

Draft Gawler Belt Code Amendment

Engagement Plan

***Land Vision Group Pty Ltd on behalf of Platinum
Property Retirement Pty Ltd and/or Nominee***

[Designated Entity]

Contact details

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Background information

- Why is this Code Amendment being initiated?
 - The Affected Area, commonly known as Yenlo Park (shown below) is currently located in the Rural Zone of the Planning and Design Code.
 - The Rural Zone supports the use of land for primary production and associated value-adding uses such as processing, storage and distribution. Dwellings are generally only anticipated where they are associated with the primary production use of the land.



- The Affected Area comprises a total of 29ha of land and is currently used for agricultural purposes, with a dwelling and associated ancillary structures.
- The land was intended to be rezoned for residential growth as part of the Roseworthy Township Expansion Development Plan Amendment (DPA) in 2016, however, it was removed at the end of the process due to infrastructure requirements not being completed within the prescribed timeframe.
- The Designated Entity (Land Vision Group Pty Ltd on behalf of Platinum Property Retirement Pty Ltd and/or Nominee) has entered into a contractual arrangement with the registered proprietor of the land to purchase the Affected Area, with the view to developing the land for residential purposes as part of the expansion of the Roseworthy Township.
- As standalone residential development is not envisaged within the Rural Zone, a Code Amendment is required to rezone the land to a more appropriate neighbourhood-type zone.
- What does this Code Amendment hope to achieve?
 - The Designated Entity is seeking to rezone the land so that it can be used for residential purposes.
 - A change in zoning will facilitate the Affected Area being developed in a logical and coordinated manner as part of the Roseworthy Township Expansion area.

- As the Affected Area was formerly identified as part of the Roseworthy Township Expansion, and is still shown as such in 'Concept Plan 50 Roseworthy Town Expansion' in the Planning and Design Code, the Code Amendment seeks to change the zone over the land to reflect the original intent for it to be included in the residential growth area for Roseworthy.
- Are there any existing strategies, reports or plans relating to the Affected Areas? If so, what do they say?
 - The previous Roseworthy Township Expansion DPA supported rezoning of the land for residential growth, including a proportion of housing that is affordable.
 - Infrastructure and services are in place or can be upgraded to make the land available for residential development.
 - There is some remnant native vegetation on the land that can be managed through existing legislation and processes and no change to planning policy is needed as part of the Code Amendment.
 - Bushfire risk is likely to be reduced once the land is rezoned for residential development.
 - Future residential development along the western boundary of the land should be assessed for noise impacts associated with the disused railway line.
 - There is an area of potential site contamination on the land that can be managed through the development assessment process and no change to planning policy is needed as part of the Code Amendment.
- What have any past engagement processes identified about the Affected Areas?
 - The Roseworthy Township Expansion DPA was subject to public consultation, including the rezoning of the Affected Area for this proposed Code Amendment. This land was not removed from that DPA due to any issues relating to the public consultation process, but rather through the lack of completion of relevant requirements within the required timeframe.
 - It is understood that previous consultation processes had no specific objection to this site's inclusion in the Roseworthy Township Expansion.
 - The Attorney General's Planning and Land Use Services Department and Light Regional Council have been contacted about the proposal.
 - Light Regional Council has been consulted on the Proposal to Initiate the Code Amendment and has been party to subsequent discussions regarding infrastructure provision and requirements for the Affected Area.

Engagement purpose

The purpose of the engagement is to:

- Raise community awareness of the proposal to re-zone the land.
- Inform the community of the desired outcomes and guiding policies contained within the Master Planned Neighbourhood Zone.
- Provide information about the proposed changes and what they will mean for the impacted locality.
- Enable the community to seek clarification and provide their feedback regarding the proposal.

- 'Close the loop' by providing feedback during and after the engagement process and advising of the final outcome on the Code Amendment.
- Ensure compliance with the Planning, Development and Infrastructure Act 2016 and the associated Community Engagement Charter.
- Establish pathways for communication with the community and stakeholders, including the Light Regional Council, State Agencies and Utility providers.

Engagement objectives

The engagement objectives are to:

- Ensure the community and stakeholders are aware that changes are proposed to the zoning of the Affected Areas, specifically the shift from Rural Zone to Master Planned Neighbourhood Zone.
- Obtain community and stakeholder input and feedback concerning the proposed Code Amendment.
- Ensure all engagement activities comply with the Community Engagement Charter and are evaluation against the charter throughout and at the conclusion of the engagement process.
- Inform participants in the engagement process of the outcome and final decision concerning the proposal.

Scope of influence

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

- Whether the investigations associated with the Code Amendment have appropriately addressed the following:
 - Traffic and access
 - Stormwater management
 - Infrastructure and servicing
 - Environmental impacts
- Matters that may require further consideration/investigation before finalisation of the Code Amendment process.

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

- Geography of the Affected Area and spatial extent of the Code Amendment proposal.
- General Development Policies in the Planning and Design Code.
- The retention of the existing Hazards Flooding Overlays.
- The removal of the minimum site area TNV of 33 hectares.
 - The Master Planned Neighbourhood Zone does not have a minimum site area TNV capability, with site areas guided by the objective of the zone to create a low-to-medium density neighbourhood.
- The proposed Zone selection of Master Planned Neighbourhood Zone and Emerging Activity Centre Subzone.
 - The proposed Zone was chosen in order to be consistent with the surrounding area of the Roseworthy Township Expansion. This area bordering the Affected Area to its east and north is currently within the Master Planned Neighbourhood Zone, and this Code Amendment would ensure the contiguity and coherence of this Zone between Redbanks Road, the railway line and Horrocks Highway.

- Considerable investigations have been undertaken to determine which zone would be the most appropriate to apply to the Affected Areas, both in terms of economic feasibility and impact on the surrounding area, infrastructure provision and environment.
- These investigations have taken into consideration advice provided by the Code Control Group of DTI-Planning and Land Use Services (PLUS) and the Council, which indicated that the selected zone is the most appropriate.
- Replacement of the Hazards (Bushfire - General Risk) Overlay with the Hazards (Bushfire – Urban Interface) Overlay.

Key messages

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

- The Code Amendment proposes to change the zoning from Rural Zone to Master Planned Neighbourhood Zone.
- The proposed zone will allow for diverse housing choices and a wide range of complementary uses.
- Future development will be low-to-medium density (35 to 75 dwellings per hectare), with residential buildings generally having a height of up to three (3) levels. Taller buildings can be considered on land adjacent to activity centres, open space and/or public transport.
- This zoning is consistent with the zoning that applies to surrounding residential areas to the east and north.
- The Code Amendment only seeks to change the policy framework that applies to the land. Future development of the land will be subject to separate assessment against the Planning and Design Code.
- Community consultation will occur for a period of 4 (four) weeks from 9th August 2022 to 6th September 2022.

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)
*Department of Trade and Investment (formerly AGD) – Planning and Land Use Services	High	Preservation of the intent of the Planning and Design Code and compliance with <i>Practice Direction 2 – Preparation and Amendment of Designated Instruments</i>	That the Community Engagement Plan and process(es) achieve the intent of the Community Engagement Charter	Involve – provide engagement materials to the Department a minimum of three (3) weeks before commencement of engagement.
*Light Regional Council	High	The proposal is in the Light Regional Council local government area (and was not initiated by the Council) and will impact planning policy in a strategic growth area.	That Council be made aware of the proposal, have an opportunity to input information in the process and be kept informed. Information to be provided on likely areas of interest such as relationship to the broader Roseworthy Township Expansion area	Involve – Notified in writing or via email of the proposal and invited to provide feedback. Pre-engagement information provided to brief staff ahead of consultation opening, including a copy of the draft Code Amendment and Engagement Plan. Invited to participate in the publication and distribution of materials to the community.
*Owners and occupiers of the land	High	Impacts of the proposal on future use of the land	Understanding of the proposed outcome for the land	Consult – the landowners-occupiers of the land to be notified in writing of the proposal and invited to comment
*Owners and occupiers of adjacent land - Includes landowners located within the Concept Plan Boundary identified on the Planning and Design Code Concept Plan 50-Roseworthy Township Expansion	High	Impacts of the proposal on land within the Roseworthy Township Expansion area and adjacent land	Neighbours and landowners-occupiers in the Roseworthy Township Expansion area be made aware of the proposal, have an opportunity to input information in the process and be kept informed. Information to be provided on likely areas of interest such as traffic and access arrangements, specifically as it relates to Redbanks Road and Twartz Road.	Consult – abutting neighbours and landowners-occupiers in the Roseworthy Township Expansion area to be directly notified (via letterbox drop) of the proposal and invited to comment
*Local Government Association of South Australia (LGA)	Low	The LGA has an interest in planning policy across Greater Adelaide and the Regions.	That it be made aware of the proposal, have an opportunity to participate and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
*State and Federal Members of Parliament - Mrs Ashton Hurn MP, Member for Schubert (State) - Hon Tony Piccolo MP, Member for Light (State) - Mr Nick Champion MP, Member for Spence (Federal) - Mr Rowan Ramsey MP, Member for Grey (Federal) - Mr Tony Pasin MP, Member for Barker (Federal)	Low	The Affected Area is in the State electorate of Schubert (near the boundary with Light). The Affected Area is in the Federal electorate of Spence. Land in the broader Roseworthy Township Expansion area is in the electorates of Spence, Grey and Barker. State and Federal Members are likely to be interested in changes to land use and residential growth and the views of their constituents.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment

Department for Infrastructure and Transport (DIT)	Low	DIT have an interest in the transport network near the Affected Area, specifically Redbanks Road and Twartz Road.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
*Utility Organisations - SA Power Networks - ElectraNet Pty Ltd - APA Group - SA Water - EPIC Energy - NBN Co - Other telecommunications providers	Low	Impacts of the proposal on existing and new infrastructure	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Community	Low	Broad impacts of the proposal on the wider community. The community is likely to be interested in access arrangements and how many houses the land may accommodate under a rezoning scenario.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Department of Primary Industries and Regions	Low	The Department may have an interest in the rezoning of rural land to allow for residential development.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
SA Country Fire Service	Low	The CFS may have an interest in the proposal to replace the Hazards (Bushfire – General Risk) Overlay with the Hazards (Bushfire – Urban Interface) Overlay over the Affected Area.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Environment Protection Authority	Low	The EPA may have an interest in the rezoning of land from a site contamination perspective, as the proposal will facilitate the more sensitive use of the land.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Town of Gawler	Low	Impacts of the proposal on existing and new infrastructure and communities. It is noted that the boundary with the Town of Gawler is approximately 1.5km from the Affected Area.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment

*Mandatory requirement as specified by the Minister for Planning and Local Government

Applying the Charter principles

Stakeholder	Engagement need or technique
Department of Trade and Investment – Planning and Land Use Services (DTI-PLUS)	Satisfy obligations in respect of Code Amendment processes and the timely provision of information for publication on the SA Planning Portal.
Light Regional Council	Written or email correspondence to the Council (Mayor and Chief Executive) providing information about the Code Amendment and inviting Council to provide feedback on the proposal. Correspondence to include: <ul style="list-style-type: none"> - An invitation for representatives of the Designated Entity and/or nominee to meet with relevant Council staff and provide a briefing for Elected Members. - Invite Council to inform its community via online and hard copy publications/ distribution through channels such as the Council website, social media, Council Newsletter publications, Municipal Office and Libraries. - Designated Entity to provide Council with hard copies of resources such as fact sheet, website, and community article text for non-digital members of the community.
Owners and occupiers of adjacent land (mandatory) - Includes landowners located within the Concept Plan Boundary identified on the Planning and Design Code Concept Plan 50 - Roseworthy Township Expansion	Letterbox drop to: <ul style="list-style-type: none"> - Identify the piece or pieces of land subject to the Code Amendment - Describe the proposed Code Amendment and intended outcome - Indicate where and when the Code Amendment may be inspected - Provide information about the consultation that is to occur under the Community Engagement Charter and how to participate/provide feedback - Advise who to contact for further information - Provide information on a drop-in session/s where more information can be accessed - Advise how a submission/feedback on the Code Amendment can be made.
Local Government Association of South Australia (LGA) (mandatory)	Written or email correspondence to the LGA providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
State and Federal Members of Parliament <ul style="list-style-type: none"> • Mrs Ashton Hurn MP, Member for Schubert (State) • Hon Tony Piccolo MP, Member for Light (State) • Mr Matt Burnell MP, Member for Spence (Federal) • Mr Rowan Ramsey MP, Member for Grey (Federal) • Mr Tony Pasin MP, Member for Barker (Federal) 	Written or email correspondence to Members of Parliament providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Department for Infrastructure and Transport (DIT)	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Utility Organisations <ul style="list-style-type: none"> • SA Power Networks • ElectraNet Pty Ltd • APA Group • SA Water • EPIC Energy • NBN Co • Other telecommunications providers 	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Community	<ul style="list-style-type: none"> - Publication of proposed Code Amendment, mapping changes and consultation materials (and Engagement Plan) on the SA Planning Portal - Hard copies available to be viewed at the Light Regional Council Freeling Office, 12 Hanson Street, Freeling, library and main office at Kapunda. - Promotion via an article in a newspaper circulating in the area e.g. The Bunyip and the Barossa Herald - Opportunity to attend a drop-in session/s to find out more information on the Code Amendment.

	<p>Opportunity to submit feedback via:</p> <ul style="list-style-type: none"> - Online submission form on the SA Planning Portal - Email to the representatives of the Designated Entity at engagement@holmesdyer.com.au - Post to the representatives of the Designated Entity at Holmes Dyer, Level 3, 15 Featherstone Place Adelaide SA 5000. <p>According to the ABS Census data from 2021, 92% of people within Gawler Belt and 94.6% of people within Roseworthy only use English at home. Based on this data, given the high level of English proficiency in the area, it is not considered necessary to translate the draft Code Amendment into any other language. However, translation services will be provided upon request.</p>
Department of Primary Industries and Regions	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
SA Country Fire Service	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Environment Protection Authority	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Town of Gawler	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information

Staging your engagement

Stage	Objective	Engagement Activity	Stakeholders	Level of engagement	By when
Stage 1	Ensure consultation material is ready to “go live” on the SA Planning Portal from the date of commencement of the planned consultation	Provision of draft Code Amendment, Engagement Plan, Drafting and Mapping Instructions and Publication Instructions.	Department of Trade and Investment – Planning and Land Use Services (DTI-PLUS)	Involve	Three (3) weeks before commencement of consultation.
Stage 2	Engage specific parties with medium and high levels of interest in the proposal early in the process and refine the Engagement Plan if required.	<ul style="list-style-type: none"> – Provision of draft Code Amendment, Engagement Plan for early review. – Elected Members briefing – Request postal addresses for adjacent/specifically impacted landowners/occupiers. 	Light Regional Council	Consult	Three (3) weeks before commencement of consultation
		<ul style="list-style-type: none"> – Provision of draft Code Amendment, Engagement Plan – Invitation to meet with Designated Entity representatives to discuss how they can assist with the engagement process. 	Local MP Federal MP		
Stage 3	Inform parties with medium-high levels of interest	Direct letters sent to advise of commencement of consultation and provide information regarding the proposed Code Amendment, how to provide feedback, and engagement activities	<ul style="list-style-type: none"> – Owners and Occupiers of adjacent land – Owners and occupiers of land located within the boundaries of Concept Plan 50 (postal addresses sourced from Council) – CEO/Mayor Light Regional Council 	Consult	Four (4) days prior to the first day of the consultation period.

		Provide copies of the draft Code Amendment and Fact Sheet for display in the Civic Centre and Libraries.	<ul style="list-style-type: none"> – Light Regional Council 		
Stage 4	Inform stakeholders and the community about the proposal	Emails sent to advise of commencement of consultation and provide information regarding the proposed Code Amendment and how to provide feedback.	<ul style="list-style-type: none"> – Local Government Association of South Australia (LGA) – State and Federal Members of Parliament – Department for Infrastructure and Transport (DIT) – Utility Organisations – Department of Primary Industries and regions – SA Country Fire Service – Environment Protection Authority – Town of Gawler – Community 	Consult	First day of the consultation period
		Place an advertisement in The Bunyip and the Barossa Herald newspapers to advise of the commencement of consultation.	<ul style="list-style-type: none"> – Community 	Consult	In the first week of the consultation period
Step 5	Active engagement with interested parties about the proposal	<ul style="list-style-type: none"> - Informal drop-in session/s – Briefing 	<ul style="list-style-type: none"> – Owners and Occupiers of adjacent land – Owners and occupiers of land within Concept Plan 50 – Wider community 	Consult	<ul style="list-style-type: none"> – 1 x Information session two weeks into the consultation – Potential for additional session to be held if required
Stage 6	Inform stakeholders and the community about the impact of the engagement and outcome of the proposal	Direct letter and/or email	All participants who made a submission	Inform	As soon as practicable following a decision being made on the proposed Code Amendment

Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<p>Various opportunities to participate are provided, such as online, hard copy, written and face-to-face methods dependent on the stakeholder level of interest.</p> <p>Direct contact is made with those stakeholders most affected and with the highest level of interest</p> <p>Provide Council with an early opportunity to support engagement with their community</p> <p>The Designated Entity and/or nominee is available to the process</p> <p>There is adequate notice and time for participation</p>

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is inclusive and respectful	Tailor engagement method(s) to the stakeholder group All comments and feedback are recorded and considered
Engagement is fit for purpose	Engagement materials address specific matters of contention and/or questions Engagement activities are appropriate to the scale and likely impact of the proposal Engagement materials for the community are written in everyday language, avoiding acronyms and planning jargon
Engagement is informed and transparent	Present information in a concise and easy to understand format (i.e. proposal fact sheet) Information about the proposal is readily available on the SA Planning Portal Engagement materials are explicit about the scope of influence of the engagement and specifically those areas that fall outside the scope of this process A summary of the engagement is prepared and used to inform any proposed refinements and the subsequent decision process
Engagement is reviewed and improved	Actively monitor the engagement plan as a live document and adjust if required during the engagement period Make a concerted effort to obtain feedback on the effectiveness of the engagement process from participants post-completion to provide continuous improvement learnings for future engagements

Measuring success

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

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement. 	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.

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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 	Per cent from each response.
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 	Per cent from each response.
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 	Per cent from each response.
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 	Per cent from each response.
9	Charter is valued and useful	<ul style="list-style-type: none"> Engagement is facilitated and valued by planners 	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide	Internal review post-engagement undertaken to determine key strength /challenges	Formal feedback provided to the Department

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 lodge formal submissions or make telephone or email enquiries during the engagement period to use for providing feedback on the process and outcomes	Designated Entity and/or nominee	Ongoing across the engagement period
Summarise and sort feedback into a set of key themes and provide to engagement participants for their information.	Designated Entity and/or nominee	As soon as practicable post-consultation
Seek feedback on the effectiveness of the engagement process from all participants through an evaluation survey distributed via an online survey platform to all community stakeholders who participated.	Designated Entity and/or nominee	Incorporate outcomes from the online survey platform in the Engagement Summary Report
Request written feedback from the Council on the process.	Designated Entity and/or nominee	Incorporate feedback in the Engagement Summary Report
Prepare a Section 73 Engagement Report and make it available to all stakeholders identified in this Engagement Plan.	Designated Entity and/or nominee	As soon as practicable post-consultation
Publish the Section 73 Engagement Report on the SA Planning Portal.	DTI-PLUS	As soon as practicable post-consultation
Inform stakeholders and the community of the outcome of the Code Amendment Process.	Designated Entity and/or nominee	As soon as practicable following a decision being made on the proposed Code Amendment.

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Engagement Plan

***Land Vision Group Pty Ltd on behalf of Platinum
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[Designated Entity]

Contact details

Name: Nitsan Taylor

Position: Principal, Holmes Dyer Pty Ltd

Email: engagement@holmesdyer.com.au

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- Ensure the community and stakeholders are aware that changes are proposed to the zoning of the Affected Areas, specifically the shift from Rural Zone to Master Planned Neighbourhood Zone.
- Obtain community and stakeholder input and feedback concerning the proposed Code Amendment.
- Ensure all engagement activities comply with the Community Engagement Charter and are evaluation against the charter throughout and at the conclusion of the engagement process.
- Inform participants in the engagement process of the outcome and final decision concerning the proposal.

Scope of influence

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

- Whether the investigations associated with the Code Amendment have appropriately addressed the following:
 - Traffic and access
 - Stormwater management
 - Infrastructure and servicing
 - Environmental impacts
- Matters that may require further consideration/investigation before finalisation of the Code Amendment process.

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

- Geography of the Affected Area and spatial extent of the Code Amendment proposal.
- General Development Policies in the Planning and Design Code.
- The retention of the existing Hazards Flooding Overlays.
- The removal of the minimum site area TNV of 33 hectares.
 - The Master Planned Neighbourhood Zone does not have a minimum site area TNV capability, with site areas guided by the objective of the zone to create a low-to-medium density neighbourhood.
- The proposed Zone selection of Master Planned Neighbourhood Zone and Emerging Activity Centre Subzone.
 - The proposed Zone was chosen in order to be consistent with the surrounding area of the Roseworthy Township Expansion. This area bordering the Affected Area to its east and north is currently within the Master Planned Neighbourhood Zone, and this Code Amendment would ensure the contiguity and coherence of this Zone between Redbanks Road, the railway line and Horrocks Highway.

- Considerable investigations have been undertaken to determine which zone would be the most appropriate to apply to the Affected Areas, both in terms of economic feasibility and impact on the surrounding area, infrastructure provision and environment.
- These investigations have taken into consideration advice provided by the Code Control Group of DTI-Planning and Land Use Services (PLUS) and the Council, which indicated that the selected zone is the most appropriate.
- Replacement of the Hazards (Bushfire - General Risk) Overlay with the Hazards (Bushfire – Urban Interface) Overlay.

Key messages

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

- The Code Amendment proposes to change the zoning from Rural Zone to Master Planned Neighbourhood Zone.
- The proposed zone will allow for diverse housing choices and a wide range of complementary uses.
- Future development will be low-to-medium density (35 to 75 dwellings per hectare), with residential buildings generally having a height of up to three (3) levels. Taller buildings can be considered on land adjacent to activity centres, open space and/or public transport.
- This zoning is consistent with the zoning that applies to surrounding residential areas to the east and north.
- The Code Amendment only seeks to change the policy framework that applies to the land. Future development of the land will be subject to separate assessment against the Planning and Design Code.
- Community consultation will occur for a period of 4 (four) weeks from 9th August 2022 to 6th September 2022.

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)
*Department of Trade and Investment (formerly AGD) – Planning and Land Use Services	High	Preservation of the intent of the Planning and Design Code and compliance with <i>Practice Direction 2 – Preparation and Amendment of Designated Instruments</i>	That the Community Engagement Plan and process(es) achieve the intent of the Community Engagement Charter	Involve – provide engagement materials to the Department a minimum of three (3) weeks before commencement of engagement.
*Light Regional Council	High	The proposal is in the Light Regional Council local government area (and was not initiated by the Council) and will impact planning policy in a strategic growth area.	That Council be made aware of the proposal, have an opportunity to input information in the process and be kept informed. Information to be provided on likely areas of interest such as relationship to the broader Roseworthy Township Expansion area	Involve – Notified in writing or via email of the proposal and invited to provide feedback. Pre-engagement information provided to brief staff ahead of consultation opening, including a copy of the draft Code Amendment and Engagement Plan. Invited to participate in the publication and distribution of materials to the community.
*Owners and occupiers of the land	High	Impacts of the proposal on future use of the land	Understanding of the proposed outcome for the land	Consult – the landowners-occupiers of the land to be notified in writing of the proposal and invited to comment
*Owners and occupiers of adjacent land - Includes landowners located within the Concept Plan Boundary identified on the Planning and Design Code Concept Plan 50-Roseworthy Township Expansion	High	Impacts of the proposal on land within the Roseworthy Township Expansion area and adjacent land	Neighbours and landowners-occupiers in the Roseworthy Township Expansion area be made aware of the proposal, have an opportunity to input information in the process and be kept informed. Information to be provided on likely areas of interest such as traffic and access arrangements, specifically as it relates to Redbanks Road and Twartz Road.	Consult – abutting neighbours and landowners-occupiers in the Roseworthy Township Expansion area to be directly notified (via letterbox drop) of the proposal and invited to comment
*Local Government Association of South Australia (LGA)	Low	The LGA has an interest in planning policy across Greater Adelaide and the Regions.	That it be made aware of the proposal, have an opportunity to participate and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
*State and Federal Members of Parliament - Mrs Ashton Hurn MP, Member for Schubert (State) - Hon Tony Piccolo MP, Member for Light (State) - Mr Nick Champion MP, Member for Spence (Federal) - Mr Rowan Ramsey MP, Member for Grey (Federal) - Mr Tony Pasin MP, Member for Barker (Federal)	Low	The Affected Area is in the State electorate of Schubert (near the boundary with Light). The Affected Area is in the Federal electorate of Spence. Land in the broader Roseworthy Township Expansion area is in the electorates of Spence, Grey and Barker. State and Federal Members are likely to be interested in changes to land use and residential growth and the views of their constituents.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment

Department for Infrastructure and Transport (DIT)	Low	DIT have an interest in the transport network near the Affected Area, specifically Redbanks Road and Twartz Road.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
*Utility Organisations - SA Power Networks - ElectraNet Pty Ltd - APA Group - SA Water - EPIC Energy - NBN Co - Other telecommunications providers	Low	Impacts of the proposal on existing and new infrastructure	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Community	Low	Broad impacts of the proposal on the wider community. The community is likely to be interested in access arrangements and how many houses the land may accommodate under a rezoning scenario.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Department of Primary Industries and Regions	Low	The Department may have an interest in the rezoning of rural land to allow for residential development.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
SA Country Fire Service	Low	The CFS may have an interest in the proposal to replace the Hazards (Bushfire – General Risk) Overlay with the Hazards (Bushfire – Urban Interface) Overlay over the Affected Area.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Environment Protection Authority	Low	The EPA may have an interest in the rezoning of land from a site contamination perspective, as the proposal will facilitate the more sensitive use of the land.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment
Town of Gawler	Low	Impacts of the proposal on existing and new infrastructure and communities. It is noted that the boundary with the Town of Gawler is approximately 1.5km from the Affected Area.	That they be made aware of the proposal, have an opportunity to input information in the process and be kept informed	Consult – notified in writing or via email of the proposal and invited to comment

*Mandatory requirement as specified by the Minister for Planning and Local Government

Applying the Charter principles

Stakeholder	Engagement need or technique
Department of Trade and Investment – Planning and Land Use Services (DTI-PLUS)	Satisfy obligations in respect of Code Amendment processes and the timely provision of information for publication on the SA Planning Portal.
Light Regional Council	Written or email correspondence to the Council (Mayor and Chief Executive) providing information about the Code Amendment and inviting Council to provide feedback on the proposal. Correspondence to include: <ul style="list-style-type: none"> - An invitation for representatives of the Designated Entity and/or nominee to meet with relevant Council staff and provide a briefing for Elected Members. - Invite Council to inform its community via online and hard copy publications/ distribution through channels such as the Council website, social media, Council Newsletter publications, Municipal Office and Libraries. - Designated Entity to provide Council with hard copies of resources such as fact sheet, website, and community article text for non-digital members of the community.
Owners and occupiers of adjacent land (mandatory) - Includes landowners located within the Concept Plan Boundary identified on the Planning and Design Code Concept Plan 50 - Roseworthy Township Expansion	Letterbox drop to: <ul style="list-style-type: none"> - Identify the piece or pieces of land subject to the Code Amendment - Describe the proposed Code Amendment and intended outcome - Indicate where and when the Code Amendment may be inspected - Provide information about the consultation that is to occur under the Community Engagement Charter and how to participate/provide feedback - Advise who to contact for further information - Provide information on a drop-in session/s where more information can be accessed - Advise how a submission/feedback on the Code Amendment can be made.
Local Government Association of South Australia (LGA) (mandatory)	Written or email correspondence to the LGA providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
State and Federal Members of Parliament <ul style="list-style-type: none"> • Mrs Ashton Hurn MP, Member for Schubert (State) • Hon Tony Piccolo MP, Member for Light (State) • Mr Matt Burnell MP, Member for Spence (Federal) • Mr Rowan Ramsey MP, Member for Grey (Federal) • Mr Tony Pasin MP, Member for Barker (Federal) 	Written or email correspondence to Members of Parliament providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Department for Infrastructure and Transport (DIT)	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Utility Organisations <ul style="list-style-type: none"> • SA Power Networks • ElectraNet Pty Ltd • APA Group • SA Water • EPIC Energy • NBN Co • Other telecommunications providers 	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Community	<ul style="list-style-type: none"> - Publication of proposed Code Amendment, mapping changes and consultation materials (and Engagement Plan) on the SA Planning Portal - Hard copies available to be viewed at the Light Regional Council Freeling Office, 12 Hanson Street, Freeling, library and main office at Kapunda. - Promotion via an article in a newspaper circulating in the area e.g. The Bunyip and the Barossa Herald - Opportunity to attend a drop-in session/s to find out more information on the Code Amendment.

	<p>Opportunity to submit feedback via:</p> <ul style="list-style-type: none"> - Online submission form on the SA Planning Portal - Email to the representatives of the Designated Entity at engagement@holmesdyer.com.au - Post to the representatives of the Designated Entity at Holmes Dyer, Level 3, 15 Featherstone Place Adelaide SA 5000. <p>According to the ABS Census data from 2021, 92% of people within Gawler Belt and 94.6% of people within Roseworthy only use English at home. Based on this data, given the high level of English proficiency in the area, it is not considered necessary to translate the draft Code Amendment into any other language. However, translation services will be provided upon request.</p>
Department of Primary Industries and Regions	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
SA Country Fire Service	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Environment Protection Authority	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information
Town of Gawler	Written or email correspondence providing information about the Code Amendment and opportunities to provide feedback, and who to contact for further information

Staging your engagement

Stage	Objective	Engagement Activity	Stakeholders	Level of engagement	By when
Stage 1	Ensure consultation material is ready to “go live” on the SA Planning Portal from the date of commencement of the planned consultation	Provision of draft Code Amendment, Engagement Plan, Drafting and Mapping Instructions and Publication Instructions.	Department of Trade and Investment – Planning and Land Use Services (DTI-PLUS)	Involve	Three (3) weeks before commencement of consultation.
Stage 2	Engage specific parties with medium and high levels of interest in the proposal early in the process and refine the Engagement Plan if required.	<ul style="list-style-type: none"> – Provision of draft Code Amendment, Engagement Plan for early review. – Elected Members briefing – Request postal addresses for adjacent/specifically impacted landowners/occupiers. 	Light Regional Council	Consult	Three (3) weeks before commencement of consultation
		<ul style="list-style-type: none"> – Provision of draft Code Amendment, Engagement Plan – Invitation to meet with Designated Entity representatives to discuss how they can assist with the engagement process. 	Local MP Federal MP		
Stage 3	Inform parties with medium-high levels of interest	Direct letters sent to advise of commencement of consultation and provide information regarding the proposed Code Amendment, how to provide feedback, and engagement activities	<ul style="list-style-type: none"> – Owners and Occupiers of adjacent land – Owners and occupiers of land located within the boundaries of Concept Plan 50 (postal addresses sourced from Council) – CEO/Mayor Light Regional Council 	Consult	Four (4) days prior to the first day of the consultation period.

		Provide copies of the draft Code Amendment and Fact Sheet for display in the Civic Centre and Libraries.	<ul style="list-style-type: none"> – Light Regional Council 		
Stage 4	Inform stakeholders and the community about the proposal	Emails sent to advise of commencement of consultation and provide information regarding the proposed Code Amendment and how to provide feedback.	<ul style="list-style-type: none"> – Local Government Association of South Australia (LGA) – State and Federal Members of Parliament – Department for Infrastructure and Transport (DIT) – Utility Organisations – Department of Primary Industries and regions – SA Country Fire Service – Environment Protection Authority – Town of Gawler – Community 	Consult	First day of the consultation period
		Place an advertisement in The Bunyip and the Barossa Herald newspapers to advise of the commencement of consultation.	<ul style="list-style-type: none"> – Community 	Consult	In the first week of the consultation period
Step 5	Active engagement with interested parties about the proposal	<ul style="list-style-type: none"> - Informal drop-in session/s – Briefing 	<ul style="list-style-type: none"> – Owners and Occupiers of adjacent land – Owners and occupiers of land within Concept Plan 50 – Wider community 	Consult	<ul style="list-style-type: none"> – 1 x Information session two weeks into the consultation – Potential for additional session to be held if required
Stage 6	Inform stakeholders and the community about the impact of the engagement and outcome of the proposal	Direct letter and/or email	All participants who made a submission	Inform	As soon as practicable following a decision being made on the proposed Code Amendment

Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<p>Various opportunities to participate are provided, such as online, hard copy, written and face-to-face methods dependent on the stakeholder level of interest.</p> <p>Direct contact is made with those stakeholders most affected and with the highest level of interest</p> <p>Provide Council with an early opportunity to support engagement with their community</p> <p>The Designated Entity and/or nominee is available to the process</p> <p>There is adequate notice and time for participation</p>

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is inclusive and respectful	Tailor engagement method(s) to the stakeholder group All comments and feedback are recorded and considered
Engagement is fit for purpose	Engagement materials address specific matters of contention and/or questions Engagement activities are appropriate to the scale and likely impact of the proposal Engagement materials for the community are written in everyday language, avoiding acronyms and planning jargon
Engagement is informed and transparent	Present information in a concise and easy to understand format (i.e. proposal fact sheet) Information about the proposal is readily available on the SA Planning Portal Engagement materials are explicit about the scope of influence of the engagement and specifically those areas that fall outside the scope of this process A summary of the engagement is prepared and used to inform any proposed refinements and the subsequent decision process
Engagement is reviewed and improved	Actively monitor the engagement plan as a live document and adjust if required during the engagement period Make a concerted effort to obtain feedback on the effectiveness of the engagement process from participants post-completion to provide continuous improvement learnings for future engagements

Measuring success

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

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement. 	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.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
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 	Per cent from each response.
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 	Per cent from each response.
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 	Per cent from each response.
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 	Per cent from each response.
9	Charter is valued and useful	<ul style="list-style-type: none"> Engagement is facilitated and valued by planners 	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide	Internal review post-engagement undertaken to determine key strength /challenges	Formal feedback provided to the Department

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 lodge formal submissions or make telephone or email enquiries during the engagement period to use for providing feedback on the process and outcomes	Designated Entity and/or nominee	Ongoing across the engagement period
Summarise and sort feedback into a set of key themes and provide to engagement participants for their information.	Designated Entity and/or nominee	As soon as practicable post-consultation
Seek feedback on the effectiveness of the engagement process from all participants through an evaluation survey distributed via an online survey platform to all community stakeholders who participated.	Designated Entity and/or nominee	Incorporate outcomes from the online survey platform in the Engagement Summary Report
Request written feedback from the Council on the process.	Designated Entity and/or nominee	Incorporate feedback in the Engagement Summary Report
Prepare a Section 73 Engagement Report and make it available to all stakeholders identified in this Engagement Plan.	Designated Entity and/or nominee	As soon as practicable post-consultation
Publish the Section 73 Engagement Report on the SA Planning Portal.	DTI-PLUS	As soon as practicable post-consultation
Inform stakeholders and the community of the outcome of the Code Amendment Process.	Designated Entity and/or nominee	As soon as practicable following a decision being made on the proposed Code Amendment.

