

ENGAGEMENT PLAN

Port Bonython Code Amendment

Chief Executive, Attorney-General's Department

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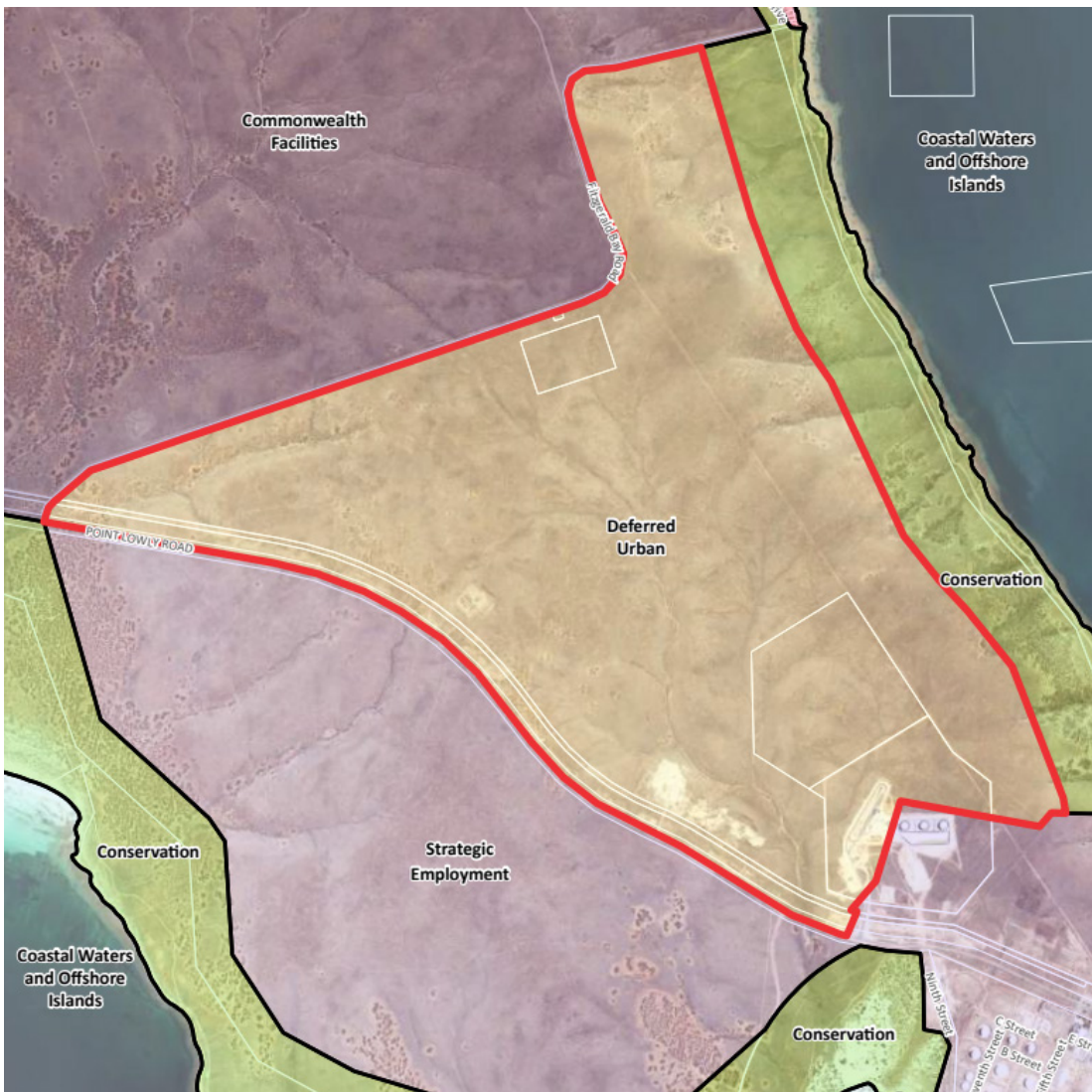
Background information

The Chief Executive of the Attorney-General's Department is proposing to rezone approximately 1020 hectares of land at Port Bonython from Deferred Urban Zone to the Strategic Employment Zone – Significant Industry Subzone. Rezoning will facilitate significant investment in a strategically important location, utilising existing infrastructure, clustering industries and maximising efficiencies.

The proposal will assist in the expansion of industrial activities associated with hydrogen and renewables, generating employment opportunities across the region.

The affected area is Crown Land and has been identified as Deferred Industrial for many years (prior to introduction of the Planning and Design Code), recognising its strategic value in close proximity to a deep sea jetty, the Cooper Basin and other mining / industrial activities in the region.

The affected area is shown below.



Engagement purpose

The purpose of the engagement is to:

- Raise awareness of the proposed Code Amendment.
- Provide information about the rationale behind the Code Amendment.
- Provide information about what is proposed by the Code Amendment including the location of where the proposed changes will apply.
- Provide information about what the proposed zoning changes will enable for the locality, including potential land uses and development/s.
- Establish pathways for communication, including contact details for stakeholders to seek further information.
- Provide the opportunity for stakeholders and the community to seek clarification and/or provide feedback on the proposal.
- Ensure compliance with the *Planning, Development and Infrastructure Act 2016* and meet the intent of the Community Engagement Charter.
- Close the loop with stakeholders and the community so they understand any decision made in respect of the proposal, including any change made as a result of the consultation process.
- Build relationships and a community of interest to support future activities (i.e. construction) at the site.

Engagement objectives

The engagement objectives are to:

- Ensure stakeholders and the community are aware that changes are proposed to the Planning and Design Code as it relates to the affected area.
- Obtain stakeholder and community input and feedback in relation to the proposal.
- Inform participants in the engagement process of the outcome and final decision in relation to the proposal.

Scope of influence

Aspects of the project which stakeholders and the community *can* influence are:

- Zone and Subzone outcome.
- Application of Overlays to the affected area.
- Application of Technical and Numeric Variations to the affected area.

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

- The geographic extent of the affected area.
- General Development Policies in the Planning and Design Code (as it relates to state-wide policy).
- Standard policies and wording contained in Zones and Overlays in the Planning and Design Code (as it relates to state-wide policy).

Key messages

The following key messages will underpin the engagement regarding the Port Bonython Code Amendment:

- Prior to implementation of the Code, the affected area was identified within the Deferred Industry Zone in the Whyalla Council Development Plan. This land was zoned as Deferred Industry in the original Development Plan in 1994. The Deferred Industry Zone contained specific local policy to facilitate industrial development in the area, where it was associated with hydrocarbons activities in the adjoining former Special Industry (Hydrocarbons) Zone.
- Under the Code, the affected area has been zoned as Deferred Urban which primarily focuses on safeguarding land for future urban growth. In this circumstance the land has been safeguarded for the expansion of the adjoining industrial area when demand requires it.
- During the transition to the Code, locally specific policy that facilitated industrial development associated with the adjoining hydrocarbons development was not transitioned to the Code as part of the Phase Three Amendment. The result is that immediate industrial development opportunities within the area are unlikely to be approved under the Code.
- The broader Port Bonython precinct is primarily used for industrial purposes, and the area currently under consideration through this code amendment has been identified as a potential site for renewable energy or hydrogen industry development in the coming years.
- Rezoning this land will ensure the precinct is put to the most appropriate and intended use, while supporting the potential generation of jobs and development in the region.
- There is currently no proposed change to Overlays, however, further Overlays may be proposed as a result of consultation.
- The proposed zone for the affected area is Strategic Employment Zone and the Significant Industry Subzone.
- Consultation on the proposed Code Amendment will occur for a period of 4 weeks.
- In preparing the Code Amendment, stakeholders and community will be provided with opportunities to provide input and feedback for consideration through the PlanSA website.

Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
The Corporation of the City of Whyalla	High	<p>Ensure that Elected Body is appropriately engaged.</p> <p>Interest in development of land in its jurisdiction and interactions with local infrastructure (i.e. local roads).</p> <p>Interest in views of their constituents.</p>	The Council be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Owners and occupiers of the land and owners and occupiers of adjacent land	High	Potential interface issues.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
State and Federal Members of Parliament: <ul style="list-style-type: none"> • Mr Rowan Ramsey MP - Member for Grey (Federal) • Mr Edward Hughes MP - Member for Giles (State) 	Medium	<p>Interest in development of land in MPs electorate.</p> <p>Interest in the views of their constituents.</p>	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
State Planning Commission	High	Provide advice and information to the Minister pertinent to the Code Amendment.	That they be made aware of the proposal and be kept informed.	Inform
Minister for Planning and Local Government	High	The Minister for Planning and Local Government will be the approval authority for the Code Amendment.	That they be made aware of the proposal and be kept informed.	Inform
Minister for Infrastructure and Transport	High	Land owner. Support development of the land for strategic industrial land uses.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Renewal SA	High	Support development of the land and are involved in an expression of interest for strategic industrial land offering.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Department of Infrastructure and Transport	High	Support development of the land. Interest in impacts to transport infrastructure and potential for new rail link.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Department of Treasury and Finance	High	Support development of the land and are involved in an expression of interest for strategic industrial land offering.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Department of Energy and Mining	High	Support development of the land for strategic industrial land uses.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Department for Environment and Water	High	Interest in the change of land use and impacts to adjacent uses, including potential impacts on the giant cuttlefish breeding grounds and native vegetation.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Environment Protection Authority	High	Interest in the change of land use and impacts to adjacent uses.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Defence SA	High	Interest in the adjoining Cultana Training Area.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Department of Defence – Commonwealth of Australia (adjoining landowner)	High	Adjoining land owner. Interest in the adjoining Cultana Training Area.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Department of the Premier and Cabinet – Aboriginal Affairs and Reconciliation	High	Interest in the potential sites of heritage significance.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Barngarla Determination Aboriginal Corporation	High	Interest in the potential sites of heritage significance.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Primary Industries and Regions SA	Low	Interest in the change of land use and impacts to adjacent uses.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
South Australian Tourism Commission	Medium	Interest in impacts to tourism, including activities related to the Upper Spencer Gulf Marine Park.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Country Fire Service	Medium	Review bushfire classification and any potential risks.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
SA State Emergency Service, SAFECOM	Low	Interest in the change of land use and potential risks.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Utility providers: <ul style="list-style-type: none"> • SA Power Networks • Electranet Pty Ltd • APA Group • SA Water • EPIC Energy • Telstra 	Low	Impacts of the proposal on existing and new infrastructure.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Community members of the City of Whyalla	Low	Interest in the change of zoning and potential developments that may occur on the site as a result of the rezoning.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Inform

Applying the Charter principles

Stakeholder	Engagement need or technique
The Corporation of the City of Whyalla	<ul style="list-style-type: none"> Representatives of the Designated Entity to provide a pre-briefing to Council staff (including Council CEO) via Teams Written correspondence (email / direct letter) to the Council Chief Executive and Mayor providing information about the Code Amendment and inviting Council to provide feedback on the proposal. Council has agreed to assist with the consultation process by providing a landing page on its website, directing people to the PlanSA website to view the proposed Code Amendment and making available at principal office, civic building and library.
Owners and occupiers of the land and owners and occupiers of adjacent land	<p>Written correspondence (direct letter) to landowners and occupiers of adjacent land to:</p> <ul style="list-style-type: none"> Identify the affected area subject to the Code Amendment. Describe the proposed Code Amendment and intended outcome (e.g. future industrial development). Indicate where and when the proposed Code Amendment may be inspected. Provide information about the consultation process and how feedback can be provided. Advise who to contact for further information. Community information sheet will be attached to the letter.
State and Federal Members of Parliament	<p>Written correspondence (direct letter and email) to the below MPs, providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information.</p> <ul style="list-style-type: none"> Mr Rowan Ramsey MP - Member for Grey (Federal) Mr Edward Hughes MP - Member for Giles (State)
Minister for Infrastructure and Transport	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Renewal SA	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Department of Infrastructure and Transport	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Department of Treasury and Finance	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Department of Energy and Mining	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Department for Environment and Water	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Environment Protection Authority	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Defence SA	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Department of Defence – Commonwealth of Australia (adjoining landowner)	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Department of the Premier and Cabinet – Aboriginal Affairs and Reconciliation	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
Barnarla Determination Aboriginal Corporation	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information. Arrange meeting if desired.</p>
Primary Industries and Regions SA	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>
South Australian Tourism Commission	<p>Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.</p>

Stakeholder	Engagement need or technique
Country Fire Service	Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
SA State Emergency Service, SAFECOM	Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Utility providers: <ul style="list-style-type: none"> • SA Power Networks • Electranet Pty Ltd • APA Group • SA Water • EPIC Energy • Telstra 	Written correspondence (email / direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Community members of the City of Whyalla	<ul style="list-style-type: none"> • Publication of proposed Code Amendment and consultation materials on the PlanSA website • The provision of a range of opportunities to submit feedback: via the PlanSA website or by letter or email to the representatives of the Designated Entity. • The provision of advice as to who to contact for further information. • Community information sheet.

Staging your engagement

Stage	Objective	Stakeholders	Level of engagement	By when
Stage 1	To engage the local council early in the process and refine the engagement method if required.	The Corporation of the City of Whyalla	Consult	Two weeks prior to commencement of consultation
Stage 2	To inform stakeholders and the community about the proposal and provide an opportunity for feedback to be provided.	<ul style="list-style-type: none"> • Owners and occupiers of the land and owners and occupiers of adjacent land • State and Federal Members of Parliament • Minister for Infrastructure and Transport • Renewal SA • Department of Infrastructure and Transport • Department of Treasury and Finance • Department of Energy and Mining • Department for Environment and Water • Environment Protection Authority • Defence SA • Department of Defence – Commonwealth of Australia (adjoining landowner) • Department of the Premier and Cabinet – Aboriginal Affairs and Reconciliation • Barngarla Determination Aboriginal Corporation • Primary Industries and Regions SA • South Australian Tourism Commission • Country Fire Service • SA State Emergency Service • SAFECOM • Utility providers • Community members of the City of Whyalla 	Consult	First day of the commencement of consultation
Stage 3	To seek feedback on the engagement process	<ul style="list-style-type: none"> • Council • Stakeholders and community who made a submission 	Consult	As soon as practicable following the close of consultation
Stage 4	To inform stakeholders and the community of the outcomes of the engagement process and any changes made to the proposal as a result; and the outcome of the Code Amendment proposal.	Stakeholders and community who made a submission	Inform	As soon as practicable following a decision being made on the proposed Code Amendment.

Planning your engagement approach

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing
Pre-engagement	Preparation of the Code Amendment	CONSULT To gain early input to help shape the draft Code Amendment.	The Corporation of the City of Whyalla Dept Treasury and Finance	Pre-initiation
Stage 1	To engage the local council early in the process and refine the engagement method if required	INFORM To be informed of the proposed Code Amendment	The Corporation of the City of Whyalla	Following finalisation of Code Amendment investigations
Stage 2	Allow stakeholders and the community to access details of the Code Amendment and provide an opportunity for feedback to be provided.	CONSULT To gain feedback on the Code Amendment	Letters/emails to stakeholders (i.e. City of Whyalla, Government Agencies, MPs, adjacent owners, utility providers etc) summarising key elements of the Code Amendment and inviting feedback and offer to meet for further discussions One-on-one meetings with stakeholders who would like to meet to discuss further	At beginning of consultation period During consultation period
Stage 3	Feedback form/participant survey through direct email to participants	CONSULT To gain feedback on the Code Amendment engagement process	Email/post evaluation form to participants who provided feedback on the Code Amendment	At conclusion of consultation period
Stage 4	Letter/email to those involved in the engagement communicating about final Code Amendment and to provide the engagement summary report. Website updates (PlanSA website) providing final Code Amendment and engagement summary report	INFORM To be informed of the final Code Amendment Closing the loop with engagement participants	Provide stakeholders with engagement summary report – what was heard through engagement and how it influenced final Code Amendment via email/letter. Provide a copy of the Engagement Report and public submissions on the PlanSA website. Update PlanSA website when Code Amendment is finalised and inform stakeholders via email/letter.	Following completion of the consultation period and when Engagement Report is finalised When Code Amendment is finalised

Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<p>A variety of opportunities to participate are provided, and may include:</p> <ul style="list-style-type: none"> • online via the PlanSA website and a landing page on Council's website • information made available at council's principal office, civic building and library • via telephone • via Code Amendment email address • face to face where requested <p>Direct contact is made with those most affected via letter and/or email Council is given an early opportunity to support engagement of the community Representatives of the Designated Entity are readily available to assist with any queries Adequate notice and time is given for participation</p>
Engagement is inclusive and respectful	<p>Engagement method(s) are tailored to the stakeholder group Comments and feedback are recorded in a register and duly considered Engagement methods open to review during the engagement period</p>
Engagement is fit for purpose	<p>Engagement materials (letters, Info Sheet, PlanSA website info) designed to be easy to interpret and to address specific matters that may be of interest to the stakeholders Engagement activities are appropriate to the scale of the proposal and likely impact</p>
Engagement is informed and transparent	<p>Information is presented in an easy to understand format (such as Info Sheet, letter to adjacent landowners) Information about the proposal is readily available on the PlanSA website Engagement materials are clear about what can be influenced and what is out of scope A summary of engagement is prepared and used to inform the decision</p>
Engagement is reviewed and improved	<p>The engagement plan is actively monitored and adjusted if required Concerted effort is made to obtain feedback on the engagement process from participants by follow up emails/letters and an online survey distributed to participants at the close of consultation</p>

Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The Designated Entity will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report). The Engagement Report provides details and analysis of engagement activities undertaken for the Code Amendment, and is provided to the Minister for Planning and Local Government. This Engagement Report will also be referenced in the State Planning Commission's Parliamentary Report under section 74(3)(b) of the Act, which is issued to the Environment Resources and Development Committee of Parliament following adoption of a Code Amendment.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> 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. 	Insert chosen answer from previous column
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> All relevant information was made available and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> The engagement was reviewed and improvements recommended. 	Project Lead	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed 	Insert chosen answer from previous column
6	Engagement occurs early	<ul style="list-style-type: none"> Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence. 	Project Lead	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> 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 	Insert chosen answer from previous column
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> Engagement contributed to the substance of a plan or resulted in changes to a draft. 	Project Lead	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> In a significant way In a moderate way In a minor way Not at all 	Insert chosen answer from previous column
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement 	Project Lead	Engagement provided feedback to community about outcomes of engagement	<ul style="list-style-type: none"> Formally (report or public forum) Informally (closing summaries) No feedback provided 	Insert chosen answer from previous column
9	Charter is valued and useful	<ul style="list-style-type: none"> Engagement is facilitated and valued by planners 	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide	Internal review post-engagement undertaken to determine key strength /challenges	Insert key strength and key challenge

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
<p>Summarise feedback received via key themes and provide to participants for their information</p> <p>(NB: A register will be kept of all participants, ranging from those who lodge formal submissions to those who make telephone enquiries during the engagement period so they can be kept informed of the project and engagement outcomes)</p>	Representative of the Designated Entity	As soon as practicable post-consultation
Provide a cross-section of participants with an opportunity to participate in an evaluation survey to inform the Engagement Report	Representative of the Designated Entity	As soon as practicable post-consultation
Prepare a s73 Engagement Report and make it available to stakeholders and the community	Representative of the Designated Entity	Post decision by the Minister
Publish the Engagement Report on the PlanSA website (mandatory)	Attorney-General's Department	Post decision by the Minister