

PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING AND DESIGN CODE

Sellicks Beach Code Amendment

By the Chief Executive (*the Designated Entity*)



_____ (Signature Required)

CHIEF EXECUTIVE, DEPARTMENT FOR TRADE AND INVESTMENT

Date: 14/06/2023

This Proposal to Initiate document together with conditions specified by the Minister for Planning forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.



_____ (Signature Required)

MINISTER FOR PLANNING

Date: 4/7/23

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1. INTRODUCTION

The Chief Executive of the Department for Trade and Investment (the Department) seeks to amend the Planning and Design Code (the Code) pursuant to section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act). This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment.

The Chief Executive is the 'Designated Entity' responsible for conducting this Code Amendment process and is required to undertake engagement in accordance with the Community Engagement Charter and make final recommendations to the Minister for Planning (the Minister) prior to consideration whether to approve, amend or refuse the Code Amendment. It is acknowledged that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

Designated Entity for undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Chief Executive will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Chief Executive acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Chief Executive declares that they intend to enter into an agreement with a third party/s for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act.
- 1.1.3. The Chief Executive intends to undertake the Code Amendment by:
 - (a) Engaging with relevant State Government agencies and local governments
 - (b) Utilising professional expertise of employees of the Department including:
 - a. professional planning staff
 - b. communications staff
 - c. mapping and spatial data expert staff
 - d. ePlanning staff responsible for the management and operation of the Code.
 - (c) Engaging consultants to undertake the required investigations.

1.2. Rationale for the Code Amendment

The 2010 and 2017 iterations of *The 30-Year Plan for Greater Adelaide (30-Year Plan)* identified the areas adjoining Sellicks Beach as future urban growth areas (referred to hereafter as the Sellicks Beach Growth Area [SBGA]).

In May 2021 the City of Onkaparinga released the finalised Sellicks Beach Structure Plan, having undertaken and concluded the community and agency consultation process. The Structure Plan was

prepared to provide a strategic framework and direction for Sellicks Beach regarding desired land uses, infrastructure and community facilities to support future development. The Structure Plan was supported by several technical studies (refer below under the heading *4.1 – Investigations Already Undertaken*).

The Chief Executive of the Department is proposed to lead the Code Amendment, given the significance of the site and multiple land ownership, and to coordinate with the Housing Infrastructure Planning and Development Unit (HIPDU) who were established in early 2023 to facilitate a cross government approach to infrastructure planning.

The SBGA comprises approximately 87 hectares of Deferred Urban Zone land and approximately 47 hectares of Rural Zone land (134 hectares total) adjoining the existing urban areas of Sellicks Beach. Located on Kaurana Country, the SBGA is within the Greater Adelaide Region (The City of Onkaparinga) and falls outside of both the Environment and Food Protection Areas (EFPA) and the McLaren Vale Character Protection District (CPD). This being the case, SBGA forms a logical urban extension of southern Adelaide.

The SBGA has the capacity to accommodate up to approximately 1,700 dwellings as per the *Land Supply Report for Greater Adelaide 2021* estimates. A number of factors may impact on this overall yield which include a potential overall township dwelling ceiling of approximately 3,000 due to infrastructure capacity, market conditions given the location, and open space or buffer requirements as identified in Councils Structure Plan. Due to these factors the number of dwellings could range between 1200 and 1700 in the SBGA.

On this basis, the Code Amendment seeks to rezone land to facilitate the managed residential growth of Sellicks Beach with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support the growing population. In parallel to the Code Amendment, the State Government is working with local government, landowners, utilities, and other major stakeholders to ensure appropriate agreements are in place to facilitate coordination, funding, timing and the delivery of critical infrastructure. To facilitate these outcomes Infrastructure Schemes (section 163-168 of the Act) are being further investigated along with other agreement types such as deeds and conditions of approval. A fit for purpose approach to infrastructure agreements will be pursued for the SBGA.

The location and scale of the subject land enables its development to provide an appropriate mix of housing to complement the established urban areas of Sellicks Beach.

Land supply for residential development in the southern Adelaide region is constrained by the *Character Preservation (McLaren Vale) Act 2012*. SBGA is some of the last remaining land in southern Adelaide able to accommodate growth.

Accordingly, the proposed Code Amendment seeks to introduce a suitable zone and policy framework that delivers a master planned community in SBGA including:

- An accessible centrally located centre to provide a range of local business, shopping, and facilities to support the growing community;
- A variety of housing densities and typologies including medium density residential development located to support and activate the future centre, and public open space;
- Areas of natural and landscaped open space to provide both passive and active recreation facilities whilst also providing for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community;
- Provision of appropriate infrastructure and services to support the future master planned community; and
- Provision of an appropriate interface treatments to the adjoining rural land.

Therefore, the objectives in seeking this Code Amendment are:

- To plan and develop land within the SBGA in an orderly and coordinated manner.
- To maximise the advantages a master planned project of this scale can offer the community, while avoiding unexpected costs to Local and State Government.
- Establish infrastructure agreements to ensure the timely provision and funding of infrastructure to support the new community and appropriately integrate with the broader region.
- To implement an arrangement which ensures the release of land at a pace which reflects market demand and infrastructure provision.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, primarily focussed on the land shown as the Future Urban Growth Area within the City of Onkaparinga as shown in the map in Attachment A. The broader Affected Area allows for the amendment to possibly apply to the Sellicks Beach area if need be, for instance a potential Concept Plan to show integration with existing areas may be prepared.

The Affected Area is located approximately 52.5 km south of the Adelaide CBD.

2.2. Scope of proposed Code Amendment

Current policy	<p>Zones</p> <ul style="list-style-type: none"> • Deferred Urban Zone • Rural Zone <p>Overlays</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) • Building Near Airfields • Future Local Road Widening Overlay • Hazards (Flooding) • Hazards (Bushfire – General) • Hazards (Bushfire Urban Interface) • Hazards (Flooding – Evidence Required) • Local Heritage Place • Heritage Adjacency • Major Urban Transport Route • Native Vegetation • Prescribed Water Resource Area • Prescribed Wells Area • Regulated and Significant Trees • Traffic Generating Development • Water Resources <p>Technical and Numeric Variations (TNV)</p>
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	<ul style="list-style-type: none"> • Minimum site area is 16 hectares • Minimum future local road widening setback is 5 metres
<p>Amendment outline</p>	<p>The objective of the Code Amendment is to introduce an appropriate zone and policy framework to facilitate a new master planned community, with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of services, facilities and open space.</p>
<p>Intended policy</p>	<p>A number of zones and subzones will be explored for possible application over the Affected Area, including:</p> <p>Zones</p> <ul style="list-style-type: none"> • Master Planned Neighbourhood Zone • Suburban Neighbourhood Zone • Local Activity Centre Zone • Suburban Activity Centre Zone • Recreation Zone • Open Space Zone <p>Subzone</p> <ul style="list-style-type: none"> • Emerging Activity Centre Subzone (in the Master Planned Neighbourhood Zone) <p>Overlays</p> <p>Relevant applicable Overlays and TNV's will be applied spatially based on Code drafting principles. In particular, the following Overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) • Affordable Housing • Building Near Airfields • Future Local Road Widening Overlay • Hazards (Flooding) • Hazards (Bushfire – General) • Hazards (Bushfire Urban Interface) • Hazards (Flooding – Evidence Required) • Local Heritage Place • Heritage Adjacency • Major Urban Transport Route • Native Vegetation • Prescribed Water Resource Area • Prescribed Wells Area • Regulated and Significant Trees • Stormwater Management

	<ul style="list-style-type: none"> • Traffic Generating Development • Urban Tree Canopy • Water Resources <p>Application of a Concept Plan</p>
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3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Summary of Strategic Planning Outcomes

Proposed Code Amendments occur within state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.2. Alignment with State Planning Policies

The SPPs set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1: Integrated Planning	<p>The Affected Area has the capacity to accommodate up to 1,700 dwellings and 3,400-4,250 people as part of a master planned community.</p> <p>Supported by existing and new infrastructure and services, it will provide a logical urban growth option that will reduce development pressure on existing southern Adelaide urban areas, McLaren Vale townships and viticultural areas. SBGA is close to existing services in Sellicks Beach and Aldinga,</p> <p>The development will provide housing supply and diversity to contribute to the growth needs of southern Adelaide. This new</p>

	<p>population will provide additional support towards the economic strength and viability of local businesses, services and institutions.</p> <p>Preliminary structure planning for Sellicks Beach has focussed on maximising access to public transport services, creating linear corridors for walking and cycling, connecting mixed use activity centres, and capitalising on the area's terrain which offers panoramic views and vistas.</p>
<p>SPP4: Biodiversity</p>	<p>As a master planned community of some scale, SBGA offers the opportunity for targeted restoration and reconstruction of habitat and biodiversity.</p> <p>A ecological assessment undertaken by EBS Ecology to the Structure Plan to assist in the preparation of the Structure Plan identified areas of important habitat, linkage opportunities particularly along creek lines, rehabilitation opportunities and the like. Relevant findings have been factored into the Structure Plan for the Affected Area.</p>
<p>SPP 6: Housing Supply and Diversity</p>	<p>The proposed Code Amendment will seek to ensure that SBGA provides a selection of housing types supported by a range of allotment sizes.</p> <p>The Code Amendment will seek to provide policy to achieve at least 15% affordable housing.</p> <p>The design of SBGA can incorporate and reflect the key principles required to create a healthy, walkable and connected community.</p>
<p>SPP 11: Strategic Transport Infrastructure</p>	<p>The existing road network within the Study Area comprises arterial, distributor, collector and local roadways. Access to Sellicks Beach is via Main South Road which is in the planning and design phase to be duplicated, along with an upgrade to Sellicks Beach Road / Main South Road intersection.</p> <p>Bus services operate in Sellicks Beach with existing routes providing connectivity to Aldinga Shopping Centre, Seaford Shopping Centre, Seaford Interchange, Noarlunga Shopping Centre and Noarlunga Interchange. Existing services utilise a loop route through the area which will be investigated for expansion or modification to support residents within the SBGA.</p> <p>A detailed transport and movement analysis prepared by CIRQA for the Structure Plan identifies targeted transport road infrastructure enhancements and upgrades will be required to accommodate the anticipated growth.</p> <p>Negotiated infrastructure agreements between the landowners, developers and all levels of government will identify contributions towards transport infrastructure and services.</p>

<p>SPP 14: Water Security and Quality</p>	<p>A utilities infrastructure assessment was prepared by Tonkin for the Structure Plan. It identified there is no capacity to service a larger population and that upgrades will be required to either Aldinga (SA Water) or Willunga Wastewater Treatment Plant (Council).</p> <p>Regarding water supply, an upgrade to infrastructure could supply a maximum of 3,000 dwellings (including existing allotments in Sellicks Beach). A preliminary assessment by SA Water outlines that capacity upgrades could be delivered over a phased period until 2048 with construction of new branch lines from and local upgrade works.</p>
<p>SPP 15: Natural Hazards</p>	<p>The site is currently located within an area of general bushfire risk. The Code Amendment will involve a review of existing bushfire risk classification for the Affected Area having regard to topography, vegetation cover, nature of the proposed use and its developed state. Where necessary, an appropriate policy framework will be applied to support the reclassification.</p> <p>The site is also affected by potential flood risk. The Code Amendment will review the level of rating to be applied.</p> <p>Flood and Bushfire Overlays may be affected by the State-wide and Flood Overlay and Bushfire Code Amendments.</p>

3.3. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan for Greater Adelaide – 2017 Update (the 30-Year Plan) volume of the Planning Strategy is relevant for this Code Amendment.

The 30-Year Plan describes the how Adelaide should grow to become more liveable, competitive and sustainable. It outlines where people will live, where jobs will be located and where future transport and other infrastructure will be provided.

The 30-Year Plan prepares for steady population growth of 545,000 people, and the construction of 248,000 additional dwellings (nearly 8,300 new dwellings per year). In this regard it identifies the SBGA as a 'Future Urban Growth Area – Unzoned' and as 'Planned Urban Lands to 2045'.

The 30-Year Plan also identifies the Noarlunga Rail line as a 'Mass Transit Route' and a possible extension of a fixed line to Aldinga.

The rezoning of the SBGA is therefore well aligned with The 30-Year Plan.

The rezoning of SBGA is also aligned with the *Land Supply Report for Greater Adelaide – Part 1: Greenfield* that identifies Sellicks Beach as a 'Greenfield Growth Area' and a 'key residential development area' with a potential to create up to 1,700 allotments.

The proposed Code Amendment is consistent with the following:

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Target 1: Containing our urban footprint and protecting our resources	Sellicks Beach is located within the defined urban growth area for metropolitan Adelaide and its development will complement and protect the regions agricultural and viticultural industries in the region.
Target 2: More ways to get around	Sellicks Beach has transport links via road, bus and cycle which will be further enhanced with the additional infrastructure to be delivered from its development.
Target 3: Getting active	Urban design to encourage walking and cycling within the area.
Target 4: Walkable neighbourhoods	Sellicks Beach will provide a new centre that will be centrally located within the Sellicks Beach area, with each providing easy access to open space, schools, shops and public transport.
Target 5: A green liveable city	Sellicks Beach will provide a hierarchy of open space with a strong emphasis on linear spaces and connections taking advantage of the natural water courses. Tree cover will be significantly enhanced across the existing rural land through planting of reserves and streets.
Target 6: Greater housing choice	The Amendment will allow Sellicks Beach to provide a selection of housing ranging from large lots and traditional family homes as well as more compact designs and affordable living close to the new centre and open space which will expand living choices in the region.

3.4. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Onkaparinga Local Area Plan (2020)	The Onkaparinga Local Area Plan (OLAP) was prepared by Council in collaboration with the State Government to provide direction for future residential and employment growth.

	OLAP outlined a need for a mixed delivery of infill and greenfield development across the council. Hackham, Aldinga and Sellicks Beach were identified as the primary greenfield sites.
Sellicks Beach Structure Plan	The Onkaparinga Council prepared its Sellicks Beach Structure Plan in 2021. The Structure Plan was prepared to provide a strategic framework and direction for Sellicks Beach regarding desired land uses, infrastructure and community facilities to support future development in the area.

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Sellicks Beach Structure Plan Ecological Assessment, EBS Ecology, 2020	A detailed biodiversity assessment including flora and fauna identification, ecological values and constraints, and identifying ecological linkage options.	Identification of native vegetation species on site, their conservation status and recommendations for management.
Sellicks Beach Master Plan: Aboriginal Cultural Heritage Desktop Study, Neale Draper & Associates, 2020.	Assessment of Aboriginal Cultural Heritage relating to areas proposed for rezoning within the broader area of the Sellicks Beach Structure Plan.	The reports states that there are no previously reported Aboriginal heritage sites recorded for the study area, and that the land within the study area has a moderate potential to contain surface archaeological sites or shallow archaeological deposits.
Sellicks Beach Structure Plan Utilities	Review of existing infrastructure capacity and augmentation capability of the growth	Documents the existing capacity in the water, sewer, gas and electrical network and

Infrastructure Assessment, Tonkin 2020.	area including identification of required future infrastructure.	identifies the upgrades required to accommodate expansion.
Sellicks Beach Structure Plan Stormwater Management Assessment, Tonkin 2020.	Assessment of the likely stormwater management requirements associated with the future development of the area.	The report provides a summary of key outcomes regarding the extent of existing major flow paths, capacity, and potential location of required detention ponds.
Sellicks Beach Structure Plan Movement Analysis, CIRQA 2020	Assesses the anticipated traffic and transport implications for Sellicks Beach and identifies future infrastructure requirements.	The report provides appropriate transport planning principles for the development and details the transport requirements for the study area including: <ul style="list-style-type: none"> • public transport services • the existing street network and traffic conditions surrounding the site • the transport accessibility of the SBGA • the road hierarchy within Sellicks Beach • the impact of the SBGA on the surrounding road network • the future transport and traffic infrastructure requirements (intended as a guide and are subject to change in the course of assessment of detailed development and future travel demands).

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further investigations proposed	Explanation of how the further investigations propose to address an identified issue or question
Detailed infrastructure analysis	Undertake a detailed assessment of hard and soft/social infrastructure capacity and upgrade requirements, including need for trunk infrastructure, and associated costings. Determine allotment capacity of the SBGA taking into account potential further development in the existing urban areas. Review and update of investigations already completed where relevant.

Infrastructure delivery mechanisms	Explore mechanisms to ensure efficient, coordinated and equitable funding and delivery of key hard and soft infrastructure required to support the long-term growth of the SBGA. In particular, explore the establishment of an Infrastructure Scheme. Infrastructure delivery mechanisms will be led by the Housing Infrastructure Planning and Development Unit.
Review and update of investigation reports already undertaken	Ensure environmental, infrastructure, and other site investigations previously undertaken and outlined above are up-to-date and reflective of the entire SBGA and existing circumstances.
Site Contamination	Investigate any potential site contamination risks.
Quarry Interface (Sellicks Hill Quarry)	Work with Department of Mining (DEM) to ensure that the tenement holder/operator can comply with the Mining Act 1971, the lease terms and conditions, and the Program Objectives and Criteria.

4.3. Engagement Already Undertaken

The South Australian Government publicly announced on 12 February 2023 that land at Sellicks Beach has been identified for rezoning for residential along with Hackham, Dry Creek and Concordia. This announcement was the first of the Government's A Better Housing Future suite of announcements.

The City of Onkaparinga, through the preparation of its Sellicks Beach Structure Plan (2021), consulted with agencies, local MPs, and key stakeholders throughout 2020 and 2021. Broader public notification was also undertaken with the community providing opportunity to comment on the Structure Plan, supported by a range of information (fact sheets, videos etc).

HIPDU have undertaken the following engagement activities from February to June 2023.

- Met with
 - Department for Energy and Mining (DEM) to discuss the nearby Sellicks Hill Quarry
 - Council staff to discuss Council's Structure Plan and next steps for a CE-led Code Amendment
 - Department for Infrastructure and Transport (DIT) in relation to the status of South Road Duplication Stage 2
 - SA Water to discuss initial project scope
 - planning representatives of Hickenbotham Homes

- individual landowners
- Briefed Council's Strategic Directions Committee
- Prepared general Ministerial briefings and responses to resident enquiries.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Notification and meetings with The Onkaparinga Council	<ul style="list-style-type: none"> ● To inform required investigations
Notification and meeting with affected landowners/occupiers and neighbouring landowners	<ul style="list-style-type: none"> ● To identify the potential impact of the proposed Code Amendment on landowners and neighbours
Notification and meeting with Department of the Premier and Cabinet	<ul style="list-style-type: none"> ● To check with the Aboriginal Affairs and Reconciliation Division as to whether any registered sites exist in the Affected Area
Notification and meeting with Department for Trade and Investment – Planning and Land Use Services (PLUS)	<ul style="list-style-type: none"> ● To inform land supply and demand analysis ● To inform the introduction and application of appropriate planning policy ordinance from the Planning and Design Code (i.e. Zones, Subzones, Overlays etc)
Notification and meeting with Department for Infrastructure and Transport (DIT), including the SA Public Transport Authority (SAPTA)	<ul style="list-style-type: none"> ● To inform required transport and traffic impact investigations
Notification and meeting with Department for Energy and Mining (DEM)	<ul style="list-style-type: none"> ● To explore the impacts of the Code amendment on nearby mining tenements
Notification and meeting with Department of Primary Industries and Regions (PIRSA)	<ul style="list-style-type: none"> ● To determine possible appropriate buffer distances to protect sensitive uses from existing primary production activities generating noise or odour etc.

Notification and meeting with Department for Health and Wellbeing	<ul style="list-style-type: none"> To determine potential future social / health infrastructure requirements for the Affected Area
Notification and meeting with Department for Education	<ul style="list-style-type: none"> To determine potential future education infrastructure requirements for the Affected Area.
Notification and meeting with Department of Human Services (DHS)	<ul style="list-style-type: none"> To determine potential future social infrastructure requirements for the Affected Area.
Notification and meeting with the Office for Design and Architecture SA (ODASA)	<ul style="list-style-type: none"> To gain an understanding of any urban design considerations for the proposal.
Notification and meeting with SA Housing Authority (SAHA)	<ul style="list-style-type: none"> To inform investigations and requirements to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing. To inform any potential SAHA housing development opportunities.
Notification and meeting with Department for Environment and Water (DEW)	<ul style="list-style-type: none"> To review flooding, stormwater and hydrology investigations already undertaken. To review cultural heritage investigations already undertaken. To review biodiversity, environment and climate investigations already undertaken.
Notification and meeting with Adelaide Landscape Board	<ul style="list-style-type: none"> To review biodiversity, environment and climate investigations already undertaken.
Notification of Green Adelaide	<ul style="list-style-type: none"> To review biodiversity, environment and climate investigations already undertaken.
Notification and meeting with South Australian Country Fire Service (CFS)	<ul style="list-style-type: none"> To review the existing and appropriate future bushfire risk classification of the Affected Area.
Notification and meeting with South Australian Metropolitan Fire Service	<ul style="list-style-type: none"> To review the existing and appropriate future bushfire risk classification of the Affected Area.
Notification and meeting with South Australian State Emergency Service	<ul style="list-style-type: none"> To gain an understanding of any hazard risks and management needs associated with the Affected Area.
Notification and meeting with Local	<ul style="list-style-type: none"> To inform required investigations.

Government Association	
Notification and meeting with Renewal SA	<ul style="list-style-type: none"> To inform required investigations.
Notification and meeting with Infrastructure SA	<ul style="list-style-type: none"> To inform required investigations.
Notification and meeting with South Australian Fire and Emergency Services Commission (SAFECOM)	<ul style="list-style-type: none"> To review the existing and appropriate future bushfire risk classification of the Affected Area .
Notification and meeting with Service Agencies and Utilities including: <ul style="list-style-type: none"> SA Water SA Power Networks Electranet Office of the Technical Regulator NBN Co Telstra, Optus & TPG 	<ul style="list-style-type: none"> To determine existing infrastructure capacity and infrastructure needs, staging and costs to service the SBGA (and Effected Area were required).
Notification of State Members of Parliament	<ul style="list-style-type: none"> To inform required investigations.
Notification and meeting with Environment Protection Authority (EPA)	<ul style="list-style-type: none"> To gain an understanding of any hazard risks and management needs associated with the Affected Area.
Notification of South Australia Police (SAPOL)	<ul style="list-style-type: none"> To inform required investigations and capacity / service needs.
Notification and meeting with Office for Recreation, Sport and Racing	<ul style="list-style-type: none"> To determine potential future social infrastructure requirements for the Affected Area.
Notification with Traditional owners (Kaurna)	<ul style="list-style-type: none"> To inform required investigations.

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory engagement requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- The Local Government Association must be notified in writing of the proposed Code Amendment.
- Given the proposal is specifically relevant to one Council (where the Council did not initiate the proposal), the City of Onkaparinga must be consulted.
- If the Code Amendment has a specific impact on one or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land
 - owners or occupiers of each piece of adjacent land.
- Engagement must also occur with any person or body specified by the State Planning Commission (the Commission) under section 73(6)(e) of the Act.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

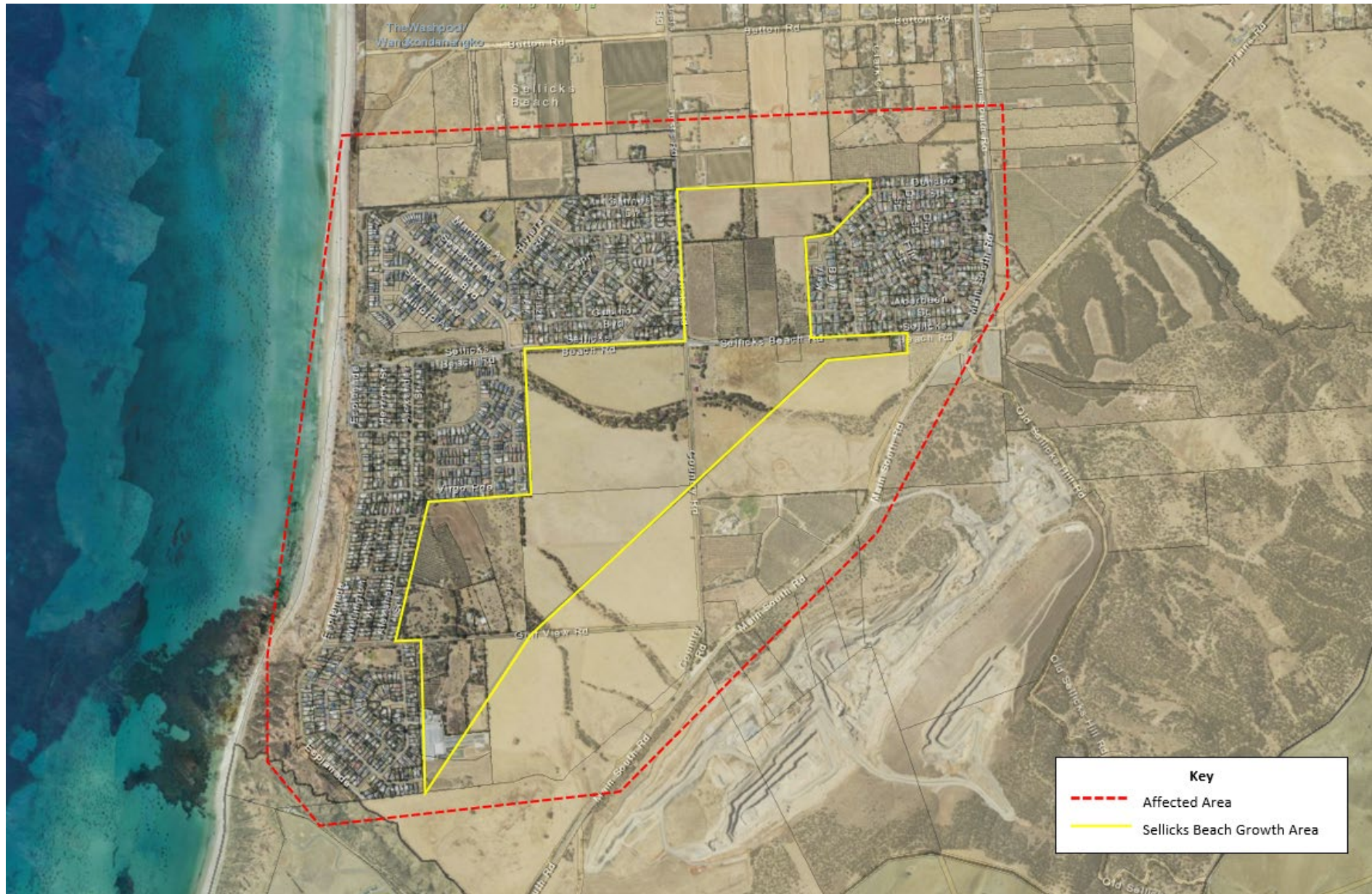
The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and published on the PlanSA portal in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the engagement undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3. Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined **Attachment B**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay for approval by the Minister of an extension of time for the Code Amendment.

ATTACHMENT A - Map of Affected Area



ATTACHMENT B

Timetable for Code Amendment

Step	Responsibility	Estimated Timeframes
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared.	Designated Entity	26 weeks
Preparation of Materials for Engagement.	Designated Entity	6 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public engagement in accordance with the Community Engagement Charter and the prepared Community Engagement Plan .	Designated Entity	To be specified in Engagement Plan
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; amended drafting instructions provided, Engagement Report prepared	Designated Entity	6 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	The Department	4 weeks
Consideration of advice		
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision – decision published on the PlanSA Portal within 5 business days (policy is not live)	The Minister for Planning	Unkown
Implementing the Amendment (operation of the Code Amendment)		
Implement the Code Amendment in the Planning and Design Code and South Australian Property and Planning Atlas	The Department	4-6 weeks
Parliamentary Scrutiny		
Referral of adopted Code Amendment to Environment, Resources and Development committee of Parliament – referred within 28 days of implementation		