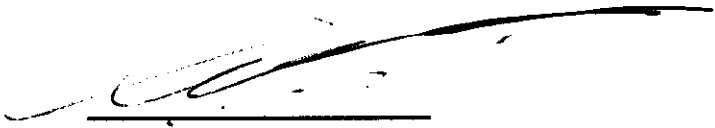


**FUTURE
URBAN**

**PROPOSAL TO INITIATE AN AMENDMENT TO
THE PLANNING AND DESIGN CODE
LOT 485 RANDELL ROAD, HINDMARSH ISLAND CODE
AMENDMENT**

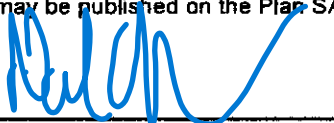
BY NOBLE INVESTMENTS SUPERANNUATION FUND PTY. LTD.



Directed to T. J. Leeson

25 August 2023
Date:

This proposal to initiate document together with conditions specified by the Minister 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*. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the Plan SA Portal by the Department for Trade and Investment.



MINISTER FOR PLANNING

DATE: *5/12/23*

Proprietary Information Statement

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Document Control

Revision	Description	Author	Date
V1	Draft	BM	16.06.2023
V2	Review	MO	21.06.2023
V3	Updates following client review	BM	23.06.2023
V4	Updates for lodgement	BM	24.08.2023
V5			

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ATTACHMENTS

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ATTACHMENT 5: CORRESPONDENCE
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1. INTRODUCTION

Noble Investments Superannuation Fund Pty. Ltd. (the Proponent) is proposing to initiate an amendment (the Code Amendment) to the Planning and Design Code (the Code) as it relates to land located at Lot 485 Randell Road, Hindmarsh Island (the Affected Area) on Ngarrindjeri Country.

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the registered proprietor for the whole of the Affected Area. Please refer to **Attachment 1** for the Certificates of Title.

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, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges 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.

1.1 Designated Entity for Undertaking the Code Amendment

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

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements under the Act; and
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7) of the Act.
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - (a) Name – Belinda Monier (Senior Consultant – Future Urban)
 - (b) Email - belinda@futureurban.com.au
 - (c) Phone – (08) 8221 5511
- 1.1.4. The Proponent intends to undertake the Code Amendment by engaging Future Urban Pty Ltd to provide the professional services required to undertake the Code Amendment. Michael Osborn will oversee the Code Amendment and has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations.

Michael will be assisted by Belinda Monier, a qualified and experienced planner who has IAP2 accreditation. Both Michael and Belinda will ensure engagement accords with the Community Engagement Charter.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2 Rationale for the Code Amendment

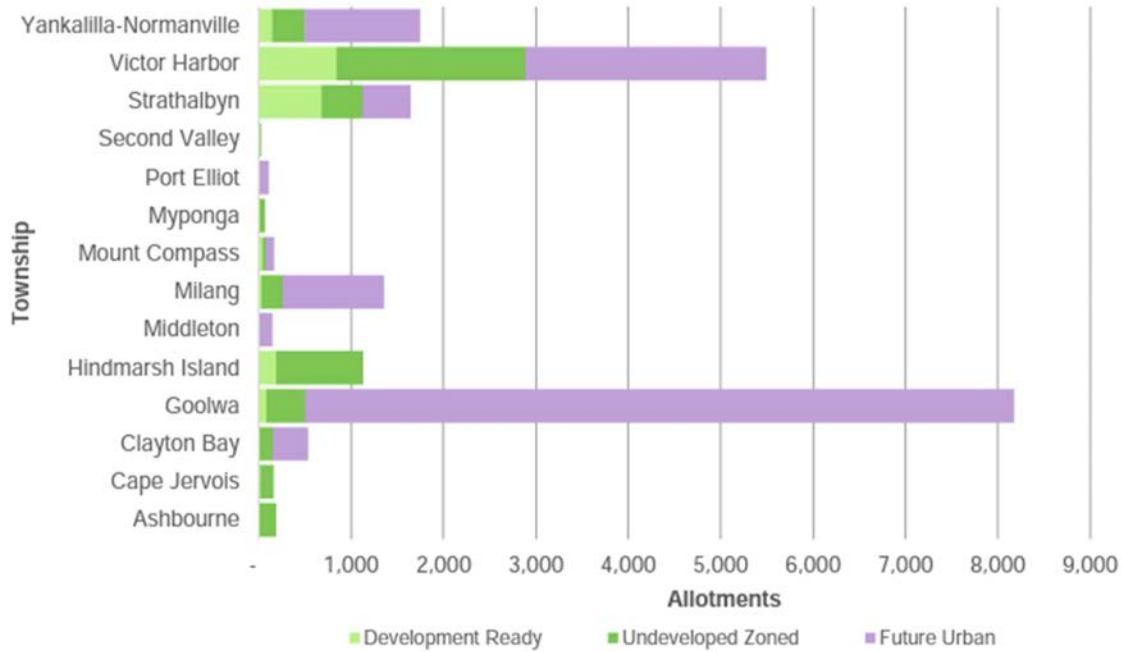
The Affected Area is zoned Rural Living and identified within *The 30-Year Plan for Greater Adelaide* as ‘planned urban lands to 2045’. It is located approximately 3.5 kilometres from the main street of Goolwa and represents a logical extension of the adjoining zoning arrangement. The extent of the Affected Area is shown in Figure 1.1 below.

Figure 1.1 Code Amendment Context and Affected Area



State Government published a Land Supply Report (‘LSR’) for Greater Adelaide in June 2021. While there is some existing land supply (development ready/undeveloped zoned land) on Hindmarsh Island and the surrounding areas (Figure 1.2), there are very few allotments being released to the market for sale. Most land sales on Hindmarsh Island are in the Coorong Quays development which caters for a specific market seeking waterfront land. This has resulted in Hindmarsh Island being the most expensive area to purchase property in the wider Goolwa area (Figure 1.3).

Figure 1.2 Greenfield Land Supply by Development Front



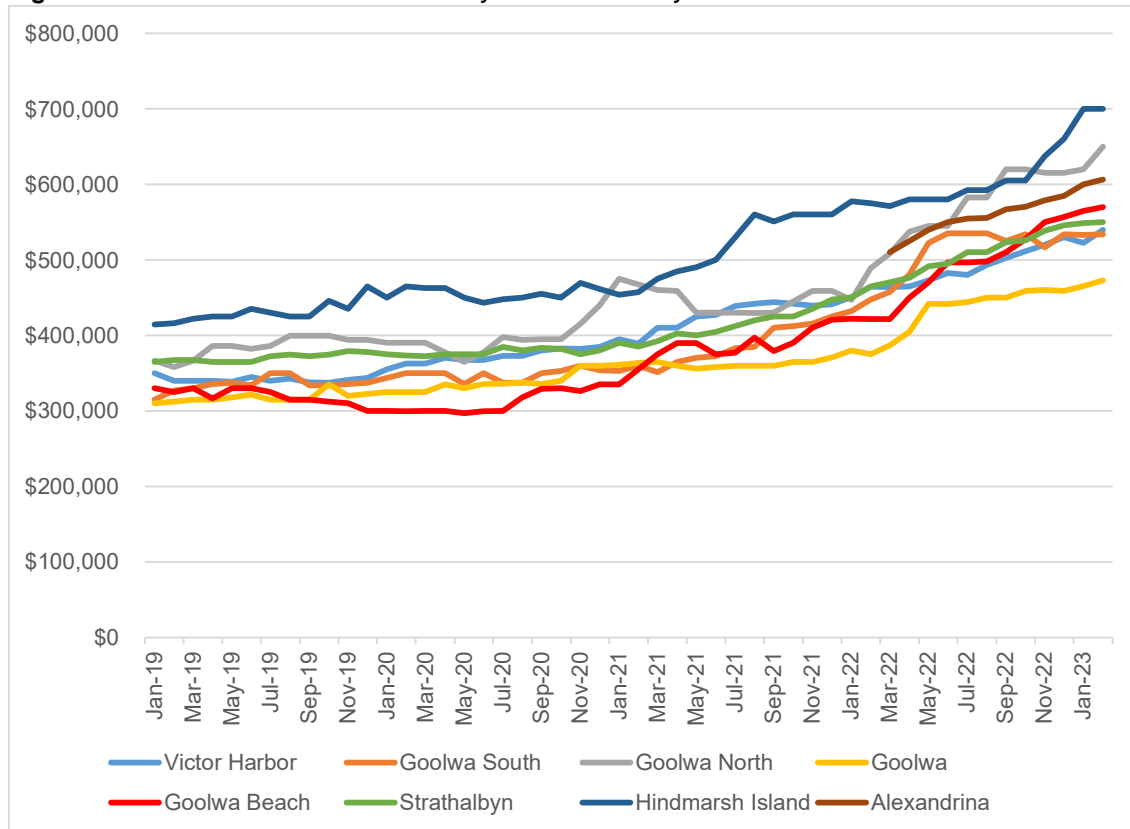
House prices in the Hindmarsh Island / Goolwa area have seen substantial increases over the past 12 months, well above that seen in Adelaide, as demonstrated in Table 1.1. On the market currently on Hindmarsh island (as at 23 June 2023), there are just six residential allotments over 1,200sqm for sale and only one of these is in the 2,000sqm range. Such allotment sizes reflect a 'low density lifestyle' market niche which is prevalent in the outer areas of Greater Adelaide.

Table 1.1 Median house prices

Location	Median House Price	12 month % increase (Jun 22 – May 23)	Number of interested buyers
Hindmarsh Island	\$729,000	25.2%	683
Goolwa	\$500,000	12.4%	462
Goolwa North	\$630,000	16.7%	300
Goolwa South	\$567,500	7.1%	537
Goolwa Beach	\$562,500	18.8%	854
Adelaide	\$654,767	0.4%	N/A

(Source: www.realestate.com.au and Corelogic Jun 2023)

Figure 1.3 Median House Prices – January 2019 – February 2023



Source: RP Data, 2023

Vacant land sales on Hindmarsh Island have been strong over the last 5 years and there is demonstrated demand for larger allotments. Much of the zoned land supply on Hindmarsh Island is within the Neighbourhood Zone, which has a Minimum Site Area TNV of 600 square metres. This is a more traditional residential density as compared to a lifestyle based product.

Table 1.2 Hindmarsh Island Vacant Land Sales July 2018 - June 2023

Year Sold	Land Size (m ²)					Total
	0-400	401-700	701-1200	1200-2000	2001+	
2018	1	9	7	1	9	27
2019	3	14	12	1	4	34
2020	3	13	23	5	8	52
2021	2	22	78	6	14	122
2022	6	25	74	14	6	125
2023	1	1	8	1	3	14
Total	16	84	202	28	44	374

The suburb of Hindmarsh Island grew by 448 people between the 2016 and 2021 censuses, and 233 additional houses were recorded. Population projections prepared by .id (informed decisions) predict Hindmarsh Island – Mundoo Island will grow by 1,332 people by 2041 (refer Table 1.3). Using an average of 2.2 people per household, it is assumed that approximately 605 dwellings will be required to house this population.

Table 1.3 Population and household forecasts 2021 to 2041

Area	Forecast year					Change between 2021 and 2041	
	2021	2026	2031	2036	2041	Total change	Avg. annual % change
Alexandrina Council	28,012	29,980	32,168	34,542	36,907	+8,895	1.4
Strathalbyn District	5,489	5,666	5,845	6,239	6,920	+1,431	1.2
Strathalbyn Town	6,331	6,927	7,548	8,122	8,356	+2,025	1.4
Goolwa - Goolwa Beach	7,181	7,358	7,520	7,664	7,793	+612	0.4
Goolwa Growth Area	25	321	859	1,614	2,466	+2,441	25.8
Hindmarsh Island - Mundoo Island	1,806	2,277	2,691	2,942	3,138	+1,332	2.8
Middleton and District	1,523	1,587	1,653	1,724	1,804	+281	0.9
Mount Compass - Kuitpo and District	2,893	2,894	2,958	3,033	3,112	+219	0.4
Port Elliot and District	2,764	2,948	3,095	3,203	3,317	+553	0.9

Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), December 2021.

In considering the rationale to rezone the Affected Area to the Rural Neighbourhood Zone, there are a number of key influencing factors, including:

- the rezoning represents an opportunity to bring to market land which is currently underutilised and will offer land at a size which is in demand;
- the rezoning aims to increase the supply of large allotments, which will assist in alleviating price pressures;
- the establishment of new growths areas on Hindmarsh Island is generally constrained by the Environment and Food Production Area (EFPA) and Ramsar Wetlands;
- wastewater infrastructure can be sustainably managed through on-site systems;
- the Affected Area is within the Fleurieu Peninsula Region, which, under a medium population growth scenario, there is an estimated requirement for 4,200 additional dwellings between 2020 and 2030;
- the Affected Area is already zoned for residential purposes;
- the proposal supports State strategic documents such as the State Planning Policies and The 30-Year Plan for Greater Adelaide; and
- the Affected Area is adjacent to established residential neighbourhoods and represents a logical expansion of the existing policy setting.

2. SCOPE OF CODE AMENDMENT

2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area that comprises Allotment 485, Filed Plan 166859, Certificate of Title Volume 6255 Folio 924, located on Randell Road, Hindmarsh Island. The allotment is wholly situated within the Alexandrina Council.

The Affected Area is approximately 9.4 hectares in size. The land is surrounded by rural living and unused rural uses. The Affected Area is presently not used for any purpose, is relatively flat and has minimal vegetation.

The land does not have direct frontage to a road and access to the land will be gained via an unrestricted right of way which extends to Randell Road.

The rezoning will facilitate a future yield of approximately 42 dwellings if rezoned to Rural Neighbourhood Zone with a minimum allotment size of 2,000 square metres.

Refer to **Attachment 2** for a location map.

2.2 Scope of Proposed Amendment

<p>Current Policy</p>	<p>Rural Living Zone</p> <p>Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) • Hazards (Flooding – Evidence Required) • Murray-Darling Basin • Native Vegetation • Ramsar Wetlands <p>Technical and Numeric Variations (TNV):</p> <ul style="list-style-type: none"> • Minimum site area is 2 hectares
<p>Amendment Outline</p>	<p>The overall intent of the Code Amendment is to facilitate very low density residential development outcomes. This will necessitate the Affected Area being rezoned to accommodate a minimum site area TNV change and possible rezoning to the Rural Neighbourhood Zone.</p>
<p>Intended Policy</p>	<ul style="list-style-type: none"> • Rezone the Affected Area to the Rural Neighbourhood Zone, as shown on the mapping included in Attachment 3, or retain the Rural Living Zone (subject to investigations). • Amend the existing minimum site area TNV from the Affected Area from 2 hectares to either 2,000 square metres or 7,500 square metres, or a combination of the two.

3. STRATEGIC PLANNING DOCUMENTS

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

- Strategic Planning Policies (SPPs);
- Regional Plans; and
- Other relevant strategic documents.

3.1 Summary of Strategic Planning Outcomes

The key strategic planning considerations include (but are not limited to):

- Ensuring adequate land supply for Hindmarsh Island and the Fleurieu region;
- Infrastructure and services to support the future residential population; and
- Identification of potential hazards, including bushfire, and the introduction of appropriate measures to mitigate risk.

The investigations to be undertaken for this Code Amendment will address these matters and have regard to the investigations undertaken to inform the other Code Amendments (as applicable).

3.2 Alignment with State Planning Policies

The State Planning Policies (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 by Code Amendment align with or seek to implement the SPPs outlined in **Table 3.1** below.

Table 3.1 Code Amendment alignment with State Planning Policies (SPPs)

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>State Planning Policy 1 – Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p> <p><i>(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i></p> <p><i>(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p> <p><i>(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</i></p>	<p>The proposed rezoning will increase the zoned land supply on Hindmarsh Island and provide land size options which are not currently available. The land can be serviced by infrastructure and forms a logical extension of the existing zoning arrangement.</p> <p>The Affected Area is close to Goolwa, which has supermarkets, schools, recreational facilities and other employment land.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>State Planning Policy 6 – Housing Supply and Diversity: To promote the development of well-serviced and sustainable housing and land choices where and when required.</p> <p><i>(6.1) A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</i></p> <p><i>(6.4) The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</i></p> <p><i>(6.6) A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p> <p><i>(6.11) Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</i></p>	<p>Hindmarsh Island is experiencing high demand and growth, however, there is a limited range of allotments sizes being released to the market.</p> <p>Median house prices have significantly increased on Hindmarsh Island and there is a need to cater for a more diverse allotment range. Currently there is no supply of allotments over 2,000sqm.</p> <p>The Affected Area is currently underutilised land and is not used for primary production or within an Environment and Food Production Area.</p> <p>Hindmarsh Island is not suitable for higher density development due to access and environmental constraints, and therefore, the Affected Area is highly suited to a slight intensification of density where on-site wastewater systems can be accommodated.</p>
<p>SPP 15: Natural Hazards: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p> <p><i>(15.1) Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulphate soils; including taking into account the impacts of climate change.</i></p> <p><i>(15.4) Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.</i></p> <p><i>(15.6) Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.</i></p>	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay; and • Hazards (Flooding – Evidence Required) Overlay¹. <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, investigations will be undertaken to understand the likely impact of natural hazards such as flooding and ensure appropriate measures are taken to mitigate against risk.</p> <p>Engagement will be undertaken with the CFS for assessment and direction on the potential impacts of bushfire on any future development that may occur as a result of the rezoning.</p>

¹ A Flooding Hazards Mapping Update Code Amendment is being undertaken by the Department for Trade and Investment. No changes are proposed to this Overlay within the Alexandrina Council.

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 (30 Year Plan) is relevant for this Code Amendment. The Code Amendment aligns with a number of the priorities and targets in the 30 Year Plan as outlined in Table 3.2 below.

Table 3.2 Code Amendment alignment with Regional Plan (30 Year Plan)

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
Transit corridors, growth areas and activity centres	
<p>P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.</p> <p>P12 Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.</p>	<p>The Affected Area is located within the planned urban lands to 2045 prescribed by The 30-Year Plan.</p> <p>The Code Amendment seeks to provide zoning to facilitate very low density residential development which is contiguous to the existing built-up area can connect to necessary infrastructure.</p>
Housing mix, affordability and competitiveness	
<p>P46 Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15-year supply).</p>	<p>A slight intensification will ensure the land is developed to its highest and best use and provide a land size option that is currently not available. This will cater for an alternative market to existing and planned land developments in the region.</p> <p>The region has endured significant price increases of both houses and land within the last 12 months, well above the increases seen in Adelaide. An increase in the supply of residential zoned land will increase competition in the Fleurieu residential land markets and therefore assist in relieving pricing pressures.</p>

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
Emergency Management and Hazard Avoidance	
<p>P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> • avoidance • adaptation • protection <p>P120 Decrease the risk of loss of life and property from extreme bushfires through creating buffers in new growth areas that are in or adjacent to areas identified as high risk from bushfires.</p>	<p>Overlays that apply to the Affected Area provide guidance on matters related to natural hazards. Engagement will occur with the CFS to assess bushfire risk and the need for any policy response.</p>

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 table below identifies other documents relevant to this proposed Code Amendment.

Table 3.3 *Other strategic documents relevant to the Code Amendment*

Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents
<p>Strategic Management Plan Alexandrina 2040 (Alexandrina Council)</p>	<p>Key indicators from the Strategic Plan that are relevant to this Code Amendment are:</p> <ul style="list-style-type: none"> • Liveable – distinctive villages, places, spaces and transport networks to support active lifestyles, vibrant cultures and productive enterprise • Green – nature is valued and resources are managed sustainably • Connected – safe, healthy and enjoy accessible infrastructure and services

	<p>The Code Amendment investigations will ensure that the Affected Area, is suitable for intensification of residential uses, with the resulting zone to support an urban form and density consistent with the Council's Strategic Plan.</p>
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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/s Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
<i>Taa wika – Cultural Heritage Database and Register</i>	To confirm if the Affected Area is subject to any registered Aboriginal sites or objects.	No registered site or objects were identified on the Affected Area through the search.
<i>Land Supply and Demand</i>	To review the existing and planned land supply, recent sales and demand for Hindmarsh Island and the wider area.	Recent sales activity and population growth is strong. There is high demand and a lack of supply of new dwellings and allotments. This has resulted in the median house price up for Hindmarsh Island being the highest in the region. There is a gap in the market for allotments which are 2,000sqm or larger.

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
<i>Infrastructure and Servicing Report</i>	Identify the capacity of existing wastewater, potable water, power and telecommunications infrastructure and the servicing requirements for future residential expansion. Identify any need for augmentation and associated responsibilities.
<i>Traffic Advice</i>	Prepare a traffic impact report for the Affected Area.
<i>Bushfire</i>	Engage with the Country Fire Service to determine bushfire risk and any mitigation strategies or policy changes required.

4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the Alexandrina Council has been consulted on this proposal. Early engagement occurred with Council staff to brief them of the intent of the proposal. The Elected Members were also provided a short briefing and opportunity to raise any questions or concerns. In summary, the following matters were raised by the Council:

- Dwelling density – consideration of density across Hindmarsh Island;
- Access and road infrastructure – request traffic report;
- Consideration needs to be given to potential fire risk to sensitive uses;

- Recommendation of a site contamination report to determine if the land is suitable for sensitive land uses;
- Ensure waste water systems are compliant to avoid impacts to the environment;
- Consider obligations under the *Environment Protection and Biodiversity Conservation Act 1999*;
- ensure no untreated stormwater enters the Ramsar wetland;
- Future planning should consider the Integrated Water Management Plan for the Rural Communities of Goolwa and Hindmarsh Island October 2012 by SKM Engineers findings and recommendations;
- Consider how tree canopy cover can be increased and avoid clearance of native vegetation; and
- A minimum of 6 weeks community engagement should be undertaken.

In addition, the following engagement has also occurred on the proposed Code Amendment:

- Engagement with Mr David Basham, Member for Finniss.

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. More detail can be found in the draft Engagement Plan provided in **Attachment 4**.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Adjacent land owners and occupiers, resident groups and the general public.	Identify the potential impact of the proposed Code Amendment on the neighbouring land and existing community.
Alexandrina Council	Seek the Council's views on the rezoning, local impacts and provision of infrastructure.
Ngarrindjeri People	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
State Member of Parliament for Finniss	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Relevant State Government agencies - Department for Infrastructure and Transport (DIT), Environment Protection Authority (EPA), Department for Environment and Water (DEW) and Attorney-General's Department – Aboriginal Affairs and Reconciliation.	Make the agency aware of the Code Amendment, provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Utility providers	To involve the utility providers in the Code Amendment process to determine suitability of the site for increased

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
	residential development and understand infrastructure capacity/augmentation requirements.
Hills and Fleurieu Landscape Board	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.
Local Government Association	To make them aware of the Code Amendment and keep them informed.
Country Fire Service (CFS)	To provide an opportunity to present any issues or concerns, influence the outcome and be kept informed.

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 has prepared a draft Engagement Plan (refer Attachment 4). The Engagement Plan will be reviewed and updated prior to the commencement of engagement on the proposed Code Amendment.

The Engagement Plan includes the following mandatory consultation 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;
- if the Code Amendment has a specific impact on 1 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; and
 - » owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning 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 to the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning 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 consultation 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 timetable outlined in **Attachment 5**. 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 1: CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6255 Folio 924

Parent Title(s) CT 6007/41
Creating Dealing(s) TR:N 13557460
Title Issued 30/06/2021 Edition 1 Edition Issued 30/06/2021

Estate Type

FEE SIMPLE

Registered Proprietor

NOBLE INVESTMENTS SUPERANNUATION FUND PTY. LTD. (ACN: 135 046 409)
OF GPO BOX 1572 ADELAIDE SA 5001

Description of Land

ALLOTMENT 485 FILED PLAN 166859
IN THE AREA NAMED HINDMARSH ISLAND
HUNDRED OF NANGKITA

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B AND C APPURTENANT ONLY TO THE LAND MARKED X (T 2763990)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B AND C APPURTENANT ONLY TO THE LAND MARKED Y (T 2858341)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO THE LAND MARKED X

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

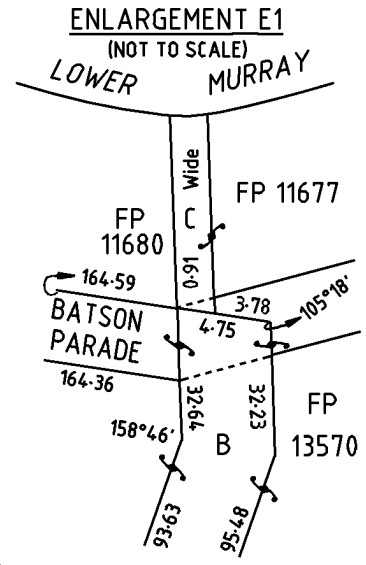
Notations on Plan NIL

Registrar-General's Notes

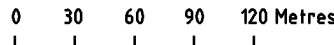
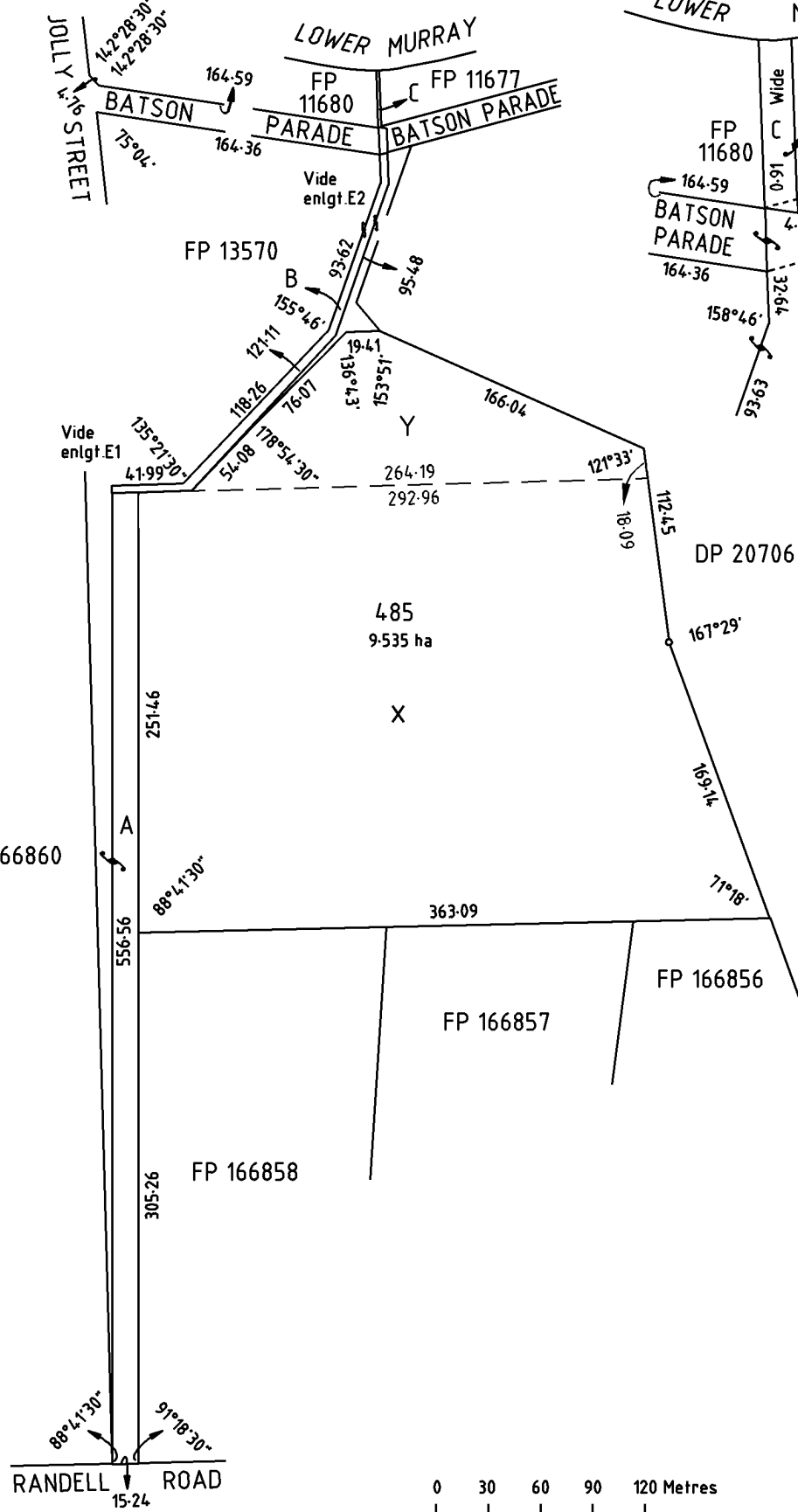
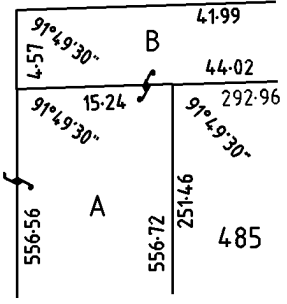
APPROVED FX256818

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3738/83
 SEE TITLE TEXT FOR EASEMENT DETAILS

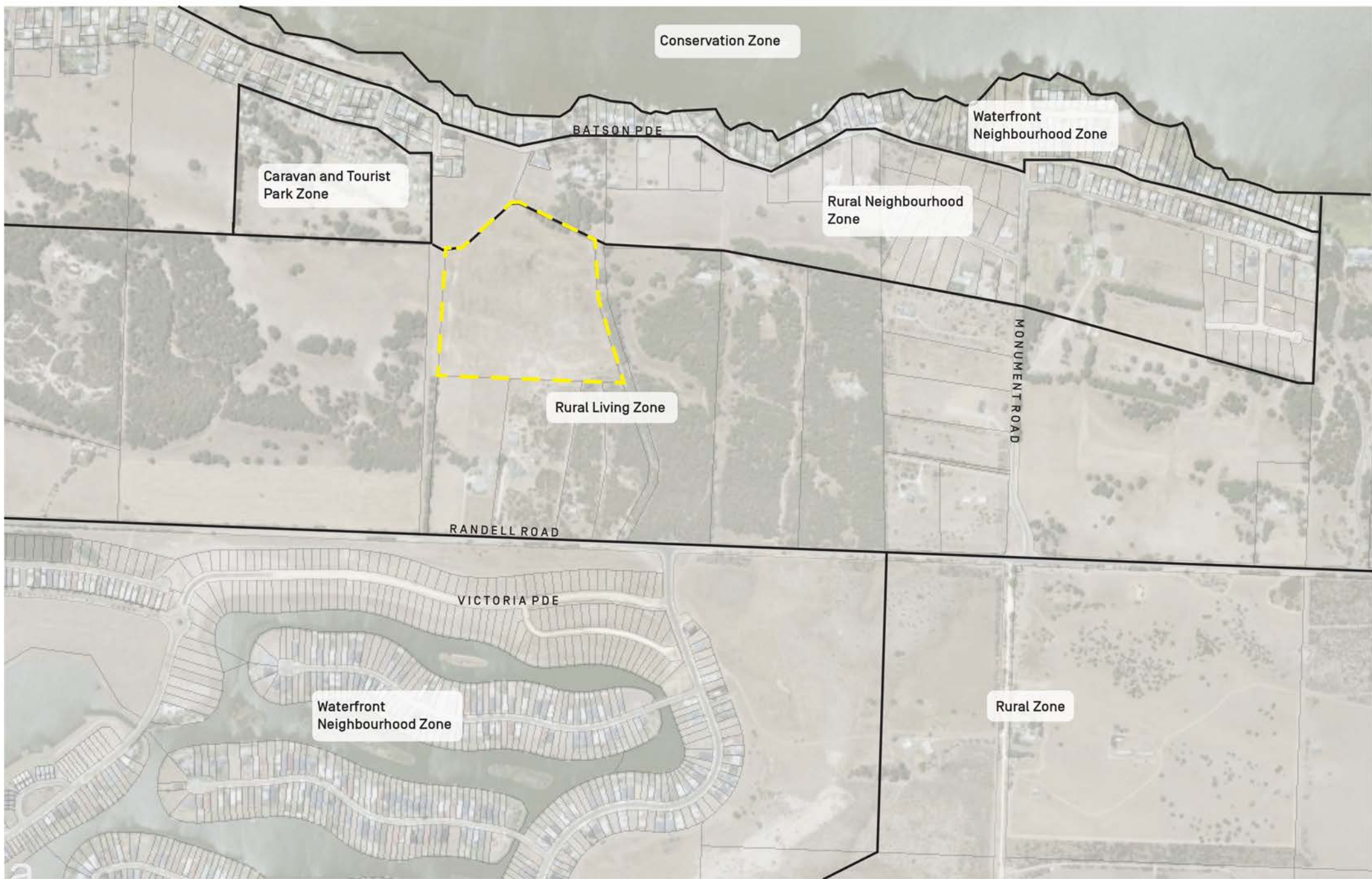


ENLARGEMENT E1
 (NOT TO SCALE)
 FP 13570



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

ATTACHMENT 2: LOCATION PLAN AND CURRENT ZONE



Plan Production: 02/06/2023

Current Zoning

485 Randell Road,
Hindmarsh Island

LEGEND



Site affected area boundary

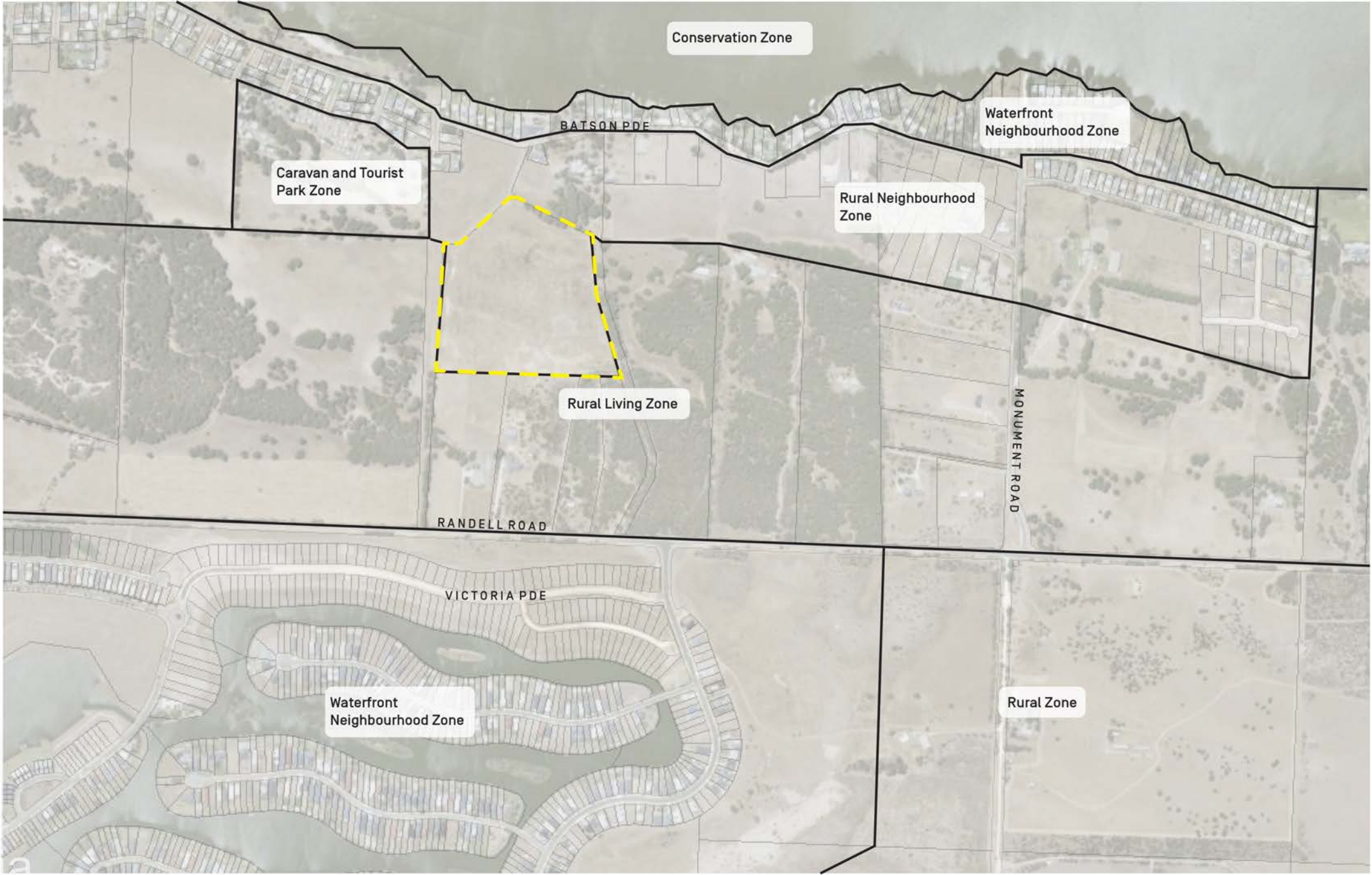


Zone boundary





ATTACHMENT 3: PROPOSED ZONE




Plan Production: 02/06/2023

Proposed Zoning

485 Randell Road,
Hindmarsh Island

LEGEND

 Site affected area boundary

 Zone boundary





ATTACHMENT 4: DRAFT ENGAGEMENT PLAN



ENGAGEMENT PLAN

Lot 485 Randell Road, Hindmarsh Island Code Amendment

By Noble Investments Superannuation Fund Pty. Ltd.

Date:
24.08.2023

Contact Details
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DRAFT

Document Control

Revision	Description	Author	Date
V1	Draft	BM	20.06.2023
V2	Review	MO	21.06.2023
V3			

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1. BACKGROUND INFORMATION

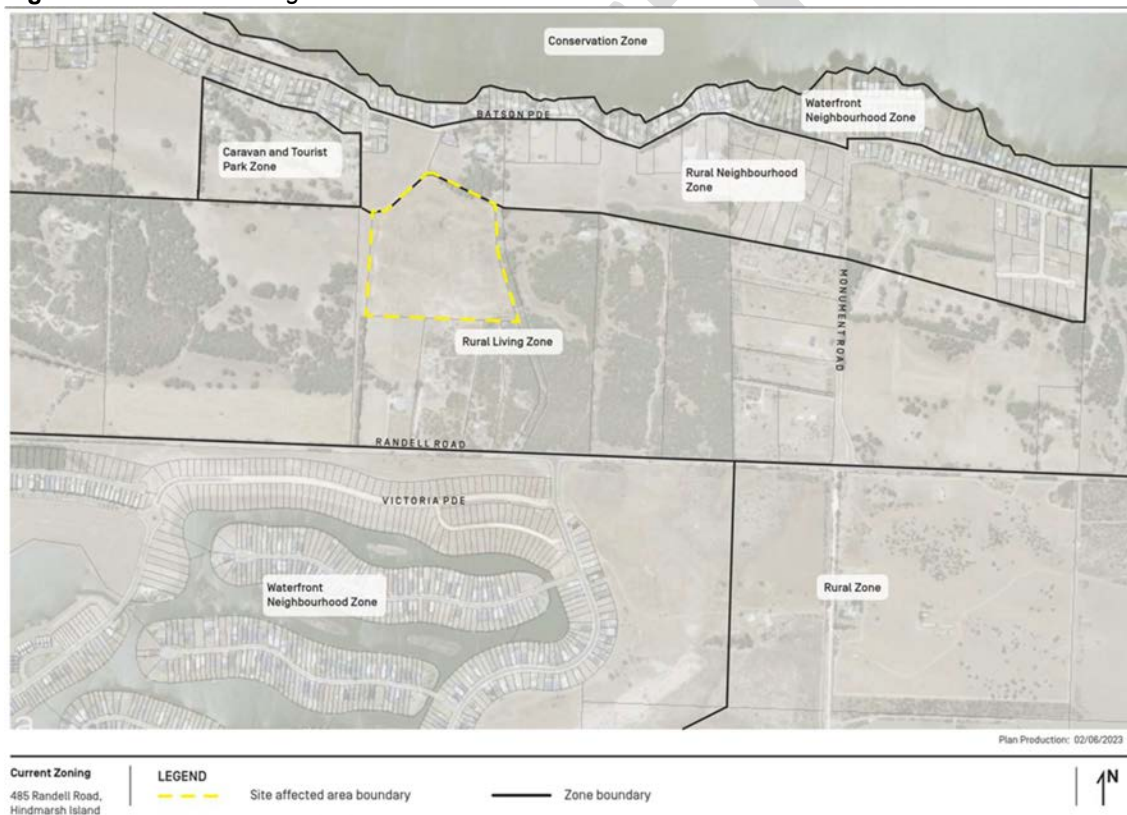
1.1 What is proposed?

Noble Investments Superannuation Fund Pty. Ltd. (the Designated Entity) is proposing to amend (the Code Amendment) the Planning and Design Code (the Code) as it relates to 9.4 hectares of land located at Allotment 485, Randell Road, Hindmarsh Island, referred to as the Affected Area and shown in Figure 1.1 below.

The proposed Code Amendment will rezone the Affected Area from the Rural Living Zone to the Rural Neighbourhood Zone, or will amend the Minimum Site Area Technical and Numeric Variation only (subject to investigations).

The Affected Area and current Zoning is shown within **Figure 1.1** below.

Figure 1.1 Current Zoning and Affected Area



1.2 Why is this project being initiated?

The overall intent of the Code Amendment is to enable development of the Affected Area for residential purposes. The Affected Area is zoned Rural Living and identified within *The 30-Year Plan for Greater Adelaide* as 'planned urban lands to 2045'. It is located approximately 3.5 kilometres from the main street of Goolwa and represents a logical extension of the adjoining zoning arrangement.

While there is some existing land supply (development ready/undeveloped zoned land) on Hindmarsh Island and the surrounding areas, there are very few allotments being released to the market for sale. Most land sales on Hindmarsh Island are in the Coorong Quays development which caters for a specific

market seeking waterfront land. Allotments in the 2,000sqm range are in demand, however, there is currently no supply. Such allotment sizes reflect a 'low density lifestyle' market niche which is prevalent in the outer areas of Greater Adelaide. This has resulted in Hindmarsh Island being the most expensive area to purchase property in the wider Goolwa area. The purpose of the Code Amendment is to increase the supply of large allotments, which will assist in alleviating price pressures.

The proposed rezoning aligns with a number of State Planning Policies (SPPs) in relation to integrated planning, housing supply and diversity and natural hazards. The proposed rezoning also aligns with a large number of policies within *The 30 Year Plan for Greater Adelaide*, as outlined within the Code Amendment Initiation document.

1.3 Investigations completed

Investigations undertaken to date include:

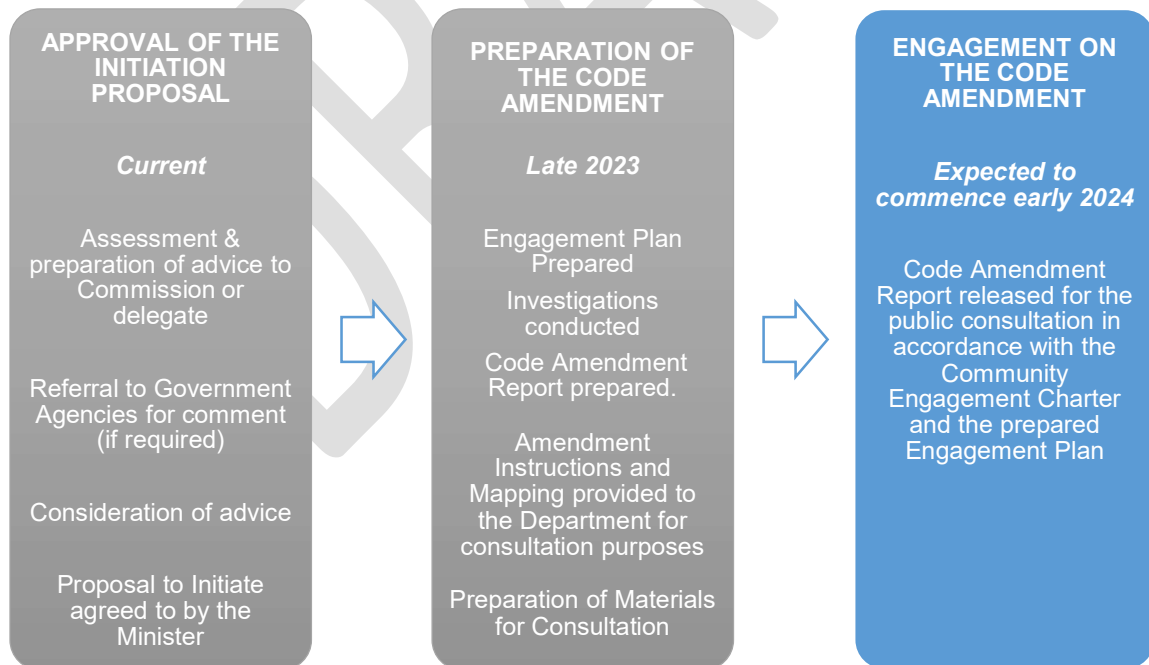
- Land Supply Analysis (June 2023) (Future Urban)
- Taa wika – Cultural Heritage Database and Register.

Prior to this Code Amendment, no known engagement processes have occurred seeking to rezone the land.

1.4 What is the status of the Code Amendment

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step are outlined within **Figure 1.2**. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

Figure 1.2 Status of the Code Amendment



2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the Affected Area to enable the future development of the land for residential purposes.

Specifically, the engagement will:

- Communicate to 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 will apply;
- Provide the opportunity for stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the Code Amendment;
- Enable stakeholders and 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 it relates to engagement on a Code Amendment;
- Build relationships and a community of interest to support future activities (i.e. construction);
- Maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

- Share information with the public about the Code Amendment;
- Create an understanding of the reasons for the Code Amendment;
- Understand the views of the stakeholders;
- Inform and improve the quality of the policy within the Code Amendment; and
- Comply with the Community Engagement Charter and the *Planning, Development and Infrastructure Act 2016 (Act)*.

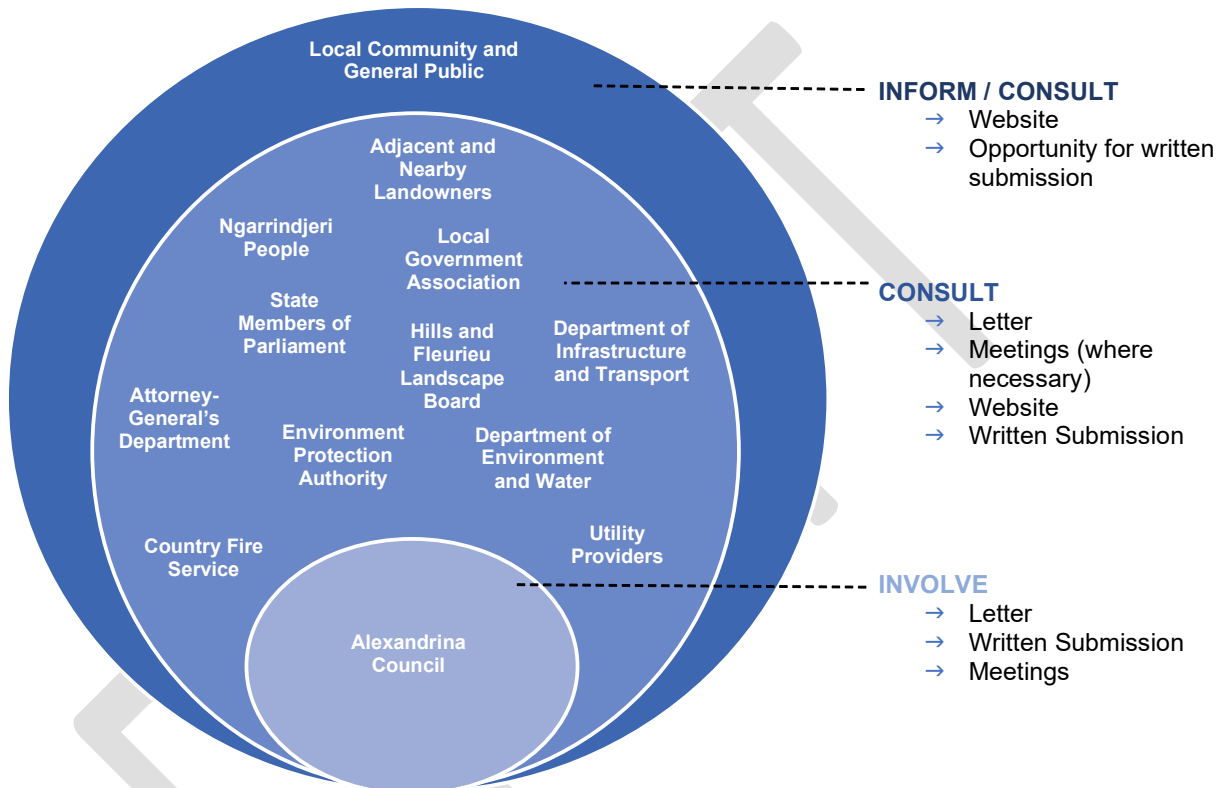
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The Code Amendment has a group of stakeholders whose involvement, interest and influence vary, including the Alexandrina Council, State Agencies and adjacent and nearby land owners.

Overall, the aim of the community engagement is to provide a level of influence which seeks to work directly with the relevant stakeholders throughout the process to ensure that concerns and aspirations are understood, considered and reflected in the Code Amendment.

A stakeholder identification and analysis has been undertaken and the outcomes of this are provided in **Appendix 1**, with a summary of this analysis provided in **Figure 4.1** below.

Figure 4.1 Stakeholder Analysis Summary (adapted from Lorenz Aggens, *Orbits of Public Participation*)



The stakeholders which have been identified are:

- Adjacent land owners and occupiers shown in **Figure 4.2** below;
- Alexandrina Council;
- Ngarrindjeri Aboriginal Corporation RNTBC – Ngarrindjeri People;
- Local Government Association;
- Department for Infrastructure and Transport (DIT);
- Planning and Land Use Services division of the Department for Trade and Investment;
- Environment Protection Authority (EPA);
- Department for Environment and Water (DEW);

- Attorney-General's Department – Aboriginal Affairs and Reconciliation;
- Hills and Fleurieu Landscape Board;
- Country Fire Service (CFS);
- Utility providers;
- State Members of Parliament – Mr David Basham MP - State Member for Finnis;
- State Planning Commission; and
- General Public.

Figure 4.2 Extent of adjoining landowners and occupiers to be directly notified



The level of each stakeholder's interest (low, medium and high), the nature of their interests and their needs and expectations of the engagement process have been identified. Having regard to the level of interest, the potential impact of the project on each of the stakeholders' interests and the potential impact of each stakeholder on the Code Amendment, the level of engagement has been established. The outcomes of this analysis are included in **Appendix 1**.

The levels of engagement are informed by the IAP2 Spectrum of Public Participation and are summarised in **Table 4.1**.

Table 4.1 IAP2 Spectrum of Public Participation

	Inform	Consult	Involve	Collaborate	Empower
Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
Promise to Stakeholders	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

In addition to stakeholder engagement outlined above, the Designated Entity also intends to engage with and seek the advice of the PLUS Code Control Group, particularly in the preliminary and early stages of drafting the Code Amendment Report and following stakeholder engagement to inform the Code Amendment.

5. SCOPE OF INFLUENCE

The Code is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*, for the purposes of development assessment and related matters within South Australia.

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

This Code Amendment is led by a private proponent, Noble Investments Superannuation Fund Pty. Ltd. The scope of the Code Amendment is limited to the spatial application of existing policies within the Code. The Code Amendment cannot create additional policies/zones or make changes to existing policy/zone text.

Aspects of the project which stakeholders and the community can influence (i.e. are negotiable) are:

- Whether the Rural Neighbourhood Zone is the most appropriate Zone for the Affected Area;
- Whether the Technical and Numeric Variations (TNV) are the most appropriate TNVs for the Affected Area;

- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area; and
- Whether the Overlays applied address key matters stakeholders would like to see future development meet.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- The geographic extent of the Code Amendment (i.e. the Affected Area);
- The residential intent of the Rural Neighbourhood Zone; and
- The policy wording within the Planning and Design Code.

6. IMPLEMENTATION PLAN

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement. The engagement activities are summarised in **Table 6.1** below.

Table 6.1 *Engagement Activities*

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
Preliminary Engagement	<ul style="list-style-type: none"> • Alexandrina Council • Planning and Land Use Services (PLUS) 	<ul style="list-style-type: none"> • Meeting(s) with Council staff and CEO • Information sharing • Opportunity for written and verbal feedback 	Involve
Early Engagement	<ul style="list-style-type: none"> • Alexandrina Council (including Elected Members) 	<ul style="list-style-type: none"> • Information sharing • Opportunity for written and verbal feedback • Meetings • Determine infrastructure capacity 	Involve
	<ul style="list-style-type: none"> • State Member for Finnis 	<ul style="list-style-type: none"> • Information sharing • Opportunity for written and verbal feedback • Meetings 	Consult
	<ul style="list-style-type: none"> • Department for Trade and Investment (Code Control Group) 	<ul style="list-style-type: none"> • Meeting • Information sharing • Opportunity for written and verbal feedback 	Involve
Code Amendment	<ul style="list-style-type: none"> • Alexandrina Council 	<ul style="list-style-type: none"> • Letter • Information provided on website • Written submissions 	Involve

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
	<ul style="list-style-type: none"> • Adjoining landowners and occupiers • Department for Environment and Water • Country Fire Service • Utility Providers • Adjoining landowners and occupiers • Ngarrindjeri People • Department for Infrastructure and Transport • Environment Protection Authority • State Member for Finniss • Attorney-General's Department • Local Government Association • Hills and Fleurieu Landscape Board • State Planning Commission • Surrounding land owners 	<ul style="list-style-type: none"> • In person questions, answer and feedback sessions offered to all adjacent owners and occupiers • Written submissions • Letter • Information provided on website • Social media promotion • One-on-one sessions offered • Meetings offered • Hard copies available at various locations 	Consult
	<ul style="list-style-type: none"> • Local Community • General Public 	<ul style="list-style-type: none"> • Information provided on website • Any member of the public will be able to make a written submission 	Inform / Consult

The overall engagement will consist of three stages, which include:

- Preliminary Engagement, undertaken prior to the drafting of the Code Amendment Report;
- Early Engagement, undertaken after the initial draft of the Code Amendment Report is prepared, but allowing for early input and sharing of information before the Code Amendment is publicly available; and
- Code Amendment Engagement, undertaken after the draft of the Code Amendment Report is completed and includes the Report being made available to the public and all stakeholders for review and input.

Within each stage of the engagement, the engagement activities generally include the following three milestones:

- Commencement of engagement;
- Engagement concludes; and
- Report back to the relevant stakeholders and/or the public on the outcomes and next steps.

7. APPLYING THE CHARTER PRINCIPLES IN PRACTICE

The stakeholders have been considered in respect to their needs and requirements to ensure that the design of the engagement allows all stakeholders to contribute equally. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented.

The adjacent owners and local community include residents within the locality of Hindmarsh Island. The Community profile¹ of the area includes:

- Predominant ancestry of English, Australian, Scottish, German and Irish.
- The percentage of households where English is the only language is higher than the average for SA (93% compared to 78% for SA). People who indicated that they did not speak English well or at all listed Mandarin (7 households) as the language spoken at home;
- People 70 years of age form 27.6% of the local population. This indicates a slightly older population in comparison to SA, where 14.4% of the population is over 70;
- People under 20 years of age form 14.9% of the local community, which is lower than the SA average of 23%;
- The median age is 60, which is slightly higher than the average age of South Australians of 41 years;
- 42.2% of the local population are not in the labour force (compared to 36% of SA), which further indicates that the resident population has a large number of retirees;
- People who needed assistance to undertake core activities form 7.7% of the local population; and
- 11.1% of Hindmarsh Island residents did not access the internet at home².

The above groups all have varying needs. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented to improve accessibility to engagement.

Table 7.1 *Applying the Charter Principles*

Stakeholder	Engagement need or technique
Government Bodies and Agencies and Utility Providers	<ul style="list-style-type: none"> • Time to review and respond to Code Amendment documents, particularly having regard to reporting cycles of local government.
Majority of adjacent owners and local community	<ul style="list-style-type: none"> • Time to review and respond to Code Amendment documents. • Explanatory information that explains the process and what they are being asked for feedback on in clear, plain English.

¹ Based on the Australian Bureau of Statistics 2021 Census Data

² Based on the Australian Bureau of Statistics 2016 Census Data

	<ul style="list-style-type: none"> • Ability to ask questions during the engagement process about the Code Amendment (generally via phone or email).
People over 70	<ul style="list-style-type: none"> • Ability to access documents in hard copy at a convenient location (i.e., the local Council office). • Ability to provide feedback and/or communicate by post or via phone. • Promote the Code Amendment in the local newspapers.
English as a second language	<ul style="list-style-type: none"> • Hard copy and website materials that are easily translatable and details, in their language. • Materials confirm how to access translated materials.
People with a core need for assistance ³	<ul style="list-style-type: none"> • In person meetings are held at a location that meets accessibility needs for people with reduced mobility. • Materials are accessible in a variety of mediums including website and hard copies, and websites include accessibility features.
People who do not have access to the internet at home	<ul style="list-style-type: none"> • Ability to access documents in hard copy at a convenient location (i.e., the local Council office). • Ability to provide feedback and/or communicate by post or via phone.

The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within **Table 7.2** below.

Table 7.2 Charter Principles in Practice

Charter Principles	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> • The engagement process has targeted a wide range of stakeholders (based on stakeholder identification to determine who may be impacted/interested, and engagement materials have been prepared with accessibility in mind).

³ The Australian Bureau of Statistics define people who have a core need for assistance as 'people with a profound or severe core activity limitation are those needing assistance in their day to day lives in one or more of the three core activity areas of self-care, mobility and communication because of a long-term health condition (lasting six months or more), a disability (lasting six months or more), or old age.'

	<ul style="list-style-type: none"> • The engagement process has provided a sufficient time frame for stakeholders to review the information and respond as necessary. • Workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend, unless requested during business hours (i.e., with government agencies). • The engagement activities seek to provide clear and concise information that builds the community capacity to understand planning. • The engagement process provides opportunity for stakeholders and the community to identify their issues and solutions and for these issues to be analysed and considered before finalising the Code Amendment.
<p>Engagement is inclusive and respectful</p>	<ul style="list-style-type: none"> • Affected and interested people have the opportunity to participate via website, direct letters, email and/or social media and have the opportunity to be heard via written submission. • Engagement material is appropriately varied and includes easy to understand information to help audiences understand how the Code Amendment may be relevant to them, supplemented with more detailed technical information for full transparency.
<p>Engagement is fit for purpose</p>	<ul style="list-style-type: none"> • Clear and concise information will be publicly available to ensure people understand what is proposed and how to participate in the engagement.
<p>Engagement is informed and transparent</p>	<ul style="list-style-type: none"> • Information (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation. • Each submission will be acknowledged and informed of next steps in the process. • The community engagement report will summarise the feedback received and how it has been, or will be, used to inform the Code Amendment.
<p>Engagement is reviewed and improved</p>	<ul style="list-style-type: none"> • Measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report. • Any issues raised about the engagement process will be considered and action taken if appropriate.

8. KEY MESSAGES

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

- It is proposed to rezone the Affected Area from the Rural Living Zone to the Rural Neighbourhood Zone to facilitate the development of the land for very low density residential purposes;
- It is proposed to amend the Minimum Site Area envisaged for the Affected Area to 2,000 square metres, which is consistent with the zoning to the north of the Affected Area;
- An amendment to the Planning and Design Code (i.e. a Code Amendment) is required to enable this rezoning;
- the rezoning represents an opportunity to bring to market land which is currently underutilised and will offer land at a size which is in demand;
- growth of Hindmarsh Island is constrained by the Environment and Food Production Area (EFPA) and Ramsar Wetlands;
- wastewater infrastructure can be sustainably managed through on-site systems;
- the Affected Area is within the Fleurieu Peninsula Region, which, under a medium population growth scenario, there is an estimated requirement for 4,200 additional dwellings between 2020 and 2030;
- the Affected Area is already zoned for residential purposes;
- the proposal supports State strategic documents such as the State Planning Policies and The 30-Year Plan for Greater Adelaide;
- the Affected Area is adjacent to established residential neighbourhoods and represents a logical expansion of the existing policy setting; and
- The Minister for Planning is the decision maker for approval or refusal of the proposed Code Amendment. The Minister will take into account the feedback received during the engagement period and whether the engagement was carried out in accordance with the Community Engagement Charter. The Minister may also seek the advice of the State Planning Commission prior to making a decision.

9. EVALUATION

As part of the engagement process, feedback from stakeholders regarding the engagement will be noted to ensure that the project team can:

- Address any changes for the implementation of the Code Amendment;
- Alter the engagement process if needed to respond to feedback; and
- Maintain the quality of the engagement activities.

Appendix 3 includes a table which outlines a summary of measuring the success of the engagement process. Participants are invited to assess the success of the engagement against the criteria. The 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).

Following an evaluation of the success of the engagement, a summary of the engagement process will be provided to the participants. The methods for reporting back and closing the loop are outlined within **Appendix 4**.

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APPENDIX 1: STAKEHOLDER AND COMMUNITY MAPPING

Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Adjacent landowners and occupiers	High	<ul style="list-style-type: none"> • High interest in the Code Amendment proposal and impact as the Zone change is located within their locality; • How the Zone change will affect the value of their property; • How the Zone change will affect the general locality. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Alexandrina Council	High	<ul style="list-style-type: none"> • High interest in the Code Amendment proposal as the land proposed to be rezoned is within the Alexandrina Council area. 	<p>That we will seek the Council's feedback and innovation in formulating solutions and incorporate its advice and recommendations into the decisions to the maximum extent possible.</p> <p>That we will investigate and resolve an outcome with respect to the required infrastructure with the Council to facilitate the desired development outcomes of the Code Amendment.</p>	Involve

Local Government Association	Medium	<ul style="list-style-type: none"> • Low level of interest as the Code Amendment is specifically relevant to the Alexandrina Council; • It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the Act. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
State Planning Commission	Medium	<ul style="list-style-type: none"> • Medium level of interest. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Inform
Department for Infrastructure and Transport (DIT)	Medium	<ul style="list-style-type: none"> • Medium level of interest; • The Affected Area does not have frontage to a state maintained road but may influence planning for road upgrades in the wider area. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Utility Providers	Medium	<ul style="list-style-type: none"> • Medium level of interest; • The proposed rezoning may generate infrastructure demands which require assessment. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult

State Members of Parliament	High	<ul style="list-style-type: none"> • High level of interest; • Any rezoning process is likely to engender interest within the local community. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Environment Protection Authority (EPA)	Low	<ul style="list-style-type: none"> • Low level of interest. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Department for Environment and Water (DEW)	High	<ul style="list-style-type: none"> • High level of interest; • The Affected Area has various environmental Overlays, including the Ramsar Wetland. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Country Fire Service (CFS)	High	<ul style="list-style-type: none"> • High level of interest; • The Affected Area is identified within the Hazards (Bushfire – High Risk) Overlay. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Ngarrindjeri Aboriginal Corporation	Medium	<ul style="list-style-type: none"> • Interest as the Traditional Owners of the Affected Area, and the impacts the change of zone will have on surrounding features. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be	Consult

			provided on how their input influenced the decision.	
Attorney-General's Department	Low	<ul style="list-style-type: none"> • Low level of interest; • Search the Taa Wika and determine if there are any known cultural objects or items in the vicinity. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Hills and Fleurieu Landscape Board	Medium	<ul style="list-style-type: none"> • Medium level of interest; • Protection of the environmental features of Hindmarsh Island. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Department for Trade Investment	Medium	<ul style="list-style-type: none"> • Medium level of interest; • Consistency with the Planning and Design Code and State strategic plans. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
General Public	Low	<ul style="list-style-type: none"> • To keep informed in the overall process of the Code Amendment and Zone change; • To provide feedback on the Code Amendment. 	That they will be provided with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	Inform/Consult

APPENDIX 2: PLANNING YOUR ENGAGEMENT APPROACH

Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Preliminary Engagement	<ul style="list-style-type: none"> To Share information about the Code Amendment; Create an understanding of the reasons for the Code Amendment; Understand the views of the stakeholders; and Inform and improve the quality of the policy within the Code Amendment. 	<ul style="list-style-type: none"> Alexandrina Council State MP – Mr David Basham – Member for Finnis Planning and Land Use Services division of the Department for Trade and Investment 	Involve	<ul style="list-style-type: none"> One-on-one meetings Presentations Letter 	Preliminary engagement to occur following initiation, but prior to drafting the Code Amendment Report.
		<ul style="list-style-type: none"> Code Control Group 	Nil		
Early Engagement	<ul style="list-style-type: none"> To Share information about the Code Amendment; Create an understanding of the reasons for the Code Amendment; Understand the views of the stakeholders; and Inform and improve the quality of the policy within the Code Amendment. 	<ul style="list-style-type: none"> Alexandrina Council Planning and Land Use Services division of the Department for Trade and Investment 	Involve	<ul style="list-style-type: none"> One-on-one meetings Presentations Letter 	Early engagement to occur following initiation and prior to release of the Code Amendment Report for the Code Amendment Engagement.
		<ul style="list-style-type: none"> Code Control Group 	Nil		
Code Amendment	<ul style="list-style-type: none"> Share information with the public about the Code Amendment; Create an understanding of the reasons for the Code Amendment; 	<ul style="list-style-type: none"> Alexandrina Council 	Involve	<ul style="list-style-type: none"> Letter Information provided on website Written submissions Meetings (if necessary) 	Code Amendment Engagement in anticipated to commence early 2024

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
	<ul style="list-style-type: none"> • Understand the views of the stakeholders; • Inform and improve the quality of the policy within the Code Amendment; and • Comply with the Community Engagement Charter and the Act. 	<ul style="list-style-type: none"> • Adjacent Land Owners and Occupiers • Utility Providers • Country Fire Service (CFS) • Department for Environment and Water (DEW) • Ngarrindjeri Aboriginal Corporation RNTBC – Ngarrindjeri People • Local Government Association; • Department for Infrastructure and Transport (DIT) • Hills and Fleurieu Landscape Board • Environment Protection Authority (EPA) • Attorney-General's Department – Aboriginal Affairs and Reconciliation • State MP – Mr David Basham – Member for Finnis • State Planning Commission 	Consult	<ul style="list-style-type: none"> • Letter • Information provided on website • Social media promotion • Written submissions • One-on-one sessions offered • Meetings offered • Hard copies available at various locations 	
		<ul style="list-style-type: none"> • General Public • State Planning Commission 	Inform/Consult	<ul style="list-style-type: none"> • Information provided on website • Written submissions 	

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APPENDIX 3: MEASURING SUCCESS

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 project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	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	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement. 	Evaluation by Project Lead
3	Principle 3:	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. 	Community	I was given sufficient information so that I could take an informed view.	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
	Engagement is fit for purpose	<ul style="list-style-type: none"> People were clear about the proposed change and how it would affect them. 		I was given an adequate opportunity to be heard	Exit survey / follow-up survey with 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.	Exit survey / follow-up survey with 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 	Evaluation by Project Lead
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 	Evaluation by Project Lead
7	Engagement feedback was	<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 	Evaluation by Project Lead

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
	considered in the development of planning policy, strategy or scheme				<ul style="list-style-type: none"> Not at all 	
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 	Evaluation by Project Lead
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		Evaluation by Project Lead

APPENDIX 4: CLOSING THE LOOP AND REPORTING BACK

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Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Keep a contact register of all participants who made a submission during the engagement period to use to provide feedback on the process and outcomes	Future Urban on behalf of the Designated Entity	Ongoing across the engagement period
Prepare an Engagement Report in accordance with section 73 of the PDI Act that includes summary of submissions, amendments to the Code Amendment and evaluation of engagement	Future Urban on behalf of the Designated Entity	As soon as practicable post-engagement
Publish the Engagement Report	Department for Trade and Investment	As soon as practicable post-engagement
Inform stakeholders on the outcome of the Code Amendment	Future Urban on behalf of the Designated Entity	As soon as practicable following a decision on the proposed Code Amendment
Publish the outcome of the Code Amendment	Department for Trade and Investment	As soon as practicable following a decision on the proposed Code Amendment

ATTACHMENT 5: CORRESPONDENCE



22 August 2023

Mr Michael Osborn
Director
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Via email: michael@futureurban.com.au

Dear Michael

**Re: Proposal to Initiate an Amendment to the Planning and Design Code – Lot 485
Randell Road Hindmarsh Island Code Amendment**

I acknowledge receipt of the email from Belinda Monier of your organisation dated 23 June 2023, seeking Council's comments on the draft Proposal to Initiate a Code Amendment at Lot 485 Randell Road, Hindmarsh Island. This Code Amendment will seek to amend the planning policies applying to the land identified as:

- Lot 485 Randell Road, Hindmarsh Island (Allotment 485, Filed Plan 166859, Certificate of Title Volume 6255 Folio 924)

It is noted that the proposal seeks to:

- rezone the Affected Area to the Rural Neighbourhood Zone, or retain the Rural Living Zone (subject to investigations);
- reduce the minimum allotment size Technical and Numerical Variation (TNV) from 2 hectares to either 2,000 square metres, or to 7,500 square metres or a combination of both.

In accordance with Section 73 of the *Planning, Development and Infrastructure Act 2016* and Practice Direction 2, I acknowledge that a private proponent must provide evidence of undertaking preliminary consultation with the Chief Executive Officer of Council on the Proposal to Initiate a Code Amendment and detail any matters raised as a result.

Please find detailed below a combination of preliminary feedback and the identification of matters requiring consideration or further investigation.

Investigations/Considerations

Density of Development

There are a number of factors that should be considered in determining whether an increase in the density of development is warranted at this locality. Hindmarsh Island is currently developed and planned with historically denser shack style non-permanent dwellings along the water frontage and residential development around the marina, with much lower scale and density development through the middle of the Island.

Access and Traffic/road infrastructure

As is noted in the draft Proposal to Initiate document, the subject land has no access of its own right and it is unclear from the document where the access via the 'unrestricted right of way' to Randell Road is located.

Council's Assets team consider that introducing another intersection to Randell Road is undesirable and likely to have negative impacts. An additional access to Batson Parade or Randell Road are likely to necessitate traffic related road treatments and improvements, the cost of which should be borne by the landowner.

A report by a suitably qualified and independent person identifying anticipated additional traffic movements resulting from the development of the land with the proposed minimum site areas that highlights any likely infrastructure upgrades including new intersections is requested.

Fire Risk

Given the proximity of grasslands and relatively heavily vegetated areas, future fire risk of this locality based on a proposal to rezone and introduce a greater number of sensitive land uses will require careful consideration, particularly given the limited accessibility on and off of Hindmarsh Island.

Potential Site Contamination

Given the potential previous uses of the land, it is recommended that a site contamination report be prepared prior to rezoning the land to ensure that it is appropriate for the establishment of more sensitive land uses.

Waste Water

Any future development sites will be required to provide compliant onsite waste water systems, noting the sensitivity of the environment and the potential impact.

Light and Environmental Considerations

Any significant impacts, including cumulative, on Matters of National Environmental Significance (MNES - for example the Ramsar Wetland or *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) listed species) are required to be assessed against the EPBC Act. This is likely to include any light pollution that may affect EPBC Act listed species such as migratory birds. It is the landowner's responsibility to gain any approvals required for activities that may impact on an MNES.

Given the environmental sensitivity of Hindmarsh Island being entirely within the Ramsar Wetland under the EPBC Act any contemplation of future development must strongly consider this.

Stormwater

An appropriate underground stormwater management system would be required, ensuring that no untreated stormwater enters the Ramsar wetland. Increased runoff may also require a MNES assessment.

Integrated Water Management Plan

The Integrated Water Management Plan for the Rural Communities of Goolwa and Hindmarsh Island October 2012 by SKM Engineers findings and recommendations would need to be considered in any future planning for the site.

Vegetation

Council's Tree Canopy Benchmark Study & Thermal Imaging report (February 2023) highlights limited tree canopy cover across Alexandrina with 19.86% cover for Hindmarsh Island. Avoidance of areas with vegetation and particularly canopy cover and reintroducing canopy cover should be a priority.

Please also note that the land is subject to the *Native Vegetation Act 1992* and approvals may be required should any clearance of native vegetation be required as a result of any future land division (including for access).

Engagement Plan

- A minimum of 6 weeks would be required to provide for meaningful consultation with the community.
- The timing of the consultation period should be cognisant of Council's Meeting schedule and provide the ability for Council to consider all documentation including public consultation feedback. This may require additional time be provided to Council on top of that provided to the community.
- A presentation to Council undertaken after the investigations have taken place and a proposal is finalised, but prior to the commencement of the consultation period is also recommended to ensure early engagement with the elected members.
- Targeted letters should be sent to potentially affected land owners.
- A public 'drop in' or similar informal face to face information opportunity should be incorporated into the engagement process.

Council's position regarding this proposal will be informed by the final proposed Code Amendment following the outcomes of further investigations and the feedback received during consultation.

You may be aware of the impending Goolwa (and Surrounds) Growth Concept Plan process that Council is about to commence, it is worth noting that the findings of this process will likely contain data and outcomes relevant to the Affected Area that should be considered.

I trust that this information will assist you in finalising the relevant documentation to enable the Proposal to Initiate the Lot 485 Randell Road, Hindmarsh Island Code Amendment to be lodged with the Minister for Planning.



Should you require any clarification please contact Kylie Weymouth, Manager Strategic Development via kylie.weymouth@alexandrina.sa.gov.au or telephone 8555 7298.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nigel Morris'.

Nigel Morris
Chief Executive Officer

ATTACHMENT 6: TIMETABLE FOR CODE AMENDMENT

CODE AMENDMENTS TIMETABLE		
Steps	Responsibility	Timeframes
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	PLUS	2 weeks (<i>includes lodgement and allocation + referral to Government Agencies within the first week</i>)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	PLUS, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister.	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to initiate agreed to by the Minister.	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan prepared. Investigations conducted; Code Amendment Report prepared. The drafting instructions and draft mapping provided to the PLUS.	Designated Entity	10 weeks
PLUS prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	PLUS	1 week
Preparation of Materials for Consultation.	Designated Entity	3 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan .	Designated Entity	6 weeks
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised, amended drafting instructions provided, Engagement Report prepared and lodged with PLUS.	Designated Entity	8 weeks
Assess the Amendment and engagement.	PLUS	4 weeks

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>		
Consideration of Advice.	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision.	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go-live / Publish on the Plan SA portal.	PLUS	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC.	PLUS	8 weeks