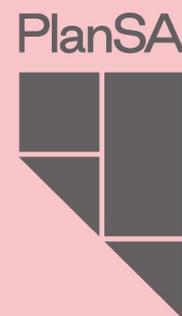


Frequently Asked Questions



Hackham Code Amendment

The [Hackham Code Amendment](#) is seeking to rezone approximately 235 hectares of land across Hackham and a small portion of Old Noarlunga to address an immediate need for further land supply and population growth in the south of Adelaide.

This Frequently Asked Questions document addresses questions in relation to the proposed plans for development, heritage and environment protections, and existing transport and social infrastructure in the proposed area.

For additional information, please refer to the [Community Information sheet](#) and the Frequently Asked Questions document relating to [Infrastructure Agreements](#).

General

Q – What is a Code Amendment?

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

A Code Amendment is a proposal to change the policies, rule or mapping within the Code, which can change the way that future developments are assessed. This process is often referred to as a rezoning.

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

Code Amendments may be undertaken by a range of entities including the State Planning Commission, councils, state agencies, people who have an interest in land, or the Chief Executive of the Attorney-General's Department (the Department).

This Code Amendment has been prepared by the Chief Executive of the Attorney-General's Department because various State Agencies and several landowners have an interest / involvement in the broader area.

The Chief Executive is best placed to undertake this Code Amendment, to ensure a coordinated approach.

Q – Why do we need this Code Amendment?

A – The Hackham Code Amendment is seeking to address an immediate need for further land supply to address future population growth and meet the demand for new housing in the Outer South region of Greater Adelaide.

According to the current Land Supply Report for Greater Adelaide, the Outer South Region has the lowest greenfield (undeveloped) land supply of all regions in Greater Adelaide.

Some key points to consider for the Outer South Region:

- 10,000 dwellings have been constructed in the past decade.
- Only 1,800 development ready allotments were available as of June 2020.
- The estimated future demand for allotments in the region ranges from 2,800 to 4,100.
- Recent stimulus packages—like the Homebuilder Grant Scheme—have resulted in increased demand for new houses.

Figure 2: Future Urban growth area allotment potential by region



Source: [Land Supply Report for Greater Adelaide – Part 1: Greenfield \(June 2021\)](#)

The rezoning of land in Hackham is also being considered because:

- the proposed area presents a logical extension of the existing urban area with direct linkages to a residential development directly to the north (Onkaparinga Views)
- the location is well serviced by existing road infrastructure and bus routes
- the location is well serviced by existing social infrastructure and employment – including schools, regional centre, hospital, TAFE, emergency services, community and civic facilities and the Gates Road Industrial Precinct.

Q – What is being proposed in this Code Amendment?

A – Key elements of the proposed Hackham Code Amendment include:

- rezoning 206.1 hectares of land in Hackham – currently zoned Rural Zone – to Master Planned Neighbourhood Zone
- rezoning 15.2 hectares of land in Old Noarlunga and Hackham – currently zoned Employment Zone – to Master Planned Neighbourhood Zone
- rezoning 13.7 hectares of land in Old Noarlunga – currently zoned Rural Zone – to Rural Neighbourhood Zone; and introduce a Minimum Site Area Technical and Numeric Variation of 2 hectares to ensure allotments cannot be further subdivided.
- introducing a Concept Plan over the land proposed to be rezoned as Master Planned Neighbourhood Zone, to assist in addressing infrastructure requirements.
 - Applying two subzones over the proposed Master Planned Neighbourhood Zone:
 - Emerging Activity Centre Subzone – proposed to facilitate the development of shops and local services.
 - Hills Subzone – this is a new Subzone proposed to address residential design requirements for sloping land.
- applying two Overlays over the proposed Master Planned Neighbourhood Zone:
 - Affordable Housing Overlay – promotes affordable housing that is integrated with residential and mixed-use development, catering for a wide variety of household structures.
 - Noise and Air Emissions Overlay – seeks to protect community health and amenity from adverse impacts of noise and air emissions.

Q – Does the public release of this Code Amendment on consultation indicate that the State Government has already made a decision on rezoning the land at Hackham?

Why is the community now being consulted on the proposal and what influence can community submissions make in changing the nature of what is being proposed?

A – The land now proposed for rezoning at Hackham has been identified for future urban development purposes for several years by various State Governments.

This intent has been clearly outlined in various iterations of *The 30 Year Plan for Greater Adelaide*, the most recent version released in 2017 showing Hackham being located within ‘Planned urban lands to 2045’ (this refers to land within the metropolitan growth area boundary which will be used for future urban expansion purposes).

Local studies (including the City of Onkaparinga Local Area Plan) have also recommended rezoning the land at Hackham to accommodate future growth demands in the region.

Several natural and man-made constraints currently restrict land supply in the Outer South Region, including the Hills Face Zone, McLaren Vale Character Preservation District, the Environment and Food Production Areas, existing developed land as well as the Gulf St Vincent.

Issues such as fragmented land ownership and infrastructure coordination have prevented this land from being considered for rezoning until now.

While it is the view of the State Government that the land at Hackham is best used to accommodate future urban growth for the reasons outlined above, we are consulting with the community to seek

feedback on how the land should be developed (e.g. where infrastructure is needed, the density and type of housing.).

It is also the intent of the Government to only proceed with rezoning this land if appropriate infrastructure agreements are in place to fund and deliver critical road and stormwater infrastructure.

Community submissions will be invaluable in assisting the Government to determine the best options for guiding the future form and nature of the development proposed at Hackham. This includes comments on the proposed zones, subzones and concept plan proposed, as well as the nature and type of new infrastructure required to service this new area.

Q – Will this Code Amendment result in the local suburb name of ‘Hackham’ changing for the area affected by the rezoning?

A – A change to the naming of the suburb ‘Hackham’ is not part of the current Code Amendment process. However, such a request can be made by individuals through the Surveyor General’s office at the following website:

www.sa.gov.au/topics/planning-and-property/land-and-property-development/suburb-road-and-place-names/place-name-proposals

The Surveyor General is responsible for investigating any suggested recommendations for changing suburb names.

Guidelines are available at the above website to assist anyone who wants to request a name change for this part of Hackham.

There is a possibility that whoever develops the site at Hackham may also seek to change the suburb name in the future to distinguish this area from the established part of Hackham.

Aboriginal and European Heritage Places

Q – Have you undertaken an Aboriginal heritage survey and/or engaged with the Kaurna People?

A – The Department has undertaken a search of the Aboriginal Heritage Register and can confirm that no sites of significance have been identified in the proposed area.

Aboriginal sites or objects are protected by the *Aboriginal Heritage Act 1988*. The Code does not contain information about the location of sites or objects of significance to Aboriginal heritage.

The Department’s [Aboriginal and Historical Heritage Investigations](#) included with the Code Amendment information on the PlanSA portal have concluded land in the proposed area is within a Native Title determination area. On this basis, the registered Native Title body corporate – Kaurna Yerta Aboriginal Corporation – will be informed and consulted on the proposal to rezone the land, out of respect for the Traditional Owners of the land.

Other Aboriginal Groups with an interest in the proposed area include the Ramindjeri Heritage Association Incorporate, the Kaurna People, and the Original Southern South Australian Tribes Indigenous Corporation. All these organisations are listed in the Code Amendment’s Engagement Plan for formal engagement.

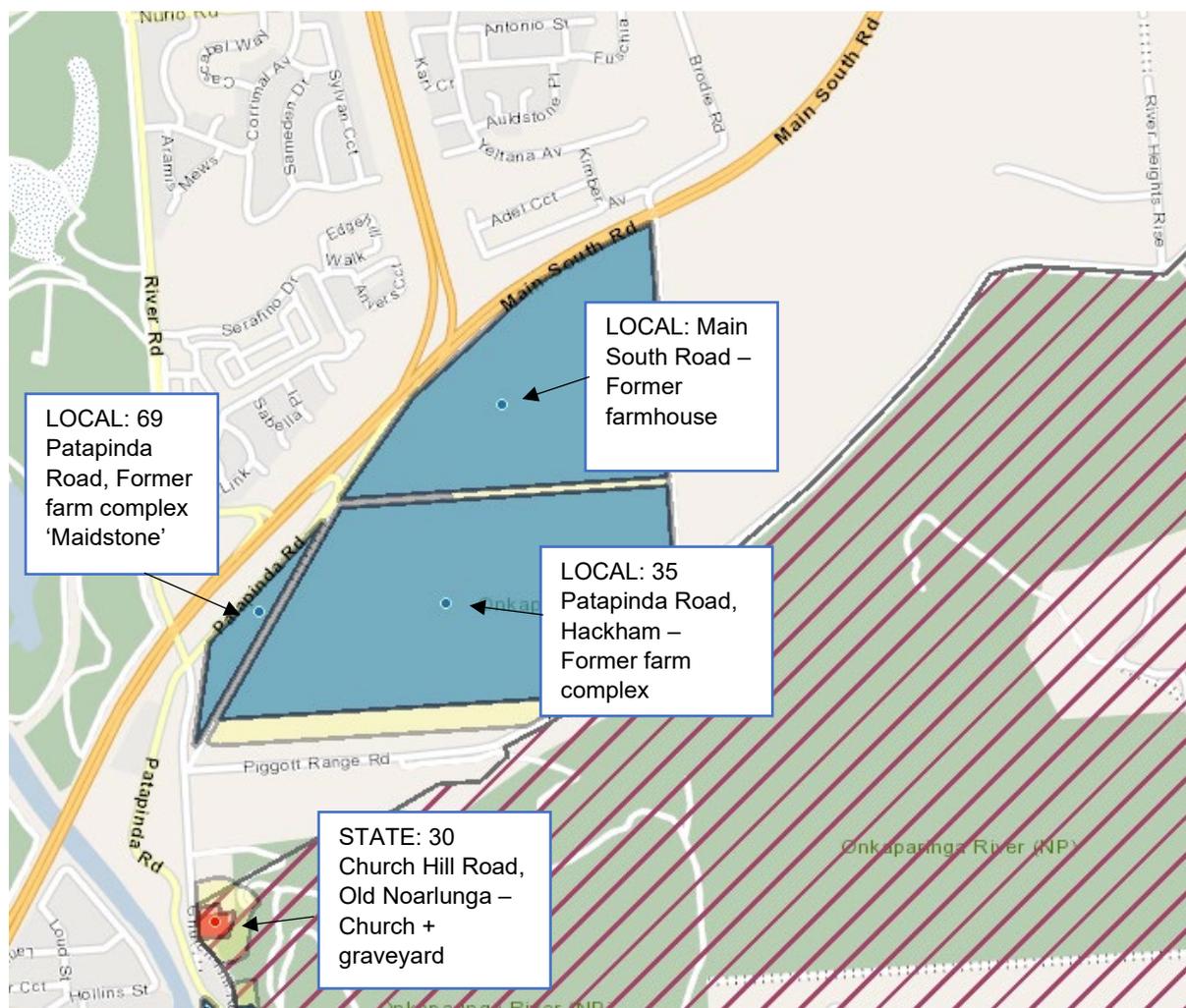
Q – What is the status of and plan for European heritage places in the proposed area?

A – Three Local Heritage Places are in the southern portion of the proposed area:

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

The Local Heritage Places Overlay and Heritage Adjacency Overlay from the 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 because of this Code Amendment.



Social and Transport Infrastructure

Q – Will Affordable Housing be provided?

A – Yes. The Affordable Housing Overlay will be spatially applied over the proposed new Master Planned Neighbourhood Zone at Hackham. This overlay provides that a minimum of 15 per cent of affordable housing should be included in proposed developments of the size and scale proposed at Hackham.

Affordable housing is designed and priced to cost people no more than 30 per cent of their gross income if they are on a low or moderate income.

Also, the design of affordable housing needs to be in accordance with relevant criteria in the Code. The Department will consider how the Affordable Housing Overlay is applied, acknowledging that building on steeper land increases building costs and the market may guide affordable housing to flatter areas of the proposed land.

A dwelling is considered to be an affordable home when it is:

- offered for sale to eligible buyers
- offered for home ownership and is for sale at or below the appropriate price point
- priced at \$367,000 or less (if the key criteria are met, the price can be up to \$422,050)

Note: the key criteria are published in the government gazette.

Q – What impacts will development of approximately 2,000 additional dwellings in the proposed area have on local traffic?

A –Traffic investigations undertaken for this Code Amendment include an assessment of potential traffic volumes generated by future development in the proposed area (i.e., northern and central/southern portions) during peak commuter 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 Hills Road. The assessment also includes modelling of potential impacts on key intersections in the locality and has considered potential future access arrangements to the proposed area.

The analysis undertaken indicates that the above additional traffic flows can be adequately accommodated subject to future infrastructure upgrades as referred to in the next question below.

Q – What are the plans for transport upgrades outside of the proposed site/area to access the intersections and Main South Road? Will there be access to the Southern Expressway?

A –Traffic / road network improvements are currently being determined and will be finalised before the Code Amendment is approved.

Investigations (to date) confirm that adequate access can be provided for future development in the proposed area subject to further discussions with the Department for Infrastructure and Transport (DIT) and council in relation to future intersection upgrades and proposed new access to the

proposed area. These discussions are currently progressing with details to be finalised through the infrastructure agreement process and before the Code Amendment is considered for approval.

You can view a draft [Concept Plan](#) of the area proposed to be rezoned to Master Planned Neighbourhood Zone at the end of this brochure, which illustrates some of the infrastructure required to manage traffic.

Q – Will the development plans provide for pedestrian and cycling pathways, as well as connections both in and around the development to connect to existing pathways?

A – The scale of the proposed area being rezoned and its proximity to existing walking and cycling networks provide significant opportunities to provide connectivity to key public open space within the proposed area.

This includes strengthening east-west links to premier trails such as the Coast to Vines Rail Trail and Patrick Jonker Veloway to the west, and the Tom Roberts Horse Trail to the east, which link to key destinations in the wider area. These important connections will be considered as part of the detailed design and layout for future development in the proposed area and are reflected in the proposed draft [Concept Plan](#).

Q – Will existing hospitals and the healthcare system be able to cater for another 2,000 houses in the south? What about the provision of other social infrastructure (schools, public transport and community facilities) to accommodate the additional demand?

A – There are numerous medical facilities and allied health facilities within the general vicinity of the rezoning area, many of which are co-located with key centres. The nearest medical centre is located 1.4 kilometres from the rezoning area, the Hackham Medical Centre, while two GP clinics are available about a kilometre from the rezoning area on Penney's Hill Road and Seaford Road.

A new population at Hackham is expected to provide opportunity for additional medical centre-GP clinic, which the proposed Master Planned Neighbourhood Zone can accommodate.

Public Hospital services are provided at Noarlunga Hospital (approximately 4.8km or 7 minutes by car from the rezoning area) or Flinders Medical Centre (approximately 20.1 km or 20 minutes by car from the rezoning area). It is anticipated the new population could increase demand for hospital beds by an additional 13-18 beds.

Detailed social infrastructure investigations provided as part of the Code Amendment have examined in detail the provision of the following facilities and services to the local area:

- Community facilities
- Educational facilities
- Health and medical services
- Public transport

The Code Amendment investigations in relation to these matters conclude that there is adequate social infrastructure available in the local and broader area to accommodate a new housing development at Hackham. This is due to the proximity of the Noarlunga Regional Centre to the site as well as the location of numerous community facilities and private / public schools in the local area. However, the investigations do acknowledge that there may be scope for an additional private school (if required) in the proposed local / neighbourhood centre.

The investigations also flag that there have already been some initial discussions with relevant social infrastructure providers (e.g. City of Onkaparinga, Education Department) in relation to the future provision of social infrastructure in this area given the growth predicted. These organisations are being directly consulted on the Code Amendment.

Open Space, Visual Impact and Trees

Q – When and how much open space will be required and provided?

A – Based on the 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 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 providing open space in the proposed area and will be subject to assessment by the relevant authority as land develops.

Q – How will development be managed to reduce visual impact? How will developer/s be required to reduce the amount of cut-and-fill (e.g. excavation of land), retaining walls, and determine colours of external walls and roofs?

A – The proposed Master Planned Neighbourhood Zone will facilitate a planned approach to future development in the proposed area. It seeks to ensure future developments are sensitively designed and located to minimise visual impacts while taking advantages of significant and far-reaching views offered by the elevation of the land in the proposed area.

The Code Amendment also proposes to include land in a new Hills Subzone within the Master Planned Neighbourhood Zone to enable lower density development on sloping land that responds to the landscape and minimise the extent of cut and fill, such as by encouraging split level building constructions.

Q – How will you ensure the Code Amendment protects existing trees and ensures more trees are planted as part of the development?

A – The *Native Vegetation Act 1991* applies to the whole of the proposed area; for this reason, the Native Vegetation Overlay from the Code applies to most of the proposed area – ensuring areas with native vegetation are protected, retained and restored to sustain biodiversity.

The Significant and Regulated Tree Overlay from the Code also applies to the proposed area to ensure appropriate conservation of any regulated or significant trees on site, or that offsets how native vegetation removal is secured.

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.

A more detailed assessment of localised areas of native vegetation will occur prior to development – with the design and layout of future development (including positioning of future roads and access points) to be conscious of areas where higher value native vegetation has been identified, including trees identified as important food sources for bird species where practical.

Q – Why is the proposed land at Hackham not zoned as Hills Face?

A – The Hills Face Zone provides direction for development within the higher elevations of the western face of the Mount Lofty Ranges, stretching from Gawler to the north of Sellicks in the south.

Since the late 1960s, the Hills Face Zone has been protected as a natural landscape backdrop to the metropolitan area through its zoning.

The Hills Face Zone comprises areas—both visible and hidden—from the Adelaide Plains, which form part of the buffer between the urban districts and prevent the urban area extending into the western slopes of the ranges.

Only the higher elevations above where services could not be economically provided in the 1960s were included within the Hills Face Zone (when it was created). As a result, significant areas of the ‘foothills’ clearly visible from the plains remain as residential or other zones where development has not yet occurred, but do not have the same protections as in the Hills Face Zone.

In this context, the Hackham Growth Area has historically not been included in the Hills Face Zone because:

- it contains land that can easily be serviced (e.g. not of high elevation, excluding future servicing requirements); and
- it is not considered to be of high environmental significance.

Hackham has also (in recent planning strategies) been mapped within ‘planned urban lands’, which is the outer limit for areas to be considered for urban development – as shown in the most recent map ‘planned urban lands until 2045’ in the [‘30 Year Plan for Greater Adelaide – 2017 Update’](#).

Q – Will the Code Amendment take up valuable farming or arable land for housing?

A – The area subject to the Code Amendment is located wholly outside of the Environment and Food Production Area (EFPA) established under the *Planning, Development and Infrastructure Act 2016* in 2017.

The EFPAs were introduced to protect vital agricultural lands surrounding metropolitan Adelaide from urban encroachment.

The Code Amendment will also assist in protecting the City of Onkaparinga’s valued rural landscapes (much of which is in the McLaren Vale Character Preservation District) to the south which are significant for tourist, conservation and primary production purposes.

Q – How will the rezoning of the land at Hackham assist in reducing further urban sprawl and help address climate change?

A – Rezoning of the land at Hackham will prevent future encroachment into sensitive natural environmental and primary production areas which are of value to the State. This was the primary intent behind creating an Urban Growth Boundary around Metropolitan Adelaide and designating (through legislation) both the Environment and Food Production Areas and the McLaren Vale Character Preservation District referenced in the above Q&A.

The land identified at Hackham has been designated as 'Planned urban lands to 2045' in *The 30-Year Plan for Greater Adelaide* (this refers to land within the metropolitan growth area boundary which will be used for future urban expansion purposes).

The rezoning of land at Hackham has also been considered due to:

- The area presenting a logical expansion of the existing urban area with direct linkages to a residential development located directly to the north.
- The location being well serviced by existing road infrastructure and bus routes.
- The location being well serviced by existing social infrastructure and employment – including schools, regional centre, hospital, TAFE, emergency services, community and civic facilities and the Gates Road Industrial Precinct.

For the above reasons, this Code Amendment will meet an immediate need for further land supply while reducing the need for more urban sprawl which would place greater pressure on nearby areas of environmental, tourist and farming significance.

Locating new residential development near established infrastructure and services will also assist in reducing the need for long travel times via private transport.

Active transport options (including bike riding and walking) will also be boosted by the proposed rezoning given the site's proximity to existing walking and cycling networks.

The proposal to rezone the land at Hackham therefore provides significant opportunities to improve connectivity to key public open space within the proposed area. This includes strengthening east-west links to premier trails such as the Coast to Vines Rail Trail and Patrick Jonker Veloway to the west, and the Tom Roberts Horse Trail to the east, which link to key destinations in the wider area. These important connections will be considered as part of the detailed design and layout for future development in the proposed area and are reflected in the proposed draft [Concept Plan](#).

Future Growth and Development

Q – Will you require the future development of the land at Hackham to be sustainable (like Aldinga, which is being developed by Renewal SA)?

A – Future development in South Australia is subject to environmental sustainability principles, which have guided planning policies on design, orientation, materials, soft landscaping, water sensitive design, and public open space, etc.

The site at Aldinga was rezoned to Master Planned Neighbourhood Zone (which is also proposed for Hackham). In addition, a Hills Subzone is proposed for the Hackham site to ensure development considers the local topography and provides an appropriate policy framework to guide coordinated development of this area.

Renewal SA has not yet finalised a sales/disposal process for its portion of the Hackham land, however it is anticipated that they will seek to achieve similar sustainability and design outcomes from the development of its Hackham land, as are proposed at Aldinga.

Q – Is Old Noarlunga going to be redeveloped?

A – A small portion of Old Noarlunga, which is currently zoned Rural, is included in the Code Amendment to ensure it is considered in the context of what is proposed in Hackham. However, Old Noarlunga is not proposed to be redeveloped, rather to have a more suitable zoning consistent with current land uses and allotment configuration already in place.

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

Q – Why has the Rural Neighbourhood Zone (including a new requirement for the minimum lot size to be 2 hectares) been applied to an area north of Old Noarlunga when there is existing housing on small blocks? What does this new zoning mean for property owners at this location?

A – As outlined in the Q&A above, a small portion of Old Noarlunga which is currently zoned Rural has been included in the Code Amendment to ensure it is considered in the context of what is proposed in Hackham. This area of land, which is west of Church Hill Road at Old Noarlunga, is proposed to be included in the Rural Neighbourhood Zone and supported by a 2 hectare minimum lot size.

In addition to the reasons provided above for this proposed zone change, one of the other main considerations is that development in this area typically relies on on-site wastewater treatment facilities being provided on individual allotments. This is another key reason why a more intensive type of urban zone (e.g. the Master Planned Neighbourhood Zone) has not been chosen for this location.

The proposed Rural Neighbourhood Zone will be largely reflective of existing land uses / development in the area and will promote housing on large allotments while still accommodating a limited range of compatible small-scale complementary non-residential land uses, such as consulting rooms, offices and shops.

Submissions from property owners affected by this zoning change are welcomed by the State Government.

Q – What is a Technical and Numeric Variation (TNV)?

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

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

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

Q – When is the land at Hackham likely to be developed for housing?

A – This Code Amendment only seeks to change what the land could be used for in the future. Therefore, proposed housing, land division and associated infrastructure projects arising from the change of zoning through this Code Amendment will require a development application to be lodged and approved by the relevant Planning Authority (most likely the City of Onkaparinga) under a separate process.

Once land is rezoned it typically takes a few years to bring land to market and for development to occur (due to design and approval processes, construction and sales etc.).

Q – Given the changes to population and immigration (due to COVID), have you reconsidered growth projections and the demand for housing in the proposed area of southern Adelaide?

A – Yes. The latest [land supply report for Greater Adelaide](#) acknowledges the impact of COVID; however, it indicates that strong growth (in both population and demand for housing) will continue due to positive interstate migration, continuing demographic changes (including increases in single person households), the Home Builder Scheme, and tight land supply.

Q – Will future development be required to consider the interface / transition to Onkaparinga Gorge?

A – Yes. The new Hills Subzone seeks to address this through the following policy:

***PO 3.2:** 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.*

Q – How will you ensure that the land is not developed as ‘wall to wall’ housing?

A – Given the sloping aspect of the proposed area, a large portion of the area will be developed as low-density housing with necessary separation between dwellings (e.g. not wall to wall).

However, where the site permits (e.g. on flatter areas), there may be potential for greater residential density, involving some building to boundary.

The proposed Master Planned Neighbourhood Zone also allows use of Building Envelope Plans (BEPs), which will assist in guiding appropriate boundary-to-boundary development. The City of Onkaparinga (Council) will determine how these BEPs are finalised.

A good example of this is the recent successful negotiation of the first BEP at Aldinga by Council with the developer of this site.

Q – Will you require landowners / developers to enter a Land Management Agreement (LMA) / encumbrance¹ for desired development outcomes?

A – No. It is intended that the policy in the Code will be sufficient to guide future development outcomes. A draft [Concept Plan](#) will also help guide the location of infrastructure such as road connections and stormwater basins in the subject area.

Q – How will any potential site contamination of the area be addressed?

A – Investigations for the Code Amendment have confirmed that, except for the former Abattoir site and associated evaporation ponds, the majority of land in the proposed area has been used for past agricultural/primary production activities. This suggests that site contamination within most of the Rural zoned land may be low, although some potentially contaminating activities may have occurred in certain parts of the area.

Should the Code Amendment be approved, then more detailed investigations such as a site contamination audit may be required as part of any future development application to determine the suitability of a particular site for more sensitive land uses (e.g. residential or public open space).

If a site is found to be contaminated it will then need to be remediated to allow development to occur.

Infrastructure Agreements

For further information, please refer to the Frequently Asked Questions document relating to [Infrastructure Agreements](#).

Q – What funding will be required and who will pay for infrastructure?

A – The nature of infrastructure required, and the cost of this infrastructure is still subject to investigation through this Code Amendment and the associated infrastructure agreement processes (both running parallel to each other).

Any landowners, council and / or infrastructure provider in the area proposed to be rezoned to Master Planned Neighbourhood Zone in this Code Amendment will be asked to sign-up to [infrastructure agreements](#).

The area proposed to be rezoned to Rural Neighbourhood is not affected by the proposed infrastructure agreements. At this stage, at least two infrastructure agreements will be required for the Hackham Code Amendment relating to stormwater and transport infrastructure.

Regular infrastructure will be paid for by the developer as land develops. Major infrastructure such as the proposed intersection treatments on South Road, will be cost-shared and agreements will ensure these costs are shared equitably across the infrastructure beneficiaries.

¹ An encumbrance (sometimes called a covenant or restrictive covenant) can be registered against land, placing restrictions and conditions on how a property owner can deal with the property. Restrictions may include things such as a limit on the height of buildings (to protect views of others in the area), the type of fence that can be built (to maintain the style in the area), etc. Encumbrances are often registered by a developer over the property prior to the property's sale as part of a wider development.

Q – What if I do not want to sell my land to the developer? (Re: a landowner owning land in the area proposed for rezoning)

A – Landowners are under no obligation to sell or develop their land should the proposed rezoning be approved. Any third-party agreements that are put in place with developers are separate to the rezoning process and have no bearing on the rezoning outcome.

Consultation Process

Q – So far, who has been consulted on the draft Hackham Code Amendment?

A – Land in the proposed area is held by both public and private entities. There are approximately 47 parcels of land with ownership by 37 different private or government entities. Key landowners include Renewal SA, which has ownership of approximately one third of the total affected area, and a private developer (YAS Property and Development Pty. Ltd) who has contracts with several individual landowners.

As part of the pre-engagement process, landowners within the proposed area of Hackham and Old Noarlunga were contacted to attend two landowner information sessions (held online on 24 February and 3 March 2022) to address queries, discuss the requirements and process for establishing infrastructure agreements.

Landowners will continue to be consulted during the engagement period of this Code Amendment. Major government agencies with an interest in the area (including Renewal SA and the Department for Infrastructure and Transport) and the City of Onkaparinga have also been briefed on the Code Amendment.

In addition to these landowners, agencies and the local council, the affected area also contains various occupiers and leaseholders who live or have businesses in the area.

All landowners, occupiers, leaseholders and other relevant stakeholders in the proposed area have been directly notified regarding the release of the Hackham Code Amendment for public consultation. Traditional owners within the proposed area have also been notified.

Further detail on the engagement undertaken is set out in the [Engagement Plan](#).

Q – What happens if some of the landowners object to the proposed rezoning?

A – Landowners can raise objection to the proposed rezoning during the consultation period by lodging a formal submission on the Code Amendment.

All submissions received during the consultation period will be considered and help guide recommendations which will then be presented to the Minister for Planning for consideration.

A summary of all submissions received and proposed responses will be outlined in an Engagement Report. This report will be made publicly available on the PlanSA portal with a link provided to those who lodge a formal submission.

Should the proposed rezoning be approved by the Minister for Planning, landowners will still have existing use rights over any approved land uses at their property and are not required to sell or develop their property.

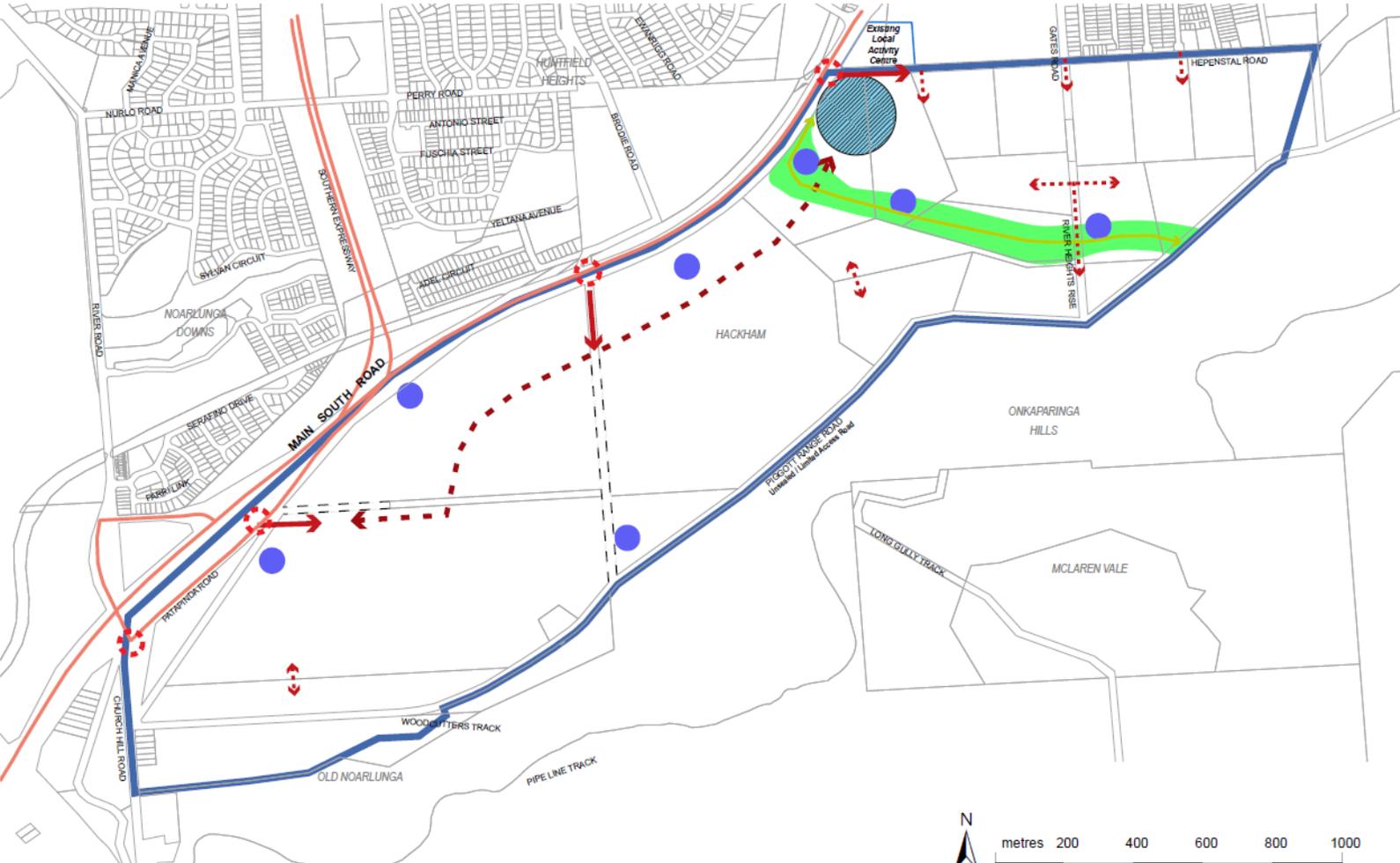
Q – When will I have a chance to have my say?

A – Public consultation on the Hackham Code Amendment is open from **Tuesday 31 May 2022** to **Tuesday 26 July 2022 (5:00 pm)**. To learn more about this Amendment and how you can have your say, visit [plan.sa.gov.au/en/codeamendments#Hackham Code Amendment](https://plan.sa.gov.au/en/codeamendments#Hackham_Code_Amendment).

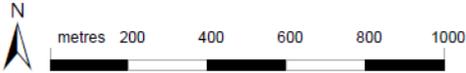
Q – How can I make a submission?

A – Submission on the Hackham Code Amendment can be provided via the [online submission form](#), by email to plansasubmissions@sa.gov.au or by post to GPO Box 1815, Adelaide SA 5001

Draft Concept Plan – for consultation



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



ONKAPARINGA
Concept Plan 124
HACKHAM