

McEvoy Street Code Amendment
19ADL-0353
28 September 2022

Lot 22 McEvoy Road, Virginia

Engagement Report

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

T & J Viney Property Pty Ltd

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1. Purpose

This report has been prepared by URPS on behalf of T & J Viney Property Pty Ltd (the Designated Entity) for consideration by the Minister for Planning (the Minister) in determining whether to adopt the Lot 22 McEvoy Road, Virginia Code Amendment (the Code Amendment).

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

- details of the engagement process undertaken
- a summary of the feedback received
- a response to the feedback
- an evaluation of the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

The report also confirms that engagement has been undertaken in accordance with the Engagement Plan, prepared under part 2 (5) of Practice Direction 2, and recommends that no changes are made to the Code Amendment as a result of this consultation process.

1.1 Role of URPS and the Designated Entity

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

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

2. Introduction

On 15 February 2021, the then Minister for Planning and Local Government, the Hon Vickie Chapman (MP), approved the initiation of a Code Amendment by T & J Viney Property Pty Ltd in accordance with Section 73 (2)(b)(vii) of the PDI Act.

This amendment proposes to rezone Lot 22 McEvoy Road, Virginia from Deferred Urban Zone to the Master Planned Township Zone and apply the Emerging Township Activity Centre Subzone. This zoning is proposed to support a range of housing that meets the needs and lifestyles of residents within easy reach of services, facilities and open space.

The Affected Area was identified in the previous Playford Growth Areas Structure Plan, December 2013 as being appropriate for residential development. A corresponding Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) and General Amendments Development Plan Amendment was undertaken by the (then) Minister for Planning. Final authorisation of this previous DPA and subsequent rezoning of individuals land was contingent on landowners agreeing and executing applicable Infrastructure Agreements and a corresponding Land Management Agreement.

Due to extenuating circumstances at the time, the Proponent was not in a position to execute the Infrastructure Agreements and Land Management Agreements. As such, the Affected Area was not rezoned for residential purposes as expected. Rather, the DPA resulted in the land being zoned Deferred Urban.

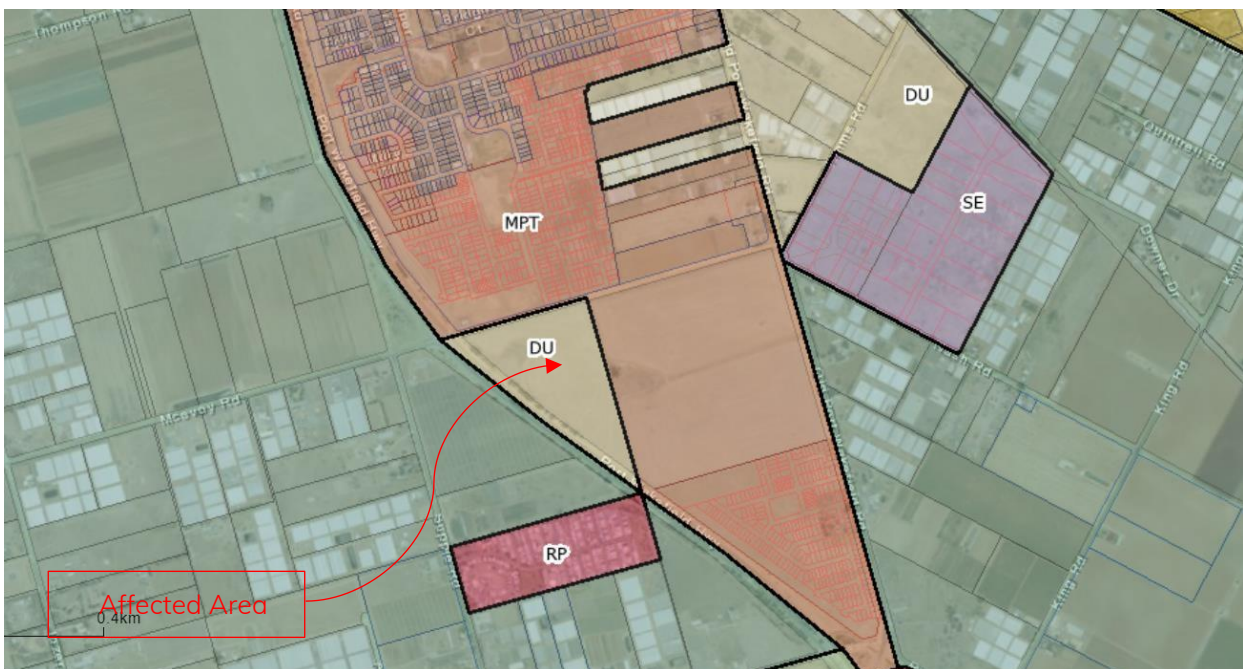


Figure 1: Affected Area – Deferred Urban Zone. Area is encompassed to north, east and southeast by Master Plan Township Zone and proposed residential allotments. Residential Park Zone and associated development exists to the south.

3. Engagement Approach

The Designated Entity prepared an engagement plan (the Engagement Plan) to apply the principles of the Community Engagement Charter.

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

The engagement activities outlined in the in section 3.3 below occurred as set out in the Engagement Plan to apply to principles of the Community Engagement Charter.

3.1 Purpose of the Engagement

The purpose of the engagement was to ensure that individuals, businesses, organisations and communities interested in and/or affected by the proposed Code Amendment were engaged in the process of preparing and finalising the Code Amendment.

The consultation period ran for just over six weeks from Monday 28 March 2022 to Monday 9 May 2022. A total of fifteen submissions were received from organisations/groups from the community via the online survey, email and PlanSA portal.

Specifically, the engagement:

- Provided communication to raise awareness that a Code Amendment is being prepared.
- Provided information about what is proposed by the Code Amendment including the location of where the proposed changes will apply.
- Provided the opportunity for key stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the Code Amendment.
- Enabled stakeholders and community to provide feedback and influence the outcomes of the Code Amendment prior to it being finalised and submitted to the Minister for Planning and Local Government.
- Will close the loop with stakeholders and community to inform them of the final version of the Code Amendment following Ministerial Approval as advised by the Attorney General's Department Planning and Land Use Services.
- Meets statutory requirements as they relate to engagement on a Code Amendment including:
 - Section 73(6) of the *Planning Development and Infrastructure Act 2016*;
 - The Community Engagement Charter; and
 - Practice Direction 2: Preparation and Amendment of a Designated Instrument.
- Builds relationships and a community of interest to support future activities (i.e. construction) at the site.

3.2 Scope of Influence

Aspects of the project which stakeholder and the community can influence are:

- Issues and/or opportunities that should be considered in the preparation of the Code Amendment
- The land use policy applying to the subject land post rezoning.

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

- The initiation of a Code Amendment that seeks to rezone the subject land from Deferred Urban Zone to Master Planned Township Zone to facilitate new residential housing.
- The extent of the subject land that forms the basis of the Code Amendment.

3.3 Engagement Activities

Table 1 Engagement and promotion activities

Activity	Description/objectives	Stakeholder
Meetings	Meeting with Council staff to provide an overview of Code Amendment and Engagement process and seek feedback on the desired outcomes and elements for consideration	Senior planning staff – City of Playford
Plan SA Portal information	All information relevant to Code Amendment, Engagement and how to provide feedback, including Fact Sheet available on Plan SA Portal	All audiences
Fact Sheet	A plain-English fact sheet was prepared that clearly outlined what a Code Amendment is, and how people can provide feedback via online submission, online survey, phone, email, or via hard copy post. The fact sheet was made available in hard copy at offices of Council. The fact sheet also offered for materials to be translated into Vietnamese (as this was identified as the most common non-English language group in the area).	All audiences
Online submission form	An online submission form was available through the Plan SA Portal as a method for providing feedback on the Code Amendment.	All audiences
Online survey	An online survey form was linked to the Plan SA Portal as a more targeted way that feedback could be received about particular elements of the Code Amendment. This survey also included	All audiences

Activity	Description/objectives	Stakeholder
	evaluation questions in line with the Community Engagement Charter.	
Phone and email contact	A phone number and dedicated email address was promoted through all correspondence as well as on the fact sheet, as a way that further information could be requested or feedback provided.	All audiences
PO Box	A post office box address was promoted through all correspondence and the fact sheet as a way that people could provide feedback in hard copy should they not wish to or be unable to participate online.	All audiences
Letter box drop to neighbours (catchment area provided in Appendix B)	A letter and fact sheet were letter box dropped to all properties within a specified catchment around the affected area (refer Appendix B). Those properties that received correspondence were identified due to their proximity to the affected area. This approach ensured that stakeholders understood the proposal and had the opportunity to provide feedback on the Code Amendment.	Neighbours of the affected area
Mail out to absent owners	A letter and fact sheet was mailed to any property owners not residing/conducting business at the address identified within the catchment area (refer Appendix A). As owners of property near the affected area, ensuring these stakeholders understood and had the opportunity to provide feedback on the Code Amendment was critical. Information to inform this process was gathered from the City of Playford.	Owners of property in proximity of the affected area
Letter to stakeholders	A fact sheet and letter was sent electronically to identified stakeholders. These stakeholders were identified as having an interest in this Code Amendment. Ensuring these stakeholders	City of Playford (CEO and Mayor), Government Agencies ¹ , utility

¹Government Agencies engaged via letter comprised the Department for Infrastructure and Transport, Department for Education, Renewal SA, Environment Protection Authority, Department for Human Services, Department for Communities and Social Inclusion, SA Health (Department for Health and Wellbeing), SA Housing Authority and Department for Environment and Water

Activity	Description/objectives	Stakeholder
	<p>understood and had the opportunity to provide feedback on the Code Amendment was critical.</p> <p>They were also offered the opportunity to meet should they wish to receive further information or discuss their feedback in more detail.</p>	providers ² , state and federal MPs ³
One-on-one meetings	<p>All land owners and occupiers and stakeholders were invited to contact URPS to convene a one-on-one meeting should they wish to receive further information or discuss their feedback in more detail.</p> <p>No meetings were requested.</p>	<p>Land owners and occupiers within a specified catchment of the affected area</p> <p>Identified stakeholders</p>
Feedback acknowledgements	Acknowledgement of feedback received (either online or in hard copy) was sent to all who provided feedback and included return contact details.	Those who provided feedback on Code Amendment
Evaluation survey link	<p>A link to a more detailed evaluation survey was sent to all who provided feedback and included return contact details).</p> <p>One response was received.</p>	Those who provided feedback on Code Amendment

3.4 Mandatory Requirements

The following mandatory engagement requirements have been met:

3.4.1 Notice and consultation with Council/s

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

The affected area is wholly within the City of Playford. Representatives of Council were engaged in the following ways:

- Meeting with senior planning and transport staff from the City of Playford on 21 September 2021 to discuss proposed Code Amendment and engagement process.
- Hard copies of fact sheet provided to Council on 25 March 2022.

² Utility providers engaged via letter comprised Electranet, SA Water, SA Power Networks, Epic Energy, NBN, APA Group

³ MPs engaged via letter comprised Jon Gee MP, Member for Taylor, Nick Champion MP, Member for Spence.

- Letter and fact sheet emailed to CEO and Mayor on 28 March 2022 offering a further meeting and information on how to provide feedback during the consultation period.
- Deputation made at Council meeting held on Tuesday 21 September 2021 which provided an overview of the Code Amendment and the associated engagement process.

In addition, letters and fact sheets were emailed to the CEO and Mayor of the adjacent City of Salisbury on 28 March 2022, offering a meeting and providing information on how to provide feedback during the consultation period.

3.4.2 Notice and consultation with the Local Government Association

The Charter requires that the Local Government Association be notified in writing and consulted, where the proposed Code Amendment is generally relevant to Councils.

As this Code Amendment is not generally relevant to Councils (but rather to one council specifically), the Local Government Association was not directly engaged.

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

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

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

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

As the Affected Area is currently vacant and the Designated Entity of this Code Amendment is the landowner, no notice was provided to Occupiers of the land. Notice was provided to the Owners or Occupiers of adjacent land.

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

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

As this Code Amendment does not include a heritage character or preservation policy, this was not undertaken.

4. Engagement Outcomes

4.1 Summary

The engagement approach for this Code Amendment was designed to provide multiple ways for information to be accessed and feedback provided. This is summarised in the figure below.

The nature of feedback received via these mechanisms is summarised in the subsequent sections of this report. Appendix A provides response to submissions.

Figure 1 Summary of feedback received



5. Stakeholder feedback

5.1 Preliminary Council Consultation

Members of the URPS team met with senior planning and transport staff from the City of Playford prior to the commencement of the formal consultation period (on 21 September 2021).

Staff provided input into the consultation process and identified planning issues for investigation, including:

- Noise associated with the Port Wakefield Highway and the International Raceway and Speedway
- Changes to the Concept Plan – 21 Virginia Infrastructure in the Planning and Design Code to include the Affected Area within Precinct C, to identify regional stormwater management detention basins and to identify where the Noise and Air Emissions Overlay will be applied.
- Expand the Noise and Air Emissions Overlay to apply to the land.

To note, in response to Council's feedback an Environmental Noise Assessment was undertaken and the changes were made as recommended in the points above.

5.2 Consultation Release

A total of nine submissions were received from the following organisations/groups, three emails were sent to Lanser who manage the residential development to the north of the land, no response was received. The key points of which are outlined below.

5.2.1 City of Playford

The City of Playford provided a response via email on 9 May 2022, stating that they had no objection to the Code Amendment. Council advised that the rezoning would be consistent with zoning within the locality and support residential development consistent with development progressing on neighbouring properties.

Council advised that the proposed Code Amendment does not require any further actions relevant to the rezoning other than the update and execution of deeds and agreements (which has now been undertaken).

Response:

Noted, Deeds and Land Management Agreements have now been prepared ready for execution. No changes recommended to the Code Amendment.

5.2.2 Department for Energy and Mining

A late submission was received from the Department for Energy and Mining on Wednesday 18 June 2022 stating that the Department does not have any feedback to provide at this stage but would like to stay informed as the Code Amendment progresses.

Response:

Noted, URPS will advise DEM of the outcomes of the Code Amendment process once a decision is made. No changes recommended to the Code Amendment.

5.2.3 Department for Infrastructure and Transport

A submission was received by the Department for Infrastructure and Transport (DIT) on Tuesday 17 May 2022.

The Department supports the intent of the proposed rezoning and acknowledged the land was considered for rezoning as part of the Playford Urban Growth Area Development Plan Amendment in 2015. As part of this Development Plan Amendment, all affected land owners were required to enter into an Infrastructure Deed prescribing that infrastructure that needs to be delivered in the surrounding area to support increased urban development and also included a requirement for contributions to be paid towards those upgrades.

The proponent is required to enter into a new Road Infrastructure Deed and Land Management Agreement prior to the gazettal of this Code Amendment. The new agreements will need to be drafted to reflect the requirements under the *Planning, Development and Infrastructure Act 2016*.

Response:

Noted, Deeds and Land Management Agreements have now been prepared ready for execution. No changes recommended to the Code Amendment.

5.2.4 Epic Energy

A submission was received from Epic Energy on 5 April 2022 advising that the location is approximately 660 metres east from the Epic Energy Wasleys Loop Pipeline and therefore the amendment will not have any impact on its infrastructure.

Response:

Noted, no changes recommended.

5.2.5 Environment Protection Authority

A submission was received from the Environment Protection Authority (EPA) on Monday 9 May 2022.

The EPA reviewed the Code Amendment to ensure that all environmental issues are within the scope of the objects of the *Environment Protection Act 1993*.

The EPA provided the below comments on the Code Amendment:

- It's the EPA's preference that wastewater be managed through SA Water infrastructure, a community wastewater management system, or a decentralised wastewater treatment plant rather than through individual onsite disposal systems.
- The Code Amendment does not present specific investigations into wastewater management. It is understood that the approval for the proposal to initiate the Code Amendment did not require wastewater investigations due to it being investigated as part of the 2013 *Ministerial Playford Urban Growth Areas (Virginia) & General Section Amendments (Part 1) Development Plan Amendment*.
- The EPA notes that areas to the north and east that are currently being developed for residences are serviced by a common wastewater management system. The EPA understands that the affected area would similarly be serviced by a common wastewater management system.
- The EPA considers that there is sufficient policy within the Planning and Design Code to ensure that wastewater management would occur to protect public and environmental health.

5.2.6 Renewal SA

An email was received by Renewal SA requesting an indication of the number of dwellings that were expected from the Code Amendment to assist with future supply planning for the Outer North Region. A response was provided to Renewal SA on 21 May stating that based on an average residential lot area, it is assumed that based on an average residential lot area of 325m² and a gross density of approximately 20.8 dwellings per hectare, it is assumed that the site could accommodate approximately 208 dwellings.

Response:

Noted, no changes recommended.

5.2.7 Department for Environment and Water

A submission was received from the Department for Environment and Water (DEW) on Monday 9 May 2022. DEW confirmed that they have no concerns with the rezoning proposal, but provided the following general comments for consideration:

- Matters such as water sensitive urban design and the provision of open space will be considered as part of the future land division application on the site.
- The infrastructure plan for Virginia (concept plan 22F) included in the Code Amendment shows the location of a new detention basin in the affected area while the existing concept plan for Virginia (concept plan 21) shows greenways.
- There is a gap in showing meaningful open space for the area affected and more broadly for the area identified in the Virginia concept plans. In the absence of any clear direction on the location of open space, it is hoped that the detention basins/wetlands identified in the infrastructure plan will be developed with multiple outcomes in mind e.g. stormwater management, open space and biodiversity benefits.

Response:

The PDI Act requires development creating greater than 20 allotments to provide 12.5% public open space. This ensures suitable public open space can be provided. Where possible, multiple benefits will be considered in relation to open space, stormwater management and biodiversity conservation. There are a number of General policies within the Code that address these issues.

5.2.8 South Australia Country Fire Service (SA CFS)

Correspondence was received from the SA CFS after the consultation period had concluded on 6 June 2022. The SA CFS noted that it does not support a change from the General to Urban Interface Overlay on the basis that:

- It is likely all bushfire mapping and policy will be considered as part of the Statewide Hazard Overlay project and thus any amendments that occur prior to the establishment of the new Bushfire Hazard Overlay mapping will be superseded.
- Other than it is in keeping with other neighbouring development, no assessment has been included.

Response:

The consistent approach within the Planning and Design Code is that the Urban Interface Overlay be applied where there is an interface between an urban zone and a rural zone. This Overlay has been

specifically designed recognising that the land is intended to be entirely urbanised. As such, there are qualitative and quantitative provisions to protect against bushfire risk. It is illogical to retain the land within the General Bushfire Risk area, when the adjacent urban areas are within the Urban Interface Overlay. It is important that there is a consistent approach, noting that it might be varied by the State Planning Commission at a later date.

5.2.9 SA Water

Correspondence was received from SA Water on 9 May 2022 outlining their feedback in response to the Code Amendment. SA Water noted that the site was not connected to their water and sewerage network and that a network extension and augmentation may be required to connect the site, subject to the Code Amendment. The extent of the augmentation works will be dependent on details of future developments and will be required to comply with the SA Water Technical Standards including those for minimum pipe sizing. This advice should be provided to prospective developers.

In addition, a wastewater masterplan for the Virginia area (including Lot 22 McEvoy Road) is currently under development. The master plan will nominate wastewater infrastructure to service the proposed area, and this may be used for the creation of an augmentation charge.

SA Water also provided some general comments in respect to new developments which can be viewed in their submission in Appendix C.

Response:

It is a requirement for SA Water requirements to be addressed through the land division stage and therefore no changes are recommended to the Code Amendment.

6. Community Feedback

6.1 Written Submissions

There were multiple ways for respondents to provide feedback including PlanSA Portal and email, some respondents provided feedback via more than one method.

6.1.1 Community Submissions

The comments raised in the submissions in **support** to the Code Amendment were:

- Revitalising the currently underutilised site and 'opening up' the area for growth.
- Support for proposed redevelopment, including provision of open spaces and green parks
- Support additional residential development.

The issues raised in these submissions **opposed** to the Code Amendment were:

- Residential development on this site will cause congestion, parking and traffic issues in the area
- Construction impacts will be significant for existing residents from any future development
- concern that existing infrastructure can not keep up with the demand for new housing
- A concern that there has been insufficient planning for environmental issues and flooding

Three submissions were received from the community via email in response to the McEvoy Street Code Amendment. Concerns were mostly associated with the future development of the site and how that may impact the local area including:

- Provision of community open space and larger block sizes
- Potential impacts from construction (noise, dust, traffic impacts, etc)
- Noise impacts from the nearby highway and International Raceway
- Increased traffic and congestion
- Requesting a concept plan
- Residential housing would diminish the amenity of residents in the area
- Construction impacts such as dust and noise

Supportive as long as there is no impact to current activities (farming)

One submission suggested a minimum allotment size of 500m² be included due to availability of open space in the area.

Copies of all submissions are provided in Appendix C.

6.1.2 City of Salisbury

One submission was received via the PlanSA Portal from the City of Salisbury stating Council had no comment on the Code Amendment.

6.1.3 MasterPlan (on behalf of Parkstone Funds Management)

MasterPlan emailed a submission on behalf of their client Parkstone Funds Management on Thursday 5 May 2022. Parkstone Funds Management is the registered proprietor of various properties in the Virginia township, which are known as the Virginia Shopping Centre.

Whilst there is no objection to the intent of the Code Amendment, Masterplan stated their client is concerned about the part of the Code Amendment which proposes to apply the Emerging Township Activity Centre Subzone to the affected area. A large part of this concern is that there are no details indicating how the affected area will be developed, with the Concept Plan 22 only indicating the extent to which infrastructure will be provided in, or connected to, the affected area.

MasterPlan have sought an assurance that centre-type development will not be developed in the affected area, by either removing the Emerging Township Activity Centre Subzone from the plan or through meaningful engagement with the proponent to better understand how the affected area will be developed.

Response to submissions

Land use

Responses raised the type of development they would like to see including a dog park and local shops. This rezoning project establishes the framework for what type of development can occur on the land not what will be developed. The Master Planned Township Zone allows the above development to be undertaken however, a Concept Plan has not been prepared to confirm what will be developed on the site. The proposal is to rezone the land and that a land division plan will be undertaken as part of a future development application. It is envisaged that the land will primarily be residential development and not large-scale retail.

Allotment size

Majority of comments referred to the land being appropriate for housing, but they would not like to see high density development. It was suggested to include a minimum allotment size of 500 square metres. The Master Planned Township Zone requires allotments for residential purposes to be a suitable size and dimension that are functional and provide a high standard of residential amenity for occupants, however does not allow a minimum allotment size to be applied in this zone.

Traffic

It was raised that there is no assessment regarding the increased traffic on Port Wakefield Road generated from future development. Access and traffic management issues will be assessed against the policies in the Planning and Design Code as part of the land division application not the Code Amendment process. A Development Application has not yet been prepared. All access points will need to be justified by the developer with the planning authority at the land division stage. DIT has power to direct decisions, or planning conditions for developments affecting state-controlled roads.

Additional investigations

Participants would like to see Urban heat island mapping and drainage investigations undertaken.

The City of Playford will ensure future development appropriately addresses stormwater management issues through the Development Application stage not the Code Amendment process. This will be

undertaken having regard to existing relevant Planning and Design Code policies and the stormwater infrastructure deed.

6.2 Online survey

The online survey was one of five ways that the community were available to provide feedback during consultation (with the other ways comprising online submission, in writing, phone contact, and by email). The survey was designed to ensure:

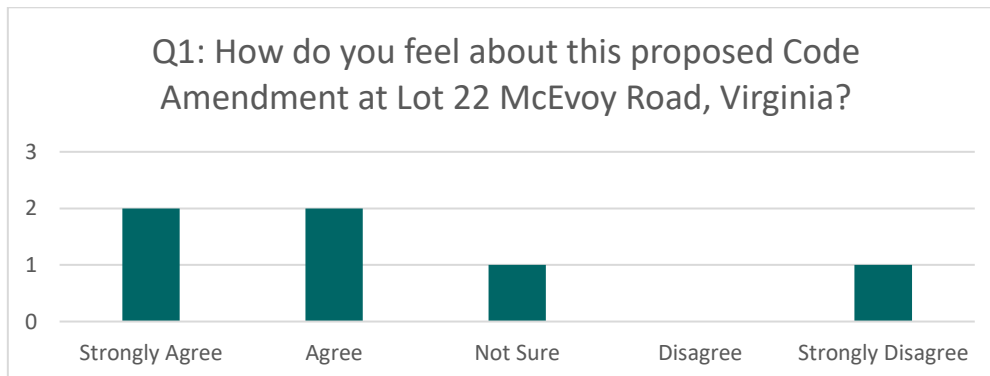
- It remained concise, to avoid survey fatigue which could result in incomplete surveys
- It was written in plain English. This ensured that people unfamiliar with Code Amendments or other planning policy terminology understood what was being asked
- It sought to elicit feedback on particular elements of the Code Amendment that were able to be influenced (such as the technical and numerical variation around height)
- An understanding of the level of overall support for the Code Amendment was received
- Respondents were able to identify what they liked or disliked about the Code Amendment. This enabled recommended changes to be considered where necessary
- Integrate appropriate evaluation questions for this stage of the consultation (noting that not all evaluation questions in the Community Engagement Charter are appropriate to be asked at this point in the consultation).

The survey remained open for responses for the six-week consultation period. Six responses were received via the survey. Due to the low number of responses, caution is advised in drawing any conclusions on trends of responses. A summary of the survey responses follows.

The low response rate is likely to be because the land has been identified for a long time as deferred urban and as such the intent to rezone it is well known and largely accepted given extensive consultation undertaken over a number of years.

Question 1: How do you feel about this proposed Code Amendment at Lot 22 McEvoy Street, Virginia (proposing to change the zone from Deferred Urban Zone to a Master Planned Township Zone?)

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



Support for the proposed Code Amendment was mostly positive, with the majority of respondents supporting the change.

Over half of respondents (66.6%) indicated that they either strongly supported or supported the Code Amendment. A small proportion of respondents (16.6%) strongly disagree with the Code Amendment.

Question 2: What do you like about the proposed Code Amendment?

This question allowed a free-form response for respondents to provide feedback in their own words.

Answers to this question were commonly in support of housing development in Virginia, with some saying it would 'tidy up' the area. Others suggested that in planning for any residential housing, appropriate green space and parks should be included. Five respondents had positive responses to this question, with just one respondent skipping the question.

Question 3: Is there anything you don't like about the proposed Code Amendment?

This question allowed a free-form response for respondents to provide feedback in their own words.

One respondent noted that they did not know what intended block size would be which was a concern.

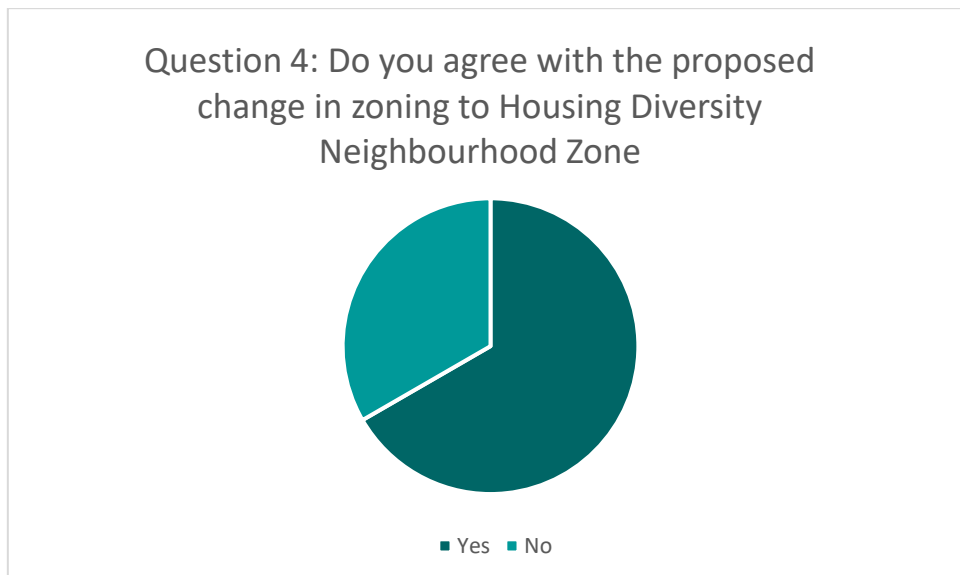
Another respondent suggested the property developers would be given a licence to do what they wanted without public consultation once the code was amended.

Three respondents skipped this question and one had nil as an answer.

Question 4: Do you agree with the proposed change in zoning to Master Planned Township and the addition of the Emerging Township Activity Centre Subzone? The zone could allow the development of a range of housing that meets the needs and lifestyles of residents.

This question provided respondents with 3 options – 'yes', 'no' and 'not sure'. It also provided a free form response area with the prompt 'If no, please state why not'.

The majority (66.6%) of respondents agreed with this statement, while 33.3% did not agree.



Those who did not agree with the proposed change in zoning provided supporting comments which emphasised a view that once the Code Amendment was passed, there would not be any further consultation with the community about any proposed developments. Another noted that they did not want see Virginia have medium density housing.

Question 5: If you have concerns with the proposed Code Amendment, what would you like changed to address these concerns?

This question allowed a free-form response for respondents to provide feedback in their own words.

Three responses were received for this question, with one response expressing their opposition the Code Amendment, citing that the community would not be consulted on any future development, and that proper environmental impact assessments would not be done.

Another response suggested the block sizes of any future housing development should be a minimum 500 square metres, whilst the final response called for an upgraded shopping centre to support current residents and for future developments.

Question 6: An Environmental Noise Assessment was undertaken as part of the proposed Code Amendment – is there anything else that should be considered?

This question allowed a free-form response for respondents to provide feedback in their own words.

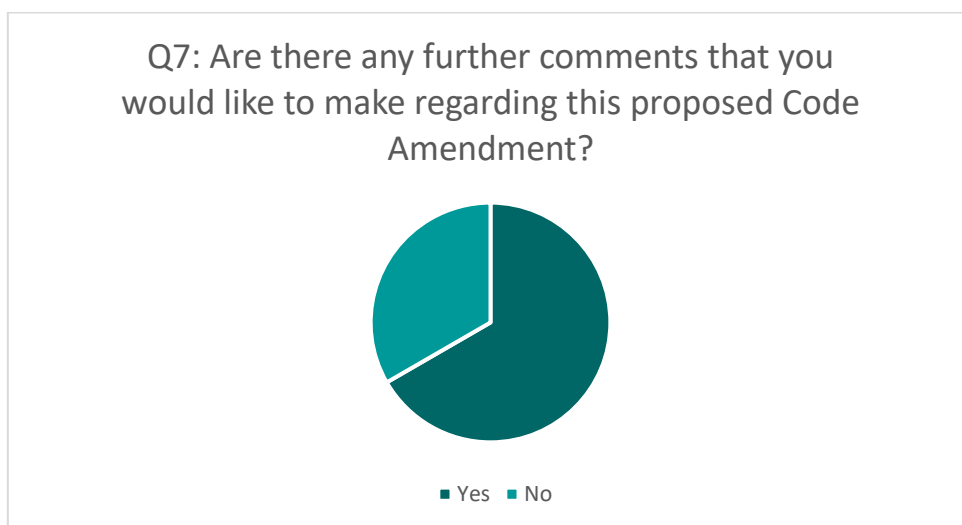
Four respondents completed this question and two skipped. Suggested changes to the Code Amendment included consideration of the needs of residents of all ages when planning any developments and increased traffic on Port Wakefield Highway.

One respondent mentioned further analysis of drainage and floods, pollution and urban heat islands is needed holistically across the whole area, not just on single plots marked for development.

One respondent commented in detail about access to Port Wakefield Road from Old Port Wakefield Road, in particular the lack of a slip lane to safely enter onto the highway (from Virginia). This respondent also commented on the number of people doing U-turns at this intersection to get (back) on the Northern Expressway. A road connecting Port Wakefield Road with the Northern Expressway was suggested.

Question 7: Are there any further comments that you would like to make regarding this proposed Code Amendment?

This question provided respondents with 2 options – ‘yes’ and ‘no’. It also provided a free form response area with the prompt ‘If yes, please specify’.



Six responses were received for this question, with no being the majority answer. Two respondents raised additional investigations that should be considered as part of the Code Amendment including:

- The impact of future housing developments on existing landowners and communities during construction and beyond
- Safety of special needs residents
- Size of proposed housing blocks for future developments

Question 8: If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

This question allowed a free-form response for respondents to provide feedback in their own words.

Three people responded to this question to receive information about the outcome of the Code Amendment.

7. Other feedback

7.1 Phone Calls

Two phone calls were received regarding the proposed Code Amendment requesting information to be translated and mailed out to them (this was provided). No other feedback via phone was received.

8. Evaluation

8.1 Performance Indicators for Evaluation

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

It should be noted in the evaluation of this engagement process that despite numerous opportunities for feedback, and multiple engagement channels (including over 700 direct mail letters), the response rate was relatively low with only 15 submissions received. This could be for the following reasons:

- Extensive engagement was undertaken through the development of the structure plan in [insert date] by the State
- Further consultation was undertaken in 2013 with the Development Plan Amendment
- The land has been identified as Deferred Urban for some time and there has been a clear intent that it will be rezoned
- The rezoning proposal was not overly 'controversial' so as to elicit significant interest within the community and few people would be directly affected by development of the site.

Evaluation of engagement by community members

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

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

This evaluation was undertaken through:

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

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

Six responses were received to these questions.

2. **Post-engagement survey:** Participant evaluation survey link sent to all who participated and provided feedback during this engagement (by email or hard copy letter, depending on what contact information was available).

one response was received to this survey.

Evaluation of engagement by the designated entity

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

1. **Occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme.
2. **Contributed to the substance** of the final draft Code Amendment.
3. **Reached those identified** as communities or stakeholders of interest.
4. **Provided feedback to community** about outcomes of engagement.
5. Was **reviewed throughout** the process and **improvements put in place** or recommended for future engagement.

The evaluation of the engagement was undertaken by the consultant project managers, on behalf of the designated entity.

8.2 Evaluation Results – Community Members

The following is a summary of the evaluation of the engagement against the five principles of the Charter. These results reflect data captured in the online survey (during engagement), and the post engagement survey. All questions were presented as a Likert scale with respondents being able to choose from ‘strongly agree’, ‘agree’, ‘not sure’, ‘disagree’, or ‘strongly disagree’.

8.2.1 Engagement is genuine

This charter principle seeks to measure to what extent people had faith and confidence in the engagement process.

Question: ‘I feel the engagement genuinely sought my input to help shape the proposal’

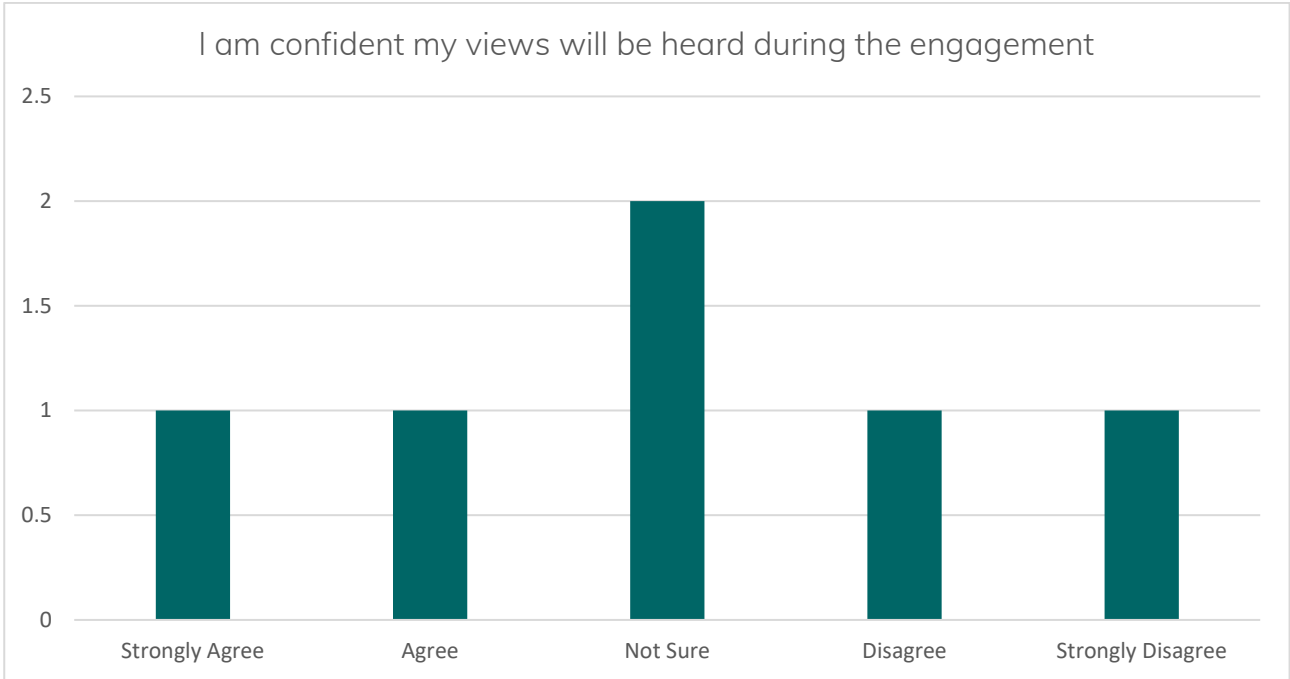
This question was asked in the post evaluation survey only. One response was received and stated that they strongly disagree with this statement.

8.2.2 Engagement is inclusive and respectful

This charter principle seeks to measure to what extent affected and interested people had the opportunity to participate and be heard.

Question: ‘I am confident my views will be/were heard during the engagement’

This question was asked in both the online and post evaluation surveys, 6 responses were received via the online survey. Results indicated a mixed response with 33.3% of respondents either strongly agreeing or agreeing to this statement, 33.33% not sure and 33.3% either disagree or strongly disagree.



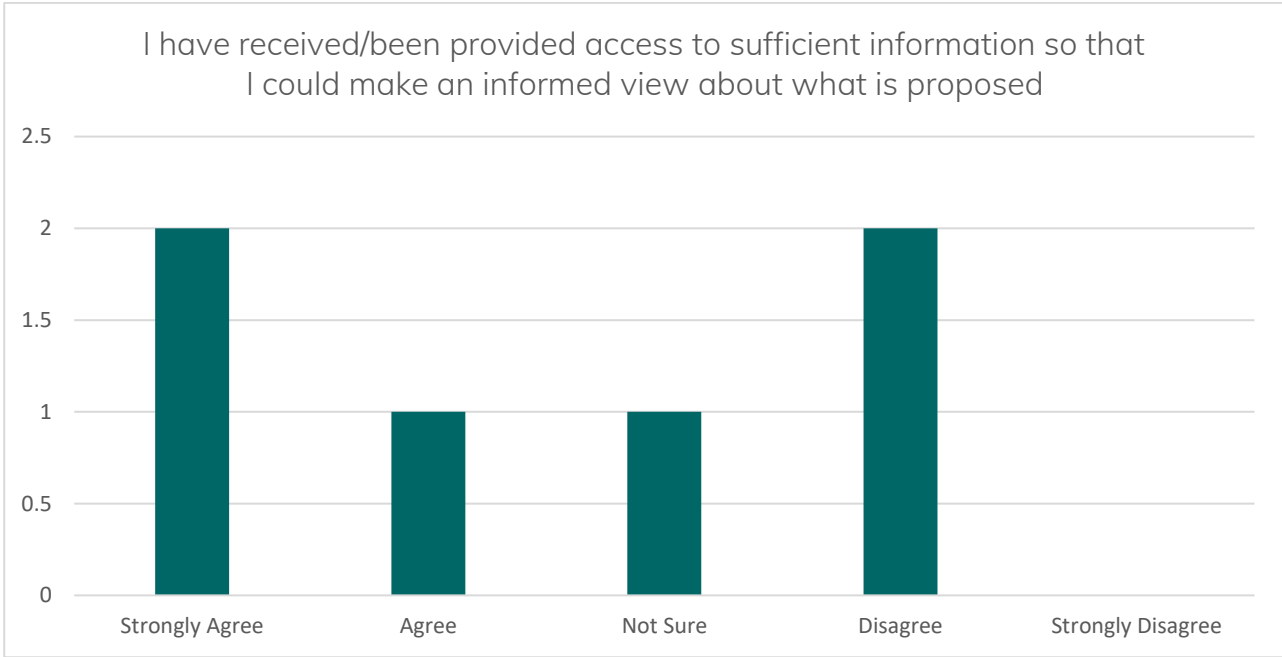
This engagement summary report provides a detailed analysis of all issues raised by the community and stakeholders. Correspondence prepared by URPS on behalf of the Designated Entity is also attached in Appendix A and provides an acknowledgement and brief response to issues raised by each respondent.

8.2.3 Engagement is fit for purpose

This charter principle seeks to measure to what extent people were effectively engaged and satisfied with the process as well as to what extent people were clear about the proposed change and how it would affect them.

Question: 'I have received/been provided access to sufficient information so that I could make an informed view about what is proposed'

This question was asked in both the online and post evaluation surveys, 6 responses were received via the online survey. 50% of respondents strongly agreed or agreed to this statement. One person was unsure, two disagreed, and no respondents skipped this question.



The engagement approach for this Code Amendment provided multiple opportunities for impacted and interested stakeholders and community members to easily access information that was presented in plain English. Landowners or occupiers nearby received a letter and fact sheet in their letterboxes. Copies of the fact sheet were made available in hard copy at both council offices. Stakeholders were contacted directly with a letter and fact sheet.

Demographic analysis was conducted as part of the engagement planning. Due to the reasonable proportion of Vietnamese speakers around the affected area, an offer of translation (in Vietnamese) was provided on the fact sheet, two phone calls were received requesting material to be translated.

Question: ‘I was given an adequate opportunity to have my views heard’

This question was asked only in the post engagement survey. One response was received via the post engagement survey which stated they agree that they were given an adequate opportunity to have their views heard.

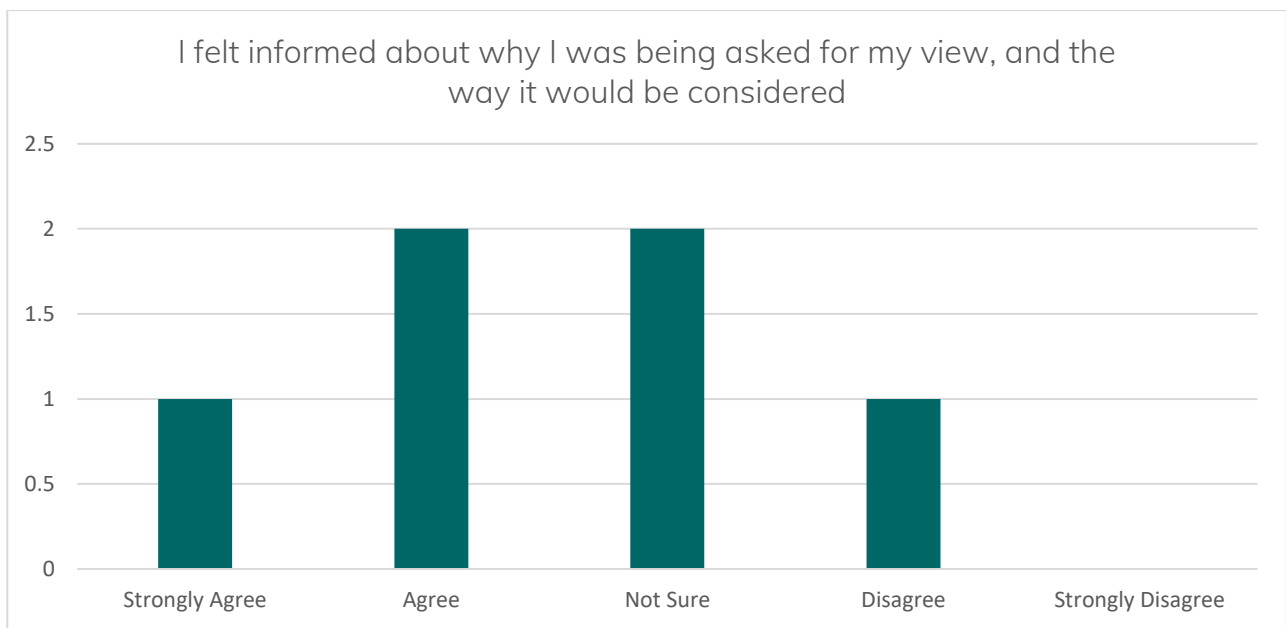
Fit for purpose engagement makes providing feedback easy and convenient. It should not be difficult, inconvenient or time consuming. For this reason, a range of options were used to enable people to provide feedback- including in person, by phone, by email, by PlanSA written submission and via an online survey. All feedback across all these methods has been included and analysed. A six-week consultation period gave more than adequate time for people to access information, consider it, form their opinion and provide feedback in one of the many ways available.

8.2.4 Engagement is informed and transparent

This charter principle seeks to measure whether all relevant information was made available and people could access it. It also seeks to determine to what extent people understood how their views were considered, the reasons for the outcomes and the final decision that was made.

Question: ‘I felt informed about why I was being asked for my view, and the way it would be considered’

This question was asked in both the online and post evaluation surveys, 6 responses were received via the online survey. 50% of respondents strongly agreed or agreed to this statement. Two were unsure, and one respondent disagreed with the statement. No respondents skipped this question.



The clear, easy to understand language used in the letter, fact sheet, and face to face engagement clearly explained why feedback was being sought and what the scope of influence was.

The fact sheet was specially prepared to ensure it explained a complex, and not well understood planning process in plain language, so that even people not previously exposed to a Code Amendment might understand what it is and why it is of importance to them.

8.3 Evaluation Results – Designated Entity

These results reflect data captured through surveys with project managers representing the designated entity. These are:

- Grazio Maiorano, Director, URPS
- Anna Deller-Coombs, Associate Director, URPS

A copy of the evaluation form for project managers is provided in Appendix D.

8.3.1 Engagement is genuine

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

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

The land had long been identified for urban development, including within the 30-Year Plan for Greater Adelaide. As such, the focus of input was on the Concept Plan and zone selection. Stakeholder engagement, particularly Council, was important to ensure the investigations undertaken were sufficient to underpin the policy approach (eg noise assessment). Infrastructure Deeds and Land Management Agreements were also carefully resolved through ongoing engagement to resolve infrastructure issues. The low rate of community engagement could be seen as confirmation that there was not a high level of concern with the proposal, particularly given the direct mail approach. It is common for engagement activities associated with rezoning proposals to elicit a more negative response given the inevitable change in the urban environment that results from such a change. However, in this case, the response was measured with a low level of ‘heat’ in the engagement process.

Question: ‘Engagement contributed to the substance of the final plan’

The project managers responded to this question with the same answer, engagement contributed to the substance of the final plan ‘in a moderate way’. Where changes haven’t been made in response to feedback it was suggested that this is due to the advice of professionals differing to community perception, or issues that are out of scope of a Code Amendment, i.e. addressed through the development application stage.

8.3.2 Engagement is inclusive and respectful

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

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

Project managers both responded to this question with the same answer – ‘representatives from some community groups participated in the engagement’.

One project manager commented that whilst the opportunity to provide feedback was provided through several methods and several groups did respond, due to the straightforward nature of the Code Amendment many chose not to participate.

8.3.3 Engagement is informed and transparent

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

Question: ‘Engagement provided feedback to community about outcomes of engagement’

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

8.3.4 Engagement processes are reviewed and improved

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

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

All project managers acknowledged that processes were reviewed throughout the engagement and several recommendations were made for improvement. Some improvements included recognising the need for suitable translation services, the addition of read receipts to emails and identifying what is being proposed more clearly on maps. These changes will be implemented in future Code Amendment Consultation processes.

8.3.5 Charter is valued and useful

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

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

Some comments received from project managers regarding key strengths of the Charter and Guide include the following:

- Being able to prepare engagement processes that are matched to the community and stakeholder needs provides assurance that informational and feedback needs are met.
- Front of mind to ensure processes are inclusive.

Some comments received from project managers regarding key challenges of the Charter and Guide include the following:

- A key challenge is the influence on what policy is selected for the affected area, scope of influence often doesn't allow the community to influence the zone selected as it is required as selected for the Proposal to initiate.
- The Code Amendment system doesn't provide for influence on some policies, which can at times create tensions within the process.

9. Conclusion

9.1 Summary

The engagement process for the proposed Code Amendment at Lot 22 McEvoy Road, Virginia was robust and elicited a response from a range of stakeholders.

A range of engagement approaches ensured that information was easy to access, and that there were multiple, convenient ways that feedback could be provided. Efforts were made to ensure that information was easily and consistently understood.

Survey results indicate a polarisation of responses, although they are favoured towards support for the Code Amendment.

The issues raised most frequently by stakeholders were traffic, noise, congestion and construction impacts from new developments. There was a desire to know how traffic would be controlled, and where exit/entry points would be from Port Wakefield Highway.

Additional queries raised included the size of blocks on a new development, what sort of houses would be allowed and whether appropriate noise modelling would be done so existing residents were not impacted. This is not uncommon for a policy change of this nature, particularly in urban fringe areas. In this case there are a range of views about the appropriateness of housing development and at what density.

Evaluation data indicates that survey respondents felt that they received adequate information and understood why their views were being sought. There was mixed feedback by respondents regarding confidence in that their views will be heard. Feedback from the project managers on behalf of the designated entity indicated that they considered it was a robust process.

9.2 Response to Feedback

Acting on behalf of the Designated Entity, URPS has prepared a summary of submissions matrix that provides a summary of the various issues raised during engagement on the proposed Code Amendment together with a brief response to the issue raised and a response to the issues provided (refer Appendix A).

The summary of submissions matrix provided in Appendix A takes the following into consideration:

- The findings of draft Engagement Report prepared by URPS;
- The submissions received in response to the engagement undertaken in relation to the proposed Code Amendment.

No changes to the Code Amendment are recommended. The majority of concerns raised are relevant to the Development Application phase and will be assessed against the relevant Planning and Design Code Provisions such as access, allotment size and traffic (refer to Appendix A).

9.3 Recommendation

No amendments to the Code Amendment are recommended. However, Infrastructure Deeds and a Land Management Agreement have now been finalised and ready to be executed.

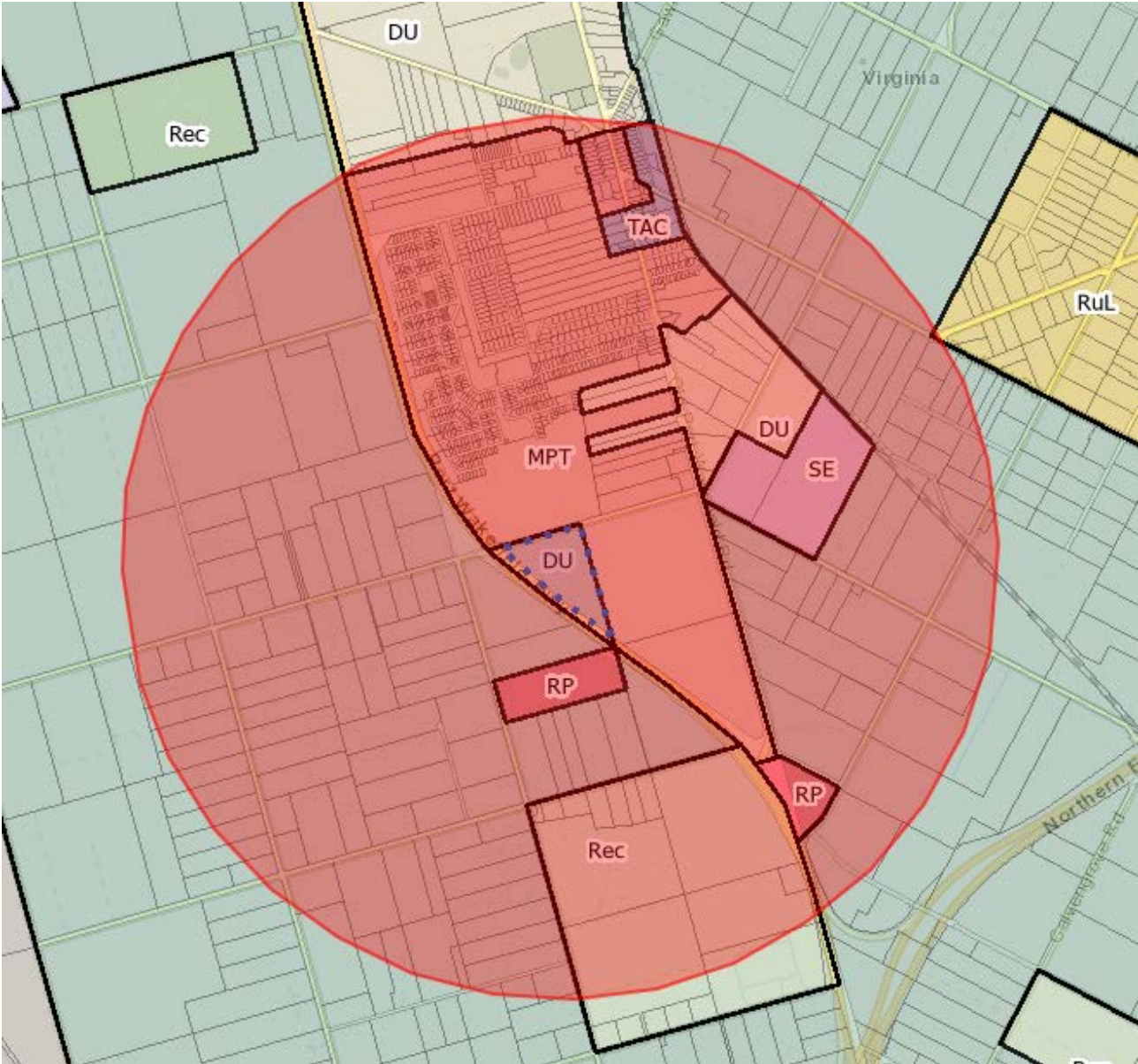
Appendix A – Designated Entity Response to Feedback

Response to feedback | Lot 22 McEvoy Road, Virginia Code Amendment

Author	Comment	Designated Entity's Response	Proposed Change to Code Amendment
Environment Protection Authority	Preference that wastewater be managed through SA Water Infrastructure, a community wastewater management system or a decentralised wastewater treatment plant rather than through individual onsite disposal systems.	The land is intended to be developed as per the northern site with a common wastewater management system.	No change
			No change
Department for Environment and Water	There is a gap in showing meaningful open space for the area affected and more broadly the area identified in the Virginia concept plans	The provision of open space, future development of the site will comply with drainage reserve and open space provisions as required by the Planning and Design Code and the Planning, Development and Infrastructure Act. The broader area is not considered as part of this Code Amendment,	No change
	In the absence of clear direction on the location of open space, it is hoped that the detention basins/wetlands identified in the infrastructure plan will be developed with multiple outcomes in mind	The proposed updated Concept Plan 22 Virginia Infrastructure contained within the Code Amendment illustrates the location of a proposed stormwater detention basin and associated stormwater flow path. The Concept Plan was prepared in consultation with the City of Playford. The City of Playford will ensure future development appropriately addresses stormwater management issues. This will be undertaken having regard to existing relevant Planning and Design Code policies and the stormwater infrastructure deed.	No change
Renewal SA	How many dwellings are expected from the McEvoy Road, Virginia Code Amendment?	The site is 10 hectares. Based on an average residential lot area of 325m ² and a gross density of approximately 20.8 dwellings per hectare, it is assumed that the site could accommodate approximately 208 dwellings.	No change
SA Water	Water and sewer networks extension and augmentation may be required to connect the site subject to this Code Amendment	Noted.	No change
	The extent and nature of the augmentation works will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards	Noted.	No change
	A wastewater master plan for servicing the Virginia area is currently under development. The master plan will nominate wastewater infrastructure to service the proposed area, and this may be used for the creation of an augmentation charge	Noted.	No change
Department for Infrastructure and Transport	The Infrastructure Agreement and Land Management Agreement will need to be redrafted to reflect the requirements under the Planning Development and Infrastructure Act 2016 prior to the gazettal of the Code Amendment.	New Road Infrastructure Deed and Land Management Agreement has been executed by the Proponent.	No change
The City of Playford	Council will require the signing of updated deeds and agreements under the Planning Development and Infrastructure Act 2016.	New Road Infrastructure Deed and Land Management Agreement has been executed by the Proponent.	No Change
GTS Farm	No objection with the provision that it does not impact day-to-day farming practices and that there will be no future additional obligations required as part of farming practices.	Noted.	No Change
M. Zuppa	How will additional traffic be controlled?	No access is permitted via Port Wakefield Road. All other access points will need to be justified by the developer with Council at the land division stage. Access and traffic management issues will be assessed against the policies in the Planning and Design Code as part of the land division application. This rezoning project only establishes the framework for what type of development can occur on the land.	No change
	What are the proposed entry/exit points for the new development?	Similar to the above response, this will be determined through a land division plan which will be developed as part of the land division application.	No change
	How will the development handle additional noise level not to impact existing neighbours?	The Code Amendment has been prepared based on the advice of an acoustic engineer. The Code Amendment requires the construction of a noise barrier along Port Wakefield Road, similar to the existing barrier north of the site. The Code Amendment also introduces a "Noise and Air Emissions" Overlay. This Overlay triggers certain requirements	No change

		to protect new dwellings from nearby adverse noise and air emissions impacts. In addition, new development will need to comply with the Planning and Design Code "Interface between Land Uses" policies in Part 4 – General Development Policies.	
	Request for sound modelling of anticipated sound for a 24-hour period to be undertaken	Noted. Having regard to the assessment undertaken by an acoustic engineer, additional testing is not required.	No change
	Introduce a maximum building height of 2.7 metres (single storey) along Old Port Wakefield Road	Noted. The Affected Area is approximately 600 metres from Old Port Wakefield Road therefore a maximum building height of 2.7 metres is not required. Building height is consistent with development occurring to the north of the site.	No change
	Have there been any plans lodged for the site?	No, the landowner has only sought to have the land rezoned to a Master Planned Township Zone. This zone is the same of land to the north and east of the site. The land division process will require a Development Application. A Development Application has not been prepared.	No change
Parkstone Funds Management	The intended arrangement of infrastructure over the Affected Area is inconsistent with the Playford Growth Area Structure Plan. The Structure Plan shows a substantial amount of the Affected Area being set aside for 'Open Space/Recreation' and Storm detention basin/wetland'	The provision of open space, future development of the site will comply with drainage reserve and open space provisions as required by the Planning and Design Code and the Planning, Development and Infrastructure Act 2016.	No change
	There is no detail as to how or where stormwater will be collected, treated and disposed.	The proposed updated Concept Plan 22 Virginia Infrastructure contained within the Code Amendment illustrates the location of a proposed stormwater detention basin and associated stormwater flow path. The Concept Plan was prepared in consultation with the City of Playford. The City of Playford will ensure future development appropriately addresses stormwater management issues. This will be undertaken having regard to existing relevant Planning and Design Code policies and the stormwater infrastructure deed.	No change
	The Stormwater Infrastructure Deed is not included as part of the Code Amendment.	The stormwater infrastructure deed has been signed by the landowner. The deed is identical to the deed registered on titles of other similar Virginia township sites. Furthermore, a condition of Ministerial approval of the Proposal to Initiate a Code Amendment was subject to all appropriate deeds been signed, prior to final approval of the Code Amendment. Refer to Minister's letter dated 25 October 2021 contained in Attachment B of the Code Amendment.	No change
	Seeking assurance, the centre-type development will not be developed in the Affected Area. This could be achieved by amending the Code Amendment to remove the Emerging Township Activity Centre Subzone from the Affected Area.	No details (e.g. structure plans or similar) of future development outcomes have been considered or prepared. The landowner is seeking to have the land rezoned as originally intended by the Minister and updated by the Planning and Design Code. If / when the land is rezoned, the landowner will consider next steps, that may include retaining ownership of the land in its current undeveloped form, developing the land, or selling the land.	No change
	Confirmation that future development will primarily be for residential purposes and that any retail development that might be contemplated is local and small in scale	At this stage, it is understood that the future development of the land is likely to be primarily for residential purposes.	No change

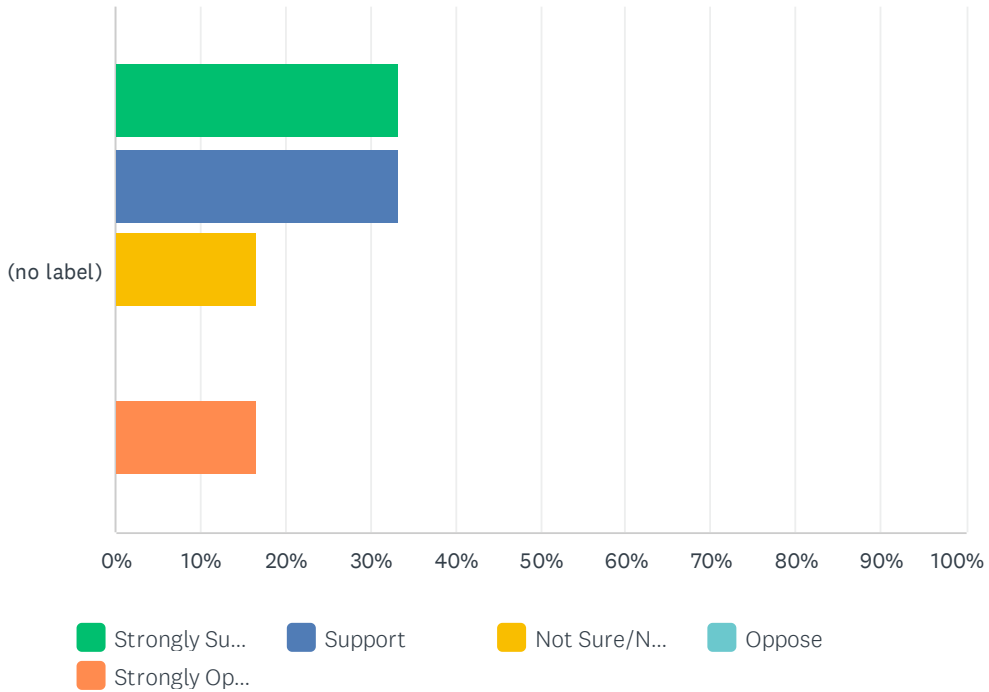
Appendix B – Catchment for letterbox drop



Appendix C – Submissions

Q1 How do you feel about this proposed Code Amendment at Lot 22 McEVoy Road, Virginia (proposing to change the zone from Deferred Urban Zone to the Master Planned Township Zone?)

Answered: 6 Skipped: 0



	STRONGLY SUPPORT	SUPPORT	NOT SURE/NO OPINION	OPPOSE	STRONGLY OPPOSE	TOTAL	WEIGHTED AVERAGE
(no label)	33.33%	33.33%	16.67%	0.00%	16.67%	6	2.33
	2	2	1	0	1		

Q2 What do you like about the proposed Code Amendment?

Answered: 5 Skipped: 1

#	RESPONSES	DATE
1	Nothing	4/17/2022 4:32 PM
2	If putting housing in, then also put somewhere people can take their dogs in a fenced enclosure	4/11/2022 3:57 PM
3	The land in question has previously been identified as being appropriate for residential type land uses as part of the Virginia Urban Growth Area	4/9/2022 9:23 PM
4	Will tidy up that area of Virginia. Looks like a dump at the moment.	4/3/2022 6:40 AM
5	Future development for house buyers	3/29/2022 5:29 PM

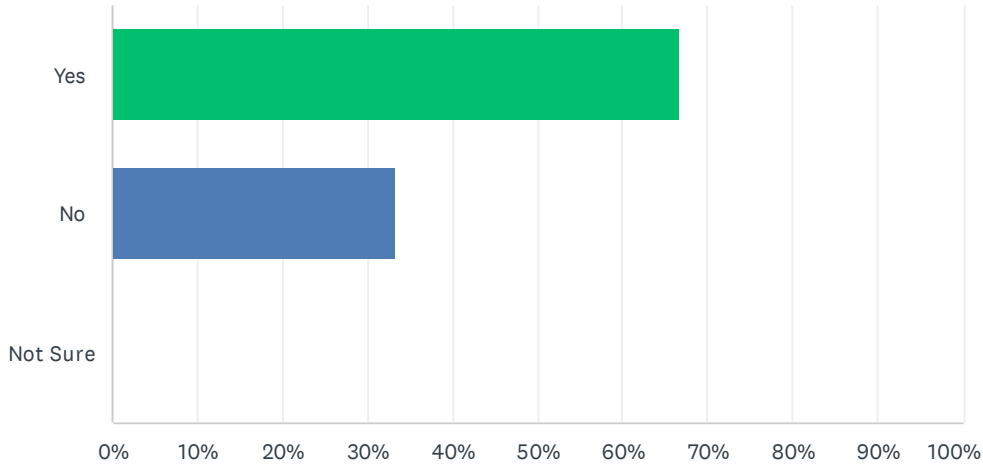
Q3 Is there anything you don't like about the proposed Code Amendment?

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	Once the code is changed, the property developer effectively has free licence to do whatever they want without any public consultation.	4/17/2022 4:32 PM
2	nil	4/9/2022 9:23 PM
3	Don't know anything baout block sizes.	4/3/2022 6:40 AM

Q4 Do you agree with the proposed change in zoning to Master Planned Township and the addition of the Emerging Township Activity Centre Subzone? The zone could allow the development of a range of housing that meets the needs and lifestyles of residents.

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	66.67% 4
No	33.33% 2
Not Sure	0.00% 0
TOTAL	6

#	IF NO, PLEASE STATE WHY NOT:	DATE
1	We don't know what we will end up with after the code is amended and we will not be consulted on any future development applications.	4/17/2022 4:32 PM
2	I don't want Virginia to go to medium density housing.	4/3/2022 6:40 AM

Q5 If you have concerns with the proposed Code Amendment, what would you like changed to address these concerns?

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	No code change should ever be contemplated in Adelaide until the corrupt government stops receiving financial donations from property developers, the planning guidelines are written such that they fairly represent ordinary citizens rather than greedy property developers, proper holistic environmental impact assessments have been performed, and local councils do not have to bear any legal costs as a result of legal challenges by the greedy property developers.	4/17/2022 4:32 PM
2	Ensure all blocks of land will be minimum size.. no blocks smaller than 500 sq m.	4/3/2022 6:40 AM
3	Need a better shopping centre to accomodate the new residents	3/29/2022 5:29 PM

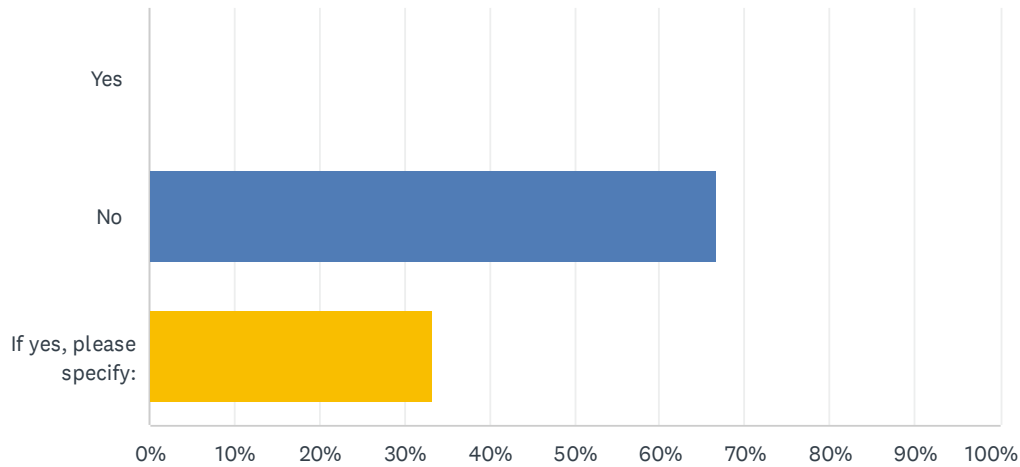
Q6 An Environmental Noise Assessment was undertaken as part of the proposed Code Amendment - is there anything else that should be considered?

Answered: 4 Skipped: 2

#	RESPONSES	DATE
1	Analysis of urban heat islands, drainage & floods, pollution, and how this is being managed. This analysis needs to be performed holistically across the city, not just on a single plot.	4/17/2022 4:32 PM
2	Consider the needs of all ages. Places that is safe for elderly that can't walk far to take their dogs	4/11/2022 3:57 PM
3	The assessment of increased traffic on Port Wakefield Freeway and Port Wakefield Road as a result of land developments.	4/9/2022 9:23 PM
4	Access to Port Wakefield road from Old Port Wakefield Road is already hazardous with no slip road to let you build up speed before entering the 90 km/h zone. There have already been a number of major accidents at that site and many smaller ones caused by people unexpectantly doing U Turns at the intersection to get back to the Northern Distributor. Banning U-Turns there would be a good idea. Who was the moron who decided they didn't need a road connecting Port Wakefield Road and the new expressway from north of Waterloo Corner road?	4/3/2022 6:40 AM

Q7 Are there any further comments that you would like to make regarding this proposed Code Amendment?

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	66.67% 4
If yes, please specify:	33.33% 2
TOTAL	6

#	IF YES, PLEASE SPECIFY:	DATE
1	<p>The surrounding residents will have no say on further planning applications lodged to Playford City Council. This is because the SA government forbids the council from advising residents of any development applications. The exception is when the development application is classed as significant. However, it is incredibly dubious as to what is classed as significant by the corrupt SA government. For instance, I had fields surrounding my property, but I'm now surrounded by a housing estate consisting of tiny miniscule housing blocks. Yet, this development is classed as non-significant! I guess this is to be expected given the amount of financial donations that political parties receive from property developers. The planning regulations are effectively written by the property developers because they line the pockets of the major political parties. This means that if the individual does somehow get wind of a future development application, they have little grounds for objecting, no matter how absurd or out of character the development is with the rest of the neighbourhood. If the local council were to object to a future property development application, then it is unlikely that the local council will reject the application no matter how unsuitable. This is because the local council do not want to risk a court battle with a property developer as the property developer has deeper pockets when it comes to legal battles. Given the above, once the code is changed, the property developer effectively has free licence to do whatever they want without any public consultation. There's already been way too much development already in this area. The infrastructure, as per usual is lagging. Further development will only make matters worse. Whilst the development is taking place and the property developer is laughing all the way to the bank (even after paying off the corrupt SA government), the people who live next to the development will have to put up with the inconvenience of dust, building debris, dirt, and noise. These residents are never compensated for this inconvenience. It is an unsuitable location for housing as it is next to a major road. Only dumb people and ferals would want to live there. After the property developer has gone laughing all the way to the bank, the current residents are left having to put up with dumb ferals. If the existing residents don't like what the greedy property developer has produced with the permission of the corrupt SA government, then the residents will have to put up with the end result or move. Moving is expensive and</p>	4/17/2022 4:32 PM

Proposed Planning Code Amendment Lot 22 McEvoy Road, Virginia

inconvenient, especially if paying stamp duty to the corrupt government who have sold them down the river. The soil is contaminated and will cause health issues to people who live there. But just like Riverlea and the Lakes, this fact has been covered up by the corrupt SA government after taking bribes from the property developers. Any changes to the planning code will result in nefarious tactics being employed against the corrupt government and any future property development.

2	I have seen too many suburbs in AUstralian cities get ruined by stupid planning decision and greedy councils and developers just out to make money. We have lots of land around Virginia, don't try and crowd thousands of people in tiny areas.	4/3/2022 6:40 AM
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Q8 If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Answered: 3 Skipped: 3

ANSWER CHOICES	RESPONSES	
Name (optional)	100.00%	3
Company	0.00%	0
Postal Address	66.67%	2
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	3
Phone Number	0.00%	0

#	NAME (OPTIONAL)	DATE
1		
2		
3		

#	COMPANY	DATE
	There are no responses.	

#	POSTAL ADDRESS	DATE
1		
2		

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
	There are no responses.	

#	STATE/PROVINCE	DATE
	There are no responses.	

#	ZIP/POSTAL CODE	DATE
	There are no responses.	

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
1		
2		

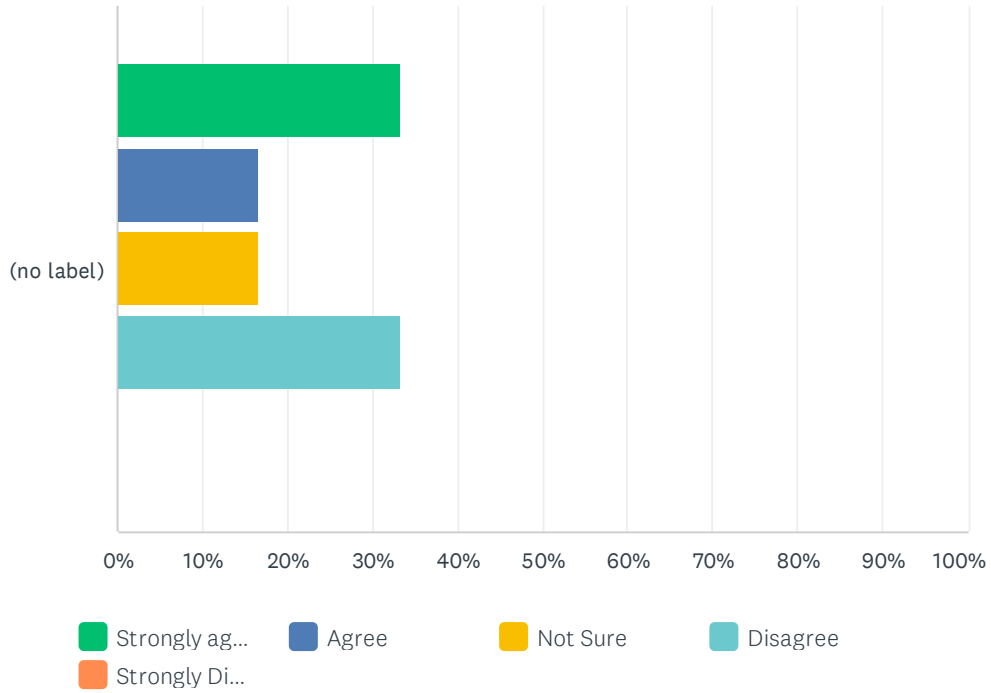
Proposed Planning Code Amendment Lot 22 McEvoy Road, Virginia

3

#	PHONE NUMBER	DATE
There are no responses.		

Q9 I have received/been provided access to sufficient information so that I could make an informed view about what is proposed

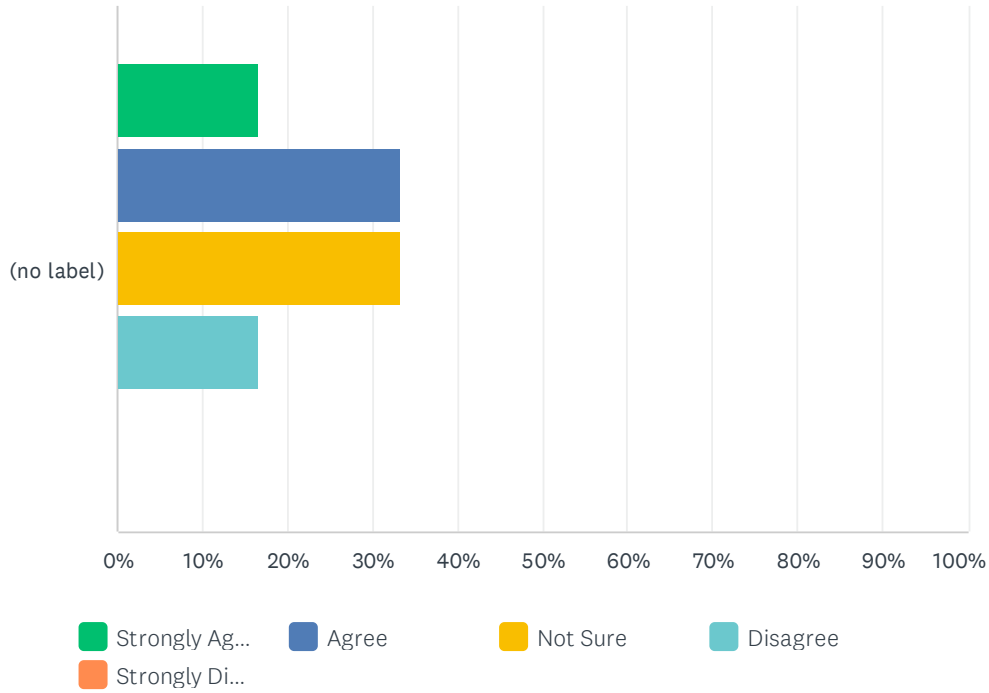
Answered: 6 Skipped: 0



	STRONGLY AGREE	AGREE	NOT SURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	33.33% 2	16.67% 1	16.67% 1	33.33% 2	0.00% 0	6	2.50

Q10 I felt informed about why I was being asked for my view, and the way it would be considered.

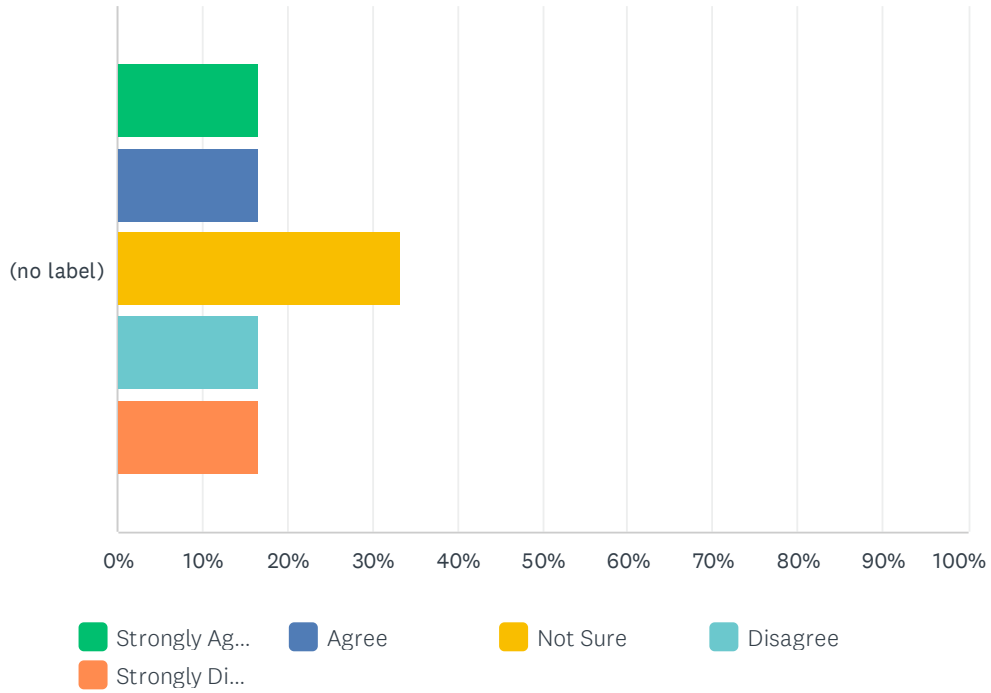
Answered: 6 Skipped: 0



	STRONGLY AGREE	AGREE	NOT SURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	16.67% 1	33.33% 2	33.33% 2	16.67% 1	0.00% 0	6	2.50

Q11 I am confident my views will be heard during the engagement

Answered: 6 Skipped: 0



	STRONGLY AGREE	AGREE	NOT SURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	16.67%	16.67%	33.33%	16.67%	16.67%	6	3.00
	1	1	2	1	1		

CALL

(08) 8256 0333

POST

12 Bishopstone Road
Davoren Park SA 5113

EMAIL

playford@playford.sa.gov.au

VISIT

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115



9 May 2022

McEvoy Road Code Amendment

PO BOX 4144

Norwood South SA 5067

SA 5067

feedback@codeamendments.com.au

Dear T & J Viney Property Pty Ltd,

**Consultation by T & J Viney Property Pty Ltd
McEvoy Road, Virginia Code Amendment**

Thank you for your invitation to provide a submission regarding the Draft Code Amendment to alter the zoning on Lot 22 McEvoy Road in Filed Plan 114583. Council is responding to your invitation as outlined within the Engagement Plan and as required by the Community Engagement Charter under the *Planning, Development and Infrastructure Act 2016*.

Council is aware that the McEvoy Road, Virginia Code Amendment proposes the rezoning of the single allotment from the Deferred Urban Zone to Master Planned Township Zone in alignment with the State Planning Policies (SPPs) and as identified in the 30 Year Plan for Greater Adelaide as a future urban growth area.

The proposed code amendment will rezone 10.30 hectares of the existing Deferred Urban Zoned land on McEvoy Road to Master Planned Township Zone. This will result in the consistency of zoning within the locality and support residential development consistent with development progressing on neighbouring properties.

Council will require the signing of updated deeds and agreements under the *Planning, Development and Infrastructure Act 2016* (current deeds and agreements have been signed under the Development Act 1993). The proposed Code Amendment does not require further actions relevant to rezoning other than the update and execution of deeds and agreements.

On this basis the City of Playford has no objection to the McEvoy Road, Virginia Code Amendment progressing, acknowledging that the next step will be to consider all submissions received during consultation.

Please contact Mr. Jamie Hanlon on 8256 0327, or jhanlon@playford.sa.gov.au should you have any queries.

Yours sincerely,

Matt Dineen

ACTING SENIOR MANAGER, CITY & CORPORATE PLANNING



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 649-395

Ms Anna Deller-Coombs
Principal Consultant, URPS

Via email: feedback@codeamendments.com.au

Dear Ms Deller-Coombs

Lot 22 McEvoy Road, Virginia Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Lot 22 McEvoy Road, Virginia Code Amendment.

The EPA has reviewed the Code Amendment to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in ensuring that the rezoning is appropriate and that any potential environmental and human health impacts that would result from any future development are able to be addressed at the development application stage.

The EPA understands that the Code Amendment would result in the affected area being rezoned from Deferred Urban Zone to Master Planned Township Zone with the Emerging Township Activity Centre subzone. This zoning is consistent with adjacent land to the north and east that is currently being developed for residential use.

The EPA has provided comments below on wastewater management and interface between land uses.

Wastewater

It is the EPA's preference that wastewater be managed through SA Water Infrastructure, a community wastewater management system, or a decentralised wastewater treatment plant rather than through individual onsite disposal systems.

The Code Amendment does not present specific investigations into wastewater management. It is understood that the approval for the proposal to initiate the Code Amendment did not require wastewater investigations due to it being investigated as part of the 2013 *Ministerial Playford Urban Growth Areas (Virginia) & General Section Amendments (Part 1) Development Plan Amendment*.

The Ministerial development plan amendment concluded that development would not proceed without appropriate wastewater infrastructure being in place.

The EPA notes that the areas to the north and east that are currently being developed for residences are serviced by a common wastewater management system. The EPA understands from correspondence with URPS that the affected area would similarly be serviced by a common wastewater management system.

The EPA considers that there is sufficient policy within the Planning and Design Code to ensure that wastewater management would occur to protect public and environmental health.

Interface between land uses

The affected area is located along Port Wakefield Road and near to the Adelaide International Raceway.

The potential for noise impacts from these sources has been investigated by Sonus and it was concluded that noise could be managed through construction of mounding and other noise barriers along Port Wakefield Road. It is noted that such noise mitigation methods have been applied to adjacent residential land divisions to the north of the affected area.

It is further proposed that the Noise and Air Emissions Overlay be applied to the affected area to call into effect *Ministerial Building Standard MBS 10 Construction requirements for the control of external sound* (March 2021).

The proposed application of the Noise and Air Emissions Overlay and construction of mounding and other noise barriers is supported by the EPA.

For further information on this matter, please contact Geoff Bradford on 8204 9821 or geoffrey.bradford@sa.gov.au.

Yours sincerely

James Cother

PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS

PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

9 May 2022



In reply please quote: #18623698 /
ID 85357

Enquiries to: Daniel Sladic
Telephone: (08) 7109 7872

OFFICE OF THE CHIEF
EXECUTIVE

77 Grenfell Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

Telephone: 08 7109 7747

ABN 92 366 288 135

McEvoy Road Code Amendment
PO Box 4144
NORWOOD SOUTH SA 5067

feedback@codeamendments.com.au

Dear Ms Coombs

PROPOSED CODE AMENDMENT – LOT 22 MCEVOY ROAD, VIRGINIA

Thank you for the opportunity to comment on the Lot 22 McEvoy Road, Virginia Code Amendment.

It is understood that the subject land was considered for rezoning as part of the Playford Urban Growth Areas Development Plan Amendment in 2015, and that the impact of future development of this land was considered as part of that rezoning process.

As part of the above Development Plan Amendment all affected land owners were required to enter into the Virginia Road Infrastructure Deed which prescribes infrastructure that needs to be delivered in the surrounding area to support the increased urban development and also specifies a requirement for contributions to be paid towards those upgrades.

The Department for Infrastructure and Transport (the Department) is aware that the subject land was not rezoned as part of the previous rezoning process as the necessary infrastructure deeds were not entered into at that time.

It is noted that the Code Amendment states that *"The Proponent has now executed the Infrastructure Agreements and Land Management Agreement"*. However, both the Department and Council understand that the signed Infrastructure Agreement and Land Management Agreement were never fully executed and are now considered invalid as they were signed under the now replaced *Development Act 1993*. Consequently, these will need to be redrafted to reflect the requirements under the *Planning Development and Infrastructure Act 2016*.

OFFICIAL

Whilst the Department supports the intent of the proposed rezoning it will require the proponent to enter into a new Road Infrastructure Deed and Land Management Agreement prior to the gazettal of this Code Amendment.

If you have any further enquiries, please contact Mr Marc Hryciuk, Acting Manager, Transport Assessment, telephone (08) 7109 7877 or email Marc.Hryciuk@sa.gov.au.

Yours sincerely



Jon Whelan
Chief Executive

17 May 2022

9 May 2022

URPS
McEvoy Road Code Amendment
PO Box 4144
NORWOOD SA 5067

Dear Sir/Madam,

Re: McEvoy Road Virginia - Code Amendment

I refer to the letter dated 28 March 2022 seeking our comments on the above Code Amendment and wish to advise the following:

The subject site is not currently connected to SA Water's water and sewerage networks, which has been acknowledged in the last paragraph on page 4 under section 2.2 "Affected Area".

We note the comments made under the "Delivery of Infrastructure" section on page 18 of the Code Amendment document (2nd paragraph of the section 4.3.2 "Additional Investigations"). Please note that water and sewer networks extension and augmentation may be required to connect the site subject to this Code Amendment.

The extent and nature of the augmentation works will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

A wastewater master plan for servicing the Virginia area (including Lot 22) is currently under development. This master plan will nominate wastewater infrastructure to service the proposed area, and this may be used for the creation of an augmentation charge.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;
 - Landfill area to include leachate collection facilities;

- Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
- Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere, or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Guidelines and Fact Sheets](#)

Thank you for the opportunity to comment on the McEvoy Road Virginia Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email peter.iliescu@sawater.com.au in the first instance should you have further queries regarding the above matter.

Yours sincerely

per Matt Minagall
Senior Manager, Customer Growth

Phone: 08 7424 1363
Email: Matt.Minagall@sawater.com.au



Date: 06/06/2022
Our reference: 20220606-01b
Your reference:

SA CFS Development Assessment Services BUSHFIRE HAZARD PROTECTION RESPONSE

Application	Code Amendment Consultation Comment
Development	Code Amendment Proposed Residential Use
Development/Property Name	
Location	Lot 22 McEvoy Road, Virginia
Owner	T & J Viney Property Pty Ltd
Applicant	URPS

LEGISLATIVE FRAMEWORK

Instrument	The Planning and Design Code' under the <i>Planning, Development and Infrastructure Act 2016 section 73(2)(b)</i>
Overlay	The Hazards (Bushfire – General Risk) Overlay, amend to: The Hazards (Bushfire – Urban Interface) Overlay

DECISION/SUMMARY

The South Australian Country Fire Service (SA CFS) welcomes and supports development in regional and rural areas of South Australia.

This advice/comment is relevant to the following documents presented to SA CFS:

McEvoy Road, Virginia, Code Amendment For Consultation, Authored by URPS [undated]

An officer of the SA CFS has undertaken a review of the afore mentioned document(s) provided on the Plan SA Have Your Say Code_Amendments website.

SA CFS has regard for the bushfire hazard overlay against the future land division that will result from this code amendment and provide the following comments.

Bushfire Hazard Overlay:

SA CFS does not support a change to the current Bushfire Hazard Overlay at this time for the following reasons:

- 1) Based on the current Bushfire Code Amendment mapping project it is likely all bushfire mapping and policy will be considered as part of the Statewide Hazard Overlay project and thus any current mapping including any amendments that occur prior to the establishment of the new Bushfire Hazard Overlay mapping will be superseded.
- 2) No assessment against the methodology used to determine Urban Interface Areas has been included in the assessment provided, other than it is in keeping with other neighbouring development.

Siting and Vegetation

Under the current zone General and Urban Interface >100m from a HIGH, in accordance with MBS008 and the National Construction Code, proposed residential buildings will not be required to build with any bushfire protection measures.

As such generous setbacks/buffers (Asset Protection Zones) to achieve appropriate separation from hazardous vegetation adjacent the site and unmanaged internal green belts, open spaces and noise barriers will be required. The required extent of these setbacks shall be determined using the methodology contained with AS3959 to achieve a BAL Low.

Setbacks/Buffers/Asset Protection Zones can be roadways and or areas of managed vegetation – adherence to the ‘Low Threat’ requirements in AS3959 will assist you in this process.

Staging of developments shall consider the need for interim/additional buffers where required to protect new development until such time as the future stages are implemented.

Access/Egress

SA CFS notes the existing perimeter roads are to remain and any proposed new internal roads have not been provided. As such it is difficult to determine the ability to achieve compliance with the ‘Roads’ in the bushfire hazard overlay for General and Urban Interface. Connection to McEvoy Road and a future provision through adjacent allotments in future stages travel south east or east to Old Port Wakefield Road should be considered to allow two (2) entry/exit points from the subject site on a thru road and avoid the use of culdesacs.

Water

SA CFS notes there is currently no water mains on McEvoy Road. Investigations regarding connection to the existing SA Water network should occur to ensure adequate pressure/reticulation and hydrants are provided in the subject development.

Prepared By: Leah Bertholini Acting Manager	Signature: 	Date: 06/06/2022
--	---	---------------------

From:
To:
Cc:
Subject: DEW/Green Adelaide feedback: McEvoy Road, Virginia Code Amendment
Date: Monday, 9 May 2022 12:54:23 PM
Attachments:

Dear Anna

The Department for Environment and Water and Green Adelaide have reviewed the proposal to rezone Lot 22 McEvoy Road, Virginia from Deferred Urban to Master Planned Township Zone and Emerging Township Activity Centre Subzone.

Having reviewed the Code Amendment we have no concerns with the rezoning proposal but provide the following general comments for your consideration:

- The Code Amendment referred to an Environmental Assessment but this was not included in the information available for review on the Plan SA website, however given the parcel is highly modified it was not considered necessary to follow you up for that report.
- We note that the land division general provisions will apply to future land divisions on this site so acknowledge that these will address matters such as water sensitive urban design and the provision of open space.
- The infrastructure plan for Virginia (concept plan 22) included in the Code Amendment shows the location of a new detention basin in the affected area while the existing concept plan for Virginia (concept plan 21) shows greenways. There is a gap in showing meaningful open space for the area affected and more broadly for the area identified in the Virginia concept plans. In the absence of any clear direction on the location of open space it is hoped that the detention basins/wetlands identified in the infrastructure plan will be developed with multiple outcomes in mind e.g. stormwater management, open space and biodiversity benefits.

If you have any questions in relation to these comments please do not hesitate to contact me.

Regards

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

environment.sa.gov.au

From:
To:
Cc:
Subject: FW: Proposed Code Amendment – Lot 22 McEvoy Road, Virginia
Date: Wednesday, 15 June 2022 1:12:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
Importance: High

OFFICIAL

Dear Taylah

Thank you for the opportunity to comment in relation to the proposed Code Amendment at Lot 22 McEvoy Rd Virginia.

At this stage DEM does not have any feedback to provide, however we would be thankful if you are able to keep us advised of progress steps and associated information as the matter proceeds.

Kind regards

Caroline

Senior Mine Regulator

Mining Regulation
Mineral Resources Division
Department for Energy and Mining



GPO Box 320, Adelaide, South Australia 5001
Karna Country, Level X, 11 Waymouth Street, Adelaide, South Australia 5000



The Department for Energy and Mining (DEM) acknowledges Aboriginal people as the First Nations Peoples of South Australia. We recognise and respect the cultural connections as the Traditional Owners and occupants of the land and waters of South Australia, and that they continue to make a unique and irreplaceable contribution to the State.

From:
To: [Code Amendments Feedback](#)
Subject: RE: Proposed Code Amendment – Lot 22 McEvoy Road, Virginia
Date: Tuesday, 5 April 2022 4:32:39 PM
Attachments: [image002.png](#)
[image003.png](#)
[Lot 22 Mcevoy Rd Virginia.JPG](#)

Hi,

In relation to Lot 22 McEvoy Road, Virginia, the location is approximately 660 metres east from the Epic Energy Wasleys Loop Pipeline and therefore the amendment will not impact Epic's pipeline (refer plan attached).

Regards

Risk and Compliance Advisor



Epic Energy South Australia Pty Ltd
26 High Street Dry Creek SA 5094

epicenergy.com.au

Cheers

From:
To: [Code Amendments Feedback](#)
Subject: McEvoy Road, Virginia Code Amendment
Date: Wednesday, 11 May 2022 10:06:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

OFFICIAL

Hi,

Can you advise roughly how many dwellings are expected from the McEvoy Road, Virginia Code Amendment?

The reason for asking is that I'm trying to understand future supply in the Outer North Region.

Thanks

Senior Planner, Planning and Design

Level 16, 11 Waymouth Street, Adelaide SA 5000, Kaurna Country
GPO Box 698, Adelaide SA 5001



Renewal SA's vision for reconciliation is one where Culture and Country are respected and embraced through our people and projects, enabling South Australia's First Nations truth and history to connect us to place and be an enduring source of pride.

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Think before you print – consider the environment

5 May 2022

McEvoy Road Code Amendment
PO Box 4144
NORWOOD SA 5067

Dear Sir/Madam

Re: Lot 22 McEvoy Road Virginia Code Amendment

We act for Parkstone Funds Management. Our client through a related entity is the registered proprietor of various properties in Virginia township which are known as the Virginia Shopping Centre.

Our client has asked us to examine the Lot 22 McEvoy Road Virginia Code Amendment which has been prepared by URPS for T & J Viney Property Pty Ltd. For convenience we refer to Lot 22 McEvoy Road, Virginia as the Affected Area.

The Code Amendment proposes to rezone the Affected Area to Master Planned Township Zone. The Emerging Township Activity Centre Subzone is also proposed to apply to the Affected Area.

No objection is raised to the intent of the Code Amendment to rezone the Affected Area from Deferred Urban to Master Planned Township Zone.

Our client is concerned with that element of the Code Amendment which proposes to apply the Emerging Township Activity Centre Subzone to the Affected Area.

Apart from the amended Concept Plan 22 at Attachment J, no detail is provided in the Code Amendment indicating how the Affected Area will be developed. Indeed, Concept Plan 22 only indicates the extent to which infrastructure will be provided in, or connected to, the Affected Area.

The intended arrangement of infrastructure over the Affected Area is inconsistent with the Playford Growth Area Structure Plan at Attachment H - Urban Growth Area. The Playford Growth Area Structure Plan shows a substantial amount of the Affected Area being set aside for 'Open Space/Recreation' (the area shaded bright green) and 'Storm detention basin/wetland' (the circle half-coloured blue).

The Code Amendment at 'Section 4.3 – Investigations' makes little to no reference to the investigations undertaken with regard to stormwater management. There is reference to discussions with Council staff in late December 2021 ('Section 4.3.2 – Delivery of Infrastructure') but no detail as to how or where stormwater will be collected, treated and disposed. It is noted that a Stormwater Infrastructure Deed is listed in Section 4.2 of the Code Amendment as being "*relevant to this Code Amendment*" but the Deed is not included, despite the claim in the Code Amendment that it has been executed (Section 4.1.5).





Performance Outcome 1.1 for the Emerging Township Activity Centre Subzone promotes the development of:

Activity centres within master-planned communities [which] include a range of land uses to provide services at the local and neighbourhood level.

Restricted Development in Part 4 of the Master Planned Township Zone lists "Shop" but excludes "shop located in an Activity Centre".

These provisions are listed in Attachment D of the Code Amendment - Proposed Code Policy, but they are also existing policy provisions which are already in the Code.

The effect of these policies is that a shopping centre of any size could conceivably be built in the Affected Area if deemed to be in accordance with the Code's Performance Outcome sought for the Emerging Township Activity.

Our client's principal concern is that the Code Amendment is silent as to how the Affected Area will be developed. The Code Amendment at Section 3.4 advises that the proponent T & J Viney "... *is genuinely open to considering the issues raised by people in the community.*" In this spirit, our client seeks an assurance that centre-type development will not be developed in the Affected Area. This could be achieved by amending the Code Amendment to remove the Emerging Township Activity Centre Subzone from the Affected Area.

If the Emerging Township Activity Centre Subzone cannot be removed, our client would welcome the opportunity to engage in meaningful communications with the Code Amendment proponent T & J Viney Pty Ltd to better understand how the Affected Area will be developed. Our client trusts that through those discussions, it can be reassured that future development of the Affected Area will primarily be for residential purposes, and that any retail development that might be contemplated is local and small in scale.

Yours sincerely

Graham Burns
MasterPlan SA Pty Ltd

From:
To: [Code Amendments Feedback](#)
Subject: lot 22 McEvoy road Virginia
Date: Friday, 8 April 2022 7:54:29 AM

Hello Anna

I would like further information about the code amendment application.

How will additional traffic be controlled?

What are the proposed entry /exit points for the new development?

How will the development handle additional noise level not to impact existing neighbours?

I would be requesting independent sound test be done prior approvals of code amendment and sound modelling of anticipated sound for 24 hr period.

I would be requesting that future buildings/house/ dwelling or the alike do not exceed single storey 2.7m high for structures along old port wakefield rd.

Has the developer lodged proposed plans for the site?

Regards

From:
To: [Code Amendments Feedback](#)
Subject: Objection to Proposed Code Amendment at Lot 22 McEvoy Road Virginia
Date: Sunday, 17 April 2022 4:43:29 PM

Hello

I strongly object to a change of the planning code for the following reasons:

The surrounding residents will have no say on further planning applications lodged to Playford City Council. This is because the SA government forbids the council from advising residents of any development applications. The exception is when the development application is classed as significant. However, it is incredibly dubious as to what is classed as significant by the corrupt SA government. For instance, I had fields surrounding my property, but I'm now surrounded by a housing estate consisting of tiny housing blocks. Yet, this development is classed as non-significant! I guess this is to be expected given the amount of financial donations that political parties receive from property developers.

The planning regulations are effectively written by the property developers because they line the pockets of the major political parties. This means that if the individual does somehow get wind of a future development application, they have little grounds for objecting, no matter how absurd or out of character the development is with the rest of the area.

If the local council were to object to a future property development application, then it is unlikely that the local council will reject the application no matter how unsuitable. This is because the local council do not want to risk a court battle with a property developer as the property developer has deeper pockets when it comes to legal battles.

Given the above, once the code is changed, the property developer effectively has free licence to do whatever they want without any public consultation.

There's already been way too much development already in this area. The infrastructure, as per usual is lagging. Further development

will only make matters worse.

Whilst the development is taking place and the property developer is laughing all the way to the bank (even after paying off the corrupt SA government), the people who live next to the development will have to put up with the inconvenience of dust, building debris, dirt, and noise. These residents are never compensated for this inconvenience. Playford City Council are totally useless when dealing with complaints about these issues.

It is an unsuitable location for housing as it is next to a major road. Only dumb people and ferals would want to live there. After the property developer has gone laughing all the way to the bank, the current residents are left having to put up with dumb ferals.

If the existing residents don't like what the greedy property developer has produced with the permission of the corrupt SA government, then the residents will have to put up with the end result or move. Moving is expensive and inconvenient, especially if paying stamp duty to the corrupt government who have sold them down the river.

The soil is contaminated and will cause health issues to people who live there. But just like Riverlea and the Lakes, this fact has been covered up by the corrupt SA government after taking bribes from the property developers.

There is a complete lack of any meaningful environmental impact assessment on the current developments, let alone future developments. I have seen no analysis of urban heat islands, drainage & potential floods, pollution, and how this is being managed. This analysis needs to be performed holistically across the city.

No code change should ever be contemplated in Adelaide until the corrupt government stops receiving financial donations from property developers, the planning guidelines are written such that they fairly represent ordinary citizens rather than greedy property developers, proper holistic environmental impact assessments have been performed, and local councils do not

have to bear any legal costs as a result of legal challenges by the greedy property developers.

Furthermore, any changes to the planning code will likely result in nefarious tactics being employed against the corrupt government and any future property development.

Regards

From:
To: [Code Amendments Feedback](#)
Subject: Proposed Code Amendment - Lot 22 McEvoy Road, Virginia
Date: Sunday, 1 May 2022 9:00:48 AM
Attachments: [image001.jpg](#)

Dear Anna,

In reference to the 'Proposed Code Amendment - Lot 22 McEvoy Road, Virginia'. We have no objection in principle to the zone change with the provision that it does not impact on our day-to-day farming practices and, that there will be no future additional obligations that will impact on our standard farming practices and that we can continue our day-to-day farming activities unencumbered.

Our Lot's are:
McEvoy Road

Yours sincerely,



Appendix D – Project Manager Evaluation forms

Project manager evaluation exercise to meet minimum performance indicators

This exercise can be completed by the engaging entity (planner, proponent or engagement manager) following an engagement activity or at the end of the entire engagement process.

It may be completed online or in hard copy.

Name	Grazio Maiorano
Role	Project Manager

Please consider your engagement process as a whole and provide the most appropriate response.

Evaluation statement		Response options	
1	The engagement reached those identified as the community of interest	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement
<i>Comment: Responses received from some groups, the opportunity to provide feedback on Code Amendment was promoted through several methods.</i>			
2	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Reviewed and recommendations made in a systematic way Reviewed but no system for making recommendations Not reviewed
<i>Comment: Internal processes reviewed and recommendations made for future engagement including the addition of read receipts to emails and identifying what is being proposed more clearly on maps. These processes will be implemented for future Code Amendments.</i>			
3	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Engaged when there was opportunity for input into scoping Engaged when there was opportunity for input into first draft Engaged when there was opportunity for minor edits to final draft Engaged when there was no real opportunity for input to be considered
<i>Comment: Early engagement with Council to work through details of the deeds and concept plans and provide comment on engagement material.</i>			
4	Engagement contributed to the substance of the final plan	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	In a significant way In a moderate way In a minor way Not at all
<i>Comment:</i>			

Evaluation statement		Response options	
5	Engagement provided feedback to community about outcomes of engagement	<input type="checkbox"/>	Formally (report or public forum) Informally (closing summaries) No feedback provided
<i>Comment: In accordance with PLUS previous advice to URPS, feedback will be provided once the Minister has considered the Code Amendment.</i>			
6	Identify key strength of the Charter and Guide	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Engagement is genuine Engagement is inclusive and respectful Engagement is fit for purpose Engagement is informed and transparent Engagement processes are reviewed and improved
<i>Comment: Front of mind to ensure processes are inclusive i.e. process includes a translated statement on the fact sheet which enabled members of the community that did not speak English to request translated material to better understand what is being proposed</i>			
7	Identify key challenge of the charter and Guide	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Engagement is genuine Engagement is inclusive and respectful Engagement is fit for purpose Engagement is informed and transparent Engagement processes are reviewed and improved
<i>Comment:-Influence on what policy is selected for the affected area, scope of influence often doesn't allow the community to influence the zone selected as it is required as selected for the Proposal to Initiate.</i>			

Project manager evaluation exercise to meet minimum performance indicators

This exercise can be completed by the engaging entity (planner, proponent or engagement manager) following an engagement activity or at the end of the entire engagement process.

It may be completed online or in hard copy.

Name	Anna Deller-Coombs
Role	Associate Director. On this project I oversaw and provided strategic advice on preparation and delivery of the engagement plan.

Please consider your engagement process as a whole and provide the most appropriate response.

Evaluation statement		Response options	
1	The engagement reached those identified as the community of interest	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement
<i>Comment: It is likely that project information reached many community groups, but due to the fairly minor or straightforward nature of the Code Amendment, they chose not to participate.</i>			
2	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Reviewed and recommendations made in a systematic way Reviewed but no system for making recommendations Not reviewed
<i>Comment: The team regularly checked in on the progress of the engagement process. A key change in response to needs was the translation and provision of communications materials in Vietnamese as requested by several community members.</i>			
3	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Engaged when there was opportunity for input into scoping Engaged when there was opportunity for input into first draft Engaged when there was opportunity for minor edits to final draft Engaged when there was no real opportunity for input to be considered
<i>Comment: There was a focus of input into the zone selection and infrastructure concept plan. Community could comment on if investigations provided a suitable amount of information to underpin the proposal. It is noted that there is often negative views associated with rezoning proposals due to a change in the land use.</i>			
4	Engagement contributed to the substance of the final plan	<input type="checkbox"/> <input checked="" type="checkbox"/>	In a significant way In a moderate way

Evaluation statement		Response options	
		<input type="checkbox"/> In a minor way <input type="checkbox"/> Not at all	
<p><i>Comment: Concerns raised by the community were addressed and where changes haven't been made it was due to issues that are out of scope and address during the development application stage.</i></p>			
5	Engagement provided feedback to community about outcomes of engagement	<input checked="" type="checkbox"/> Formally (report or public forum) <input type="checkbox"/> Informally (closing summaries) <input type="checkbox"/> No feedback provided	
<p><i>Comment: A detailed Engagement Summary Report has been prepared and an outcomes document will be prepared and distributed.</i></p>			
6	Identify key strength of the Charter and Guide	<input type="checkbox"/> Engagement is genuine <input type="checkbox"/> Engagement is inclusive and respectful <input checked="" type="checkbox"/> Engagement is fit for purpose <input type="checkbox"/> Engagement is informed and transparent <input type="checkbox"/> Engagement processes are reviewed and improved	
<p><i>Comment: Being able to prepare engagement processes that are matched to the community and stakeholder needs provides assurance that informational and feedback needs are met.</i></p>			
7	Identify key challenge of the charter and Guide	<input checked="" type="checkbox"/> Engagement is genuine <input type="checkbox"/> Engagement is inclusive and respectful <input type="checkbox"/> Engagement is fit for purpose <input type="checkbox"/> Engagement is informed and transparent <input type="checkbox"/> Engagement processes are reviewed and improved	
<p><i>Comment: The Code Amendment process sometimes doesn't allow for genuine influence on policies selected including the zone.</i></p>			

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