

ENGAGEMENT PLAN

Hackham Code Amendment

by the Chief Executive, Attorney-General's Department (the Designated Entity)

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Background information

The State Government has a role in ensuring the provision of appropriately zoned land in order to meet the needs of the population, contributing in turn to housing affordability and quality of life for South Australians. The provision of greenfield land supply is one part of this.

The area subject to this Code Amendment has been recognised in the [Land Supply Report for Greater Adelaide](#), with the outer south region of greater Adelaide identified as having the lowest greenfield land supply of all regions in Greater Adelaide.

To this end, the Chief Executive of the Attorney-General's Department has—with the approval of the Minister for Planning and Local Government—initiated a Code Amendment in accordance with Section 73(2)(b) of the *Planning Development and Infrastructure Act 2016* (the Act).

- The Code Amendment proposes to rezone 235 hectares across Hackham and Old Noarlunga, and comprise the following elements:
- Rezone 206.1 hectares of land in Hackham—currently zoned Rural Zone—to Master Planned Neighbourhood Zone.
- Rezone 15.2 hectares of land in Old Noarlunga and Hackham—currently zoned Employment Zone—to Master Planned Neighbourhood Zone.
- Rezone 13.7 hectares of land in Old Noarlunga—currently zoned Rural Zone—to Rural Neighbourhood Zone; and introduce a Minimum Site Area Technical and Numeric Variation of 2 hectares to ensure allotments cannot be further subdivided.
- Introduce a Concept Plan over the land proposed to be rezoned as Master Planned Neighbourhood Zone, to assist in addressing infrastructure requirements.
- Apply two subzones over the proposed Master Planned Neighbourhood Zone:
 - Emerging Activity Centre Subzone – proposed to facilitate the development of shops and local services.
 - Hills Subzone – a new subzone proposed to address residential density and design requirements for sloping land.
- Apply two overlays over the proposed Master Planned Neighbourhood Zone:
 - Affordable Housing Overlay – proposed to promote affordable housing that is integrated with residential and mixed-use development, catering for a variety of household structures.
 - Noise and Air Emissions Overlay – proposed to protect community health and amenity from adverse impacts of noise and air emissions.

Figure 1 shows the land that is the subject of the Code Amendment and current zoning.

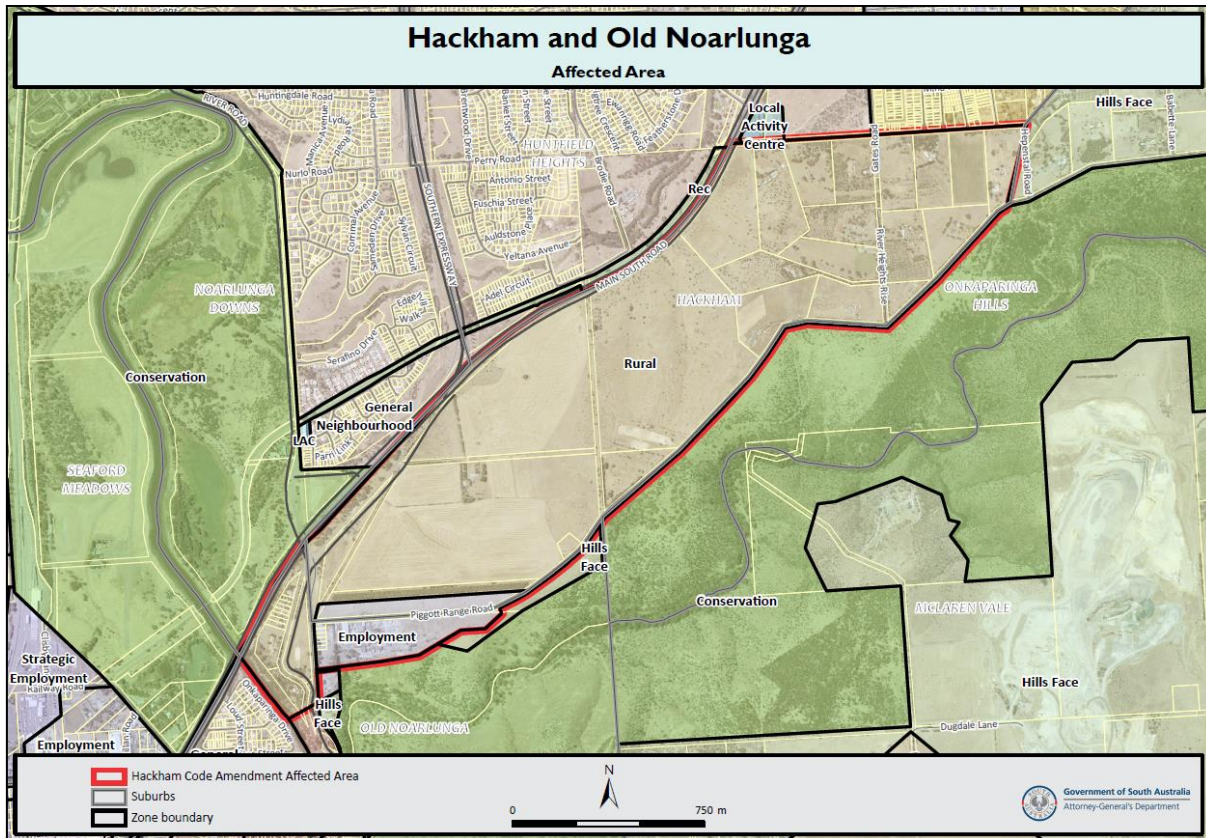


Figure 2 shows the proposed zones

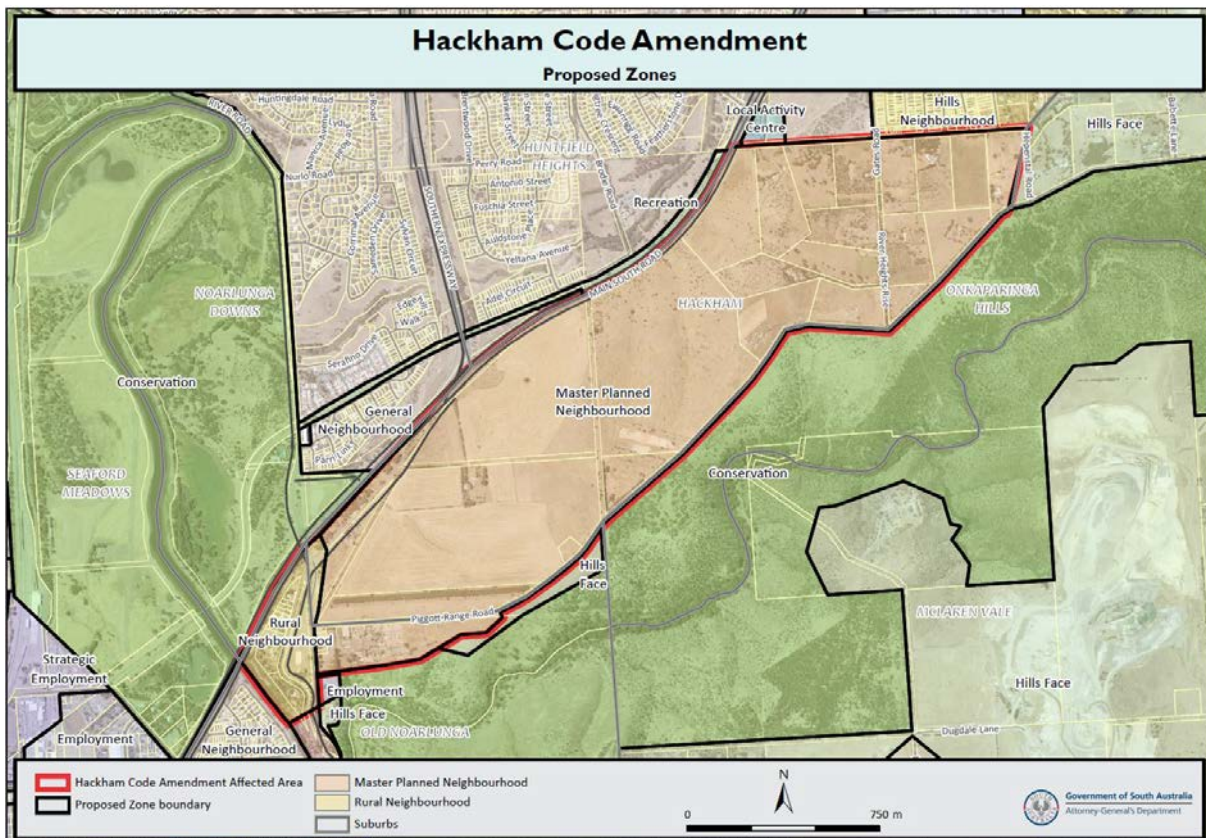


Figure 3 shows the proposed subzones

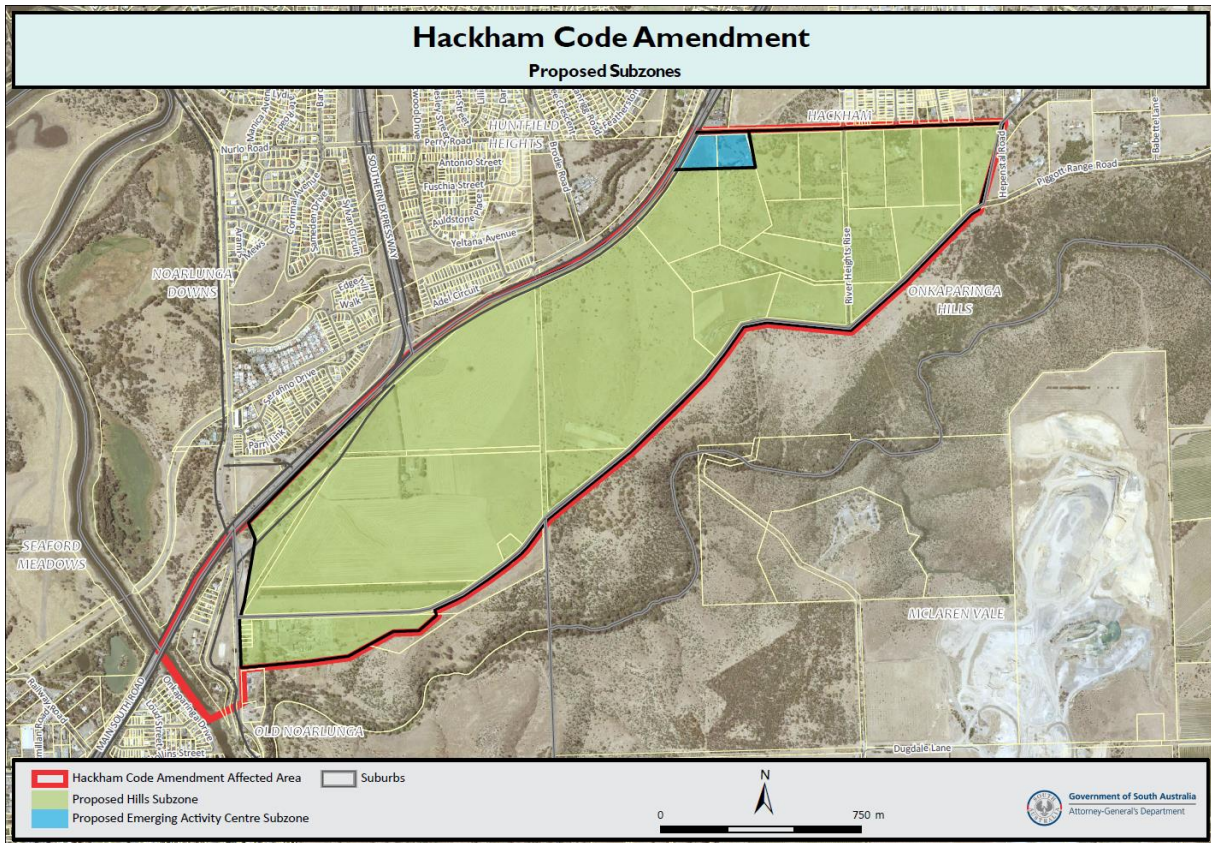


Figure 4 shows the proposed amendments to Technical and Numeric Variations

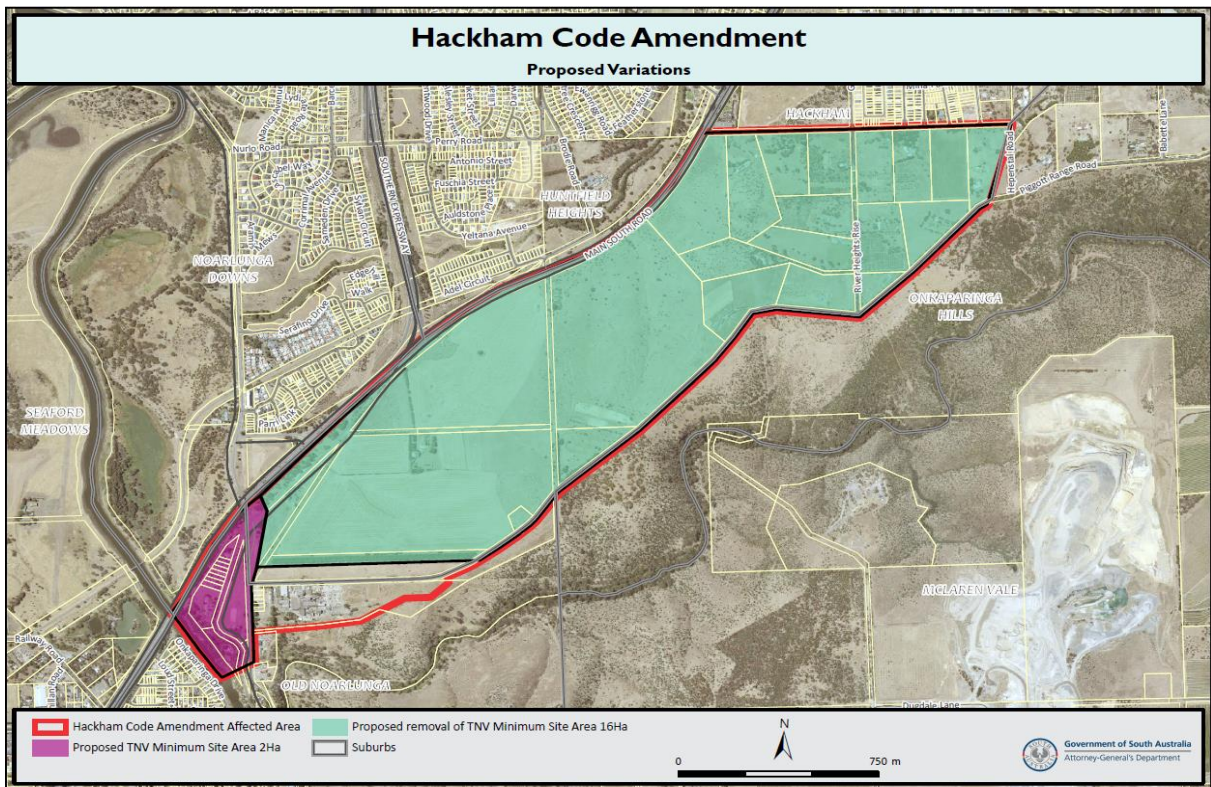
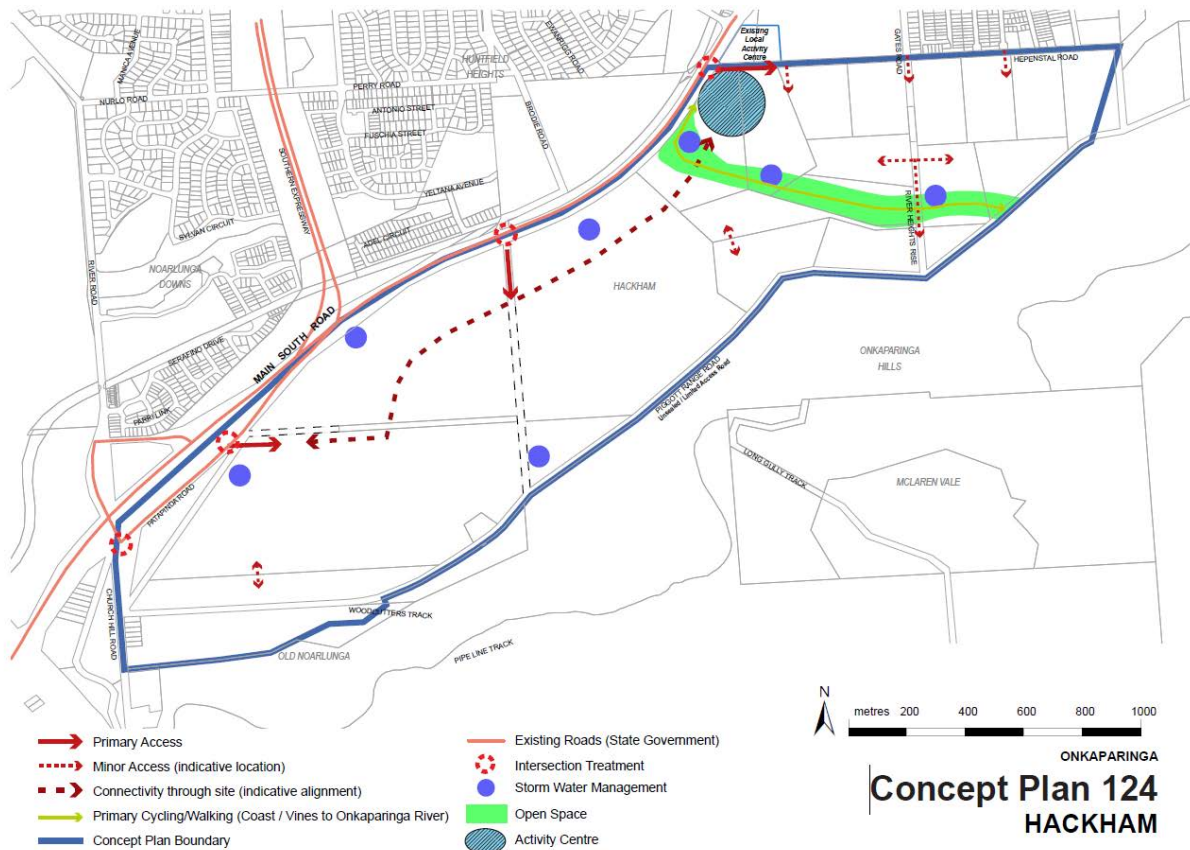


Figure 4 shows the proposed Concept Plan



Land supply in southern Adelaide

There is an immediate need for rezoning particularly to the south of metropolitan Adelaide. Land in the suburb of Hackham and surrounds is being developed and sold at a rapid rate and it is anticipated that local supplies will be exhausted within four years. Due to the time required for the range of processes to bring land to market (e.g. Code Amendments, design and approval processes, construction and sales), it is proposed that this rezoning occurs as soon as possible. Likely consequences should this not occur may be land shortages and excessive price escalation due to limited supply—impacting the affordability and accessibility of housing for South Australians.

In the outer south of greater Adelaide:

- 10,000 dwellings have been constructed in the past decade
- future growth is constrained by lack of available land supply
- there are 1800 development-ready allotments available as of June 2020
- estimated future demand for allotments in this region range from 2800 (medium growth scenario) to 4100 (high growth scenario)
- even accounting for population changes and other influences as a result of COVID-19, stimuli such as the HomeBuilder Grant scheme is driving housing demand beyond expectations.

Hackham rezoning

The rezoning of land in Hackham is being considered due to:

- an immediate need for further land supply in the region to accommodate for population growth
- the area presents a logical expansion of the existing urban area with direct linkages to a residential development directly to the north (Onkaparinga Views)
- the location being well serviced by existing road infrastructure and bus routes
- the location being well serviced by existing social infrastructure and employment – including schools, regional centre, hospital, TAFE, emergency services, community and civic facilities and the Gates Road Industrial Precinct.

Land ownership

The area comprises 47 parcels of land with ownership by 37 different private or government entities. Renewal SA has ownership of approximately one-third of the total proposed area, and a private developer has contracts with several individual land owners. This engagement seeks to involve landowners and the local community in the Code Amendment process to ensure they are aware of the proposed rezoning, and likely future development should the Code Amendment be successful.

Engagement purpose

The purpose of the engagement is to ensure that individuals, businesses, organisations and communities interested in and/or affected have an opportunity to be involved in the process of preparing—and to contribute to finalising—the proposed Code Amendment.

Engagement on this Code Amendment will:

- raise awareness that a Code Amendment is being prepared
- provide information about what is proposed by the Code Amendment, including the location of where the proposed changes are intended to be applied
- provide the opportunity for all stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the Code Amendment
- enable stakeholders and the community to provide feedback on the Code Amendment prior to it being finalised and submitted to the Minister for Planning
- close the loop with stakeholders and community to inform them of the final version of the Code Amendment
- meet statutory requirements as they relate to engagement on a Code Amendment
- build relationships and a community of interest to support future activities (i.e. development) at the site
- maximise the opportunity for the media to be well informed, to minimise inaccurate and/or biased reporting.

Engagement objectives

Based on the engagement purpose described above, the objectives of this engagement process are to:

- communicate and engage with the most impacted stakeholders early, demonstrating respect and empathy and an understanding of the significance of the proposed changes
- build rapport and trust with existing representatives and community representative groups in order to identify issues early, and leverage these groups as distributors of information to the broader community
- operate on a 'no surprises' approach, ensuring important information is provided clearly, equitably and early to all stakeholders
- provide targeted opportunities for discussion, sharing information and feedback that are most convenient to stakeholders; increasing the likelihood and quality of participation, and building trust and rapport

- allow sufficient time for stakeholders to receive, consider and respond to the information shared
- focus on the provision of information via a variety of channels and communicated in simple English, to increase accessibility, understanding and engagement.

Scope of influence

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

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

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

- the geographical extent of the proposed area that forms the basis of the Code Amendment
- general development policies in the Code (as it relates to state-wide policy)
- standard policies and wording contained in zones and overlays in the Code (as it relates to state-wide policy).

Issues and concerns

Engagement processes for Code Amendments such as this can raise a range of issues and concerns, some of which will be out of scope. Below is a list of anticipated issues and concerns for this engagement.

- Change to visual amenity – the conversion of currently undeveloped rural land to housing may not be supported.
- Environmental or amenity concerns – that all undeveloped land is ‘at risk’ of development. The Amendment only seeks to change what the land could be used for in the future. Any proposed housing, land division, and associated infrastructure projects will likely require a development application to be lodged and approved by the relevant Planning Authority (most likely the City of Onkaparinga) under a separate process at a later date.
- Impact on national / recreation parks – concern that parks will be directly impacted (i.e. developed on), or more incremental impacts such as weeds, etc. There are no changes proposed to the Onkaparinga River National and Recreation Park, it will continue to be maintained and protected, with safeguards remaining in place to ensure this.
- Impact on trees / vegetation – removal of trees and vegetation will have environmental and amenity impacts. Land in the proposed area has been largely modified and is broadly considered to have low fauna habitat value. Future development is likely to have low impact on native flora and fauna.
- Impacts on sites of Aboriginal or European heritage that may be on or in proximity to the proposed area. Concern that development will have direct or indirect impacts on these sites and threaten their retention. A search of the Aboriginal Heritage Register was undertaken and no sites of significance have been identified in the proposed area. Three European Local Heritage Places have been identified in the southern portion of the proposed area, are covered by the Local Heritage Places Overlay and Heritage Adjacency Overlay from the Planning and Design Code. There are no proposed changes to these Overlays as a result of this Amendment.

- Site contamination – known or unknown contamination and whether it is safe or appropriate that the area be developed for housing. Investigations for this Amendment suggest low site contamination within the majority of Rural zoned land; although, some potentially site contaminating activities may have occurred in certain parts of the proposed area, such as the former abattoir site and associated evaporation ponds.
- Housing style, density and allotment size – environmental or amenity concerns about the type of development proposed (larger homes on smaller allotments) as well as concerns about social/affordable housing. The Amendment proposes to apply an Affordable Housing Overlay over the proposed Master Planned Neighbourhood Zone, to promote affordable housing that is integrated with residential and mixed-use development, catering for a wide variety of household structures.
- Impacts on infrastructure – concerns about the impacts on supply and service of hard and soft infrastructure.
- Impacts of traffic – concerns about the generation of additional traffic and congestion, as a result of additional residential population in this area. Investigations undertaken for this Amendment include an assessment of potential traffic volumes that could be generated by future development in the proposed area. The analysis indicates additional traffic flows can be adequately accommodated subject to future infrastructure upgrades. These improvements are currently being determined and will be finalised before the Amendment is approved.
- Mistrust about genuine engagement – assumptions that the proposed Code Amendment is a certainty and that stakeholder and community concerns will not be heard or cannot influence the outcome. All landowners, occupiers, leaseholders and relevant stakeholders in the proposed area have been directly notified of the proposed Amendment's release for public consultation and will be provided every opportunity to have their say. All feedback and submissions will be taken into consideration when finalising the Amendment.

Key messages

The following key messages have been designed to underpin the engagement regarding the proposed Code Amendment. Additional key messages will be created for specific stakeholder communication collateral and continue to be added to or updated as required to meet stakeholder needs.

Code Amendment

- A change to the Planning and Design Code (the Code) is proposed. The Code is a State Government document which sets out the rules that determine how land can be used and what can be built on it.
- The Chief Executive of the Attorney-General's Department is proposing to rezone 235 hectares of land in Hackham and Old Noarlunga (211.5 hectares in Hackham and 23.5 hectares in Old Noarlunga), covering land along Hepenstal Rd, Gates Rd, River Heights Rise, Church Hill Rd, Piggott Range Rd and Main South Rd at Hackham, as well as Church Hill Rd, Patapinda Rd and Piggott Range Rd at Old Noarlunga.
- The land, located on Main South Road (between Hepenstal Road and Church Hill Road) is currently zoned as Rural and Employment. It is proposed that this is rezoned to Master Planned Neighbourhood Zone to allow for housing to be developed in a coordinated way. The rezoning could potentially allow for the development of 2000 homes.
- In Old Noarlunga, 9.8 hectares is currently zoned Employment and is proposed to be rezoned Master Planned Neighbourhood Zone; however, 13.7 hectares—currently zoned Rural—is proposed to be rezoned Rural Neighbourhood Zone. This proposed change better aligns the zoning with the existing land uses in Old Noarlunga and is not intended to result in any changes to the area. In addition, a Minimum Site Area Technical and Numeric Variation of 2 hectares is proposed to prevent allotments being further subdivided. It also ensures a clear separation between Old Noarlunga and the new development, which is proposed to occur in Hackham.

- There are no proposed changes to the Historic Area Overlay which applies to Old Noarlunga. The historic aspects of this area will remain protected as it does not form part of the proposed area of the Code Amendment.
- The Master Planned Neighbourhood Zone comes with a standard set of policies that provide the guidelines as to how development should occur.
- Two subzones are proposed to apply over the proposed Master Planned Neighbourhood Zone:
 - Emerging Activity Centre Subzone – proposed to facilitate the development of shops and local services
 - Hills Subzone – a new Subzone proposed to address residential density and design requirements for sloping land.
- Aspects that can be influenced and where feedback is sought through this Code Amendment are:
 - the zone and subzone selection for all or parts of the proposed area (noting there are standard rules of application to ensure consistency in the Code)
 - the application of overlays to the proposed area (noting there are standard rules of application to ensure consistency in the Code)
 - wording of the proposed policies within the new Hills Subzone
 - the use and location of the Emerging Activity Centre Subzone
 - the Technical and Numeric Variations (TNVs) that may apply if applicable in the Zone selected
 - the introduction, content and layout of the concept plan.
- As part of the rezoning, investigations are required to determine existing and future infrastructure needs. Infrastructure needs for future growth must be resolved prior to rezoning approval. In order to accommodate this, land owners within the proposed area will need to have an infrastructure deed/s put in place. A fact sheet about this process is available on the [PlanSA portal](#).
- As part of the pre-engagement outreach efforts, land owners within the proposed area of Hackham and Old Noarlunga were contacted to attend two land owner information sessions (held online on 24 February and 3 March 2022) to address queries, discuss the requirements and process for establishing infrastructure agreements. Land owners will continue to be consulted during the duration of the engagement period on this Code Amendment.
- The Code Amendment only seeks to change what the land could be used for in the future. Any proposed housing, land division and associated infrastructure projects will likely require a development application to be lodged and approved by the relevant Planning Authority (most likely the City of Onkaparinga) under a separate process at a later date.
- There are a range of detailed studies and reports available on the [PlanSA portal](#) that have been produced to investigate and support this rezoning; and include Aboriginal and European history, natural environment, infrastructure services/augmentation, traffic and road access, air quality, site contamination, noise, demographics, recreation and open space, housing supply and demand and retail assessment, health and medical services and visual analysis.
- Your views are sought on the proposed change to the zoning for the proposed area of Hackham and Old Noarlunga and on whether the key issues have been addressed by the studies accompanying the proposed Code Amendment.
- There are no changes proposed to the Onkaparinga River National and Recreation Park. The park will continue to be maintained and protected, with safeguards remaining in place to ensure this.
- Further information on the Code Amendment, including land supply in southern Adelaide, Aboriginal and European heritage, social and transport infrastructure, open space and trees, and site contamination are discussed in Frequently Asked Questions documents, as well as the draft Code Amendment document, available on the [PlanSA portal](#).

Stakeholder and community mapping

The following section identifies the stakeholders and communities that will be interested in and actively engaged in this consultation process.

It outlines anticipated interests, which assists in planning information and engagement activities to meet stakeholder needs and expectations.

It attributes three levels of engagement, which references the International Association for Public Participation (IAP2) public participation spectrum¹, and is outlined below.

- An INFORM level of engagement commits to providing information that helps stakeholders to understand the problem/issue, alternatives, opportunities or solutions. It commits to keeping stakeholders informed.
- A CONSULT level of engagement builds on the inform level to also seek feedback on the problem/issue and may include looking at options, alternatives, etc. It commits to keeping stakeholders informed and letting them know how their feedback was used.
- An INVOLVE level of engagement builds further to work directly with stakeholders to ensure that their views are consistently understood and considered. It commits to ensure stakeholder views are reflected in project outcomes and letting them know how this impacted on decision making.

¹ Adapted from International Association Spectrum of Public Participation (IAP2) https://iap2.org.au/wp-content/uploads/2020/01/2018_IAP2_Spectrum.pdf

Table 1 Stakeholder 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)
Landowners within proposed area	High	If successful, the Code Amendment will change the nature of what can be developed on their land in the future. For some landowners, there may be a positive impact on the value of their land.	That they are fully informed with all available information, to assist their active participation in the engagement.	CONSULT
Occupiers (tenants/lessees) within proposed area	High	If successful, the Code Amendment will change the nature of the land use. For some tenants/lessees it may impact on their security of tenure, should landowners wish to sell.	That they are fully informed with all available information, to assist their active participation in the engagement.	CONSULT
Landowners adjacent proposed area	High	If successful, the Code Amendment will change the nature of what can be developed on land adjacent to their lands, which will have a range of real and perceived impacts. These may include property values, amenity/views, traffic and infrastructure.	That they are fully informed with all available information, to assist their active participation in the engagement.	CONSULT
Occupiers (tenants/lessees) adjacent proposed area	High	If successful, the Code Amendment will change the nature of what can be developed on land adjacent to the land they occupy, which will have a range of real and perceived impacts. These may include amenity, traffic and infrastructure.	That they are fully informed with all available information, to assist their active participation in the engagement.	CONSULT
City of Onkaparinga – staff	High	Should the Code Amendment proceed, council staff will play a key role in facilitating developer agreements that will govern a range of elements such as infrastructure provision and scale and style of development. Council staff are also likely to have a strong interest in the policy outcomes facilitated by the Code Amendment, and may be keen to see the provision of a concept plan to support and facilitate desired outcomes.	That they are fully informed with all available information, to assist their active participation in the engagement. They will expect to be able to influence the outcome.	INVOLVE
City of Onkaparinga – Elected Members Particularly Southern Vales ward members – Crs Martin Bray and Wayne Olsen	High	Elected members will be interested in representing the views of their constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the proposed area.	That they are fully informed with all available information, to assist their active participation in the engagement.	CONSULT
Renewal SA	High	Renewal SA is a major landowner of the proposed area and is likely to play a role in facilitating the future development of the land should the Code Amendment be successful. Their interest will be to see the orderly and timely provision of land supply to market as well as provision of quality infrastructure.	That they are fully informed with all available information, to assist their active participation in the engagement. They will expect to be able to influence the outcome.	INVOLVE
Department for Infrastructure and Transport (DIT)	Medium	DIT will have an interest in understanding future impacts on and provision of additional road infrastructure as a result of future development. Main South Road and the nearby Southern Expressway are DIT managed major roads.	That they are fully informed with all available information, to assist their active participation in the engagement. They will expect to be able to influence the outcome.	INVOLVE
Department for Environment and Water (DEW) / Environmental Protection Agency (EPA)	Medium	DEW and EPA will have an interest in the future impacts of development on the natural environment, including the Onkaparinga River / Ngangkparri and Onkaparinga River National Park.	That they are fully informed with all available information, to assist their active participation in the engagement.	INVOLVE
Department for Education	Low	The department will have an interest in understanding the impacts of future population on this site and how it relates to the supply of public education services in the locality.	That they are fully informed with all available information, should they wish to participate in the engagement.	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)
Housing SA	Medium	Housing SA will have an interest in the provision of social and affordable housing within the proposed area.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
Department for Energy and Mining	Low	The department may like to have the opportunity to consider any impacts of future proximate development on the nearby quarry.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
Department for Health and Wellbeing	Low	The department will have an interest in understanding the impacts of future population on this site and how it relates to the supply of health, medical and community services in the locality.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
Office for Recreation, Sport and Racing	Low	The office will have an interest in understanding the impacts of future population on this site and how it relates to the supply of recreation and sports facilities in the locality.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
National Parks and Wildlife Service	Medium	The service will have an interest in potential impacts on the Onkaparinga River National Park, as well as the management of bushfire risk.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
Country Fire Service (CFS)	High	The CFS will have an interest in management of and any changes to bushfire risk, as well as emergency service access to and within the site.	That they are fully informed with all available information, to assist their active participation in the engagement	INVOLVE
Utility Providers – APA Group, NBN Co, Optus, SAPN, SA Water, Telstra, TPG.	High	Utility providers will have an interest in the planning and provision of infrastructure and services to a future residential community in this area, should the Code Amendment be successful.	That they are fully informed with all available information, should they wish to participate in the engagement.	INVOLVE
State Member (Kaurna) – Chris Picton	High	The State Member will have an interest in representing the views of his constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the proposed area.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
State Member (Mawson) – Leon Bignell	Medium	While the proposed area is not within the Mawson Electorate, it shares a boundary to the south (Onkaparinga River National Park) and so may have an interest or wish to represent the interest of constituents to the south.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
State Member (Hurtle Vale) – Nat Cook	High	The State Member will have an interest in representing the views of their constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the proposed area.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
Federal Member (Kingston) – Amanda Rishworth	High	The Federal Member will have an interest in representing the views of her constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the proposed area.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
Federal Member (Mayo) – Rebekha Sharkie	Medium	While the proposed area is not within the Mayo Electorate, it shares a boundary to the south (Onkaparinga River National Park) and so may have an interest or wish to represent the interest of constituents to the south.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
Traditional owners	High	Kaurna are the Traditional Owners of the subject sites and will be interested in the change of use and amenity proposed by the Code Amendment as well as any interaction with Aboriginal Heritage and opportunities to reflect and celebrate Kaurna knowledge and culture.	That they are fully informed with all available information, should they wish to participate in the engagement.	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 of the Premier and Cabinet – Aboriginal Affairs and Reconciliation (DPC-AAR)	Low	The Department will have an interest in potential impacts on indigenous history or significant sites in or near the proposed area. The DPC-AAR Register does not contain any known heritage sites in the proposed area, however DPC-AAR has advised that sites or objects may exist in the project area even though the Register doesn't identify them. The DPC-AAR further provided the details of Aboriginal groups with interests in the area. These groups have been included in this Engagement Plan.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
SA State Emergency Service, SAFECOM	Low	Interest in the change of land use and potential risks.	That they are fully informed with all available information, should they wish to participate in the engagement.	CONSULT
Onkaparinga Council Watch	High	This group focuses on issues relating to council decision making, as well as a range of other social and environmental issues within their community. They have a strong online engagement via Facebook (~3000 members). They are likely to have varied interests and concerns (positive and negative) about this Code Amendment and future development of the proposed area.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
Friends of Onkaparinga Park	High	This group is active in initiatives that promote, protect and enhance the Onkaparinga River National Park. They have approximately 200 members and engage with more than twice that via Facebook. They will be concerned on real or perceived negative impacts of the future development of the proposed area on the national park.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
Old Noarlunga Community Residents Association	High	It is not clear if this group is still operational, but should they be, they are likely to have varied interests and concerns (positive and negative) about this Code Amendment and future development of the proposed area. In particular they will have an interest in impacts on Old Noarlunga township and its heritage character.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
Seaford District Residents Association	Medium	It is not clear if this group is still operational, but should they be, they are likely to have varied interests and concerns (positive and negative) about this Code Amendment and future development of the proposed area.	That they are fully informed with all available information, to assist their active participation in the engagement	CONSULT
General community within City of Onkaparinga	Medium	Broader general community members of Onkaparinga may have a range of varied interests in this Code Amendment and potential future development – including amenity/views, traffic and infrastructure.	That information is made easily available.	INFORM
Media	Medium	Depending on the level of interest from community groups and elected representatives, the media may in turn have an interest in covering the views around this Code Amendment and potential future development.	That information is made easily available.	INFORM

Applying the Charter Principles

Stakeholder	Engagement need or technique
Landowners & occupiers (tenants/lessees) within proposed area	<ul style="list-style-type: none"> • Letter explaining Code Amendment and what the implications are • Invitation to attend a land owners / occupiers briefing with members of the project team (completed 2 x sessions on 24/02/22 and 01/03/2022) • Follow up phone call (where details available) to ensure information is received and understood and reiterate opportunity to attend briefing (a further invitation at the briefing can be extended to book in a 1:1 meeting, as needed) • Invitation to schedule a 1:1 meeting with members of project team (if preferred or unable to make a dedicated land owners / occupiers briefing session) • Roadside banners in and around proposed area to inform landowners and local communities about the amendment, inviting them to have their say • Option to attend an in-person and/or online community information session (online registration required) • PlanSA portal content, including factsheet, submission/feedback form, maps as required • Social media • Media release
Landowners & Occupiers (tenants/lessees) adjacent to proposed area	<ul style="list-style-type: none"> • Letter explaining Code Amendment and what the implications are • Roadside banners in and around proposed area to inform landowners and local communities about the amendment, inviting them to have their say • Invitation to attend an in-person and/or online community information session (online registration required) • PlanSA portal content, including factsheet, submission/feedback form, maps as required • Social media • Media release
City of Onkaparinga – staff	<ul style="list-style-type: none"> • Meetings with members of the Planning and Land Use Services (PLUS) project team as required to continue two-way flow of information including a briefing on engagement process for the Code Amendment • Request council share information regarding the Code Amendment and engagement process through their channels • Provide a fact sheet/key messages for them to provide to their Customer Service staff, to route enquiries through to PLUS • PlanSA portal content, including factsheet, submission/feedback form, maps as required • Provide digital communications toolkit to support information sharing and community awareness
City of Onkaparinga – Mayor and Elected Members Particularly Southern Vales ward members – Crs Martin Bray and Wayne Olsen	<ul style="list-style-type: none"> • Letter to Mayor and ward members explaining the Code Amendment is on consultation • Offer a briefing to Council (at Council meeting), or a less formal meeting with Mayor and/or ward members • PlanSA portal content, including factsheet, submission/feedback form, maps as required • Email to Elected Members in Southern Vales ward– Crs Martin Bray and Wayne Olsen
Renewal SA	<ul style="list-style-type: none"> • Meetings with members of the PLUS project team as required to continue two-way flow of information including a briefing on engagement process for the Code Amendment for their information • Letter explaining the Code Amendment is on consultation • Provide a fact sheet/key messages for them to provide to their Customer Service staff, to route enquiries through to PLUS
Other Government Agencies: <ul style="list-style-type: none"> • Department for Infrastructure and Transport (DIT) • Department for Environment and Water • Environmental Protection Authority (EPA) • Department for Education • SA Housing Authority • Department for Energy and Mining • Department for Health and Wellbeing • Office for Recreation, Sport and Racing • National Parks and Wildlife Service SA 	<ul style="list-style-type: none"> • Letter to agencies explaining the Code Amendment is on consultation • Invitation to schedule a meeting with members of project team should they have any specific issues or opportunities that the team needs to be aware of and that could be addressed through the Code Amendment process • PlanSA portal content, including factsheet, submission/feedback form, maps as required
Country Fire Service (CFS)	<ul style="list-style-type: none"> • Letter to CFS explaining the Code Amendment is on consultation • Invitation to schedule a meeting with members of project team should they have any specific issues or opportunities that the team needs to be aware of and that could be addressed through the Code Amendment process • PlanSA portal content, including factsheet, submission/feedback form, maps as required

Utility Providers – APA Group, NBN Co, Optus, SAPN, SA Water, Telstra	<ul style="list-style-type: none"> • Letter to utilities explaining the Code Amendment is on consultation • Invitation to schedule a meeting with members of project team should they have any specific issues or opportunities that the team needs to be aware of and that could be addressed through the Code Amendment process • PlanSA portal content, including factsheet, submission/feedback form, maps as required
State Member (Kaurua) – Chris Picton & Federal Member (Kingston) – Amanda Rishworth State Member (Mawson) – Leon Bignell & Federal Member (Mayo) – Rebekha Sharkie State Member (Hurtle Vale) – Nat Cook	<ul style="list-style-type: none"> • Letter explaining Code Amendment and what the implications are • Invitation to schedule a meeting with members of project team • PlanSA portal content, including factsheet, submission/feedback form, maps as required
Traditional owners: Kaurua Yerta Aboriginal Corporation RNTBC Original Southern South Australian Tribes Indigenous Corporation Ramindjeri Heritage Association Incorporated	<ul style="list-style-type: none"> • Letter explaining Code Amendment and what the implications are • Invitation to schedule a meeting with members of project team • Invitation to attend an in-person and/or online information session (online registration required) • PlanSA portal content, including factsheet, submission/feedback form, maps as required
Department of the Premier and Cabinet – Aboriginal Affairs and Reconciliation (DPC-AAR)	<ul style="list-style-type: none"> • Letter explaining Code Amendment and what the implications are • Invitation to schedule a meeting with members of project team should they have any specific issues or opportunities that the team needs to be aware of and that could be addressed through the Code Amendment process • PlanSA portal content, including factsheet, submission/feedback form, maps as required
SA State Emergency Service (SAES), SA Fire and Emergency Services Commission (SAFECOM)	<ul style="list-style-type: none"> • Letter explaining Code Amendment and what the implications are • Invitation to schedule a meeting with members of project team should they have any specific issues or opportunities that the team needs to be aware of and that could be addressed through the Code Amendment process • PlanSA portal content, including factsheet, submission/feedback form, maps as required
Community groups: <ul style="list-style-type: none"> • Onkaparinga Council Watch • Friends of Onkaparinga Park • Old Noarlunga Community Residents Association • Seaford District Residents Association • Moana & Seaford Community Association Inc. • City of Onkaparinga Community Forums - North • City of Onkaparinga Community Forums - South 	<ul style="list-style-type: none"> • Letter explaining Code Amendment and what the implications are • Invitation to schedule a meeting with members of project team should they have any specific issues or opportunities that the team needs to be aware of and that could be addressed through the Code Amendment process • Invitation to attend a community drop in information session (online registration required) • PlanSA portal content, including factsheet, submission/feedback form, maps as required
General community within City of Onkaparinga	<ul style="list-style-type: none"> • Information provided on the PlanSA portal • With permission, information provided on City of Onkaparinga website • Roadside banners in and around proposed area to inform local communities about the amendment, inviting them to have their say • Open invitation to attend an in-person and/or online community information session (online registration required) • PlanSA portal content, including factsheet, submission/feedback form, maps as required • A letter box drop to approx. 8,000 households in the surrounding suburbs • Media coverage/print advertising • Social media
Media	<ul style="list-style-type: none"> • Media release (linking to information on the PlanSA portal and related websites (as applicable, once approved – e.g. City of Onkaparinga website)

Staging your engagement

Stage	Objective	Stakeholders	Level of engagement	By when
1: Pre-engagement	Undertake pre-consultation engagement with key stakeholders to gain early input to help shape the draft Code Amendment.	Affected landowners, City of Onkaparinga, Renewal SA, DIT	CONSULT / INVOLVE	Immediately
2: Public consultation	The public consultation period for this Code Amendment will run for a total of 8 weeks. Consultation on the Code Amendment will provide an opportunity for affected or interested people/organisations to be made aware of the Code Amendment, have an opportunity to participate and influence the outcome.	All stakeholders	INFORM / CONSULT	At commencement of consultation period
3: Review feedback	Review and summarise consultation feedback and prepare an engagement report and instructions for Ministerial decision.	All stakeholders	N/A	At conclusion of consultation period
4: Inform of outcome	Inform stakeholders of the outcome of the Code Amendment.	All stakeholders	INFORM	When outcome of Code Amendment is known

Planning your engagement approach

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing
1: Pre-engagement	Meetings	INVOLVE	City of Onkaparinga (staff)	Immediately
1: Pre-engagement	Meetings	INVOLVE	Renewal SA	Immediately
1: Pre-engagement	Meetings	INVOLVE	Department for Infrastructure and Transport (DIT)	Immediately
1: Pre-engagement	Information sessions	INFORM	Land owners with proposed area	Completed (2 x sessions held on 24/02/22 and 03/03/22)
2: Public consultation	Roadside banners in and around proposed area informing the general community about the amendment	INFORM	Land owners / community members / public	At commencement and during consultation period
2: Public consultation	Print Advertising	INFORM	Land owners / community members / public	At commencement of consultation period
2: Public consultation	Boosted Social Media Advertising	INFORM	Land owners / community members / public	At commencement and during consultation period
2: Public consultation	Letterbox drop Advertising	INFORM	Land owners / community members / public A letter box drop to approx. 8,000 households in the surrounding suburbs to advertise the consultation period and upcoming community information sessions.	At commencement of consultation period
2: Public consultation	Letters to landowners and occupiers, including a project fact sheet	CONSULT	Landowners within proposed area Occupiers (tenants/lessees) within proposed area Landowners adjacent to proposed area Occupiers (tenants/lessees) adjacent to proposed area	At commencement of consultation period
2: Public consultation	Briefings for landowners and occupiers – plus individual meetings (if requested)	CONSULT	Landowners within proposed area Occupiers (tenants/lessees) within proposed area	During consultation period as requested
2: Public consultation	Follow up phone calls (if required)	INFORM	Landowners within proposed area	In final weeks of consultation period

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing
			Occupiers (tenants/lessees) within proposed area	
2: Public consultation	YourSAy online consultation page	CONSULT	All Stakeholders	Length of consultation period
2: Public consultation	Drop in and online information sessions	CONSULT	Community members / Public / All Stakeholders	Sessions to be scheduled during consultation period
2: Public consultation	Letter	INFORM	City of Onkaparinga Mayor and ward members	At commencement of consultation period
2: Public consultation	Briefing (if requested)	CONSULT	City of Onkaparinga Council meeting OR mayor/ward members	During consultation period as requested
2: Public consultation	Council digital toolkit	INFORM	City of Onkaparinga and Renewal SA	Leading up to commencement of consultation period
2: Public consultation	Letter	INFORM	State Government agencies (refer list above)	At commencement of consultation period
2: Public consultation	Follow up meetings (if requested)	CONSULT/INVOLVE	State Government agencies including CFS (refer list above)	During consultation period as requested
2: Public consultation	Letter	INFORM	Utilities (refer list above)	At commencement of consultation period
2: Public consultation	Follow up meetings (if requested)	CONSULT/INVOLVE	Utilities (refer list above)	During consultation period as requested
2: Public consultation	Letter	INFORM	Community groups (refer list above)	At commencement of consultation period
2: Public consultation	Follow up meetings (if requested)	CONSULT	Community groups (refer list above)	During consultation period as requested
2: Public consultation	PlanSA portal information & links to feedback mechanisms	INFORM	All stakeholders	Length of consultation period
2: Public consultation	Submission form	CONSULT	All stakeholders	Length of consultation period
3: Review feedback	Feedback survey	CONSULT	All stakeholders	At close of consultation period
4: Inform of outcome	Engagement report and submissions published on the PlanSA portal Minister's decision published on the PlanSA portal with submitters notified of outcome via email/post	INFORM	All stakeholders	Once outcome of Code Amendment is known

Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> • Engagement sought input early to help shape the proposal • Targeted at a wide range of stakeholders using a range of methods that are best targeted to making participation convenient • Timelines sufficient for people to hear/see the opportunity to have a say and participate in the engagement • Easy to understand information to help audiences understand why it is relevant to them, what it means for land use and built form outcomes 'on the ground' and how they can have their say • An Engagement Report will be prepared in accordance with section 73(7) of the <i>Planning, Development and Infrastructure Act 2016</i> (PDI Act), outlining what was heard and how it was responded to and the evaluation of engagement. This will be published on the PlanSA Portal.
Engagement is inclusive and respectful	<ul style="list-style-type: none"> • Engagement sought input early to help shape the proposal • Targeted at a wide range of stakeholders using a range of methods that are best targeted to making participation convenient • Efforts to be made to ensure that those most affected or interested are aware of the proposed amendment and engaged through the most direct means possible e.g. roadside banners, direct letters and meetings • Timelines sufficient for people to hear/see the opportunity to have a say and participate in the engagement • Easy to understand information to help audiences understand why it is relevant to them, what it means for land sue and built form outcomes 'on the ground' and how they can have their say • Comments and views are captured and considered
Engagement is fit for purpose	<ul style="list-style-type: none"> • A broad range of activities offered in a mix of ways to reach a wide range of stakeholders <ul style="list-style-type: none"> - Stakeholders directly impacted will be targeted directly by the engagement (i.e. letters, meetings, and information sessions). - Stakeholders with specific interests will be directly communicated with. - The general public will be informed through several mechanisms to maximise reach (online / in-person information sessions, online resources).
Engagement is informed and transparent	<ul style="list-style-type: none"> • Information clearly articulates key areas of interest, what we are gathering feedback on, how participants can get involved and how feedback will be used. • What the community can influence and not influence is clearly outlined. • Information materials will be presented in easy to understand language and format, use visual tools and/or scenarios where possible to explain information and will not assume prior knowledge. • Submissions will be acknowledged and advised of next steps in the process. • An engagement report will be provided to participants and made publicly available.

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is reviewed and improved	<ul style="list-style-type: none"> • Measures of success are identified and will be evaluated at the conclusion of the engagement, and at each stage of engagement (if required). • Any issues raised about the engagement during the process will be considered and action will be taken (where/if appropriate). • As the engagement plan is implemented, debriefs will occur after key engagement activities to determine if any changes are required.

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 will be 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. 	Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Likert scale – strongly disagree to strongly agree 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. 	Per cent from each response
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		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)	Representative of the Designated Entity	Post decision by the Minister