facilitate minimum lot sizes to enable on-site wastewater treatment as required.

Stormwater Management

A stormwater investigation was undertaken by consultants WGA to provide a stormwater management framework and strategy to support future development of the affected area for residential development and manage both the quantity and quality of stormwater from the subject land.

The affected area is located within the Hackham Creek and Onkaparinga River catchment. Given the elevation of the land and the planned retention of existing flow paths, the stormwater investigation has identified that the majority of the subject land does not lie within a flood hazard area, although the south-western portion of the land (in proximity to the Onkaparinga River) is located in the **Hazards (Flooding – Evidence Required) Overlay** from the Planning and Design Code to ensure a precautionary approach to any future development adjacent to the river.

The investigations have also identified that the overall topography and drainage lines running through the affected area provide opportunities for creation of future linear open space corridors, which can provide for passive recreation opportunities integrated with vegetated swales and ephemeral vegetated wetland pond systems to also achieve both recreation and water quality benefits. There are also opportunities for a biodiversity linkage to the adjacent Onkaparinga River / Ngangkiparri National Park to achieve further environmental and biodiversity benefits beyond stormwater management.

The investigations have recommended a stormwater management strategy for the site that meets recognised engineering practices, the City of Onkaparinga's stormwater management guidelines and EPA's stormwater quantity and quality guidelines, including requirements under the *Environment Protection Policy (Water Quality) 2015*. The strategy is based on a vision that includes integration of strategically placed green infrastructure within the subject land and/or open space corridors to attenuate stormwater flows and provide an appropriate level of treatment, along with a range of Water Sensitive Urban Design (WSUD) techniques deemed suitable for future residential development and based on the site's topography, and utilising practices that are innovative, practical, maintainable and proven to be both cost-effective and deliver multiple outcomes.

Importantly, the proposed stormwater management strategy incorporates both treatment and flood mitigation systems that will minimise the risk of potential adverse impacts on receiving environments, while also ensuring that approaches result in an overall net benefit to the wider area. The strategy generally includes the following:

- Attenuation of the peak post 1% AEP (100-year ARI) stormwater discharge down to the pre-development flow rate for the 1% AEP (100 year ARI) peak rate, although noting that the existing stormwater infrastructure at Main South Road may have insufficient capacity to cater for the pre-development flow rates for some of the contributing catchments.
- Discharge from the affected area should be directed to the existing underground stormwater systems that lie adjacent to Main South Road, which drain from the existing tributaries that extend eastward through the area.
- Use of on-site detention storages totalling 56,400m³ within the affected area (or as required to meet the permissible discharge requirements for the subject site), accommodated in detention basins located within future open space areas. These detention basins offer an opportunity to integrate treatment wetlands into their base to comply with the WSUD pollutant reduction targets.

- On-site stormwater treatment can be achieved through the adoption of various other WSUD techniques, including use of rain gardens, vegetated swales, planting of trees and biodiversity plantings, and use of ephemeral wetland systems, including potential installation of a larger consolidated wetland along the lower reaches of the affected area where gradients permit.
- Tree planting along linear open space corridors to accommodate tree canopy cover suited to medium or large trees, supporting greening targets in The 30-Year Plan for Greater Adelaide (2017 Update). These linear connected reserves can also provide biodiversity linkages to the adjacent Onkaparinga River / Ngangkiparri National Park.

Code Amendment Outcome

Stormwater investigations have confirmed that future development of the affected area can be supported by a stormwater management strategy that will minimise the risk of potential adverse impacts on receiving environments, while also ensuring that approaches result in an overall net benefit to the wider area in terms of liveability, recreation, greening, urban cooling, and environment and biodiversity gains.

Importantly, the scale of the affected area will allow for an integrated planned outcome, enabling the stormwater management requirements to be integrated into a functional site layout to ensure targets for stormwater treatment and peak flow attenuation are met. Further calculations and detailed design will also be necessary ahead of future development to confirm the sizing and spatial requirements of the stormwater management basins and WSUD elements as recommended in the stormwater management strategy and in consultation with the City of Onkaparinga. Elements of the stormwater management strategy have been identified on a proposed Concept Plan for land proposed in the **Master Planned Neighbourhood Zone**, including stormwater treatment areas and detention basins.

Further, while investigations have identified that the majority of the subject land does not lie within a flood hazard area, the **Hazards (Flooding – Evidence Required) Overlay** from the Planning and Design Code is proposed to continue to apply to land in proximity to the Onkaparinga River to ensure a precautionary approach to any future development adjacent to the river.

Community Facilities

A social infrastructure assessment was undertaken by consultants Holmes Dyer to confirm requirements for community, educational, health and medical facilities and services, and recreational facilities and open space within the affected area and wider locality to support future development.

The assessment also considered directions, requirements and standards from a range of local strategic documents and plans prepared by the City of

Onkaparinga, including the *Community Capacity Strategic Plan 2021-2024*, *Open Space Strategic Plan 2018-2023*, *Sport and Active Recreation Action Plan 2021-2025*, *Trails and Cycling 2016-2021 Strategic Management Plan*, *Green City Strategic Management Plan 2017-2021*, and the *Libraries Strategic Plan 2018-2021* (some of these plans are also discussed in [Attachment D](#)). The outcomes of this assessment are discussed below.

Education Facilities

Investigations identified that the school aged population is projected to increase by about 392 primary school aged students and 330 secondary school aged students at completion of development within the affected area.

There is currently a good distribution of both government and non-government primary and secondary schools in the sub-region, with seventeen (17) located in proximity to the affected area. The nearest primary school (within approximately 1 kilometre) is the Huntfield Heights P-6 Primary School, which is understood to have significant capacity to accept new students as well as future expansion potential. The affected area is also specifically located in the Wirreanda Secondary School (some 4.6 kilometres by car) catchment, which reported 892 student enrolments in 2017.

Preliminary consultation with the Department of Education has also confirmed that across the primary school network, there is expected to be significant capacity in the medium term and, as such, the proposed Code Amendment is not expected to trigger the requirement for new or expanded primary school sites in the medium term (out to 2028). Similarly, the Wirreanda Secondary School is forecast to have spare capacity for the medium-term, as is the nearby Seaford Secondary College.

In addition to government schools, there are a number of non-government schools within a short drive (approximately 15 minutes) of the affected area. This includes private secondary colleges such as Sunrise Christian School Morphett Vale, Southern Vales Christian College, Cardijn College, Prescott College and Woodcroft College.

Existing government schools in the locality are therefore assessed as having adequate capacity to absorb new enrolments, with local primary schools in particular assessed as having the greatest capacity for increased student numbers. The requirement for a new government school is therefore not triggered by the proposed rezoning. The proposed rezoning to the **Master Planned Neighbourhood Zone** also preserves the opportunity for development of private educational facilities should any future demand exist for these facilities, including with a potential future activity centre identified in 4.3.5 below.

The investigations have also identified that there is a good distribution of pre-school and child care facilities in proximity to the affected area, with a

development application for a 100 place child care centre at Hackham recently granted Planning Consent at the time of the investigations.

On this basis, the investigations confirmed that the requirement for a new educational facility is not triggered by the Code Amendment. The potential to provide a shared use community oval or shared recreational infrastructure with an education provider was also assessed as being low.

Health and Medical Facilities

Investigations identified that there are numerous medical and allied health facilities within the vicinity of the affected area, many of which are located within key centres.

The nearest medical centre (Hackham Medical Centre) is located some 1.4 kilometres from the affected area at Huntfield Heights, while two GP clinics are available within a kilometre on Penney's Hill Road and Seaford Road. Based on a rate of 1.1 doctors per 1,000 people, future development of the affected area could generate demand for 5.2 doctors with early demand for GPs expected to be met by existing facilities. A medical centre-GP clinic may also locate within any potential future activity centre in the affected area identified in 4.3.5 below over time to serve the growing population.

Public hospital services are also provided at Noarlunga Hospital located within the nearby Noarlunga Regional Centre (approximately 4.8 km or 7 minutes by car from the rezoning area) and the Flinders Medical Centre (approximately 20.1 km or 20 minutes by car from the affected area). Noting that hospital beds per population have been declining over recent years, the investigations have suggested a potential demand for an additional 13 to 18 beds as a result of the proposed rezoning.

Three aged care facilities are also identified within close proximity to the affected area, including Onkaparinga Lodge Residential Care – Southern Cross Care, which offers residential care and respite care (reporting 92 beds and 1 vacancy), Eureka Care Communities Onkaparinga which offers independent living (affordable rental accommodation), and Holly Aged Care – Allity, which offers residential care and respite care (140 beds). The investigations have identified that, at completion, development of the affected area is estimated to accommodate 15.2% of persons aged 70 years and over. Based on a rate of provision for aged care beds of 12.5 beds for every 100 persons aged 70 years and above, the affected area could therefore generate a demand for approximately 90 beds at project completion (assuming all places are allocated to the residential care segment). It is therefore recommended that the proposed rezoning should provide opportunity for aged care/supported accommodation to be established in the affected area.

Overall, the investigations confirmed that the requirement for higher order health and medical services (hospital) are not triggered by the proposed Code Amendment. Rezoning land in the affected area to the **Master Planned Neighbourhood Zone** will also provide opportunity for development of an additional medical centre-GP clinic within a potential future activity centre within the affected area and aged care accommodation to support the new community.

Community Centres and Libraries

The investigations have confirmed that there are a number of community centres located in the vicinity of the affected area, including:

- The Hackham Community Centre, co-located with the Hackham Sports Complex and AA Holly Reserve.
- Hackham West Community Centre.
- Christie Downs Community House.
- Uniting Communities at Christies Beach.
- Elizabeth House at Christie Downs.
- Karawatha Community Centre at O'Sullivan Beach.

Notably, the Hackham Community Centre operated by Junction Australia and the Hackham West Community Centre operated by the City of Onkaparinga are located about 2 kilometres from the affected area. The City of Onkaparinga is also actively advocating for funding (identified in its 2021/2022 Advocacy Plan) to upgrade the Hackham West Community Centre as it serves a high-needs population. Preliminary consultation with the City of Onkaparinga has suggested that the distribution of community centres in the vicinity of the affected area is adequate and that a review of centre programming can likely cater for a new population at Hackham.

The City of Onkaparinga also operates a comprehensive library network, with the most proximate library services located at Noarlunga Centre, Seaford and Woodcroft. Based on this existing network and offerings, the investigations have also confirmed that the requirement for a new library facility is not triggered by the proposed rezoning.

Recreation and Open Space

The City of Onkaparinga Open Space Strategic Plan sets the principles, planning and direction for future provision and development of open space across the Council area. This includes defining a hierarchy of open spaces and standards for the provision of open space within this hierarchy, including requirements for a park with a play space to be provided within 500 metres walking distance of most households.

Investigations have identified a number of sporting and recreational facilities in proximity to the affected area, including:

- Hard Court Tennis facilities at Forsyth Reserve, Hackham and Huntingdale Park at Onkaparinga Hills.
- Mixed Hard Court facilities at the Hackham West Community Centre and Noarlunga Sports & Social Club at Old Noarlunga.
- Warsaw Crescent Fitness Area at Hackham West.
- Cricket facilities at the Hackham Sports & Community Club, Hackham and the Noarlunga Sports & Social Club at Old Noarlunga.
- Soccer facilities at Holly Reserve at Hackham.
- Hackham Football Club at Hackham and the Old Noarlunga Football Club at Old Noarlunga.
- Seaford Recreation Centre at Seaford Rise.

Major regional facilities are also located in the nearby Noarlunga Regional Centre and include an indoor recreational centre, swimming pool and SANFL Oval complex.

At least one playground is located within the 500 metre catchment of the affected area at Huntfield Heights to the north, with a number also located just outside this catchment to the north-west across Main South Road.

Notably, the investigations have identified that the presence of Dinton Farm in Huntfield Heights (District Family), Jared Park in Old Noarlunga (District Active) and Hackham Sports Complex/A.A Holly Reserve in Hackham (District Active/Neighbourhood Family) generally meets the open space standards for District provision in the locality. The City of Onkaparinga has also identified a Regional playspace at Wilfred Taylor Reserve, Morphett Vale in relatively near proximity to the affected area, suggesting that a further regional facility is not required as part of the proposed rezoning based on the Council's service provision standards.

The investigations have therefore determined that, according to the provision and service standards for open space published by the City of Onkaparinga, future open space provision in the affected area is likely to comprise one neighbourhood open space providing a small range of services that attract residents from across a suburb for a short stay, and up to four (4) local open spaces providing services that attract residents from within a short walking distance (500 metres) for a short stay. Walking and cycling connections are discussed further in section 4.3.6 below.

Preliminary consultation with the City of Onkaparinga has also indicated a preference for flat-level areas of open space to be provided in the affected area to maximise their usability.

Code Amendment Outcome

Investigations have confirmed that the proposed rezoning of additional land in the affected area for residential development will not trigger requirements for higher order health and medical services, community centres, libraries or a new primary or secondary government school in the area, and there is also a good distribution of pre-school and child care facilities in proximity to the subject land.

Proposed rezoning of land in the affected area to **Master Planned Neighbourhood Zone** supported by the **Emerging Activity Centre Subzone** will also provide opportunities for the development of additional medical facilities, community uses, private schools and aged care accommodation based on any future demand for these facilities to support the new community.

Based on local provision and service standards for open space, it is anticipated that at least one neighbourhood-level open space facility and potentially four local open spaces may be required to support the expanding community – preferably on flatter land. The proposed zoning to **Master Planned Neighbourhood Zone** will provide opportunities for a planned approach to the provision of open space in the affected area.

The proposed Concept Plan includes a major open space linkage that connects the Coast to Vines Trail and the Onkaparinga River National Park. In addition to this, the location of other open space at the neighbourhood and local level will be subject to assessment by the relevant authority when application(s) for land division are assessed under the *Planning, Development and Infrastructure Act 2016*.

4.4.4. Retail Assessment

A retail assessment was undertaken by consultants, Holmes Dyer that considered existing retailing in the vicinity of the affected area and potential demand for further retail services to support new residents based on development of the subject land for around 2,000 new dwellings (or potentially 4,720 new residents).

The assessment broadly identified that the locality is quite well served with designated employment precincts and activity centres, many of which have capacity for further floorspace expansion. However, it also acknowledged that a new residential community is anticipated to generate a demand for the types of services and facilities that typically underpin a residential community, including retailing and commercial. While many of these services and facilities exist in surrounding localities, it can be expected that some may seek to be located within the Code Amendment area.

In relation to existing retail services in the vicinity of the affected area, the investigations identified the following:

- The Hepenstal Road Local Activity Centre is located immediately north of the affected area and currently accommodates a hotel and motel accommodation. Undeveloped land within the zone has no direct exposure to Main South Road and is therefore expected to serve a local convenience function only with uses less reliant upon passing trade. This may include a local convenience store, medical centre, community centre or child care facility of up to a combined 2000m²
- The Penney's Hill Road Neighbourhood Centre is located approximately 1 kilometre further to the north of the affected area and is anchored by an independently owned supermarket and includes small speciality shops, including fast food outlets
- The Noarlunga Regional Centre is located approximately 2.65 kilometres north west of the affected area and comprises the Colonnades Shopping Centre and various large format bulky good stores, homewares, hardware and fast food outlets, along with a range of higher order services and administrative facilities
- Additional retail precincts also available within the Morphett Vale District Centre further to the north, Beach Road at Christies Beach and within the Port Noarlunga restaurant precinct.

With specific regard to supermarket facilities, the investigations identified that there are three local supermarkets within proximity of the affected area, including the Drakes at Hackham Plaza (located 1 kilometre away), Foodland IGA Hackham (located 2.25 kilometres away) and IGA Hackham (located 1.74 kilometres away). Additional supermarkets including Coles, Woolworths, IGAs and speciality supermarkets are also located between 2.75 to 5.19 kilometres from the rezoning area (approximately 7-10 minute drive).

Based on the above and an assessment of the population, expenditure levels and turnover rates experienced by different types of retail space, and an assumption that 50% of food spending (which is likely to occur more locally) and 10% of non-food spending were to occur within an activity centre within the affected area, the retail assessment suggests potential for around 3,000m² of retail floor space could be provided to capture this level of spending. This is after allowing for the capture of some external trade generated from passing trade along Main South Road, based on any future activity centre being located adjacent to, and visible and accessible from, Main South Road (as also recommended as an appropriate location by the visual assessment in section 4.3.12 below).

It was also identified that, while this amount of expenditure and floor space could potentially be accommodated in nearby and proposed centres, including the Penney's Hill Neighbourhood Centre and Hepenstal Road Local Activity Centre to the north, a small activity centre located on the Main South Road

frontage in the affected area would provide for improved local accessibility to future services and facilities.

Further, in addition to 3000m² of retail floor space, it was identified that an activity centre located within the affected area could also support the establishment of a range of supporting land uses as land develops. This could include banks, consulting rooms, local offices, medical centre, community health centre, community centre, branch library, recreation facilities, gymnasium, child care centre, pre-school, primary school, place of worship and/or other similar facilities.

Code Amendment Outcome

The retail assessment has identified potential demand for a small activity centre to locate within the affected area to service future residents as the land develops. This activity centre could accommodate around 3,000m² of retail floor space plus a range of other commercial, medical, educational and community uses and facilities that typically underpin a residential community and would provide for local additional employment opportunities. The assessment also identifies that any future activity centre should be located adjacent to, and visible and accessible from, Main South Road.

The Code Amendment therefore proposes to include flatter land adjacent to Main South Road in the north-western portion of the affected area within the **Emerging Activity Centre Subzone** of the proposed **Master Planned Neighbourhood Zone** to facilitate potential development of any activity centre in this location should future demand warrant and to be consistent with existing activity centre land uses to the north of Hepenstal Road.

The potential location of an activity centre in the affected area is also proposed to be included on the Concept Plan to guide future development of the land.

4.4.5. Transport and Movement

Transport investigations have been undertaken by consultants, CIRQA to consider access arrangements, future traffic volumes and distribution, walking and cycling connections and future public transport in relation to the proposed zoning of the affected area for urban development.

Traffic assessments and modelling have separated the affected area into two areas, including the 'northern area' located immediately south of Hepenstal Road and the 'central/southern area' comprising all remaining land in the affected area located south of the northern area. Assessment and modelling have also assumed potential for up to 2,000 new dwellings within the affected area, including 800 dwellings in the northern area and 1,120 dwellings in the central/southern area, along with potential for up to 6,000m² of retail floor space as part of a potential future local activity centre (although noting that the retail assessment in 4.3.5 above has suggested demand for around 3,000m² of retail

space plus a range of other uses) and a future 400 student primary school within the central/southern area to support the future community.

External Road Network

The adjacent road network generally comprises the following:

- **Main South Road** located to the west of the affected area, which is an arterial road with a speed limit of 80km/h (reducing to 60km/h north of Hepenstal Road) comprising generally two lanes in each direction and carrying between 30,900 vehicles per day (north of the Southern Expressway intersection) and 47,700 vehicles per day (south of the Expressway). The Main South Road / Southern Expressway intersection accommodates significant traffic flows between the Expressway and southern leg of Main South Road
- **Hepenstal Road** to the north of the affected area, which is a local road comprising an 8 metre wide two-way carriageway and with a speed limit of 50km/h, carrying approximately 300 vehicles per day. The Hepenstal Road / Main South Road intersection is a priority controlled unsignalised T-intersection
- **Patapinda Road** which provides access from Main South Road to the southern portion of the affected area and comprises a 6 metre wide carriageway with a speed limit of 80km/h along its northern section and reducing to 60km/h on the approach to Church Hill and River roads, carrying approximately 2,100 vehicles per day
- **Church Hill Road** in the south-western portion of the affected area, which is a local road connecting to Patapinda Road at its northern and southern ends and comprises a 6 metre wide carriageway and speed limit of 50km/h, carrying approximately 700 vehicles per day
- **Piggott Range Road** bounding the eastern side of the affected area, which is currently an unmade road along the majority of the affected area's frontage with short sealed sections adjacent the north-eastern portion of the affected area and from Church Hill Road in the southern portion of the area.

Traffic Volumes and Access

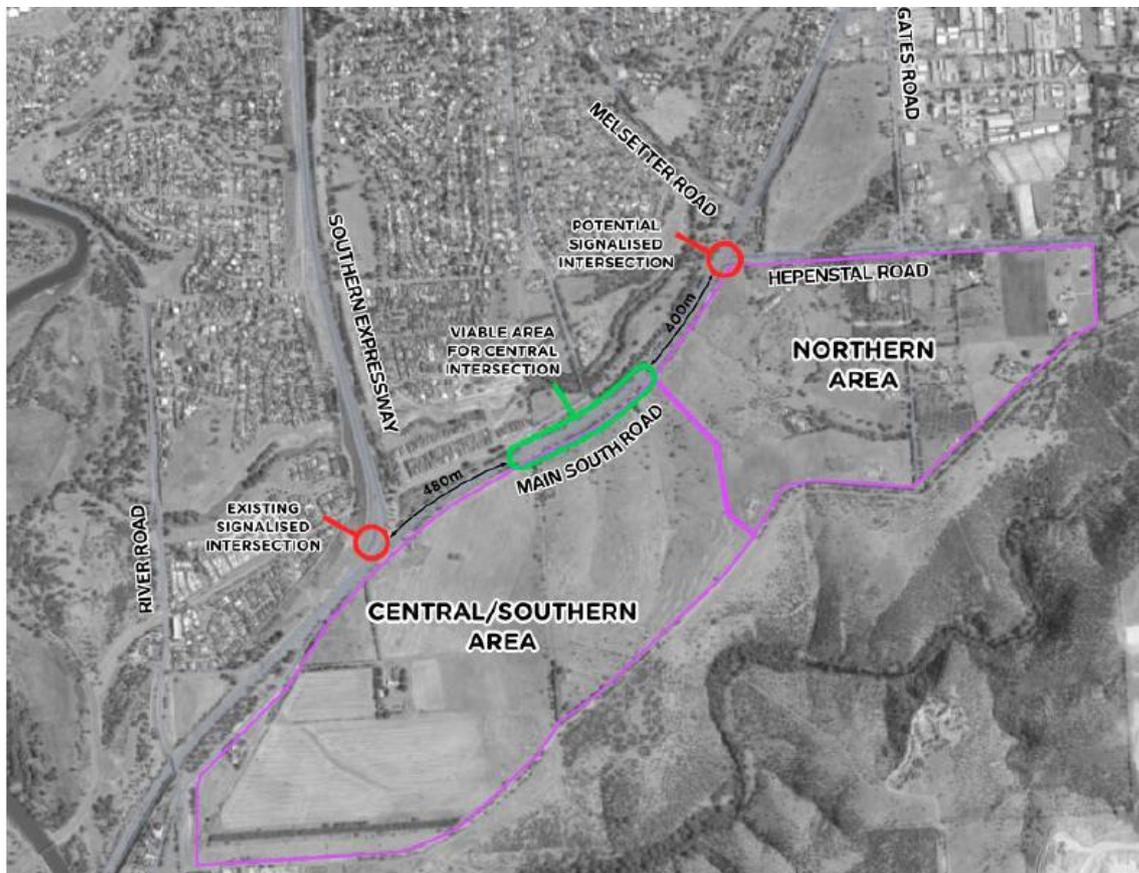
The transport investigations have included an assessment of potential traffic volumes generated by future development in the affected area (northern and central/southern portions) during peak periods and the likely distribution into the adjacent road network. This includes consideration of the distribution of traffic to/from Main South Road and the Southern Expressway as well as other key adjacent lower order roads such as Piggott Range Road, Patapinda Road and Church Hill Road. The assessment has also included modelling of potential impacts on key intersections in the locality and considered potential future access arrangements to the affected area.

The modelling and assessment has generally identified the following:

- The River Road access road/Main South Road 'interchange' is already at capacity, creating a constraint for the distribution of movements to the south of the affected area to access the Southern Expressway. Upgrade of this intersection (or an alternative arrangement) is therefore warranted regardless of the proposed rezoning and development of the affected area
- The development of the northern portion of the affected area would require signalisation of the intersection of Hepenstal Road/Main South Road (in preference to a signalised intersection or roundabout at Melsetter Road as earlier proposed in respect to residential land to the north).
- Access to the southern end of the affected area can be achieved via an intersection on Main South Road located approximately adjacent Brodie Road. Access could also be provided via Patapinda Road. Upgrades to the Church Hill Road/Patapinda Road/River Road intersection will also be required. Access out onto Main South Road is at capacity and will require upgrading.

Potential intersection treatments and the possible location for a new central signalised intersection servicing the affected area is shown in Figure 4 below.

Figure 4 – Initial investigations identifying potential intersection treatments



Source: Hackham Code Amendment Transport Investigations Report, CIRQA (October 2021)

In addition to the above, the investigations also identified opportunities to provide connections between future development in the affected area and Piggott Range Road, potentially via the existing sealed portions of the road at its northern and southern ends adjacent the land. However, the full sealing of Piggot Range Road is not considered necessary to accommodate the development of the affected area.

The transport investigations therefore consider that adequate access provisions can be implemented and staged for future development in the affected area. However, further discussions will be required with the Department for Infrastructure and City of Onkaparinga in respect to future intersection upgrades and proposed new access to the affected area ahead of future development.

Further, the investigations also identified that potential for additional development further south at locations such as Aldinga (and potentially further south at Sellicks) will place additional pressure on the River Road access road/Main South Road interchange and the Southern Expressway/Main South Road intersection. This will therefore also require ongoing discussions with the Department for Infrastructure and Transport to consider wider upgrade requirements in the context of future growth in Adelaide's Outer South region.

Public Transport

The southern portion of the affected area is currently serviced by the 745/747 public bus services, which connect through Patapinda Road and provides a loop to Seaford and the Noarlunga Regional Activity Centre and other bus and rail services at the Noarlunga Centre interchange. The frequency of the service varies, with increased frequencies during peak weekday periods and generally hourly services on weekends.

The T722 bus service from Seaford Centre to the Adelaide CBD also passes the affected area along Main South Road, with bus stops located some 150-200m from the north-west corner of the subject land adjacent the Melssetter Road/Main South Road intersection. This service is fundamentally a commuter service linking to Flinders Medical Centre and University and the CBD, with increased frequencies during peak weekday periods.

The next closest service is the 744/743 public bus service within Huntfield Heights, which extends as far south as Troutbeck Crescent (some 500 metres north-west of the affected area over Main South Road) and also provides a loop service connecting with the Noarlunga Regional Activity Centre and interchange. The frequency of this service also varies, again with increased frequencies during peak weekday periods and generally hourly services on weekends.

Discussions with the South Australian Public Transport Authority (SAPTA) as part of the transport investigations have identified that, subject to future funding, any future extension of public bus services to the affected area would most

likely involve an extension of the existing 743/744 bus routes that currently operate north of the area at Huntfield Heights.

To accommodate any future extension of public bus services, the design and layout of internal roads in the affected area will need to include adequate provision for access by public transport vehicles. This includes consideration of bus stop locations, road widths and alignments and provision of pedestrian linkages to and from services. Notably, the transport investigations have identified potential for a central collector road route through the affected area to accommodate bus services, with stops provided at regular intervals (every 300-350 metres) to allow the majority of land in the affected area to be within 400 metres walking distance of a bus stop.

Walking and Cycling

Transport investigations have identified that while roads adjacent to the affected area do not include formalised pedestrian or cyclist facilities, there are a number of walking and cycling facilities in the wider locality. The City of Onkaparinga is also working to expand its network of cross-city shared use paths, focusing on completing east-west links and gaps in the network. Cross-city shared use paths should, where possible, connect to premier shared use paths and key destinations.

Existing walking and cycling facilities in the locality include the Patrick Jonker Veloway (which generally aligns with the Southern Expressway), the Coast to Vines Trail (which extends south from the Veloway), Golden Wattle Way Shared Path (generally located adjacent Melsetter Road), and the Tom Roberts Horse Trail which utilises Piggott Range Road immediately adjacent the affected area. The City of Onkaparinga *Trails and Cycling 2016-21 Strategic Management Plan* also proposes a new natural surface trail in the affected area along the banks of the Onkaparinga River and connecting to the Tom Roberts Horse Trail.

The investigations have identified that future development of the subject land provides opportunity for a high degree of connectivity for pedestrians and cyclists, taking into account the topography of the land. In particular, new internal roads and walking/cycling networks should seek to provide connectivity between future residential allotments and key destinations within the site (such as retail centres, a potential school, bus services and open space) as well as external destinations and facilities such as the existing shared path on the opposite side of Main South Road, the Patrick Jonker Veloway and the other surrounding trails and paths.

Further, it is recommended that new access provisions on Main South Road and the proposed future upgrade of the Hepenstal Road intersection should include pedestrian and cyclist connections to the shared path on the opposite side of Main South Road given that this path provides connections to the other paths and trails to the north, west and south of the affected area – greatly improving east-west connectivity across Main South Road.

Code Amendment Outcome

Transport investigations have confirmed that adequate access can be provided and staged for future development in the affected area subject to further discussions with the Department for Infrastructure and Transport and City of Onkaparinga in respect to future intersection upgrades and proposed new access to the affected area ahead of future development. Preliminary consultation with the City of Onkaparinga has also identified connectivity across Main South Road as a significant priority for the Code Amendment.

The proposed Concept Plan guides the anticipated location of intersection improvements.

The scale of the affected area and its proximity to existing walking and cycling networks also provides significant opportunities to provide connectivity to key destinations such as future shops, community facilities, public transport stops and public open space within the land, as well as improve east-west cross-city links to premier trails such as the Coast to Vines Trail and Patrick Jonker Veloway that link to key destinations in the wider area. These connections will be considered as part of more detailed design and layout of future development in the affected area, and are shown conceptually on the proposed Concept Plan.

While the affected area is also serviced by some existing public transport services linking the area with both Seaford and the Noarlunga Regional Activity Centre and other bus and rail services provided at the Noarlunga Centre interchange, opportunities to expand public transport services to service future development can be considered commensurate with development. The planned approach provided by the **Master Planned Neighbourhood Zone** will also provide opportunities for future public transport to be integrated into the design and layout of future roads in the affected area. A potential local collector road route through the affected area that will allow for bus stops to be within walking distance to the majority of new residents has also been identified on a proposed Concept Plan (subject to bus network planning).

4.4.6. Heritage

Heritage Places

Three Local Heritage Places are located in the southern portion of the affected area on land titles CT 5742/224, CT 5745/169 and CT 5407/987, and described as follows:

| Heritage No. | Address | Details | Section 23 Information |
|--------------|----------------------------|---|--|
| 5298 | Main South Road, Hackham | Former Farmhouse | a – it displays historical, economic or social themes that are of importance to the local area |
| 5299 | 35 Patapinda Road, Hackham | Dwelling and Outbuildings, former Farm complex | a – it displays historical, economic or social themes that are of importance to the local area e – it is associated with a notable local personality or event |
| 5300 | 69 Patapinda Road, Hackham | Dwelling and Outbuildings, former Farm Complex, 'Maidstone' | a – it displays historical, economic or social themes that are of importance to the local area |

These Places are included in the **Local Heritage Place Overlay** in the Planning and Design Code to ensure that development maintains the heritage and cultural values of these Places through conservation, ongoing use and adaptive reuse. Land surrounding these Places is also located in the **Heritage Adjacency Overlay** to further ensure that adjacent development also maintains the heritage and cultural values of these Places.

While there are no State Heritage Places in the affected area, the State Heritage listed St Philip & St James Anglican Church and Graveyard is located immediately to the south-east on Church Hill Road in the **Hills Face Zone**, and on the approach to the Old Noarlunga historic township. The adjacent Old Noarlunga historic township is also located in the **Historic Area Overlay** of the Planning and Design Code and subject to an Historic Area Statement that identifies the important settlement patterns, built form characteristics and natural features of the township that should be preserved.

In addition to the above, a heritage assessment undertaken by EBS Heritage identified that there are no Commonwealth heritage places or places of National heritage significance in the affected area, and the risk of encountering any historical heritage surface or sub-surface sites in the affected area is assessed as being low.

Code Amendment Outcome

The **Local Heritage Places Overlay** and **Heritage Adjacency Overlay** from the Planning and Design Code are considered to provide appropriate protection for Local Heritage Places in the affected area and encourage their conservation, ongoing use and adaptive reuse. There are no proposed changes to these Overlays as a result of this Code Amendment.

Land west of Church Hill Road in Old Noarlunga on the approach to the Old Noarlunga historic township is proposed to be included in the **Rural Neighbourhood Zone** and supported by a local variation (TNV) requiring a minimum site area of 2 hectares to facilitate low-rise housing and rural outbuildings on large allotments in a spacious rural setting, providing separation between the suburbs of Hackham and Old Noarlunga and, importantly, retaining an open, rural approach to the historic township and river and the State heritage listed St Philip & St James Anglican Church and Graveyard.

Aboriginal and Cultural Heritage

The Planning and Design Code does not contain information about the location of objects or sites of Aboriginal heritage significance. Information about such sites and objects is maintained in a register (a Central Archive which includes the Register of Aboriginal Sites and Objects) managed by Aboriginal Affairs and Reconciliation (AAR) within the Department of Premier and Cabinet.

An analysis of Aboriginal and historical heritage completed by EBS Heritage identified that the affected area has no known sites of Aboriginal heritage. Notwithstanding this, the analysis identified that the area's proximity to the coast and Onkaparinga River and recorded finds (some 30 entries within 5 kilometres of the affected area) suggests that there is a moderate risk of encountering surface or subsurface Aboriginal sites or objects as part of future development, particularly in the vicinity of Main South Road and any ephemeral waterway.

Native Title

The lands within and surrounding Hackham and surroundings are within the Native Title Determination of the Kaurna Peoples (SCD2018/2000). Native Title rights exist for 17 parcels of land in the determination area, none of which are in the affected area. Native title rights and interests therefore do not exist over the affected area.

Code Amendment Outcome

Protection and discovery of Aboriginal sites or objects is covered by the blanket protection provided by the *Aboriginal Heritage Act 1988*, and the Planning and Design Code does not contain information about the location of objects and sites of Aboriginal heritage significance.

Given that land in the affected area is within a Native Title determination area, it is appropriate that the registered Native Title body corporate, Kaurna Yerta Aboriginal Corporation, be informed of the proposal to rezone the land out of respect for the Traditional Owners of the land (refer section 3.1 above). Other Aboriginal Groups with an interest in the affected area include the Ramindjeri Heritage Association Incorporated, The Kaurna People and the Original Southern South Australian Tribes Indigenous Corporation.

4.4.7. Interfaces

Noise

An environmental noise assessment has been undertaken by Sonus to determine potential noise impacts for future residential development in the affected area. The assessment considered a number of potential noise sources in the vicinity of the affected area, including:

- traffic on Main South Road, which is identified as a Type A Road
- the operating quarry (McLaren Vale Quarries) and a shooting range across the Onkaparinga River / Ngangkiparri National Park to the south-east in the **Hills Face Zone**
- a licensed hotel (Mick O'Shea's) in the **Local Activity Centre Zone** to the immediate north.

The assessment recommended that the **Noise and Air Emissions Overlay** from the Planning and Design Code be applied to the following portions of land in the affected area to ensure adequate levels of residential amenity can be achieved:

- Land in the affected area within 150 metres of Main South Road, requiring the façade of residential buildings to be designed to reduce traffic noise in accordance with the Ministerial Building Standard *MBS 010 – Construction requirements for the control of external sound*.
- Portions of the affected area where the predicted noise levels from the operating quarry is greater than 45 dB(A) and the shooting range is predicted to exceed 52 dB(A).
- Portion of the affected area adjacent to the licensed hotel in the adjacent **Local Activity Centre Zone** to ensure that an assessment of music noise is made from the entertainment venue and inclusion of acoustic treatment to the façade of residential buildings to address the interface. This will also seek to protect the venue from future action under the *Liquor Licensing Act 1997*.

The recommended extent of the **Noise and Air Emissions Overlay** is shown in Figure 5 below:

Figure 5 – Recommended extent of Noise and Air Emissions Overlay designated area



Source: Sonus: Hackham Code Amendment Environmental Noise Assessment S6228C5 (September 2021)

However, given the Noise and Air Emissions Overlay has generally been applied to the entirety of recently zoned master planned/mixed use areas in other parts of South Australia, it is considered appropriate to apply over the entire Master Planned Neighbourhood Zone in this instance.

Air Quality

Preliminary air quality investigations were undertaken by Arup Australia Pty Ltd (Arup) to determine any potential air emission impacts on future residential development within the affected area from surrounding land uses and transport corridors.

These investigations specifically assessed potential for air quality impacts arising from:

- Commercial or industrial premises in proximity (generally within 1 kilometre) to the affected area, including an operating quarry (McLaren Vale Quarries) and nearby wineries located to the south-east, and an automotive painting workshop at Hackham to the north. The former abattoir on Piggott Range Road in the affected area is no longer in operation and therefore not included in the assessment

- Proximity of the affected area from Main South Road, which is a Type A Road carrying an average annual daily traffic (AADT) of between 15,800 vehicles north-east of the Southern Expressway intersection and 52,800 vehicles south-west of this intersection.

The investigations have broadly identified that air quality standards at the affected area are being met excepting occasional exceedances attributed to sources such as bushfires, local construction activities and/or dust storms (where impacts are temporary while the source persists) and that existing local background air quality is considered suitable for residential development.

Air emissions from surrounding uses

With specific regard to surrounding commercial and industrial activities, the preliminary air quality investigations identified the following:

- Any emissions, such as dust and odour, from the operating quarry located approximately 730 metres to the south-east of the affected area are expected to be low, as the affected area is located outside of the adopted EPA evaluation distances. The quarry's licence conditions also require controls to prevent dust leaving the premises
- The risk of air quality and odour impacts from the nearby automotive painting workshop located to the north and wineries to the south-east of the affected area is also expected to be low given that the affected area is again outside of the adopted EPA evaluation distances applicable to these activities.

Air emissions from transport corridors

With respect to proximity of the affected area to Main South Road, the preliminary air quality assessment identifies that the EPA air emission evaluation distance for Main South Road is 100 metres and the South Australian Planning Policy: *Technical Information Sheet 8 - Noise and Air Emissions Overlay* (April 2013) also recommends a maximum separation distance of 150 metres for Main South Road to protect the amenity of residential uses.

While no monitoring or quantitative assessment of pollutant concentrations adjacent Main South Road was undertaken as part of the preliminary air quality assessment, the assessment identified the following:

- Daily vehicle movements on Main South Road north-east of the Southern Expressway intersection are low (being less than 16,000 vehicles per day) and it is therefore unlikely that there would be significant air quality impacts for those areas of the land in the affected area located adjacent to this section of Main South Road

- Daily vehicle movements for the section of Main South Road to the south-west of the Southern Expressway intersection are much higher and would likely generate emissions to a level that would impact local air quality. Therefore, air quality impacts could occur for those areas of the land in the affected area located south-west of this intersection and within the recommended 150 metre separation distance.

The preliminary air quality assessment therefore recommended that the **Noise and Air Emissions Overlay** from the Planning and Design Code be applied to land in the affected area within 150 metres of the Main South Road carriageway and located south-west of the Southern Expressway interchange to enable air quality mitigation strategies to be considered at the development assessment stage.

While sensitive land uses can be built within this separation distance, air quality risks should be assessed and, if necessary, demonstrably managed. Air quality mitigation strategies that may be appropriate within this separation area could include use of the land for less sensitive uses such as landscaping or transient uses (such as playing fields), as well as buildings designed to encourage air dispersal (such as stepping back of upper storeys) and siting of private open space away from the road carriageway.

Code Amendment Outcome

While the noise and air quality assessments have recommended application of the **Noise and Air Emissions Overlay** from the Planning and Design Code to specific portions of the affected area, it is proposed to apply the Overlay to the whole of the land proposed to be rezoned **Master Planned Neighbourhood Zone**. This is consistent with application of the Overlay to other areas across Greater Adelaide where the **Master Planned Neighbourhood Zone** applies.

Planning policies in the Overlay will apply to 'performance assessed' residential developments in the **Master Planned Neighbourhood Zone**, including residential flat buildings and ancillary accommodation, to ensure sensitive receivers are sited and designed to shield them from, or reduce impacts of, air and noise emissions. This includes locating private or communal open space areas and ground level courtyards and balconies away the emission source.

Application of the Overlay will also trigger the Ministerial Building Standard *MBS 010 – Construction requirements for the control of external sound* and require the inclusion of acoustic treatment into the facade of future residential buildings to address the influence of traffic noise from Main South Road, the interface with identified noise sources in the **Hills Face Zone**, and impacts of music noise from the adjacent hotel/entertainment venue.

Rural and Historic Township Interface - Old Noarlunga

Some 13.7 hectares of land in the **Rural Zone** in Old Noarlunga has been included in the affected area (southern end and west of Church Hill Road) to ensure it is considered in the context of urban growth proposed in Hackham. This area is not proposed to be redeveloped, but instead is intended to have a more suitable zoning cognisant of existing land uses and allotment configuration currently in place and which maintains separation between the suburbs of Old Noarlunga and urban growth land at Hackham. Land in this area also forms the approach to the Old Noarlunga historic township, which lies adjacent the affected area to the south.

This area is generally characterised by a group of residential allotments located between Patapinda Road and Main South Road ranging in size from around 900m² up to around 3,000m² (0.3 hectares), along with larger land holdings flanking both sides of Patapinda Road and ranging in size from around 1 hectare up to 2.48 hectares. These larger land holdings accommodate both residential and rural buildings. None of this land is connected to SA Water mains sewer or any Community Wastewater Management System (CWMS) and therefore relies on on-site wastewater treatment.

Further, the **Historic Area Overlay**, which applies to the adjacent Old Noarlunga historic township also applies to a small portion of the larger land holdings at the southern extent of this area, albeit outside of the affected area itself.

Recognising the prevailing character and current allotment configurations in this area and reliance on on-site wastewater treatment facilities, the **Rural Neighbourhood Zone** from the Planning and Design Code is considered a more suitable zone than the current **Rural Zone**. The Desired Outcome of the **Rural Neighbourhood Zone** is:

“DO 1 - Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.”

The **Rural Neighbourhood Zone** predominantly envisages residential development with complementary ancillary non-residential uses (e.g. recreational areas or small scale shops, offices or consulting rooms) compatible with a spacious and peaceful lifestyle for individual households. Low-rise residential buildings (up to 2 storeys) are sought, with buildings appropriately setback from primary streets consistent with existing streetscapes. Development should also not result in more than one dwelling on an existing allotment based on the need for on-site wastewater treatment.

Minimum allotment sizes

With respect to minimum allotment sizes, the **Rural Neighbourhood Zone** envisages potential to apply a Local Variation (TNV) to recognise local conditions. Where there is reliance on on-site waste water treatment, a minimum site area of 1,200m² can also apply.

The existing **Rural Zone** applying to this land in the Planning and Design Code currently includes a Local Variation (TNV) requiring a minimum site area of 16 hectares, which is not considered to recognise current uses or allotment sizes and configuration in this area. Prior to introduction of the Code, the former Onkaparinga Council Development Plan included policy allowing land division or boundary realignments to create allotments of a minimum of 4 hectares within this area. Notwithstanding this previous provision, it is recognised that the largest allotment in this location is less than 2 hectares with the majority less than 1 hectare.

It is therefore proposed to apply a minimum site area TNV of 2 hectares to the whole of this area. This will ensure that the existing larger allotments are not able to be subdivided, which maintains the existing policy position. It will also enforce a clear separation between Old Noarlunga and new development anticipated to occur at Hackham.

Code Amendment Outcome

Land west of Church Hill Road at Old Noarlunga is proposed to be included in **Rural Neighbourhood Zone** and supported by a minimum site area TNV of 2 hectares to better reflect the established development patterns and provide for separation between the suburbs of Hackham and Old Noarlunga while retaining an open, rural approach to the historic township and river. The proposed zone will limit any further subdivision and recognises the need for reliance on on-site wastewater treatment facilities on individual allotments in this area.

As identified in the visual analysis in 4.3.12 below, the ridgeline which runs east-west across Patapinda Road and Church Hill Road will also strengthen the visual separation between future development at Hackham and the Old Noarlunga historic township.

4.4.8. Site Contamination

Preliminary Site Investigations have been undertaken by JBS&G to assess the potential for site contamination within the northern and southern parts of the affected area based on current and historical activities undertaken at and in the vicinity of the area. The investigations complement previous investigations undertaken for five allotments in the central and southern portions of the subject land, but excludes the former abattoir site located in the existing **Employment Zone**.

Notably, the former abattoir site is a site of known historical contamination and further detailed testing to determine suitability for more sensitive uses will be triggered prior to future development of the site. It is understood that a previous site investigation identified contamination associated with more recent use of the site and evaporation ponds located in the central portion of the affected area for fish farming, with soil testing and categorisation confirming a need for soil remediation in relation to the ponds. It is also understood that the other past land uses and activities in this area that may have resulted in contamination include animal feedlots adjacent to the former abattoir as well as some past fill and soil importation.

The existence of significant site contamination for the remainder of the affected area zoned Rural is considered low. Notably, the preliminary assessment by JBS&G identifies that the land has primarily been used for agricultural/primary production activities since the late 1800s, including the use of herbicide and pesticide chemicals. There is also potential importation of fill materials and potential asbestos containing material used within some buildings on parts of the affected area as well as observed illegal dumping of municipal waste. The assessment also identifies a historical quarry located to the south-western corner of the affected area and a historical underground storage tank on a property in the northern portion of the land.

Further, in addition to the former abattoir and evaporation ponds and other agricultural and farmland in the locality, activities in the nearby Hackham commerce and light industrial area located north-east of the affected area are also identified as potential off-site source of contamination.

Given the identification of potentially contaminating activities onsite and the proposal to rezone the land for to a more sensitive land use (from agriculture/primary production to residential), more detailed investigations will be required as part of future development applications. This may include requirements for the preparation of a site contamination audit report for higher risk applications.

Code Amendment Outcome

The investigations have generally confirmed that, with the exception of the former abattoir site and associated evaporation ponds, the majority of land in the affected area has primarily been used for past agricultural/primary production activities. This suggests that the likelihood of significant site contamination within the majority of Rural zoned land in the area may be low, although some potentially contaminating activities have occurred in certain parts of the area that warrant more detailed investigations as part of future development applications.

Where site contamination is determined to be present at a site based on more detailed future investigations, the *Planning, Development and Infrastructure (General) Regulations 2017* in conjunction with *Practice Direction 14 – Site*

Contamination Assessment 2021 specify a process for considering site contamination in development assessment where a change to a more sensitive land use, or a land division for the purposes of a sensitive use, is proposed to ensure land can be made suitable for its intended use. Part 4 – *General Development Policies* in the Planning and Design Code also contains provisions to guide the assessment of development applications where site contamination has been identified.

4.4.9. Bushfire

A bushfire risk assessment was undertaken by EBS Ecology as part of an assessment of the natural environment within and adjacent the affected area.

Rural zoned land in the affected area has been classified as 'General' bushfire risk and included in the **Hazards (Bushfire – General Risk) Overlay**, while land in the existing **Employment Zone** in the affected area accommodating the former abattoir is located in the **Hazards (Bushfire – Urban Interface) Overlay**.

Notably, the adjacent south-facing slopes of the Onkaparinga River / Ngangkiparri National Park are classified as 'High Risk' and have been identified to comprise of highly flammable vegetation structures and species which increase the pace at which a fire burns. Thus, the positioning of the affected area suggests there is some risk of bushfire.

The bushfire risk assessment has identified that the affected area itself comprises mainly of minimal perennial understorey fuel load, and is dominated by exotic annual grasses and broadleaf weeds which are considered to be a high bushfire risk if allowed to become tall and dry. Some areas with dense mid-storey and overstorey canopies of olive, eucalyptus and native Australian plants are also present, which represent high fuel loads.

The assessment has identified that development of affected area as a new urban neighbourhood is expected to reduce fuel loads and the risk of bushfire, which may allow a change of classification from a 'General Risk' to an 'Urban Interface' bushfire hazard, commensurate with the risk level that applies to residential development areas to the west and north-west of the affected area. However, it will be important to ensure that future development allows access through to higher risk areas such as the adjacent National Park and facilitates evacuation to areas safe from bushfire danger.

The State Planning Commission has initiated a State-wide Bushfire Hazards Overlay Code Amendment, which aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays in the Planning and Design Code based on new mapping and modelling.

Code Amendment Outcome

Rural zoned land in the affected area is included in the **Hazards (Bushfire – General Risk) Overlay**, while land in the existing **Employment Zone** is located in the **Hazards (Bushfire – Urban Interface) Overlay**.

The bushfire risk assessment has identified that future development of the affected area is expected to reduce the risk of bushfire, which may allow a change of classification for land proposed to be rezoned to the **Master Planned Neighbourhood Zone** from a 'General Risk' to an 'Urban Interface' bushfire hazard, commensurate with the risk level that applies to adjacent residential development areas.

Opportunities to review the bushfire hazard risk level applying to the affected area may be considered further as part of the State-wide Bushfire Hazards Overlay Code Amendment, which is anticipated to be released for consultation in mid to late 2022. However, depending on future timing for the State-wide Bushfire Hazards Overlay Code Amendment, bushfire risk levels for the affected area may be reviewed ahead of any approval for rezoning proposed as part of this Code Amendment.

4.4.10. Natural Environment

The *Native Vegetation Act 1991* applies to the whole of the affected area. The **Native Vegetation Overlay** from the Planning and Design Code therefore applies to the majority of the affected area to ensure areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values. Portions of the affected area, including Piggott Range Road and areas immediately adjacent the Onkaparinga River / Ngangkiparri National Park and **Conservation Zone**, are also located in the **State Significant Native Vegetation Overlay** to ensure significant areas of native vegetation are protected, retained and restored.

An assessment of flora and fauna was undertaken by EBS Ecology to assess the risks of future development affecting local ecology. The assessment was undertaken in three stages and included an assessment of land in both the northern and central/southern portions of the affected area as well as the former abattoir site located in the existing **Employment Zone** and other areas adjacent Main South Road and the Onkaparinga River. The assessment also considered management of bushfire risks as part of the proposed rezoning, which is discussed earlier in section 4.3.10 above.

The assessment identified the following significant flora and fauna as potentially occurring or potentially having habitat within 5 kilometres of the affected area:

- Eleven (11) species of flora with a State conservation rating and a further ten (10) nationally rated species. While five threatened flora

species were deemed possible within affected area, the largely disturbed nature of the land is deemed unsuitable for most identified species

- Twenty-three (23) species of fauna with a national rating, including one frog, two mammals and twenty (20) bird species. Again, the disturbed nature of the land in the affected area has been deemed unsuitable for most species of fauna identified
- Fifteen (15) migratory bird species with a national rating, with two regional species determined to possibly occur within the affected area, being the Fork-tailed Swift and White-throated Needletail. However, given their behaviour, the presence of these migratory species in the affected area was determined to more likely be in a 'fly over' situation and it was considered highly unlikely that they would directly use the habitat present in the affected area. It was therefore considered that these species are not likely to be affected by the proposed rezoning.

Land surveys broadly identified that the northern portion of the affected area is largely dominated by exotic species including exotic grassland, horticulture, areas of declared weeds and exotic amenity plantings considered to provide low habitat value. The central and southern portions of the area were also identified as being largely dominated by cropping land, an exotic declared species patch and exotic grassland, with the majority of this area also considered to provide low fauna habitat value. Future development of these areas for urban development was therefore considered to have a negligible impact on native flora species and generally a low impact on fauna species.

The areas of highest value comprise native woodland patches on roadsides and potentially woodland located on land on Hopenstal Road in the northern portion of the affected area, but these comprise only a small portion of the affected area. Further, while small pockets of vegetation were considered to provide food sources for birds, including common species and the State rare Yellow-tailed Black Cockatoo, their removal is expected to have localised impacts and a negligible impact on overall populations.

While it was also considered unlikely that the area contains the South Australian threatened community *Eucalyptus microcarpa* (Grey Box) Grassy Woodland, a more detailed assessment is recommended prior to any future development to rule-out the presence of native species and Threatened Ecological Communities (TEC) listed under the *Environment Protection and Biodiversity Conservation Act* (EPBC Act) where this species has been specifically identified in the northern portion of the affected area.

The assessment also determined that based on previous surveys and the past use of land in the **Employment Zone** as an abattoir, this portion of the affected area is unlikely to contain indigenous flora and fauna, although it was acknowledged that scattered remnant trees may exist along the roadside.

Regulated and Significant Trees

In addition to native vegetation, the natural environment assessment also identified at least two (2) significant trees and seven (7) regulated trees in the affected area, along with 23 patches of trees (covering some 3.2 hectares) that may contain both significant and regulated trees protected under the *Planning, Development and Infrastructure Act 2016*.

Code Amendment Outcome

Land in the affected area has been largely modified and broadly considered to provide low fauna habitat value. Future development is therefore considered to have a negligible impact on native flora species and generally a low impact on fauna species, although more detailed assessment of localised areas of native vegetation should occur prior to development.

The design and layout of future development (including positioning of future access points) should, however, be cognisant of areas where higher value native vegetation has been identified (including areas of remnant roadside vegetation along Hepenstal Road), as well as trees identified as important food sources for bird species where practical.

While the *Native Vegetation Act 1991* requires approval for the clearance of native vegetation, future division of the land for residential development is exempt under Regulation 12(35) of the *Native Vegetation Regulations 2017*, which provides for clearance related to residential subdivision, associated house sites, roads and other associated infrastructure, provided that conditions are met.

Significant and Regulated Trees are also governed by the *Planning Development and Infrastructure Act 2016* and require development approval prior to their removal. The **Regulated and Significant Tree Overlay** from the Planning and Design Code applies to the affected area to ensure conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss, and to guide the assessment of proposals for their removal where necessary.

4.4.11. Visual Analysis Assessment

A visual analysis assessment was undertaken by consultants Holmes Dyer based on an analysis of topographical maps and aerial photography, coupled with a site inspection that reviewed the affected area both from:

- an external perspective, considering views of the subject land from points external to it such as public roads (including Commercial Road, Southern Expressway and Main South Road) and adjacent residential land, and
- an internal perspective, considering the views and vistas gained from the subject land, both within the site and external to it.

The site visit also sought to identify other significant areas or items that may require visual treatment/buffers.

Broadly, the analysis identified that the complexity of topography within the region and the gradual slope down to the coastline has resulted in accessible long and short distance views from suburb to suburb in the wider locality, including views from the affected area to existing housing in adjacent and more distant suburbs.

External views of the affected area

The analysis identified the following as being more significant view corridors/view scapes from external vantage points in the locality:

- Views to the affected area from the intersection of the Southern Expressway and Main South Road, and narrow views when travelling south along the Southern Expressway
- Short distance views into and across the affected area from Main South Road particularly when travelling in a southerly direction, with portions of the subject land concealed by roadside vegetation and the slope of the land
- Long distance views from Saltfleet Street/Commercial Road in the vicinity of Onkaparinga Estuary road bridge
- Views from elevated land in Huntfield Heights towards the affected area (land at Huntfield heights also has views to other surrounding residential areas, including Seaford Meadows and Port Noarlunga South)
- Views from Piggott Range Road across the affected area
- Views across the affected area from Gates Road and Hepenstal Road, where vegetation becomes thinner and the slope of the land gentler.

The analysis also identified that while minor views are available from other vantage points, they do not generally represent views available to a wide cross section of the public or are too fleeting to warrant particular attention.

Notably, while slower moving traffic along the northern length of Patapinda Road and the parallel Church Hill Road deliver significant views of the wide grass expanses in the affected area, these roads intersect at the gateway to the Old Noarlunga township and provide no northerly sightline view to the subject land due to the significant upwards slope. The ridgeline which runs east-west across Patapinda Road and Church Hill Road was also considered to form the logical visual separation between the affected area and the Old Noarlunga historic township.

Internal views within and from the affected area

The analysis broadly identified that the general undulation of the affected area provides for a range of close and distant views both within the subject land and to key external features. Notably, in addition to the external views within and across the affected area, the analysis identified that there are a number of internal view 'rooms' comprising smaller scale view areas (rather like rooms) that are formed around valleys and vary in size depending on the depth and length of the surrounding terrain.

Key view scapes identified from the affected area include:

- Predominance of westerly slope valleys (southwest to northwest) and some complexity to the northeast corner view 'rooms'
- External views to the coastline, Seaford railway line, Onkaparinga River Recreation Park and suburbs of Noarlunga Downs and Seaford Meadows (these suburbs can be seen from various vantage points in the affected area). These views are gained from the eastern boundary of the affected area
- Internal views are available from the same boundary position and its southwestern slope, across the length of the affected area to the lower land adjacent Main South Road
- Key stands of vegetation, including roadside vegetation
- Key internal features such as the heavily vegetated areas and the place of greatest elevation
- Key ridge lines, hills and other vantage points to the eastern view of the National Park.

In addition to the above, while the Onkaparinga Valley, McLaren Vale quarry and shooting club facilities can be seen looking east from the eastern boundary of the affected area (i.e. just past the intersection of Piggott Range Road and River Heights Rise), these views are likely to be unavailable to the subject land given that the land predominantly sits below the height of Piggott Range Road, which runs for much of its length along the ridge line.

Visual design principles

Based on the assessment of external and internal views in respect to the affected area, a number of principles were identified to guide future development of the land to minimise visual impacts and maximise view sheds. These include:

- Ensuring development is kept below the treetops along the key ridgeline (along Piggott Range Road) where practical, with potential for the ridgeline to form an open space corridor with public lookout points

- Utilising slopes where practical to maximise the opportunity for views. This could include running roads up the slope for maximum views and, where possible, designing allotments to enable dwellings to be sited without obscuring views of the upslope dwelling
- Incorporating external long-distance views into the design of buildings as backdrop views. This may be achieved by designing roads to achieve terminal vistas
- Creating and maximising high amenity internal views by utilising existing vegetation and potentially future key public buildings, water bodies (e.g. wetlands/detention ponds) and open spaces
- Integrating gullies and vegetation into natural landscapes and open space where practical, and providing short distance views from adjacent development
- Maximising the opportunities provided by the internal view 'rooms' to create more intimate environments, while ensuring future design and layout that uses key views (e.g. to the Onkaparinga Estuary) as terminal vistas
- Creating high visual amenity entries to the affected area from Main South Road
- Encouraging split level housing designs to manage slopes, and utilising vegetation to screen cut and fill
- Utilising larger lots where practical to provide increased opportunity to manage level transitions on steeper sites, reducing the need for retaining walls and providing larger spaces for increased vegetation coverage and screening
- Encouraging benching to being undertaken at the subdivision stage rather than an individual allotment stage to better manage slope transitions
- Siting any future activity centre (as discussed in section 4.3.5 above) to take advantage of high levels of exposure potentially available from Main South Road.

Code Amendment Outcome

The proposed **Master Planned Neighbourhood Zone** will facilitate a planned approach to future development in the affected area, allowing future development to be sensitively designed and located to minimise visual impacts while taking advantage of significant and far-reaching views offered by the elevation of the subject land.

The Code Amendment also proposes to include land in a new **Hills Subzone** of the **Master Planned Neighbourhood Zone** (provided in [Attachment C](#)) to

facilitate lower density development on sloping land that responds to the topography and minimises the extent of cut and fill (e.g. through encouraging split level building constructions).

Land west of Church Hill Road at Old Noarlunga is also proposed to be rezoned from Rural to the **Rural Neighbourhood Zone** to provide for separation between the suburbs of Hackham and Old Noarlunga and retain an open, rural approach to the Old Noarlunga historic township and river by supporting low-rise housing and rural outbuildings on large allotments in a spacious rural setting. The ridgeline running east-west across Patapinda Road and Church Hill Road is also expected to maintain appropriate visual separation between future urban development in Hackham and the historic township.

Further details on investigations undertaken in support of the Code Amendment are included in [Attachment E](#).

4.4.12. Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

Zoning changes:

- Rezoning the majority of land currently in the **Rural Zone** (some 206.1 hectares) and the whole of the Employment Zone (a further 15.2 hectares) to **Master Planned Neighbourhood Zone** to facilitate a diverse range and choice of low-to-medium density housing as part of an expanding community at Hackham supported by a wide range of complementary services, facilities and open space, and coordinated provision of infrastructure.
- Including flatter land adjacent Main South Road in the **Emerging Activity Centre Subzone** of the **Master Planned Neighbourhood Zone** to facilitate potential development of an activity centre to include a range of land uses to provide services at the local or neighbourhood level and support the expanding community.
- Including remaining land in the proposed **Master Planned Neighbourhood Zone** (outside of the **Emerging Activity Centre Subzone**) within a new **Hills Subzone** to address density and design requirements for sloping land.
- Rezoning land west of Church Hill Road in Old Noarlunga currently within the **Rural Zone** (some 13.7 hectares) to **Rural Neighbourhood Zone** to support low-rise housing and rural outbuildings on large allotments in a spacious rural setting, providing separation between the suburbs of Hackham and Old Noarlunga and retaining an open, rural approach to the historic township and river.

Overlays:

- Retaining the following Overlays that currently apply to the affected area:
 - Advertising Near Signalised Intersections
 - Future Road Widening
 - Hazards (Bushfire – General Risk)
 - Hazards (Bushfire – Urban Interface)
 - Hazards (Flooding – Evidence Required)
 - Heritage Adjacency
 - Local Heritage Place
 - Major Urban Transport Routes
 - Native Vegetation
 - Non-stop Corridor
 - Prescribed Wells Area
 - Regulated and Significant Trees
 - State Significant Native Vegetation
 - Traffic Generating Development
 - Urban Transport Routes
 - Water Resources.

- Applying the following new Overlays to the affected area:
 - **Affordable Housing Overlay** to facilitate the provision of affordable housing within the proposed **Master Planned Neighbourhood Zone**
 - **Noise and Air Emissions Overlay** to ensure future development is designed and located to protect occupants from adverse noise and/or air emissions associated with adjacent land uses and transport corridors.

Policy changes:

- Removing the current Local Variation (TNV) applying to the existing **Rural Zone** that prescribes a minimum site area of 16 hectares.
- Applying a new **Minimum site area** TNV of 2 hectares to land proposed in the **Rural Neighbourhood Zone** to retain an open, rural approach to the Old Noarlunga historic township and river and allow for on-site wastewater treatment where necessary.
- Introducing a new **Concept Plan TNV** (Concept Plan 124 – Hackham) to land proposed in the **Master Planned Neighbourhood Zone** to guide future development and certain required infrastructure.

5. REFERENCES

- ARUP: *Hackham Code Amendment – Main South Road Preliminary Air Quality Study* (Issue 5, 1 October 2021)
- CIRQA, *Hackham Code Amendment Transport Investigations Report* (Version 1, 28 October 2021)
- City of Onkaparinga: *Onkaparinga Road Network Plan 2016-2021* (2016)
- City of Onkaparinga & State Planning Commission (prepared by Jensen Plus): *Onkaparinga Local Area Plan (Metropolitan Growth Management Program Pilot)* (August 2020)
- City of Onkaparinga: *Trails and Cycling 2016-21 Strategic Management Plan* (6 June 2017)
- City of Onkaparinga: *Open Space Strategic Management Plan 2018-2023*
- City of Onkaparinga: *Community Capacity Strategic Plan 2021-24*
- City of Onkaparinga: *Community Plan 2030*
- City of Onkaparinga: *Delivering Onkaparinga 2035 – 2019 Update*
- City of Onkaparinga: *Environment Strategy 2014-19*
- City of Onkaparinga: *City of Onkaparinga Bushfire Management Plan 2020-2024* (Version 2.0 July 2021)
- City of Onkaparinga: *The Quarter April – June 2021*
- EBS Ecology: *Hackham Code Amendment Natural Environment (Flora and Fauna) Investigation Report* (Version 3, 31 March 2022)
- EBS Heritage: *Hackham Code Amendment – Aboriginal and Historical Heritage Report* (Version 3, 5 April 2022)
- Government of South Australia: *The 30-Year Plan for Greater Adelaide 2017 Update* (2017)
- Government of South Australia: *Community Engagement Charter* (2018)
- Government of South Australia: *Amending the Planning and Design Code Introductory Guide* (2019)
- Government of South Australia: *Guide to the Phase 3 (Urban Areas) Planning and Design Code* (2021)
- Government of South Australia: *Planning and Design Code Version 2022.7* (28 April 2022)
- Government of South Australia: *State Planning Policies for South Australia* (2019)
- Government of South Australia: *Growth Management Program, Land Supply Report for Greater Adelaide – Part 1: Greenfield* (June 2021)
- Government of South Australia: *Growth Management Program, Land Supply Report for Greater Adelaide – Part 3: Employment Land* (June 2021)
- Holmes Dyer: *Hackham Code Amendment Social Infrastructure Investigations* (2 November 2021)
- Intermethod: *Onkaparinga Employment Lands Study 2015* (20 March 2016)
- JBS&G: *Hackham Code Amendment Environmental Due Diligence – Preliminary Site Investigation* (13 December 2022)
- JLL: *Employment Lands Analysis - prepared for the City of Onkaparinga* (July 2015)

Sonus: *Hackham Code Amendment Environmental Noise Assessment S6228C5* (September 2021)

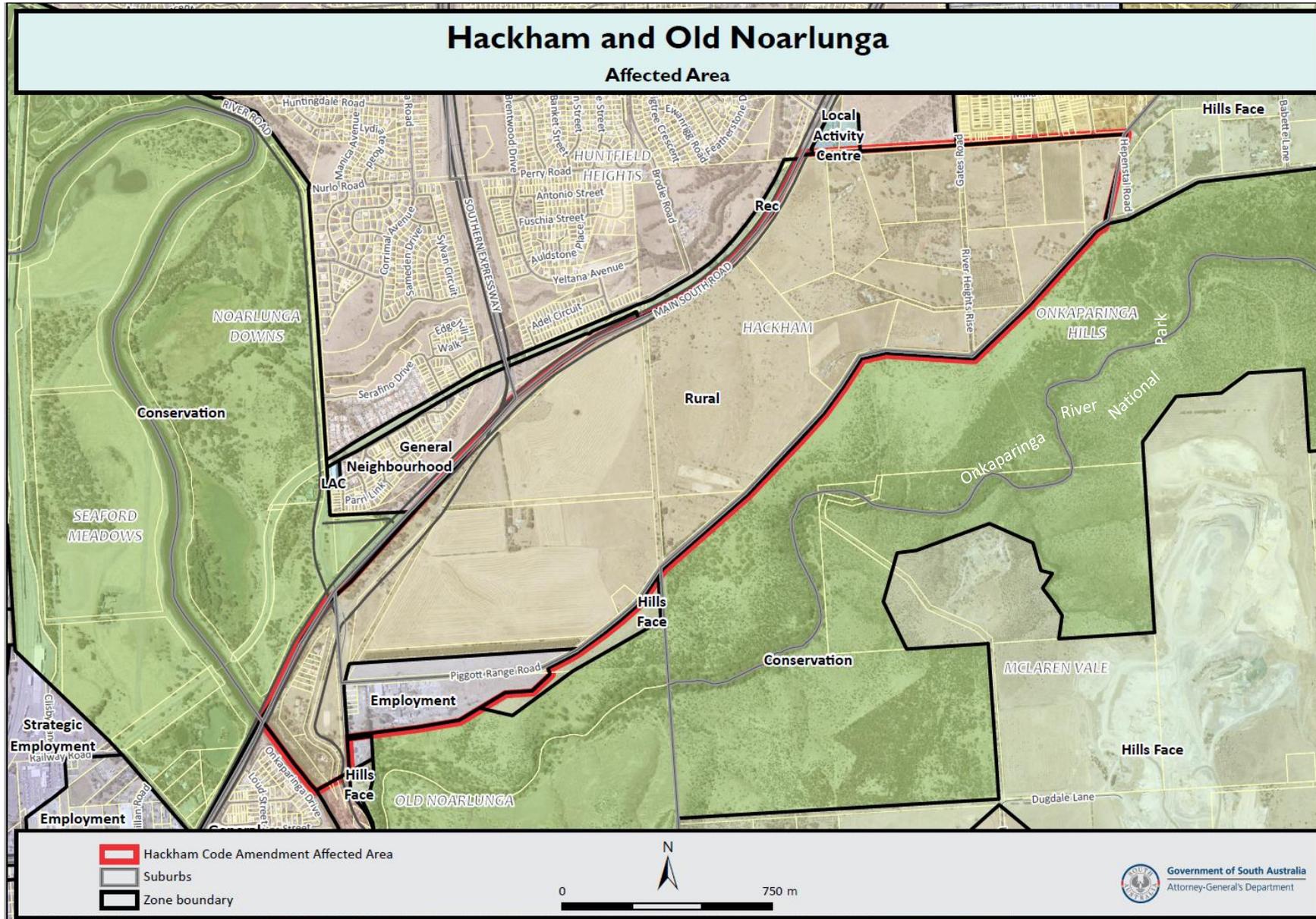
State Planning Commission: *Practice Direction 2 Preparation and Amendment of Designated Instruments – Version 2* (1 April 2021)

WGA Wallbridge Gilbert Aztec: *Hackham Code Amendment Services Investigation* (Revision D, 17 November 2021)

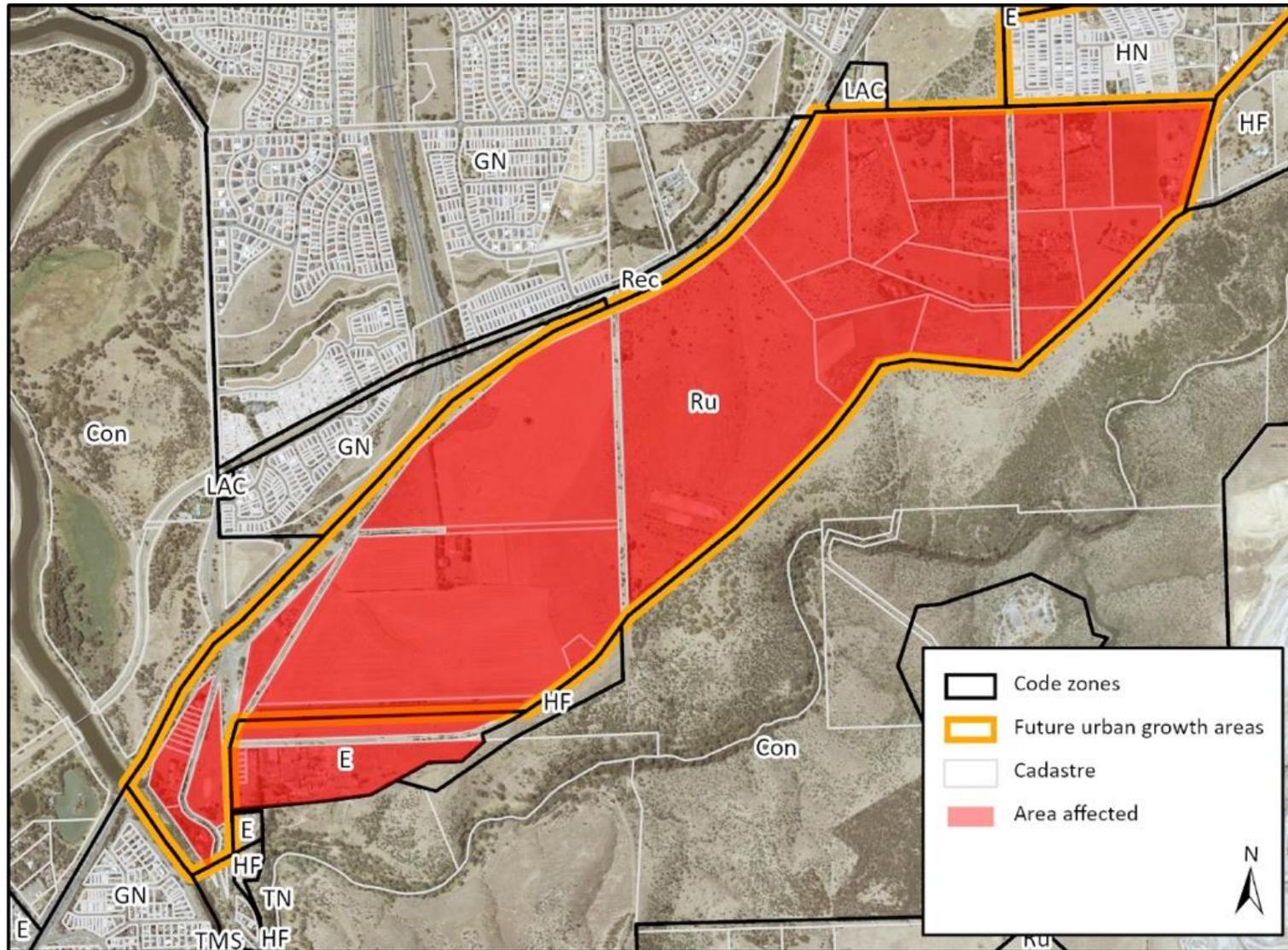
WGA Wallbridge Gilbert Aztec: *Hackham Code Amendment Stormwater Management Strategy* (Revision D, 25 March 2022)

ATTACHMENT A – AFFECTED AREA MAPPING

The affected area map identifies the general spatial extent of the area reviewed by this Code Amendment.



ATTACHMENT B – CURRENT CODE POLICY



Zones

- Rural
- Employment

Overlays

- Advertising Near Signalised Intersections
- Future Road Widening
- Hazards (Bushfire – General Risk)
- Hazards (Bushfire – Urban Interface)
- Hazards (Flooding – Evidence Required)
- Heritage Adjacency
- Local Heritage Place
- Major Urban Transport Routes
- Native Vegetation
- Non-stop Corridor
- Prescribed Wells Area
- Regulated and Significant Trees
- State Significant Native Vegetation
- Traffic Generating Development
- Urban Transport Routes
- Water Resources.

Technical and Numeric Variation (TNV) (applies in area covered by the Rural Zone)

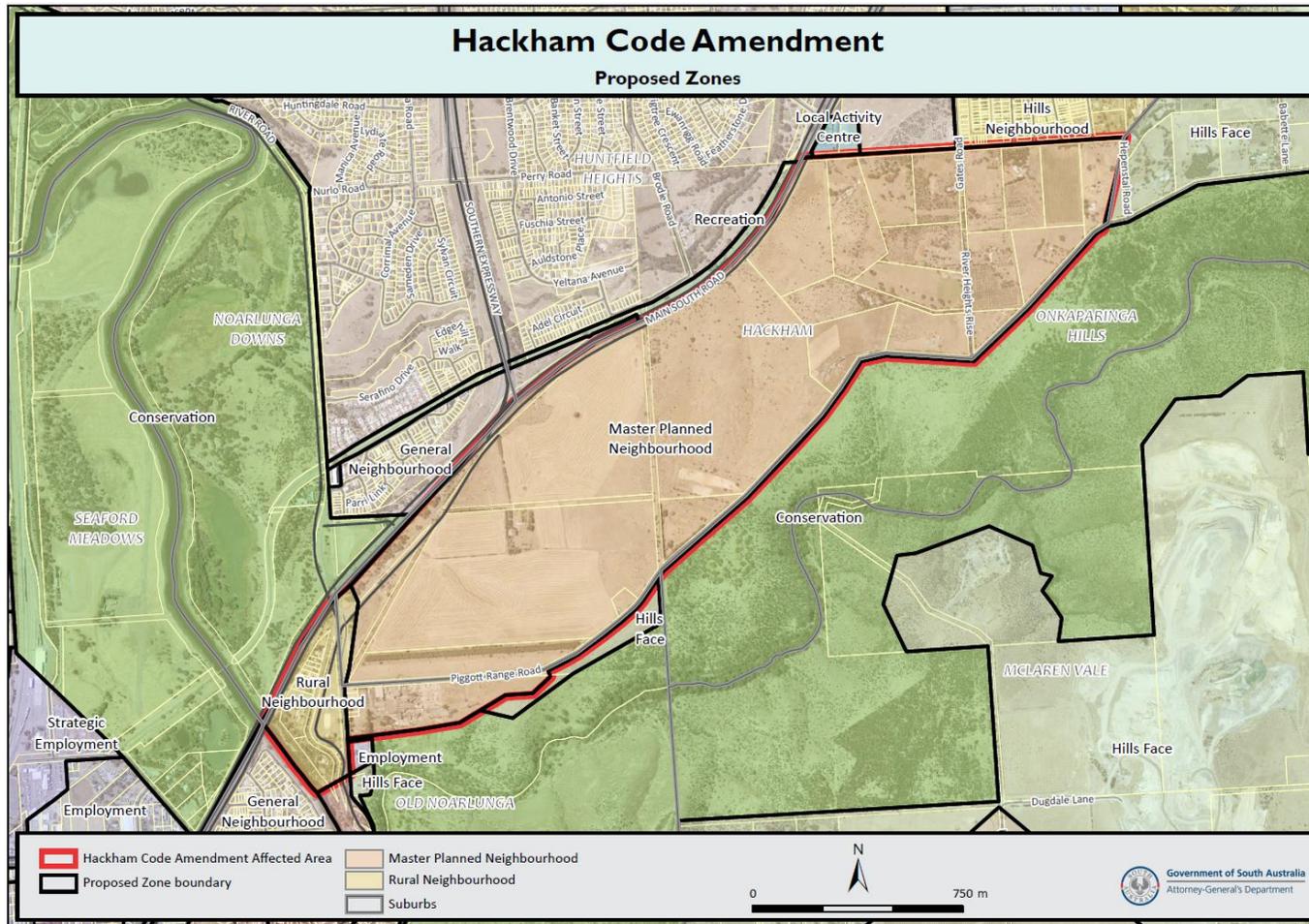
- Minimum site area – 16 hectares

ATTACHMENT C – PROPOSED CODE POLICY

Zones (refer Map 1 below)

- Master Planned Neighbourhood
- Rural Neighbourhood

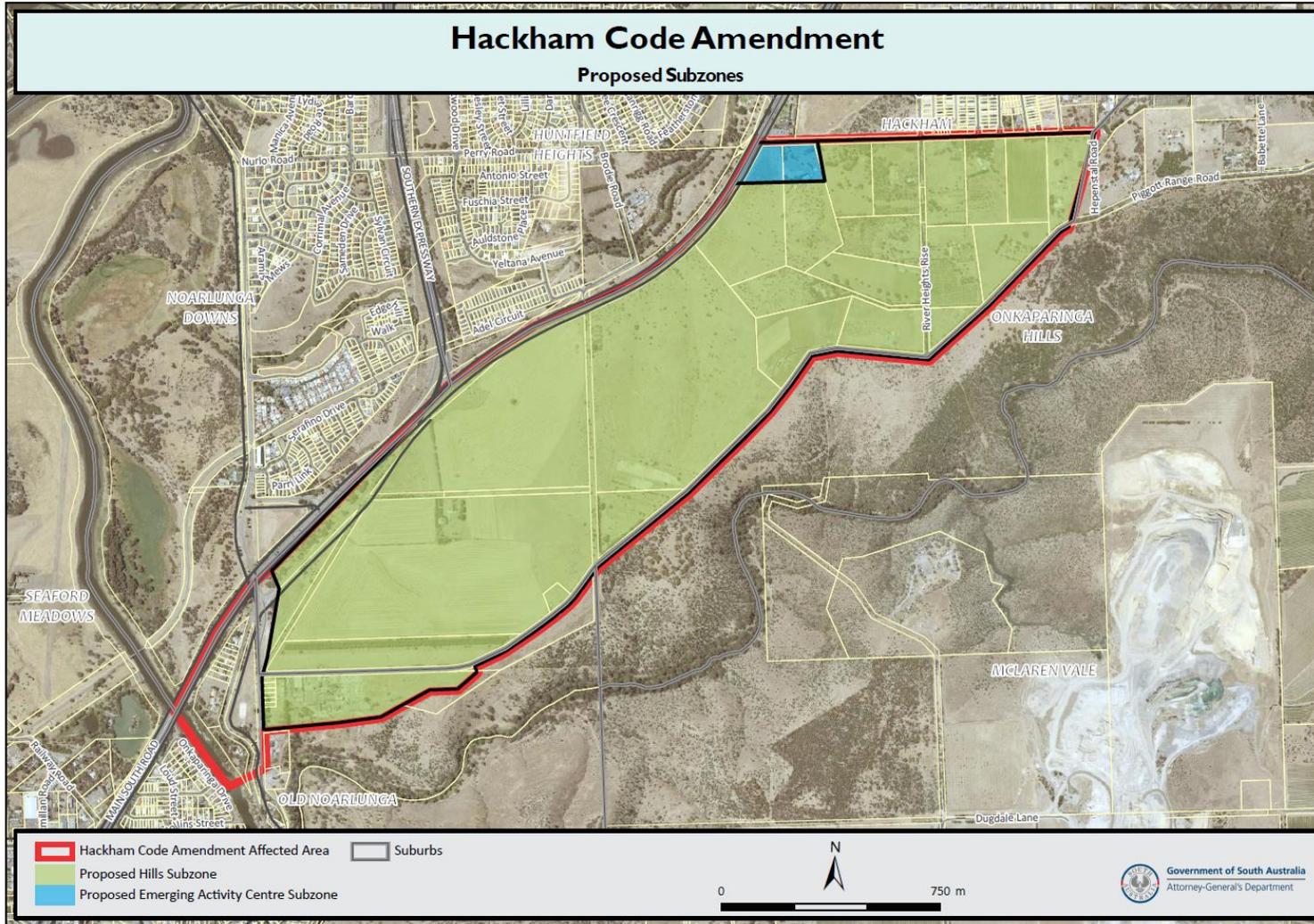
Map 1 – Proposed Zones



Subzones (Master Planned Neighbourhood Zone) (refer Map 2 below)

- Emerging Activity Centre
- Hills (New)

Map 2 – Proposed Subzones



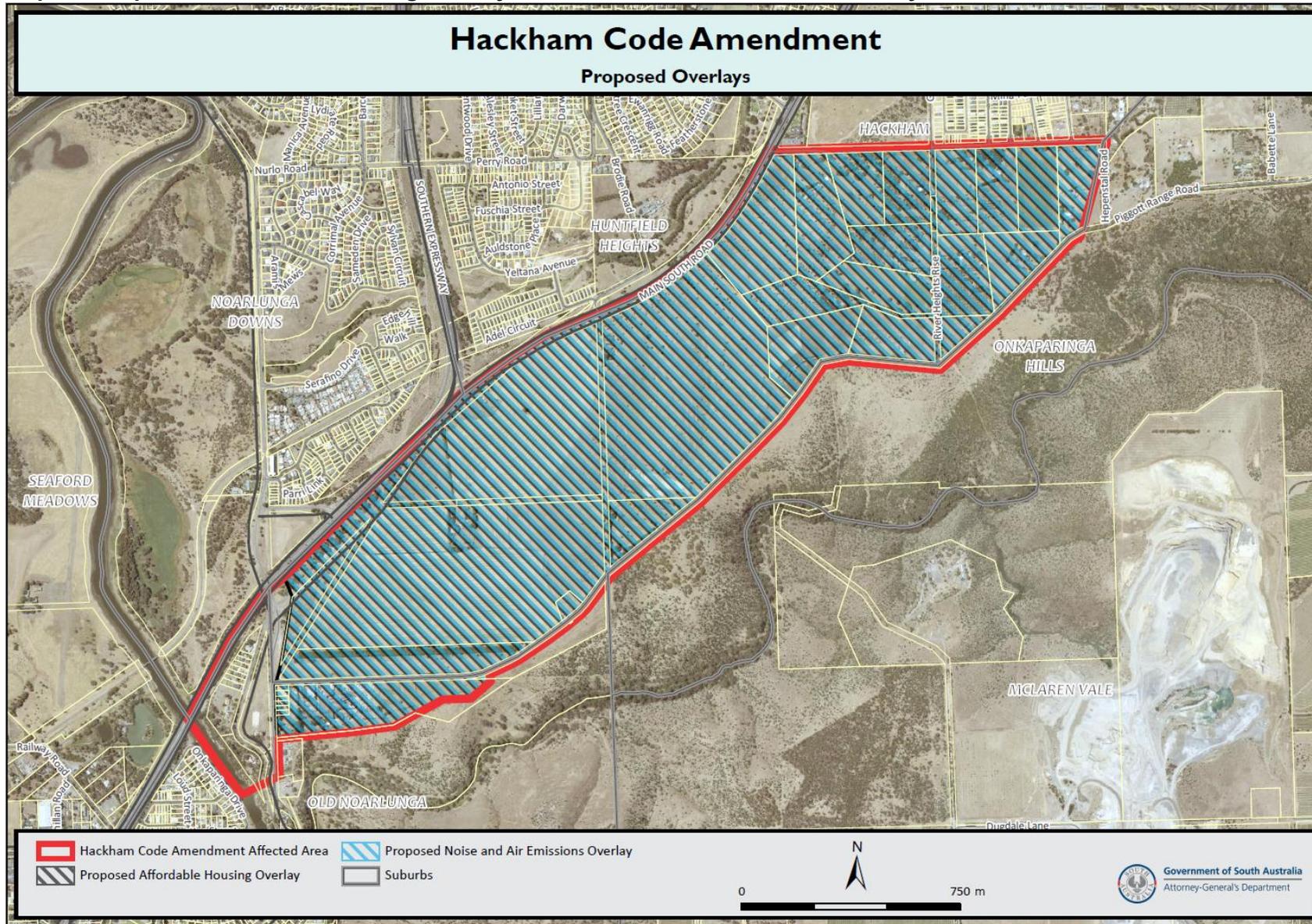
Existing Overlays (to be retained)

- Advertising Near Signalised Intersections
- Future Road Widening
- Hazards (Bushfire – General Risk)
- Hazards (Bushfire – Urban Interface)
- Hazards (Flooding – Evidence Required)
- Heritage Adjacency
- Local Heritage Place
- Major Urban Transport Routes
- Native Vegetation
- Non-stop Corridor
- Prescribed Wells Area
- Regulated and Significant Trees
- State Significant Native Vegetation
- Traffic Generating Development
- Urban Transport Routes
- Water Resources.

Proposed Overlays (*refer Maps 3 and 4 below*)

- Affordable Housing
- Noise and Air Emissions

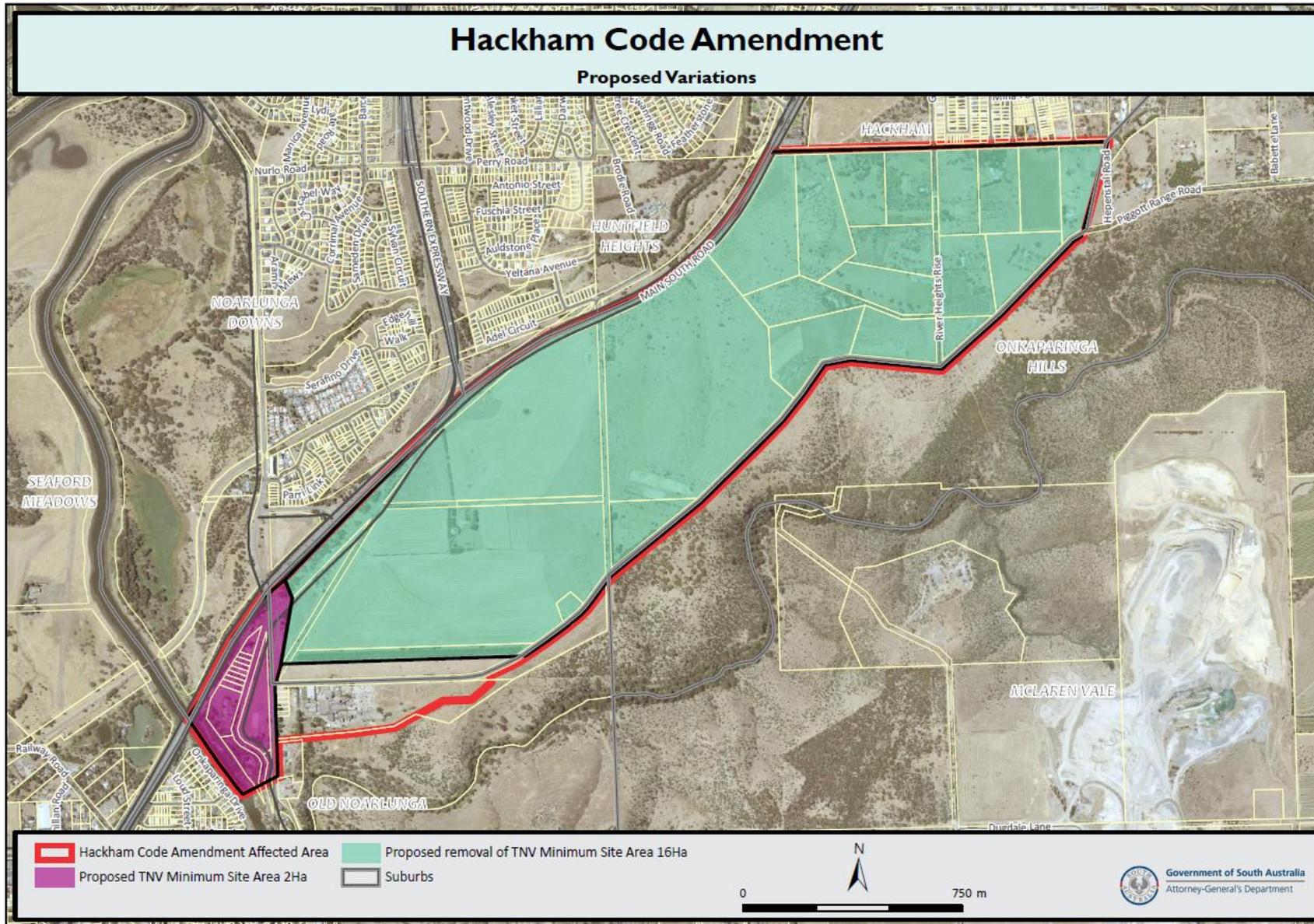
Map 3 – Proposed Affordable Housing Overlay and Noise and Air Emissions Overlay



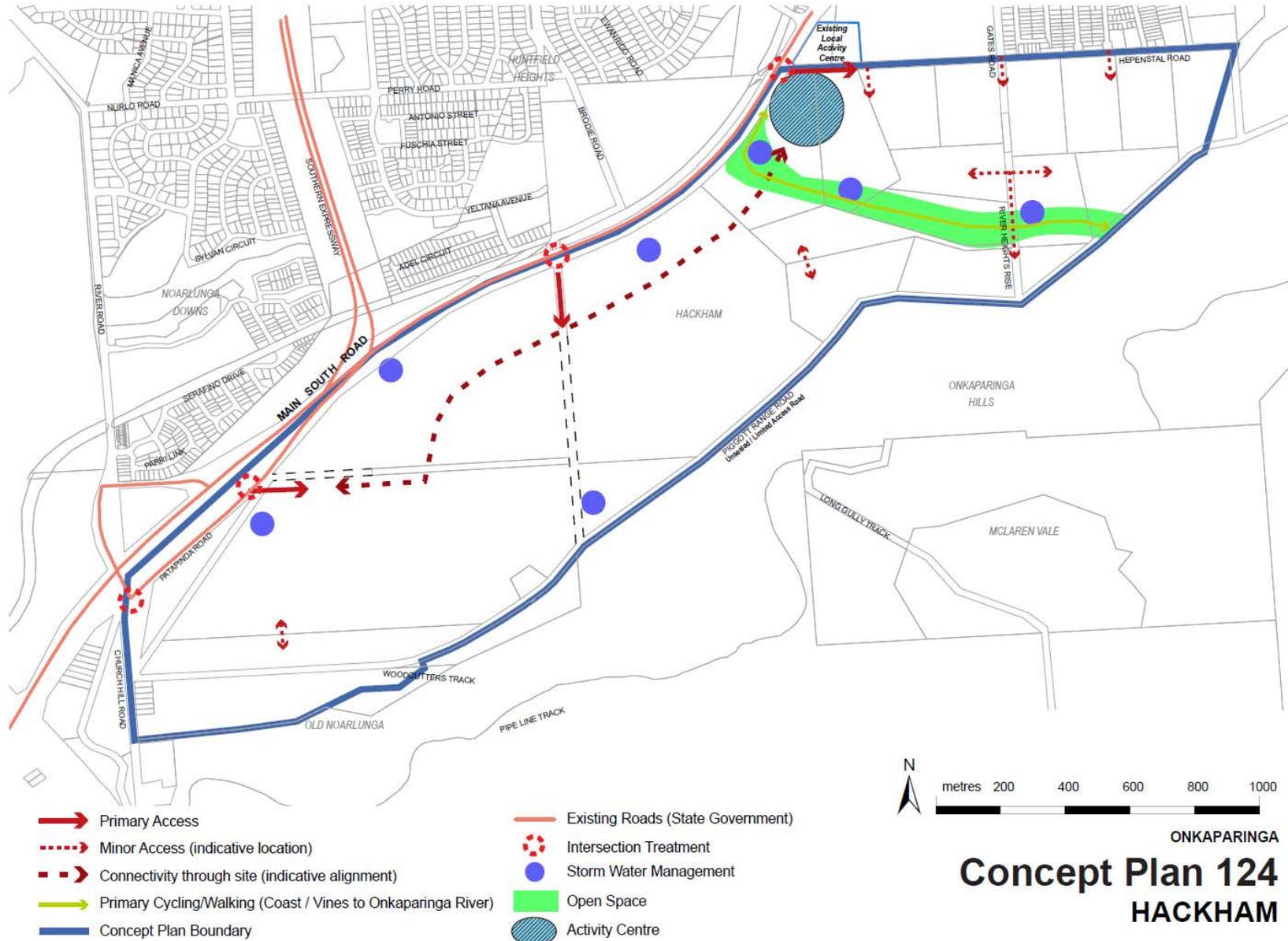
Local Variations (TNV) *(refer Map 4 below)*

- Concept Plan 124 – Hackham
(applying in the proposed Master Planned Neighbourhood Zone)
- Minimum site area – 2 hectares
(applying in the proposed Rural Neighbourhood Zone)

Map 4 – Proposed Amendments to Technical and Numeric Variations (TNVs)



Proposed Concept Plan 124 - Hackham



(New) Hills Subzone (Master Planned Neighbourhood Zone)

The policies of the Master Planned Neighbourhood Zone, Emerging Activity Centre Subzone, Rural Neighbourhood Zone and various Overlays that apply or are proposed to be spatially applied to the affected area are included in the Planning and Design Code and can be viewed on the SA Planning Portal at code.plan.sa.gov.au.

The proposed new Hills Subzone of the Master Planned Neighbourhood Zone is not currently included in the Planning and Design Code and is therefore provided below. The proposed new Subzone should be read in conjunction with the Master Planned Neighbourhood Zone.

Part 2 – Zones and Subzones

Master Planned Neighbourhood Zone

Hills Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|------------------------|---|
| DO 1 | Coordinated development pattern that limits disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Site Dimensions and Land Division | |
| PO 1.1 A land division pattern designed to sensitively integrate existing site features including undulating topography, watercourse, vegetation and attractive vistas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the natural topography, with low or very low density development on sloping land. | DTS/DPF 1.2 None are applicable. |
| Site coverage | |

| | |
|---|--|
| <p>PO 2.1</p> <p>On sloping land space is provided around buildings to accommodate site works and retaining walls in a manner that limits visual impact on adjoining properties, provides an attractive outlook and access to light and ventilation.</p> | <p>DTS/DPF 2.1</p> <p>Site coverage consistent with a building envelope plan, or does not result in site coverage exceeding:</p> <p>a) on sites with a gradient more than 1-in-8, 40%</p> <p>or</p> <p>b) on sites with a gradient less than 1-in-8, DTS/DPF 2.1 is met.</p> |
| <p>Built Form and Character</p> | |
| <p>PO 3.1</p> <p>Development that is prominently visible from the Adelaide plains or urban areas:</p> <p>a) achieves a profile that blends with the topography of the land</p> <p>b) incorporates existing vegetation wherever possible and additional landscaping to assist in screening retaining walls, excavated or filled batter slopes and the apparent bulk and scale of buildings.</p> | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> |
| <p>PO 3.2</p> <p>a) Development provides a complementary transition to any adjacent natural and rural landscapes by providing low density housing incorporating existing vegetation wherever possible to mitigate the visible extent of buildings, earthworks and retaining walls.</p> | <p>DTS/DPF 3.2</p> <p>a) None are applicable.</p> |
| <p>Side Boundary Setback</p> | |
| <p>PO 4.1</p> <p>Buildings are set back from side boundaries to:</p> <p>a) provide separation between dwellings in a way that complements the emerging character of the locality</p> <p>b) provide access to natural light and ventilation for neighbours</p> <p>c) minimise height and bulk relative to adjoining dwellings by setting back the upper level a greater distance from side boundaries than the lower level</p> | <p>DTS/DPF 4.1</p> <p>Building walls not sited on side boundaries set back from the side boundary consistent with a building envelope plan, or at least:</p> <p>a) on sites with a site gradient greater than 1-in-8:</p> <p>i. other than a wall facing a southern boundary, 1900mm</p> <p>ii. for walls facing a southern boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings</p> |

| | |
|---|--|
| <p>d) provide greater separation from side boundaries on steeper sites to reduce the extent of retaining and earthworks on boundaries.</p> | <p>b) on sites with a site gradient less than 1-in-8, and other than walls located on a side boundary:</p> <ul style="list-style-type: none"> i. at least 900mm where the wall is up to 3m measured from the top of the footings ii. other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings iii. for walls facing a southern side boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings. |
| <p>Earthworks and retaining</p> | |
| <p>PO 5.1 Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill.</p> | <p>DTS/DPF 5.1 None are applicable.</p> |
| <p>PO 5.2 Vegetation is used to screen buildings and excavation or filling from view.</p> | <p>DTS/DPF 5.2 None are applicable.</p> |

The proposed policy is intended to guide development to ensure allotments / sites are of a sufficient size to accommodate dwellings / substantial buildings with space for retaining walls, cut and fill and the like, so that associated impacts on adjoining properties can be managed.

Changes to the assessment provisions in the Master Planned Neighbourhood Plan by the Hackham Code Amendment are shown in Attachment F.

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are summarised below:

| State Planning Policy (SPP) | Code Amendment Alignment with SPPs |
|---|---|
| <p>State Planning Policy 1: Integrated Planning</p> <p>To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.</p> | |
| <p>1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p> | <p>The City of Onkaparinga is projected to grow by an additional 30,000 people (medium growth rate scenario) over the next 20 years.</p> <p>The affected area represents some 206 hectares of largely underutilised 'greenfield' land in Adelaide's Outer South region, which has been identified as future urban growth lands to 2045 and is available and able to readily accommodate for future housing and employment growth.</p> <p>The site itself represents the infill of one of the few remaining major greenfield sites located inside the existing urban footprint, requiring relatively low levels of infrastructure investment and well positioned to advantage of services and facilities in the adjacent existing urban area and development fronts.</p> |
| <p>1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p> | <p>As identified above, the affected area has been identified for future urban growth and is well located to take advantage of existing services, infrastructure and employment lands, including within the nearby Noarlunga Regional Activity Centre and at Seaford. Existing public transport routes and services are available to the site, with opportunities to expand integration of these services commensurate with future development.</p> <p>The proposed zoning to Master Planned Neighbourhood Zone will also provide opportunities for development of additional services and social infrastructure to support the new community.</p> |
| <p>1.4 Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion</p> | <p>Rezoning of the affected area to support residential development represents an infill of the urban area rather than a fringe expansion, with the site itself located within planned future urban lands. Importantly, the subject land is outside of the McLaren Vale Character Preservation</p> |

| | |
|--|--|
| <p>of urban areas, towns and settlements.</p> | <p>District, which seeks to protect the region’s valuable primary production activities and scenic values. Existing rural land in the Area Affected at Old Noarlunga is also proposed to be rezoned Rural Neighbourhood Zone to better reflect established development patterns and retain and open, rural interface between future urban development at Hackham and the Old Noarlunga historic township.</p> <p>Despite the majority of the affected area being in the Rural Zone, the land is heavily underutilised and mainly consisting of residential dwellings alongside agricultural activities of a low value. The use of the land can be considered to be in a holding pattern, and mainly consists of effectively managing the existing nature of the land until rezoning occurs to support urban development. The subject land is also gradually becoming more constrained via residentially zoned land, and additional greenfield land supply in the Outer South region will also be constrained by the Character Preservation District.</p> <p>The affected area is separated from the adjacent Onkaparinga River / Ngangkiparri National Park by Piggott Range Road. The National Park is also protected by a Conservation Zone coupled with the State Significant Native Vegetation Overlay, with opportunities to provide additional open space connections and linkages through the affected area to the National Park.</p> <p>Further, the Amendment does not propose to rezone land in the adjoining Hills Face Zone and it is noted that while land rezoned in 2015 for residential development to the immediate north of the affected area also contains direct interfaces to a significant section of the Hills Face Zone, no buffer was considered necessary between proposed residential development in this area and the Hills Face Zone. Allotments in this adjacent area are notionally positioned so that the rear of all relevant allotments are abutting the Zone to provide for a continuous fence line interface, with opportunities for a similar interface in the affected area where there is no road separation.</p> <p>The subject land is also sufficiently distanced and separated from an operating quarry at McLaren Vale by the Onkaparinga River Conservation Zone and Hills Face Zone.</p> |
| <p>1.6 Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.</p> | <p>The affected area is not on land required for the provision of strategic infrastructure and therefore does not present any negative impacts on the State’s strategic infrastructure.</p> |

| | |
|--|--|
| | Rezoning of the land to support residential growth will leverage significant investment in strategic transport infrastructure, including as part of the North South Corridor. The projected increase in population which will result from the rezoning of the affected area will also support demand for existing and future services. |
| 1.9 Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships. | Proposed rezoning of the affected area to Master Planned Neighbourhood Zone will support a planned approach to future development, including support for walking and cycling networks that connect to key destinations such as future shops, community facilities, public transport stops and public open space within the land, as well as to external walking and cycling networks that link to premier trails and key destinations in the wider area. |
| <p>State Planning Policy 4 – Biodiversity To maintain and improve our state’s biodiversity and its life supporting functions.</p> | |
| 4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained. | <p>While the Onkaparinga River / Ngangkiparri National Park lies immediately east of the affected area across Piggott Range Road, the National Park is protected by the <i>National Parks and Wildlife Act 1972</i>. The National Park is also located in the Conservation Zone to ensure the conservation and enhancement of the natural environment and natural ecological processes, with the State Significant Native Vegetation Overlay also applying to the area.</p> <p>Future development will consider potential for linkages to the National Park to enhance opportunities for the public to experience the landscape and cultural values that the National Park has to offer.</p> |
| <p>State Planning Policy 5 – Climate Change Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p> | |
| 5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures. | While land in the Rural Zone in the affected area is currently subject to the Hazards (Bushfire – General Risk) Overlay and the adjacent Onkaparinga River / Ngangkiparri National Park is located in a high risk bushfire area, future development of the land for urban development is expected to reduce the risk of bushfire. Opportunities to review the bushfire hazard risk level applying to the affected area may be considered further as part of the State-wide Bushfire Hazards Overlay Code Amendment, which is anticipated to be released for consultation in early to mid 2022. However, depending on future timing for the State-wide Bushfire Hazards Overlay Code Amendment, bushfire risk levels for the affected area may be reviewed ahead of rezoning proposed as part of this Code Amendment. |

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| | <p>Further, while the majority of the affected area is not considered flood prone due to its elevation and planned retention of existing flow paths, the south-western portion of the area in proximity to the Onkaparinga River is located in the Hazards (Flooding – Evidence Required) Overlay (which applies to all land in the adjacent Onkaparinga River / Ngangkiparri National Park). This will ensure that development continues to adopt a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.</p> |
| <p>State Planning Policy 6: Housing Supply and Diversity To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p> | |
| <p>6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p> | <p>A medium growth scenario of 30,000 additional people over 20 years is a realistic scenario for the Onkaparinga region. The general locality surrounding Hackham has been experiencing consistent steady growth (Seaford Meadows experienced a 9.44% increase within 2019), which can also be attributed to the current residential development occurring within the area.</p> <p>There is therefore strong evidence to suggest that there will be an increase in population growth within the region, and subsequently a demand for land. Given that land in the affected area is largely vacant and has been earmarked for future urban growth, the proposed Master Planned Neighbourhood Zone is intended to facilitate future housing supply that is diverse, well-designed and affordable.</p> <p>The large scale of the affected area will also provide flexibility to ensure that residential development directly responds to the demands and evolving demographic, social, cultural and lifestyle changes for both present and future communities.</p> |
| <p>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support livable and walkable neighbourhoods.</p> | <p>Latest Land Supply Reports for Greater Adelaide have confirmed that there is a currently a short supply of greenfield land in Adelaide’s Outer South region, with only around 400 potential lots remaining in the locality. Estimated future demand for greenfield land in the region ranges from 2,800 (medium growth) allotments to 4,100 (high growth) allotments.</p> <p>Recognising the lead time required to deliver currently unzoned land to the market, there is therefore an identified need to prioritise rezoning of land set aside for future urban growth at Hackham to meet projected growth.</p> |

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| | <p>The rezoning of the land requires low levels of infrastructure investment and is most proximate to facilities provided in the adjacent existing urban area. The land is also well connected to and will be integrated with a range of services, facilities, public transport and infrastructure needed to support a liveable and walkable neighbourhood.</p> |
| <p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</p> | <p>As identified above, the affected area already has good access to local shops, community facilities and infrastructure. Further, the area is serviced by existing public transport routes, with opportunities to expand integration of these services commensurate with future development.</p> <p>Rezoning the land to the Master Planned Neighbourhood zone will also allow for a range and diversity of new services, community facilities, open space, recreation and sporting facilities to be developed to support the expanding community. This includes connections with the wider network of premier pedestrian and cycleways in the locality, including the Coast to Vines rail trail, which runs along the western side of Main South Road, and the Patrick Jonker Veloway running along the Southern Expressway to promote active travel.</p> <p>Opportunities for development of a new Activity Centre servicing the affected area and wider locality will also be provided on land proposed in the Emerging Activity Centre Subzone.</p> |
| <p>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</p> | <p>Rezoning the affected area to the Master Planned Neighbourhood Zone will facilitate development of a diverse range of housing types in the area to cater for different life stages and lifestyles. Policies will also encourage contemporary design, with the area being a complementary extension to existing residential development occurring in the locality.</p> |
| <p>6.8 Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</p> | <p>The Affordable Housing Overlay is proposed to apply to the affected area to support the provision of affordable housing that caters for a variety of household structures.</p> |
| <p>6.11 Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</p> | <p>As identified above, despite the majority of the affected area being in the Rural Zone, the land has been identified for future urban growth and not considered to be valuable primary production land. The subject land is also isolated from other rural or primary production land and gradually becoming more constrained via residentially zoned land in the immediate surrounds. Rezoning the land to support residential development will therefore not result in fragmentation of valuable primary production land.</p> |

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| | <p>Further, the affected area is also outside of the McLaren Vale Character Preservation District and physically separated from the adjacent Onkaparinga River / Ngangkiparri National Park by Piggott Range Road (or its road boundary), which generally runs along the top of the ridgeline, and is therefore not considered to encroach on environmentally sensitive areas or places of high landscape value.</p> |
| <p>State Planning Policy 7: Cultural Heritage To protect and conserve heritage places and areas for the benefit of our present and future generations.</p> | |
| <p>7.3 Recognise and protect places and areas of acknowledged heritage value for future generations.</p> | <p>Three local heritage places are located in the affected area, which will continue to be protected as part of the future development. The historic Old Noarlunga township is also located to the immediate south of the affected area and located in the Historic Area Overlay to ensure the township's historic themes and characteristics are reinforced through conservation and contextually responsive development.</p> <p>Investigations have also confirmed that there are no known sites of Aboriginal heritage in the affected area, although the site's proximity to the coast and Onkaparinga River suggests that there is a moderate risk of encountering surface or subsurface Aboriginal sites or objects as part of future development. Existing legislation protects unidentified and unrecorded sites from disturbance in the event they are unexpectedly discovered in the affected area.</p> |
| <p>7.5 Maintain the context of a place or area of heritage value through appropriate design guidelines that encourage compatible design solutions.</p> | <p>The Heritage Adjacency Overlay is proposed to continue to apply to land in the affected area that is adjacent to existing local heritage places to ensure that future development maintains the heritage and cultural values of those places.</p> <p>Further, land on the approach to the Old Noarlunga historic township (located in the Historic Area Overlay) is proposed to be rezoned to Rural Neighbourhood Zone in order to ensure a sense of separation between the suburbs and recognition of the adjacent Historic Area and retain an open, rural approach to the historic township and river by supporting low-rise housing and rural outbuildings on large allotments in a spacious rural setting.</p> |
| <p>State Planning Policy 9: Employment Lands To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p> | |
| <p>9.2 Enable opportunities for employment and encourage development of underutilised lands connected to, and</p> | <p>In addition to the land identified for future urban growth, the affected area also includes some 13.3 hectares of land on Piggott Range Road in the existing Employment Zone,</p> |

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| <p>integrated with, housing, infrastructure, transport and essential services.</p> | <p>which previously accommodated the former Old Noarlunga abattoir.</p> <p>Investigations have confirmed that this land has not undergone redevelopment since closure of the former abattoir, and is not considered to be of significant value given its comparatively small size and isolation from associated land uses and related strategic infrastructure. The site also has accessibility, topography and remediation issues and was identified by an Employment Land Analysis initiated by the City of Onkaparinga in 2015 as being one of three areas in the region suitable for further review and consideration for future best use.</p> <p>The existing Hackham commercial precinct located to the north of the affected area will continue to support the expanding community at Hackham, with development of employment land continuing to occur at nearby Seaford to support population growth in the Outer South region.</p> |
| <p>State Planning Policy 11: Strategic Transport Infrastructure To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p> | |
| <p>11.1 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</p> | <p>Rezoning the affected area to support residential growth will leverage significant investment in strategic transport infrastructure, including as part of the North South Corridor and planned duplication of Main South Road from Seaford to Aldinga. Local road improvements have also occurred or are underway in the locality to support adjacent development fronts, including reconstruction of Hepenstal Road, Sturt Lane, Penneys Rise and Gates Road and will provide future road connections to the affected area.</p> <p>Existing Overlays that seek to protect the function of these roads and corridors are also proposed to continue to apply to the affected area to ensure that new development continues to facilitate safe and efficient operation of, and access to and from, these road and corridors.</p> |
| <p>11.3 Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</p> | <p>Infrastructure agreements with landowners will be negotiated and agreed ahead of the proposed rezoning to ensure the future delivery of road and stormwater infrastructure in line with future staging of development. Similar agreements are in place for development of residential land to the immediately north of the affected area as part of the Hackham South East Project.</p> |
| <p>11.4 Minimise negative transport-related impacts on communities and the environment.</p> | <p>Consistent with other areas across Greater Adelaide where the Master Planned Neighbourhood Zone applies, it is proposed to apply the Noise and Air Emissions Overlay from the Planning and Design Code to the whole of the</p> |

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| | <p>land in the affected area proposed to be rezoned Master Planned Neighbourhood Zone.</p> <p>Planning policies in the Overlay will apply to certain performance assessed residential developments, including residential flat buildings and ancillary accommodation, to ensure sensitive receivers (including private/communal open space areas) are sited and designed to shield them from, or reduce impacts of, air and noise emissions. Application of the Overlay will also trigger the Ministerial Building Standard MBS 010 – <i>Construction requirements for the control of external sound</i> and require the inclusion of acoustic treatment into the facade of future residential buildings to address the influence of traffic noise from Main South Road.</p> |
| <p>State Planning Policy 14: Water Security and Quality To ensure South Australia’s water supply is able to support the needs of current and future generations.</p> | |
| <p>14.5 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and livability.</p> | <p>The scale and nature of the affected area will provide opportunities to incorporate water sensitive urban design principles at the neighbourhood and individual building level, which is supported by a stormwater management strategy and the policy framework provided by the Planning and Design Code. Incorporation of these principles in the future design and layout of development will be critical given the location of the land within the Hackham Creek and Onkaparinga catchment and consequent need to ensure water quality is maintained.</p> |
| <p>State Planning Policy 15: Natural Hazards To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p> | |
| <p>15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</p> | <p>As identified above, Rural zoned land in the affected area has been classified as ‘General’ bushfire risk and included in the Hazards (Bushfire – General Risk) Overlay, while land in the existing Employment Zone in the affected area accommodating the former abattoir is located in the Hazards (Bushfire – Urban Interface) Overlay. Location of the affected area adjacent the Hills Face Zone and Onkaparinga River / Ngangkiparri National Park (which are classified as high bushfire risk) suggests that there is some risk of bushfire that will need to be managed.</p> <p>Bushfire risk investigations have identified that development of affected area as a new urban neighbourhood is expected to reduce fuel loads and the risk of bushfire, which may allow a change of classification from a ‘General Risk’ to an ‘Urban Interface’ bushfire hazard, commensurate with the risk level that applies to residential development areas to the west and north-west of the affected area. Opportunities to review the bushfire</p> |

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| | hazard risk level applying to the affected area may be considered further as part of the State-wide Bushfire Hazards Overlay Code Amendment, which is anticipated to be released for consultation in 2022. However, depending on future timing for the State-wide Bushfire Hazards Overlay Code Amendment, bushfire risk levels for the affected area may be reviewed ahead of any approval for rezoning proposed as part of this Code Amendment. |
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2. Regional Plans

The Regional Plan

The key policies and targets of The 30 Year Plan for Greater Adelaide (2017 Update) which are most relevant to this Code Amendment are detailed in the below table.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

| Regional Plan Identified Priorities or Targets | Code Amendment Alignment with Regional Plan |
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| <i>The 30 Year Plan for Greater Adelaide (2017 Update)</i> | |
| Targets | |
| Target 1 - Containing our urban footprint and protecting our resources. 1.1 - 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045. | The affected area has been identified as a future urban growth area in the 30-Year Plan for Greater Adelaide and forms a logical extension to existing residential development occurring in Adelaide's Outer South region linked to existing services and infrastructure. |
| Target 5 – A green liveable city. Urban green cover is increased by 20% in metropolitan Adelaide by 2045. | Stormwater investigations have determined that the Code Amendment could provide an opportunity to achieve this target by encouraging the integration for suitable tree cover within open space corridors through the affected area and via street tree plantings. |
| Target 6 – Greater housing choice. Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045. | Rezoning of the affected area to Master Planned Neighbourhood Zone will provide opportunities for a range of housing types and styles to be developed at a range of price points, including affordable housing, to support projected growth and changing housing needs in Adelaide's Outer South region. |
| Policies | |
| <i>Transit corridors, growth areas and activity centres</i> | |
| Policy 1: Deliver a more compact urban form by locating the majority of Greater Adelaide's | Rezoning of the affected area to support residential development reinforces the desire |

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| <p>urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p> | <p>for a more compact metropolitan area, being located within planned urban lands to 2045 and outside of the McLaren Vale Character Preservation District.</p> |
| <p>Policy 10: Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.</p> | <p>The proposed Master Planned Neighbourhood Zone will allow for development of a wide range of complementary uses such as small-scale shops and commercial activities to support the expanding community at Hackham and provide local employment opportunities.</p> <p>It is also proposed to include land adjacent Main South Road in the affected area in the Emerging Activity Centre Subzone to facilitate potential development of an activity centre to provide services at the local and neighbourhood level and create employment opportunities.</p> |
| <p>Policy 11: Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas.</p> | <p>As identified above, the affected area is identified as a future growth area in the 30-Year Plan, being contained within the urban boundary. The area is also outside of the McLaren Vale Character Preservation District and the Environment and Food Production Areas.</p> |
| <p>Policy 12: Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.</p> | <p>The Onkaparinga Local Area Plan (2020) recommends to prioritise development from the north and as far south as Aldinga and that rezoning investigations commence for well-designed greenfield growth areas at Hackham (including in the affected area) and Aldinga in the short-term to support predicted growth, with future development at Sellicks Beach.</p> <p>The affected area represents the infill of one of the few remaining major greenfield sites located inside the existing urban footprint and forms a logical expansion of the existing urban area with direct linkages to the 'Onkaparinga Views' development to the north and existing infrastructure, services and facilities at Hackham and the wider area.</p> |
| <p><i>Design quality</i></p> | |
| <p>Policy 26: Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide’s changing housing</p> | <p>The proposed Master Planned Neighbourhood Zone will provide opportunities to deliver a diverse range of housing at a range of price points to meet</p> |

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| <p>needs, reflects its character and climate, and provides a diversity of price points.</p> | <p>changing needs and lifestyles in proximity to a range of existing services, facilities and open space. This includes services and facilities at Hackham, Seaford and in the nearby Noarlunga Regional Activity Centre.</p> |
| <p>Policy 28: Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.</p> | <p>Proposed rezoning of the affected area to Master Planned Neighbourhood Zone will support a planned approach to future development, including support for walking and cycling networks within the land that connect to existing networks, trails and destinations, such as the Coast to Vines rail trail, the Patrick Jonker Veloway and planned trails featured in the City of Onkaparinga Trails and Cycling 2016-21 Strategic Management Plan.</p> |
| <p><i>Heritage</i></p> | |
| <p>Policy 33: Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.</p> | <p>Three local heritage places are located in the affected area, which will continue to be protected as part of the future development. The Heritage Adjacency Overlay is proposed to continue to apply to land in the area that is adjacent to existing local heritage places to ensure that future development maintains the heritage and cultural values of those places.</p> |
| <p>Policy 34: Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.</p> | <p>The historic Old Noarlunga township is also located to the immediate south of the affected area and located in the Historic Area Overlay to ensure the township's historic themes and characteristics are reinforced through conservation and contextually responsive development. Land on the approach to the township is also proposed to be included in the Rural Neighbourhood Zone in order to ensure a sense of separation between the suburbs and recognition of the adjacent Historic Area.</p> <p>Investigations have also confirmed that there are no known sites of Aboriginal heritage in the affected area, although the site's proximity to the coast and Onkaparinga River suggests that there is a moderate risk of encountering surface or subsurface Aboriginal sites or objects as part of future development. Existing legislation protects unidentified and unrecorded sites from disturbance in the event they are</p> |

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| | unexpectedly discovered in the affected area. |
| <i>Housing mix, affordability and competitiveness</i> | |
| Policy 36: Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs. | The affected area is well positioned to provide future housing in proximity to a range of existing services, employment areas and public transport to minimise the need to travel. Opportunities to expand integration of public transport services can be considered commensurate with future development. |
| Policy 43: Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas). | Approximately one third of the land identified for future urban growth in the affected area is owned by the Urban Renewal Authority (Renewal SA). The large scale of the land coupled with Government ownership presents significant potential to deliver a diversity of housing products at a range of price points, including affordable housing. It is therefore proposed to apply the Affordable Housing Overlay to land proposed in the Master Planned Neighbourhood Zone to support the provision of affordable housing that caters for a variety of household structures. |
| Policy 46: Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply). | <p>Rezoning greenfield land set aside for future urban growth in the affected area coupled with land at Aldinga has been identified as a priority in Onkaparinga's Local Area Plan (2020) in order to address a lack of supply of residential land in Adelaide's Outer South region. This will assist in maintaining a least a 15-year zoned supply of land for housing in the region.</p> <p>While there is a recognised shortage of employment lands in the Outer South region, land in the existing Employment Zone in the affected area is not considered to be of significant value for employment activities given its comparatively small size and isolation from associated land uses and related strategic infrastructure. The site also has accessibility, topography and remediation issues and was identified in an Employment Land Analysis initiated by the City of Onkaparinga in 2015 as being one of three areas in the region suitable for further review and consideration for future best use.</p> |
| <i>Health, wellbeing and inclusion</i> | |

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| <p>Policy 47: Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • diverse housing options that support affordability • access to local shops, community services and facilities • access to fresh food and a range of food services • safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities • walkable connections to public transport and community infrastructure. | <p>The large scale of the affected area and proposed Master Planned Neighbourhood Zone will enable creation of a master planned community that delivers a diverse choice of housing at a range of price points that is supported by both existing and new services, facilities and infrastructure to meet the needs of the expanding community in this location.</p> <p>There are also opportunities to deliver a range of quality and linked open spaces and new community, sporting and recreation facilities, including connections to areas outside of the affected area such as the Onkaparinga River / Ngangkiparri National Park, Old Noarlunga historic township and existing greenways and cycling/walking in the locality.</p> |
| <p>Policy 48: Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.</p> | <p>As identified above, future development of the affected area for residential and supporting development will enable opportunities for connections with the wider network of pedestrian and cycle ways in the locality, including the Coast to Vines rail trail, which runs along the western side of Main South Road, and the Patrick Jonker Veloway running along the Southern Expressway to promote active travel.</p> <p>The City of Onkaparinga Trails and Cycling 2016-21 Strategic Management Plan also proposes a new natural surface trail in the affected area along the banks of the Onkaparinga River and connecting to the Tom Roberts horse trail, which runs along the edge of the Onkaparinga River / Ngangkiparri National Park to the east of the area.</p> |
| <p><i>Transport</i></p> | |
| <p>Policy 74: Ensure development does not adversely impact the transport function of freight and/or major traffic routes and maintains access to markets.</p> | <p>The affected area is subject to a number of Overlays that seek to protect the function of Main South Road/the Southern Expressway (North South Corridor), which is a designated major traffic and/or freight route in The 30-Year Plan for Greater Adelaide. These Overlays include:</p> |

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| | <ul style="list-style-type: none"> • the Advertising Near Signalised Intersections Overlay and Future Road Widening Overlay, applying to land adjacent or in proximity to the Main South Road / Southern Expressway intersection • the Major Urban Transport Routes Overlay, Urban Transport Routes Overlay and Non-Stop Corridors Overlay, which apply to land in proximity to Main South Road/ Southern Expressway intersection and North South Corridor • the Traffic Generating Development Overlay, which applies to land in proximity to Main South Road. <p>These Overlays are proposed to continue to apply to the area to ensure that new development continues to facilitate safe and efficient operation of, and access to and from, these road and corridors as well as delivery of potential future road widening requirements.</p> |
| <p>Policy 78: Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport.</p> | <p>As identified above, there are significant opportunities to extend and connect walking and cycling infrastructure in the affected area with the existing trails network to provide connections to nearby activity centres at Hackham, Seaford and the Noarlunga Centre, the Old Noarlunga township and areas of open space. This includes the Coast to Vines rail trail, the Patrick Jonker Veloway and proposed trails along the Onkaparinga River.</p> |
| <p><i>Infrastructure</i></p> | |
| <p>Policy 86: Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> • walking and cycling paths and facilities • local stormwater and flood management including water sensitive urban design • public open space • sports facilities | <p>Proposed rezoning of the affected area to Master Planned Neighbourhood Zone will support a planned approach to future development that includes support for walking and cycling networks within the land that connect to existing networks, trails and destinations, and opportunities for new open space, sporting/recreation facilities and community infrastructure and facilities to support the new and expanding community.</p> <p>As identified above, the scale and nature of the area will provide opportunities to</p> |

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| <ul style="list-style-type: none"> • street trees • community facilities, such as child care centres, schools, community hubs and libraries. | <p>incorporate water sensitive urban design principles at the neighbourhood and individual building level, supported by a stormwater management strategy and the policy framework provided by the Planning and Design Code. This includes use of rain gardens, vegetated swales, planting of trees and biodiversity plantings, and use of ephemeral wetland systems, including potential installation of a larger consolidated wetland along the lower reaches of the affected area where gradients permit.</p> |
| <p><i>Biodiversity</i></p> | |
| <p>Policy 92: Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.</p> | <p>There are significant opportunities to connect the area to existing walking and cycling networks, including the Coast to Vines Rail Trail which connects the Onkaparinga River and Willunga to the Marino Rocks Greenway at its northern end.</p> <p>As noted above, the City of Onkaparinga Trails and Cycling 2016-21 Strategic Management Plan also proposes a new natural surface trail in the area along the banks of the Onkaparinga River and connecting to the Tom Roberts horse trail, providing opportunities to better connect the adjacent Onkaparinga River / Ngankiparri National Park and Conservation Zone in this location and create a continuous biodiversity corridor.</p> |
| <p>Policy 94: Protect the natural and rural landscape character of the Hills Face Zone and ensure that land uses in this zone contribute to this landscape backdrop and area of significant biodiversity.</p> | <p>While the affected area lies adjacent to some sections of the Hills Face Zone, the Amendment does not propose to alter the Zone. The Hills Face Zone is also physically separated from the affected area by Piggott Range Road (although substantially unsealed in this location), Church Hill Road and, to some extent, Hepenstal Road.</p> <p>It is also noted that while land rezoned in 2015 for residential development to the immediate north of the affected area contains direct interfaces to a significant section of the Hills Face Zone, no buffer was considered necessary between proposed residential development in this area and the Hills Face Zone. Allotments in this adjacent area are notionally positioned so that the rear of all relevant allotments are abutting the Zone to</p> |

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| | <p>provide for a continuous fence line interface, with opportunities for a similar interface in the affected area where there is no road separation.</p> |
| <p>Policy 97: Minimise or offset the loss of biodiversity where this is possible and avoid such impacts where these cannot be mitigated (for areas not covered by the <i>Native Vegetation Act 1991</i>).</p> | <p>While the affected area is covered by the <i>Native Vegetation Act 1991</i> and located in the Native Vegetation Overlay, the land has largely been cleared to facilitate past and current agricultural and employment activities and broadly considered to provide low fauna habitat value. Future development is therefore considered to have a negligible impact on native flora species and generally a low impact on fauna species, although more detailed assessment of localised areas of native vegetation will need to occur prior to development.</p> <p>Notably, the proposed Master Planned Neighbourhood Zone includes provisions to encourage tree canopy in the affected area through planting on public streets and in open space to create a comfortable micro-climate and improve neighbourhood amenity.</p> <p>The adjacent Onkaparinga River/ Ngangkiparri National Park is also located in the State Significant Native Vegetation Overlay and protected by both the <i>Native Vegetation Act 1991</i> and <i>National Parks and Wildlife Act 1972</i>.</p> |
| <p><i>Open space, sport and recreation</i></p> | |
| <p>Policy 99: Ensure quality open space is within walking distance of a neighbourhoods to:</p> <ul style="list-style-type: none"> • link, integrate and protect biodiversity assets and natural habitats • provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres • be multi-functional, multiuse (including the shared use of strategically located school facilities) and able to accommodate changing use over time | <p>Based on local provision and service standards for open space, it is anticipated that at least one neighbourhood-level open space facility and up to four local open spaces within easy walking distance for new residents may be required in the affected area to support the expanding community.</p> <p>The proposed zoning to Master Planned Neighbourhood Zone will provide opportunities for a planned approach to the provision of open space. Design of these spaces will also be supported by principles of Crime Prevention Through Environmental Design provided by the framework in the Planning & Design Code.</p> <p>The scale of the affected area and its proximity to existing walking and cycling</p> |

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| <ul style="list-style-type: none"> • incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity • contain appropriate and low maintenance species and locate trees to maximise shade • encourage unstructured recreation opportunities such as the provision of a variety of paths and children’s play equipment • foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities. | <p>networks also provides significant opportunities to provide connectivity to key destinations and public open space within the land, as well as improve east-west cross-city links to premier trails such as the Coast to Vines Trail and Patrick Jonker Veloway that link to key destinations in the wider area to encourage walking and cycling.</p> |
| <p><i>Climate change</i></p> | |
| <p>Policy 105: Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> • protect valuable primary production land • reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas • conserve areas of nature protection areas • safeguard the Mount Lofty Ranges Watershed • reduce vehicle travel and associated greenhouse gas emissions. | <p>Rezoning of the affected area to support residential development reinforces the desire for a more compact metropolitan area, being located within planned urban lands to 2045 and outside of the McLaren Vale Character Preservation District, which seeks to protect the region’s valuable primary production activities and scenic values.</p> <p>The land is also significantly distanced to Greater Adelaide’s Environment and Food Production Areas and not located in proximity to Mount Lofty Ranges Water Supply Catchment Overlays in the Code.</p> <p>Despite its current rural zoning, investigations have confirmed that the land is not considered to be valuable primary production land, being isolated from other rural or primary production land and gradually becoming more constrained via residentially zoned land in the immediate surrounds.</p> <p>The Onkaparinga River / Ngangkparri National Park located to the east and west of the affected area is protected by the <i>National Parks and Wildlife Act 1972</i> and Conservation Zone.</p> <p>The Amendment also does not propose to rezone land in the adjoining Hills Face Zone, with opportunities to apply a similar interface to land rezoned in 2015 and located to the immediate north, which also contains direct interfaces to a significant section of the Zone. Notably, no buffer was considered necessary</p> |

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| | between proposed residential development to the north and the Hills Face Zone. |
| <i>Water</i> | |
| Policy 115: Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems. | <p>The scale of the affected area will allow for an integrated planned outcome, enabling the stormwater management requirements and water sensitive urban design (WSUD) to be integrated into a functional site layout to ensure targets for stormwater treatment and peak flow attenuation are met, supported by a stormwater management strategy the policy framework provided by the Planning and Design Code.</p> <p>The stormwater management strategy prepared for the affected area seeks to minimise the risk of potential adverse impacts on receiving environments, while also ensuring that approaches result in an overall net benefit to the wider area in terms of liveability, recreation, greening, urban cooling, and environment and biodiversity gains.</p> |
| <p>Policy 116: Protect and secure water resources in the region, including:</p> <ul style="list-style-type: none"> • the Mount Lofty Ranges Watershed • prescribed water resources • recycled wastewater networks • stormwater harvesting. | <p>The affected area is located in the Central Adelaide Prescribed Wells Area, which applies to a significant portion of Metropolitan Adelaide north of the Onkaparinga River and south of the Northern Adelaide Plains. The land is therefore covered by the Prescribed Wells Area Overlay in the Planning and Design Code to ensure sustainable water use.</p> <p>The adjacent Onkaparinga River is a prescribed watercourse and located in both the Prescribed Watercourses Overlay and Water Resources Overlay to ensure the taking of water from the river is avoided or undertaken sustainably and to maintain natural flow paths of the river. Land south of the river is also located in a prescribed water resource area and covered by the Prescribed Water Resource Area Overlay to achieve similar aims, as part of the McLaren Vale Prescribed Wells Area and Willunga Basin.</p> <p>As noted above, the land is not located in proximity to Mount Lofty Ranges Water Supply Catchment Overlays in the Code.</p> |

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| | <p>The stormwater management strategy prepared for the affected area also proposes use of on-site detention storages within the affected area, accommodated in detention basins located within future open space areas. These detention basins offer an opportunity to integrate treatment wetlands into their base to comply with the water sensitive urban design (WSUD) pollutant reduction targets and maintain water quality in the Hackham Creek and Onkaparinga River catchment.</p> |
| <p><i>Emergency management and hazard avoidance</i></p> | |
| <p>Policy 118: Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designing and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> • avoidance • adaptation • protection. | <p>While land in the Rural Zone in the affected area is currently subject to the Hazards (Bushfire – General Risk) Overlay and the adjacent Onkaparinga River / Ngangkiparri National Park is located in a high risk bushfire area, future development of the land for urban development is expected to reduce the risk of bushfire.</p> <p>Opportunities to review the bushfire hazard risk level applying to the affected area may be considered further as part of the State-wide Bushfire Hazards Overlay Code Amendment, which is anticipated to be released for consultation in mid to late 2022.</p> |
| <p>Policy 120: Decrease the risk of loss of life and property from extreme bushfires through creating buffers in new growth areas that are in or adjacent to areas identified as high risk from bushfires.</p> | <p>The south-western portion of the affected area in proximity to the Onkaparinga River is also located in the Hazards (Flooding – Evidence Required) Overlay (which applies to all land in the adjacent Onkaparinga River / Ngangkiparri National Park), which will ensure that development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.</p> |
| <p>Policy 121: Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.</p> | <p>Preliminary Site Investigations have generally confirmed that, with the exception of the former abattoir site and associated evaporation ponds which requires further assessment, the majority of land in the affected area has primarily been used for past agricultural/primary production activities. This suggests that the existence of significant site contamination within the majority of Rural</p> |

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| | <p>zoned land in the area may be low, although some potentially contaminating activities have occurred in certain parts of the area that warrant more detailed investigations as part of future development applications.</p> <p>Where site contamination is determined to be present at a site based on more detailed future investigations, the <i>Planning, Development and Infrastructure (General) Regulations 2017</i> in conjunction with <i>Practice Direction 14 – Site Contamination Assessment 2021</i> specify a process for considering site contamination in development assessment where a change to a more sensitive land use, or a land division for the purposes of a sensitive use, is proposed to ensure land can be made suitable for its intended use. Part 4 – <i>General Development Policies</i> in the Planning and Design Code also contains provisions to guide the assessment of development applications where site contamination has been identified.</p> |
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3. Other Strategic Plans

The Code Amendment is also consistent with a number of other local strategic plans, as detailed below:

City of Onkaparinga Community Plan 2030

The Onkaparinga Community Plan 2030 provides an overarching shared vision for the city for the next 10 years to provide strong, vibrant communities. The Plan is focused around four (4) key themes of:

- People
- Place
- Prosperity
- Performance.

Notably, the 'Place' theme includes the following key result area and outcomes that are considered relevant to this Code Amendment:

- ***Key Result Area:*** Our city is a great place to live
 - ***Key outcome:*** We encourage sustainable residential development that improves our city's liveability, values our natural areas, and protects our Aboriginal and built heritage.
 - ***Key outcome:*** We look after our townships, centres and suburbs, making them safe, welcoming and easy for people to access and travel between.

Code Amendment Outcome

The Code Amendment will aim to achieve the above outcomes by facilitating a range of housing in an area identified for future urban growth and linked to existing services and infrastructure, with opportunities to develop new community facilities, services and open space. The affected area is also outside of the McLaren Vale Character Preservation District and will provide opportunities to connect with the adjacent Onkaparinga River / Ngangkiparri National Park for the enjoyment of the new and existing community at Hackham.

The Code Amendment has also considered both Aboriginal and built heritage, with policies to protect local heritage places in the affected area and adjacent State Heritage Places, including the St Philip & St James Anglican Church and Graveyard at Old Noarlunga, as well as the historic Old Noarlunga township.

Delivering Onkaparinga 2035 – 2019 Update

Delivering Onkaparinga 2035 provides an update to Community Plan 2030. The Plan now delivers three (3) themes, including:

- People
- Place
- Prosperity.

Again, the 'Place' theme is most relevant to this Code Amendment and, among other things, seeks to achieve a well-planned, managed and maintained green city that enables and promotes sustainable and healthy lifestyles as a key objective. The Plan includes the following focus commitment under this theme:

- *Housing* - Sustainably manage new housing development within growth areas and improve medium density outcomes
 - Projects (2018-2022): Infrastructure upgrades (Christie Downs, Hackham, Willunga, Aldinga, Sellicks Beach)

In addition to the above, the 'Prosperity' theme also includes the following focus commitment, which is considered relevant in the context of achieving targets in The 30-Year Plan for Greater Adelaide (2017 Update) for a green living city:

- *Urban Tree Cover* - Increase and enhance our urban tree cover with a focus on street trees and public spaces.

Code Amendment Outcome

The Code Amendment aligns with these focus commitments by rezoning land set aside for future urban development and supported by existing services and infrastructure to facilitate a range of housing options. The proposed Master Planned Neighbourhood Zone also includes provisions to encourage tree canopy in the affected area through planting on public streets and in open space to create a comfortable micro-climate and improve neighbourhood amenity.

City of Onkaparinga Local Area Plan (2020)

The City of Onkaparinga, State Planning Commission and Renewal SA partnered to develop the Onkaparinga Local Area Plan to guide growth at Onkaparinga over the next 20 years. This Plan is a pilot for a new Metropolitan Growth Management Strategy across metropolitan Adelaide and is a key component of delivering the 'Place' theme in the City Plan 2030 above.

Local Area Plans are expected to be used to inform, guide and monitor local strategic planning, future zoning and policy changes (facilitated through the Planning and Design Code), local infrastructure planning, and other projects.

Investigations supporting the Onkaparinga Local Area Plan have suggested that:

- Previous population projections of around 22,000 new persons in Onkaparinga by 2036 are influenced (in part) by a limited supply of new housing land in recent years. Anecdotal advice supports the view that a 'shortage' of land in the Outer South region has dampened growth, and that a reversal of this situation may boost new housing and population growth in the short-term
- Considerable uncertainty still surrounds the Covid-19 pandemic, which is likely to reduce migration into Australia for a period, but could also result in return-migration of South Australians to Adelaide, or even from the city to its suburbs.

The Onkaparinga Local Area Plan has identified a potential increase of 30,000 new residents in Onkaparinga by 2040, and planning to accommodate this population will have the benefit of providing increased and well-planned capacity to respond to stronger population growth. The Plan also identifies that planning to this scenario would also provide an appropriate supply 'buffer' to account for vacant dwellings and development project delays.

In addition, the Plan seeks to respect Onkaparinga's coast, vines and hills landscape by growing within previously identified urban lands (including at Hackham), noting that much of the city's valued landscape is within the McLaren Vale Character Preservation District. It is also recognised that strong greenfield offerings north of the Onkaparinga River around Hackham and potentially Noarlunga can provide suburban housing opportunities close to established services, and that sequencing of new urban lands must be integrated with strategic transport planning. Opportunities to establish Infrastructure Schemes under the *Planning, Development and Infrastructure Act 2016* for priority growth is also identified.

On this basis, the Plan recommends to prioritise development from the north and as far south as Aldinga and that rezoning investigations commence for well-designed greenfield growth areas at Hackham and Aldinga in the short term to support predicted growth, with future development at Sellicks Beach.

The Local Area Plan was also supported by an assessment of the housing market under taken by consultants, Connekt, which identified a future housing demand trend across the Council area for more dwellings for one and two person households, including small lot Torrens Titled housing.

Code Amendment Outcome

The Code Amendment responds to these directions by proposing rezoning of land identified for future urban growth at Hackham as a priority to provide for projected growth and a variety of housing and supporting uses, while protecting the City's valued landscapes and delaying major transport infrastructure costs incurred from southern growth fronts. Infrastructure agreements with landowners will also be negotiated and agreed ahead of the proposed rezoning to ensure the future delivery of roads and stormwater infrastructure in line with future staging of development.

The proposed rezoning also provides an opportunity to introduce alternative housing product and diversity the local market in response to the housing market assessment undertaken to support the Local Area Plan.

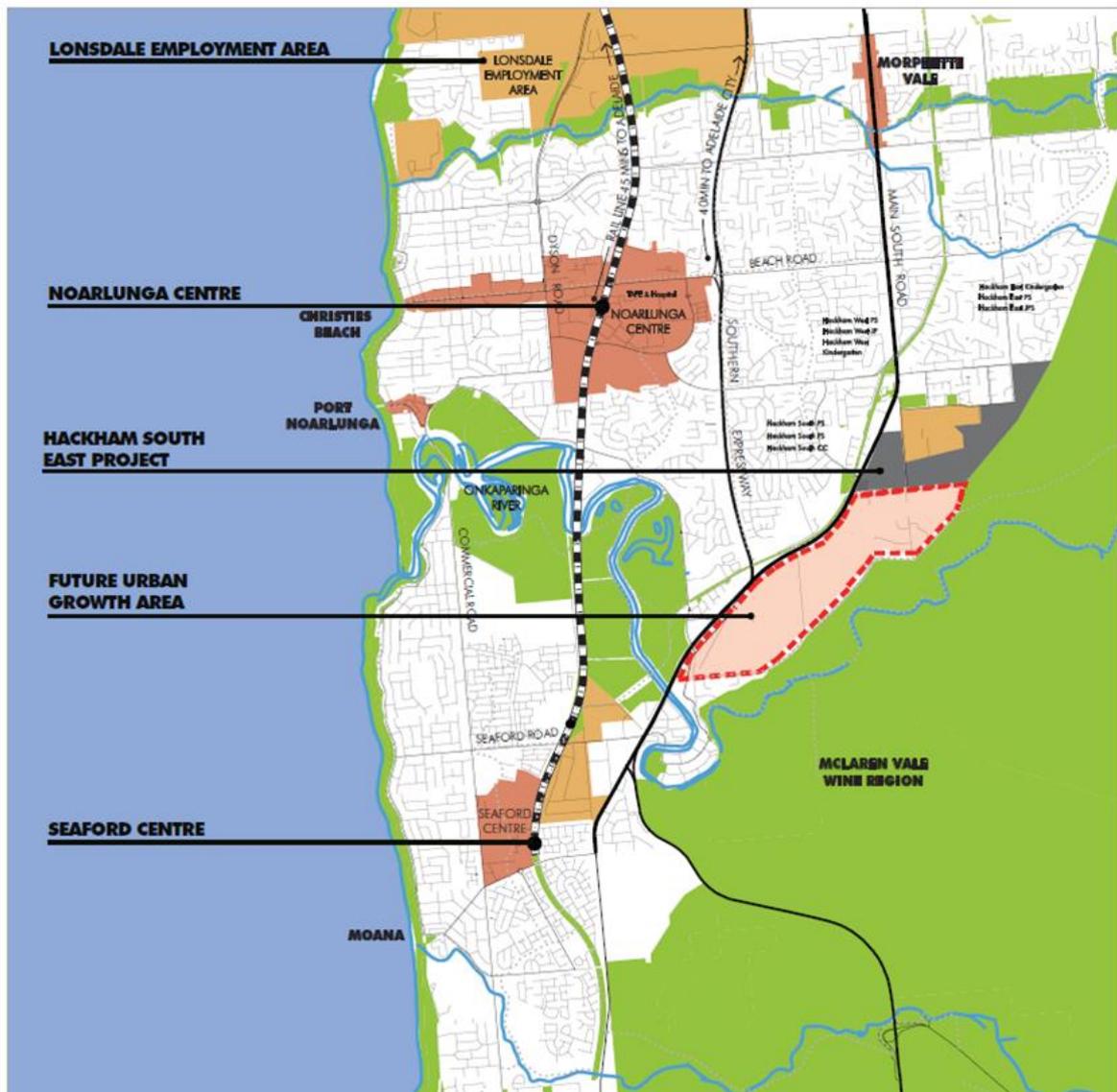
City of Onkaparinga Hackham South East Development Plan Amendments Investor's Guide (2015)

The Hackham South East Development Plan Amendments Investors Guide was developed to support an amendment to the former Onkaparinga Council Development Plan in 2015 that rezoned land directly to the north of the affected area from Rural Living to Residential as part of the Hackham South East Project.

The amendment contributed to the objective in The 30-Year Plan for Greater Adelaide for a 15-year supply of land zoned for residential development to accommodate Greater Adelaide's projected population growth, with land currently being developed and including the 'Onkaparinga Views' development.

Notably, the Investor's Guide specifically identified land in the Rural Zone in the affected area as a future urban growth area, as identified in Figure 6 below.

Figure 6 – Hackham South East Project and Future Urban Growth Area



Source: City of Onkaparinga Hackham South East Development Plan Amendments Investors Guide (2015)

Code Amendment Outcome

Residential land provided by the Hackham South East project to the north of the affected area is being sold and developed at a rapid rate. This suggests a need rezone land set aside for future urban growth in the affected area (and identified for future urban growth in the Hackham South East Development Plan Amendments Investors Guide) as a priority to maintain a 15-year supply of land zoned for residential development to support projected growth, particularly noting the long lead times required to bring land to the market.

City of Onkaparinga Community Capacity Strategic Plan 2021-24

The Onkaparinga Community Capacity Strategic Plan contributes to the City’s vision of strong, vibrant communities and comprises outcomes and actions under six key result areas:

- Enhance social connection and wellbeing
- Foster equity and celebrate diversity

- Activate community infrastructure
- Support local activity
- Leverage community strengths
- Engage in purposeful partnerships.

Notably, the Plan acknowledges projected growth for the city and identifies that this growth will be accommodated via urban development in previously undeveloped areas and the further densification of existing suburbs. Importantly, the Plan recognises that these new residents will need good access to all forms of housing including social and affordable housing, facilities, essential services, open space and other opportunities such as employment and recreation. It also proposes to increase support for communities in new urban development areas to build relationships via community development initiatives and commits to identifying opportunities for shared community spaces and collaborative approaches as well as review of centre programming.

Code Amendment Outcome

The policy framework proposed in this Code Amendment will provide opportunities for the development of a variety of housing to meet changing community needs, as well as opportunities for provision of a range of social and community infrastructure to support the new and growing community at Hackham.

The Affordable Housing Overlay is also proposed to apply to the affected area to facilitate new housing at a range of price points, including affordable housing.

City of Onkaparinga Trails and Cycling 2016-21 Strategic Management Plan

Onkaparinga's Trails and Cycling Strategic Management Plan sets the principles, planning and direction for future provision, development and maintenance of the city's trails and cycling network. Notably, it identifies that the provision of a trails and cycling network and the associated service levels will play an important role in ensuring community recreation and commuter needs are met in response to projected population growth and key growth areas, including the central rail corridor, Hackham and southern regions.

The Management Plan establishes a hierarchy of trails and recognises the following trails in proximity to the affected area as 'Premier' trails that are designed, constructed and maintained to a higher standard compared to cross-city and local trails:

- The Coast to Vines rail trail, which runs along the western side of Main South Road
- The Patrick Jonker Veloway, which runs along the Southern Expressway.

The Plan also proposes a new natural surface trail in the affected area along the banks of the Onkaparinga River and connecting to the Tom Roberts horse trail, which runs along the edge of the Onkaparinga River / Ngankiparri National Park to the east of the affected area.

Code Amendment Outcome

The Code Amendment will facilitate a planned approach to future development in the affected area. Notably, the scale of the affected area and its proximity to existing walking and cycling networks also provides significant opportunities to provide connectivity to key destinations such as future shops, community facilities, public transport stops and public open space within the land, and improve east-west cross-city links to premier trails such as the Coast to Vines Trail and Patrick Jonker Veloway that link to key destinations in the wider area.

City of Onkaparinga Open Space Strategic Management Plan

Onkaparinga's Open Space Strategic Management Plan seeks to ensure a diversity of connected open spaces are equitably provided across the city to meet current and future community needs. Notably, the Plan seeks that total open space provision is to be between 4–5 hectares per 1000 head of population. The Plan also defines a hierarchy of open spaces and standards for the provision of open space within this hierarchy.

The Plan informs development of Open Space District Plans, with the affected area being located in the 'Central North' open space planning district along with the wider Hackham area and a number of other suburbs surrounding the Noarlunga Centre.

The Plan also forms the basis for initiating partnerships between the Council and key Government agencies, land developers and the community in the provision of open space. With respect to new developments and land divisions, the Plan seeks that:

- Land divisions should provide quality land for community open space purposes (i.e. flat/undulating, large trees, views, well-drained, natural beauty)
- Open space is located centrally within a development or catchment and not on extremities or peripheral areas
- Open space is to be provided in accordance with the policies outlined in the Planning and Design Code or other relevant planning instruments.

Code Amendment Outcome

The Code Amendment supports the Open Space Strategic Management Plan by providing a policy framework that facilitates the provision of quality open space to support the new community that is connected with existing open space, including natural spaces along the Onkaparinga River.

Investigations supporting the Code Amendment have also determined that, based on local provision and service standards for open space contained in the Open Space Strategic Management Plan, it is anticipated that at least one neighbourhood-level open space facility and up to four local open spaces within easy walking distance for new residents may be required in the affected area to support the expanding community. The scale of the affected area will facilitate a planned approach to the delivery of this open space to meet the needs of the new and expanding community at Hackham.

ATTACHMENT E – INVESTIGATIONS

- 1. Services Investigations - WGA Wallbridge Gilbert Aztec**
- 2. Stormwater Management Strategy – WGA Wallbridge Gilbert Aztec**
- 3. Social Infrastructure Investigations (including Retail Analysis and Visual Assessment) – Holmes Dyer**
- 4. Transport Investigations Summary – CIRQA**
- 5. Aboriginal and Historical Heritage Investigations – EBS Heritage**
- 6. Environmental Noise Assessment – Sonus**
- 7. Preliminary Air Quality Investigations – Arup Australia Pty Ltd (ARUP)**
- 8. Environmental Due Diligence - Preliminary Site Investigations – JBS&G**
- 9. Natural Environment (Flora and Fauna) Investigations (including Bushfire Assessment) – EBS Ecology**

See separate Attachments on [PlanSA Code Amendments website](#)

ATTACHMENT F – MASTER PLANNED NEIGHBOURHOOD ZONE – CHANGES TO DEVELOPMENT CLASSIFICATION AND APPLICABLE POLICIES (TABLES 1-5)

See separate Attachments on [PlanSA Code Amendments website](#)