



Agenda Report for Noting

Meeting Date: 1 September 2022

Item Name	SPC Communications & Engagement update
Presenters	Emma Williams
Purpose of Report	Noting
Item Number	6.1
Strategic Plan Reference	N/A
Work Plan Reference	N/A
Confidentiality	Not Confidential (Release Immediately), with the exception of Attachment 5 which is designated as Not Confidential (Release Delayed) (anticipated by 26 August 2022)
Related Decisions	N/A

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately), with the exception of **Attachment 5** which is designated as Not Confidential (Release Delayed) (anticipated by 26 August 2022).
2. Note the communication and engagement update report as read.

Discussion

This report provides an overview of the current work program of the Commission's Communications and Engagement (C&E) Team, highlighting major communications and engagement activity conducted since 4 August 2022, as well as upcoming opportunities and media issues.

Communication Platforms

Key Element	Status
Commission Website	As of 18 August 2022, a new webpage was added for Commission-led Code Amendments, located under the Commission Projects webpage. This will automatically update from the PlanSA Code Amendment page.
Commission LinkedIn	<p>As of 12 August 2022, the Commission has 1,157 followers – an increase of 24 followers (since 4 August 2022).</p> <p>Recent LinkedIn posts included:</p> <ul style="list-style-type: none"> • Expert Panel • SPC Strategic Plan 2022-23 • Development application assessment times • Miscellaneous Technical Enhancement Code Amendment • Move to the Department for Trade and Investment under Chief Executive David Reynolds. <p>Additional posts on the Chair’s personal LinkedIn account (267 followers) included:</p> <ul style="list-style-type: none"> • Expert Panel • SPC Strategic Plan 2022-23 • <i>Greening the Greyfields: New Models for Regenerating the Middle Suburbs of Low-Density Cities</i> publication • George Monbiot’s article ‘Streetlife’ on suburban motor vehicle usage.
Commission Events	<p>A media launch for the Green Adelaide infill greening guide is planned for 1 September 2022 at a private infill residence in Campbelltown. The Minister for Planning and Minister for Climate, Environment and Water will be in attendance.</p> <p>Green Adelaide’s Industry Roundtable will be held on 8 September 2022 from 9.30am to 12.00pm.</p> <p>Regional Development SA Annual Summit will be in Murray Bridge on 13 September from 9.30am-4.00pm. The Chair of the Commission is participating in a panel discussion on regional housing.</p> <p>Planning Institute of Australia’s ‘On the Couch’ Breakfast with the Minister for Planning will be held on 30 September 2022 at the Rotunda, Adelaide Zoo.</p> <p>The Chair will attend and award the South Australian Geography Photo Competition (theme: ‘South Australia: A Liveable State’) on 29 October 2022 at the State Library.</p> <p>The Chair will be speaking at the Green Adelaide seminar on Climate Resilience in the Urban Environment on 18 November at the Max Amber Sports Complex in Campbelltown.</p> <p>The calendar of Commission Events for 2022 is provided at Attachment 1.</p>
Commission Stakeholders	The Chair is planning a series of meetings with metro council Mayors to discuss infill policies, the Local Design Review and urban greening.

<i>Planning Ahead</i> newsletter	The August 2022 issue of the <i>Planning Ahead</i> newsletter includes a column by the Chair that covers the publication of the SPC Strategic Plan 2022-23 and the departure of Commission Member Steven Griffiths.
----------------------------------	---

Communications Activity

Key Element	Status
Code Amendments	<p>The C&E Team are currently involved in the delivery of communications and engagement activities for the following Code Amendments:</p> <ul style="list-style-type: none"> • Miscellaneous Technical Enhancement – consultation opened on 25 July 2022. A series of engagement sessions have been held with council leaders and planners, Accredited Professionals and industry heads. A print advertisement appeared in the <i>Sunday Mail</i> on 6 August 2022. See Attachment 2. • Hackham – consultation closed on 26 July 2022. A ‘What We Heard’ report and engagement survey was distributed to submitters following the close of consultation. Overall, the survey responses were positive. See Attachment 3. • Flooding Hazards Mapping Project – late August 2022. Brochures and Factsheets have been updated and published on the PlanSA Portal. See Attachment 4. • Bushfire Hazards Overlay – TBC. • Design Standards – Driveway Crossovers – TBC. • Future Living – early 2023.
SPC Strategic Plan 2022-23	The Commission’s Strategic Plan was published on 11 August 2022 on the Commission’s website and promoted via the Chair’s e-newsletter, social platforms etc. The Strategic Plan is accompanied by a ‘key priorities for 2022-23’ brochure, developed by JP Media.
Open Space and Trees Project	Communications has been prepared to release the Arborist Review and University of Adelaide Research Report that supports the Commission’s Open Spaces and Trees Project. Communications items include website content, social media posts, e-newsletter and a Ministerial media release. See Attachment 5 .
Land Supply	<p>The Land Supply Team are looking to consult on the Land Supply methodology which will be used for Regional Plans. The targeted stakeholder consultation will involve releasing a discussion paper to:</p> <ul style="list-style-type: none"> • Urban Development Institute of Australia • Housing Industry Association • Master Builders Association of South Australia • Property Council of Australia.
Bushfire Shelters	As part of the Land and Built Environment’s broader Private Bushfire Shelters Project, a survey was conducted of building professionals to garner industry knowledge of unapproved shelters being built in South Australia. The C&E Team is now working with Land and Built Environment Team on an external communications campaign prior to the commencement of the bushfire season.

OFFICIAL

Climate Change Brochure	Work is underway to create a brochure to communicate the work of the Commission and Planning and Land Use Services (PLUS) in the climate change space. This is due for publication in September.
SCAP Brochure	A guide to how the State Commission Assessment Panel (SCAP) operates is now available on the SCAP website at the following link: https://dit.sa.gov.au/data/assets/pdf_file/0006/1091931/Guide_to_the_SCAP.pdf .
Commission Code Brochures	Work is also underway to update the brochures on 'SAs Planning System', 'Heritage and Character', 'Retail', 'Green Infrastructure' and the 'State Planning Policies' now that the P&D Code is in place and to ensure branding consistency with the move to DTI.
Regional Planning Program	Preparations are underway for communications and engagement on the Regional Planning Program (which includes the new <i>30-Year Plan for Greater Adelaide</i>). A senior communications and engagement specialist is being hired to lead the C&E aspects of this project.

Media

Key Element	Status
Consultant activities	The following activities are still to be finalised by JP Media: Additional photoshoot – Group photo and remaining headshots have been deferred to September (or later) when a new Commission member is appointed.
Performance based planning op-ed	The draft performance planning op-ed for external publication is undergoing final amendments and expected to be published in late Aug/Sep.
Media interest	The following media enquiries/activities occurred during the period: <ul style="list-style-type: none"> On 11 August 2022, the Minister for Planning gave a lengthy interview on the <i>ABC Radio Adelaide</i> morning program about the Expert Panel and planning in general. See Attachment 6.

Other Business

Key Element	Status
Expert Panel	The Implementation Review of the planning system by the Expert Panel was announced by the Minister for Planning on 5 August 2022. A webpage has been established on the PlanSA Portal and is available at the following link: https://plan.sa.gov.au/planning_review .

Attachments:

1. State Planning Commission Events Calendar 2022 (#18249493).
2. Miscellaneous Technical Enhancement Code Amendment – *Sunday Mail* print advertisement (#19091956).
3. Hackham Code Amendment:
 - a) 'What We Heard' Report (#18832941)
 - b) Engagement survey results (#19118990).
4. Flood Hazard Mapping Project – Brochure (#19093170).
5. Arborist Review and University of Adelaide Research Report:
 - a) Communication materials (#19030369)
 - b) Draft Ministerial Media Release (#19032273).
6. *ABC Radio Adelaide* transcript, 11 August 2022 – Interview with the Minister for Planning (#19135230).

Prepared by: Emma Williams

Endorsed by: Sally Smith

Date: 18 August 2022



2022 MONTHLY CALENDAR

APRIL											
				Friday 1	Sat/Sun	Monday 4	Tuesday 5	Wednesday 6	Thursday 7	Friday 8	Sat/Sun
				Planning & Building user forums					UDIA Conference		
Monday 11	Tuesday 12	Wednesday 13	Thursday 14	Friday 15	Sat/Sun	Monday 18	Tuesday 19	Wednesday 20	Thursday 21	Friday 22	Sat/Sun
	SPC Meeting										
Monday 25	Tuesday 26	Wednesday 27	Thursday 28	Friday 29	Sat/Sun						
			SPC Workshop & Meeting								

MAY											
						Monday 2	Tuesday 3	Wednesday 4	Thursday 5	Friday 6	Sat/Sun
						Minister attending GAROC				Planning & Building user forums	
Monday 9	Tuesday 10	Wednesday 11	Thursday 12	Friday 13	Sat/Sun	Monday 16	Tuesday 17	Wednesday 18	Thursday 19	Friday 20	Sat/Sun
			SPC Meeting	Green Adelaide Leaders Forum – SPC Chair speaking							
Monday 23	Tuesday 24	Wednesday 25	Thursday 26	Friday 27	Sat/Sun	Monday 30	Tuesday 31				
		Open Spaces Funding Model Meeting – Chair & Ex-officio attending	SPC Meeting	Regional Local Government CE Forum @ LGA – Minister and SPC Chair attending			Upper Spencer Gulf Summit @ Port Augusta – SPC Chair and SPC Members attending				



2022 MONTHLY CALENDAR

JULY											
				Friday 1	Sat/Sun	Monday 4	Tuesday 5	Wednesday 6	Thursday 7	Friday 8	Sat/Sun
				Planning & Building user forums Ex-Officio attending Stormwater Expert Panel meeting					SPC Meeting		
Monday 11	Tuesday 12	Wednesday 13	Thursday 14	Friday 15	Sat/Sun	Monday 18	Tuesday 19	Wednesday 20	Thursday 21	Friday 22	Sat/Sun
			SPC Site Visit – Mount Barker						SPC Meeting		
Monday 25	Tuesday 26	Wednesday 27	Thursday 28	Friday 29	Sat/Sun						
				UDIA SA 2022 Awards for Excellence – SPC Chair & Ex Officio attending							

AUGUST											
					Sat/Sun	Monday 1	Tuesday 2	Wednesday 3	Thursday 4	Friday 5	Sat/Sun
								MTE Code Amendment Briefing for Accredited Professionals	SPC Meeting	Planning & Building user forums	
Monday 8	Tuesday 9	Wednesday 10	Thursday 11	Friday 12	Sat/Sun	Monday 15	Tuesday 16	Wednesday 17	Thursday 18	Friday 19	Sat/Sun
	MTE Code Amendment Briefing for Industry Heads Metro Local Government CE Forum @ LGA – Minister and SPC Chair attending	MTE Code Amendment Briefing for LGA & Council Mayors/CEs		LCLGA meeting in Kingston – SPC Member Steven Griffiths attending			Public Information session for MTE Code Amendment	SPC Chair meeting with Minister for Planning	Public Information session for MTE Code Amendment SPC Meeting		
Monday 22	Tuesday 23	Wednesday 24	Thursday 25	Friday 26	Sat/Sun	Monday 29	Tuesday 30	Wednesday 31			
				SPC Site Visit – Salisbury & Port Adelaide Enfield							



STATE
PLANNING
COMMISSION

Have your say on technical improvements to the Planning and Design Code

Consultation is now open on the Miscellaneous Technical Enhancement Code Amendment which aims to improve the general performance and operation of the South Australia's Planning and Design Code.

The Code Amendment addresses technical and operational aspects of the Code, based on feedback from users following its first year of operation.

Public consultation on the draft Code Amendment is open until 23 September 2022.

Further information about this Code Amendment, including details on how to provide feedback and how to register to attend one of the online public information sessions, can be found on the PlanSA website: [URL](#)

Hackham Code Amendment

The Hackham Code Amendment aims to address an immediate need for further land supply and population growth in the south of Adelaide. It seeks to rezone land to facilitate a potential residential development of up to 2000 new houses plus a retail centre in Hackham, as well as provide new policy to guide development on sloping land and ensure the provision of appropriate infrastructure and services.

The Code Amendment is being led by the Chief Executive of the Department for Trade and Investment.

From 31 May 2022 to 26 July 2022, the South Australian community and stakeholders were invited to have their say and provide feedback on the proposed Code Amendment. This brochure provides a summary of the engagement activities undertaken and what we heard during the consultation process.



Figure 1: Public consultation banner placed at the Patapinda Road turn-off to Old Noarlunga

With consultation now closed, the Chief Executive is considering the submissions made and preparing an Engagement Report. This report will be provided to the Minister for Planning in due course, and the Minister will determine whether to adopt the Code Amendment.

Engagement events

The following information sessions were held during the Code Amendment's eight week consultation period.

Activity	Description & Target Audience
Information drop-in sessions for public / local residents / local businesses	<p>These sessions were aimed at all community and stakeholders. 12 sessions were offered across 3 days, detailed below.</p> <p>Wednesday 15 June 2022 (in-person session held at Old Noarlunga Institute Hall)</p> <ul style="list-style-type: none"> • Session 1 – 12-12.45pm • Session 2 – 12.45-1.30pm • Session 3 – 1.30-2.15pm • Session 4 – 2.15-3.00pm • Session 5 – 4-4.45pm • Session 6 – 4.45-5.30pm • Session 7 – 5.30-6.15pm • Session 8 – 6.15-7pm <p>45 attendees across the eight sessions</p> <p>Saturday 25 June 2022 (in-person session held at the Old Noarlunga Institute Hall)</p> <ul style="list-style-type: none"> • Session 1 – 1-1.45pm • Session 2 – 1.45-2.30pm • Session 3 – 2.30-3.15pm • Session 4 – 3.15-4pm <p>22 attendees across the four sessions</p>
Online sessions for public / local residents / local businesses	<p>These sessions were aimed at all community and stakeholders. 2 sessions were offered, as detailed below.</p> <p>Thursday 7 July 2022 (online sessions held via Zoom)</p> <ul style="list-style-type: none"> • Session 1 – 10-11am • Session 2 – 3-4pm <p>23 attendees across the two sessions</p>



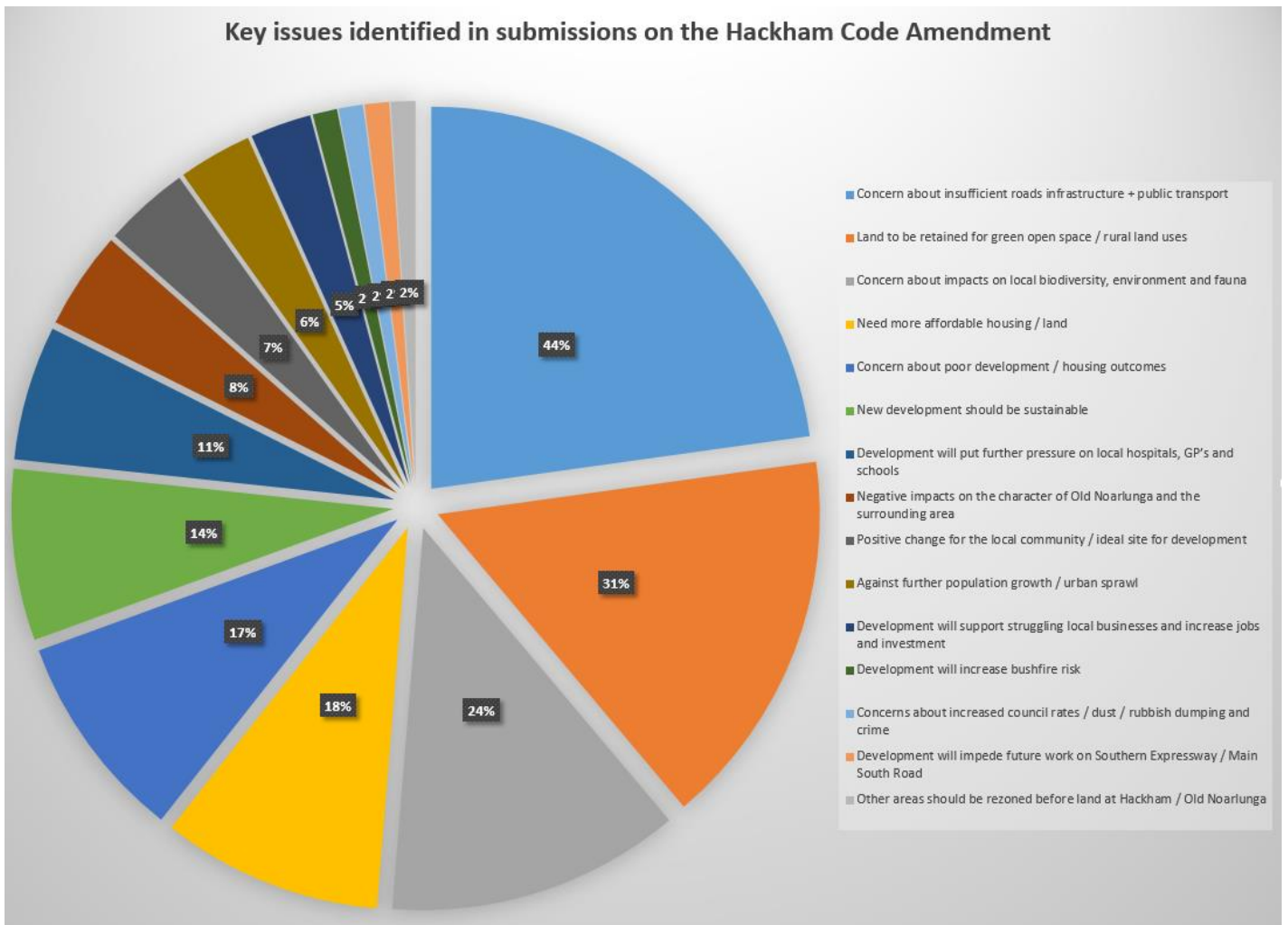
Figure 2: Public information session held at the Old Noarlunga Institute Hall on 15 June 2022

What we heard

312 public submissions were received during the Code Amendment consultation period via the PlanSA website. Feedback was also provided through a Hackham Code Amendment yourSAy consultation page, through meetings, information sessions, by phone and email.

Submissions were varied, some expressing support and others raising concerns about the Code Amendment.

Given the large number of submissions received on this Code Amendment, they have been analysed thematically. The most frequently made comments can be themed in the following ways:



Submissions in support noted:

- Development in Hackham will result in a positive change for the local community.
- More affordable housing and land is needed.
- Development will support jobs and investment in the local area.

Some common concerns raised included:

- Insufficient road infrastructure and public transport in the area.
- Land should be retained for green open space / rural uses.
- Development should include larger allotments.
- Impacts on local biodiversity, environment and fauna.
- Impacts on the Onkaparinga National Park and Onkaparinga River.
- More affordable housing is needed.

- The quality of the proposed housing development.
- Additional pressure on social infrastructure such as hospitals, local GP's and schools.
- Development should be sustainable and environmentally friendly.
- Not supportive of further population growth / urban sprawl.
- Negative impacts on the character of Old Noarlunga and adjacent areas.

A diverse range of individual issues were also submitted and will be considered. The above list seeks to provide a snapshot of the most common themes identified in submissions.

Next steps

- The Chief Executive reviews submissions and prepares an Engagement Report. The Engagement Report will detail any recommended changes to the draft Code Amendment based on consultation feedback.
- Following receipt of the Engagement Report, the Minister may consult with the State Planning Commission.
- The Minister makes a determination on the proposed Code Amendment.
- Should the Code Amendment be adopted, the final Engagement Report and Code Amendment Report will be published on the PlanSA website within five business days of the Minister's decision.
- The Code Amendment is referred to the Environment, Resources & Development Committee of Parliament for scrutiny.

If the Code Amendment is approved, a copy of the final Engagement Report will be sent to those who provided a submission during the consultation period. This will outline any significant changes made to the proposed Code Amendment as a result of public feedback.

Contact

Code Amendment related enquiries can be directed to:

Contact: PlanSA

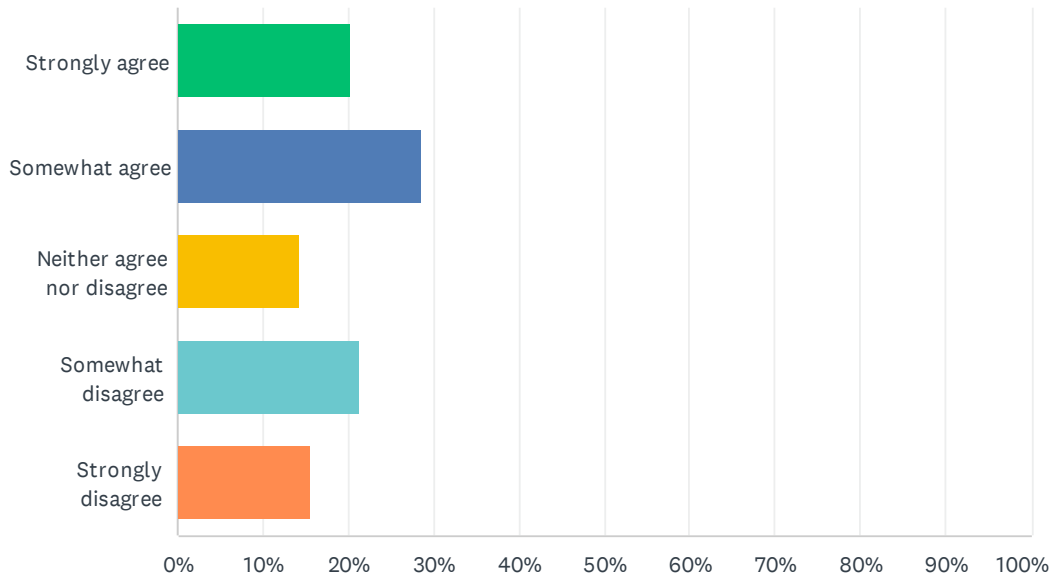
Telephone: 1800 752 664

Email: plansa@sa.gov.au

Visit: plan.sa.gov.au/en/codeamendments

Q1 I feel the engagement on the Hackham Code Amendment (2022) genuinely sought my input to help determine if the proposed Amendment is suitable for adoption, or if changes should be made.

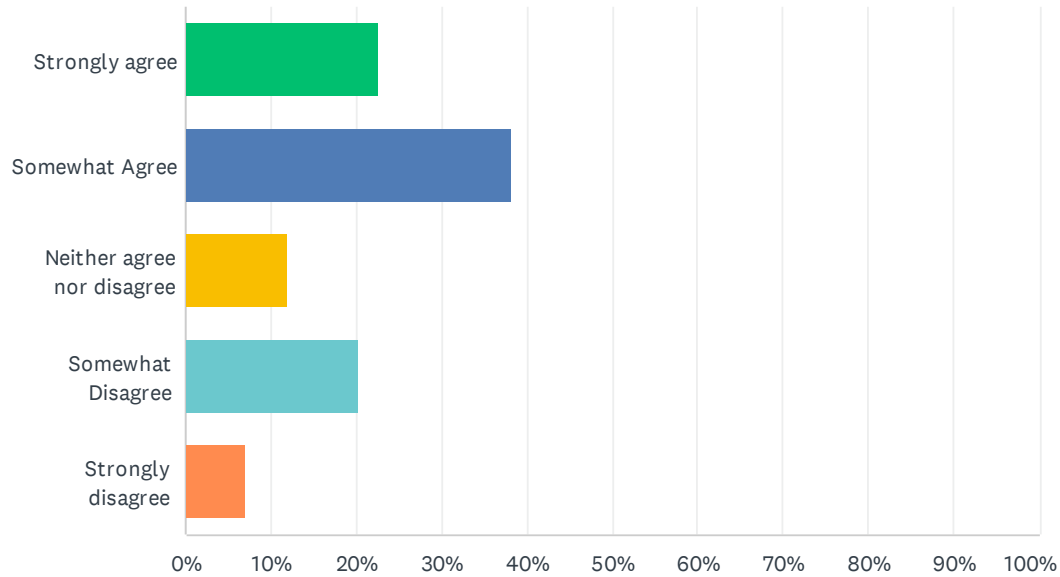
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	20.24%	17
Somewhat agree	28.57%	24
Neither agree nor disagree	14.29%	12
Somewhat disagree	21.43%	18
Strongly disagree	15.48%	13
TOTAL		84

Q2 I believe I was given sufficient information to take an informed view on the Hackham Code Amendment (2022).

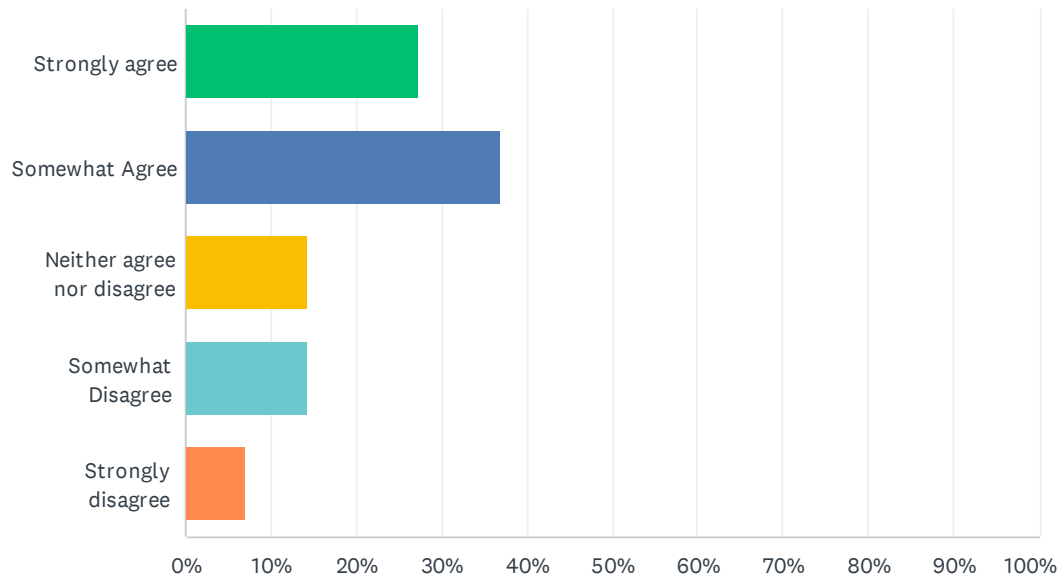
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	22.62%	19
Somewhat Agree	38.10%	32
Neither agree nor disagree	11.90%	10
Somewhat Disagree	20.24%	17
Strongly disagree	7.14%	6
TOTAL		84

Q3 I was given an adequate opportunity to be heard.

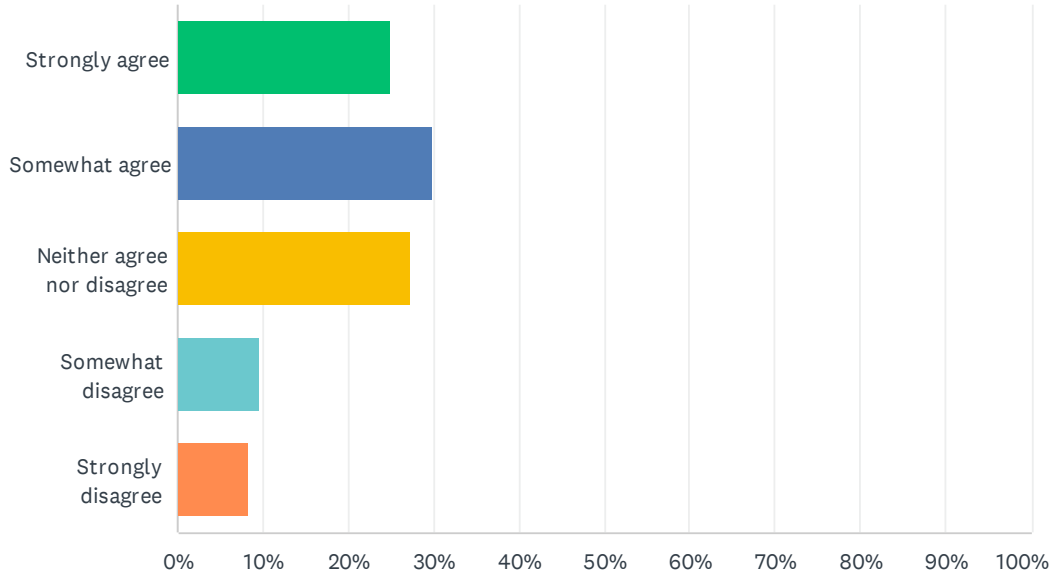
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	27.38%	23
Somewhat Agree	36.90%	31
Neither agree nor disagree	14.29%	12
Somewhat Disagree	14.29%	12
Strongly disagree	7.14%	6
TOTAL		84

Q4 I felt informed about why I was being asked for my view on the Hackham Code Amendment (2022), and the way my views would be considered.

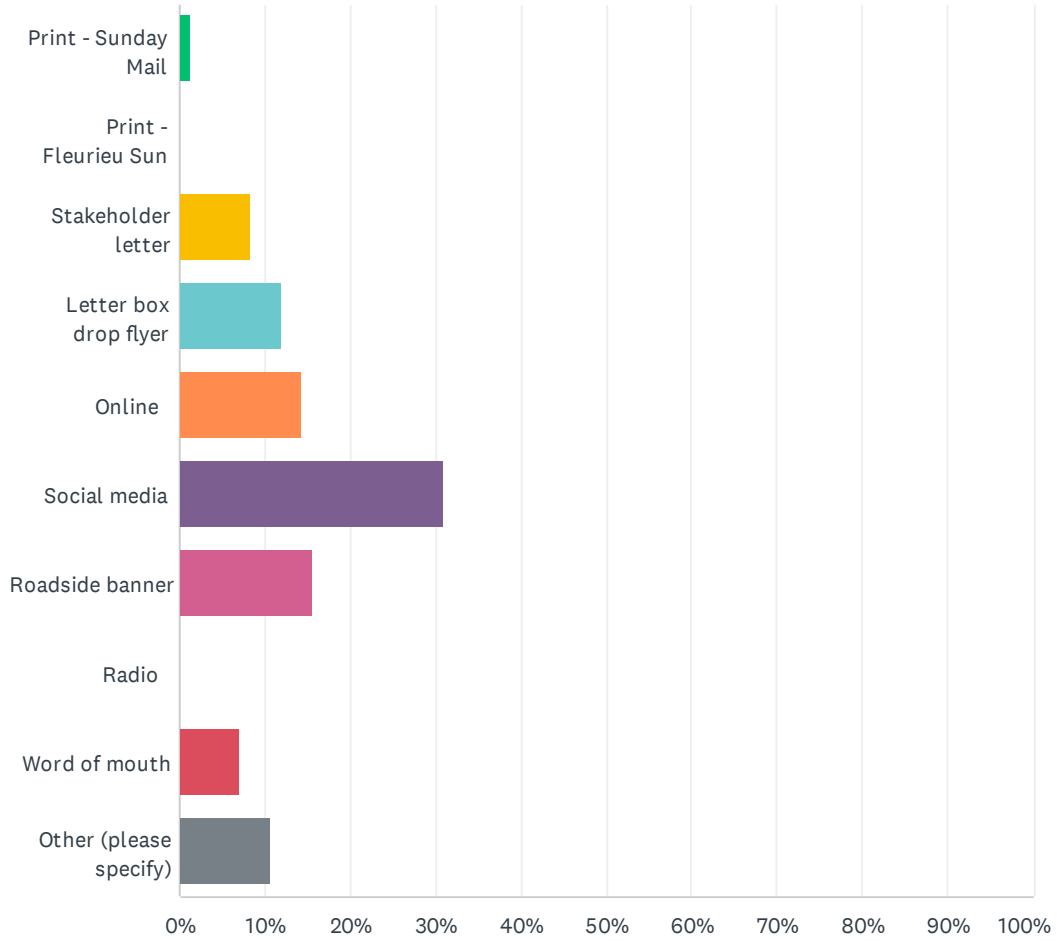
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	25.00%	21
Somewhat agree	29.76%	25
Neither agree nor disagree	27.38%	23
Somewhat disagree	9.52%	8
Strongly disagree	8.33%	7
TOTAL		84

Q5 How did you find out about the Hackham Code Amendment (2022) engagement process?

Answered: 84 Skipped: 0



Evaluation of engagement on the Hackham Code Amendment (2022)

ANSWER CHOICES	RESPONSES	
Print - Sunday Mail	1.19%	1
Print - Fleurieu Sun	0.00%	0
Stakeholder letter	8.33%	7
Letter box drop flyer	11.90%	10
Online	14.29%	12
Social media	30.95%	26
Roadside banner	15.48%	13
Radio	0.00%	0
Word of mouth	7.14%	6
Other (please specify)	10.71%	9
TOTAL		84

Other:

NextDoor Blog
Property owner
A Notice within the Notice board at Old Noarlunga.
Sign on the side of the road
Council Your Say website
There was NO public meeting. NextDoor blog told me.
Signage banner at old noarlunga
Radio
Didnt

Q6 Is there anything else you would like to comment on in relation to the Hackham Code Amendment (2022) engagement process?

Answered: 65 Skipped: 19

There was no easy to find information on how the space would be subdivided, that is, what the developer's intentions were with regards to block sizes, affordability, green space, etc.
The signage and radio information helped to inform people about the feedback but I'm not sure some of the community would understand why they needed to engage in the process
Will there be a tender process to select a developer? Will there be strict developmental rules included in the tender? What is the estimated start of the land release?
I would like no know the outcome of the code amendment.
Don't allow it
Felt it was a foregone conclusion - department certainly well prepared but given they're planning on 2x household more cars on road (presumably mostly petrol driven) & further drain on electricity & gas supplies, not exactly eco friendly, & that's not considering the increased pressure on the Onkaparinga Conservation Park. There appears to be just another pile on of pressures to the environment. By only encouraging individual comments, it discouraged meetings to discuss the issues & therefore tended to kill debate. Which may have been the intention.
The rezoning process needs to be based on environmental science not uninformed community opinion worse, developers wants. The case for why this is being proposed needs to be made rather rather than rezoning for conservation. This is has not been done. All the information around the issue should be presented, not just that which is favourable to the (developer) hoped for outcome.
Pitiful
We appreciated the opportunity to be involved but it has really felt like a done deal all along, especially given we have been given an opportunity by the developer to provide feedback on a new suburb name for the area! It has also been hard to separate the code amendment with the development and maybe the engagement could bring these together more.
Instead of cutting up the hillside area go south b4 aldinga
The engagement is flawed and cant be taken seriously given it has to date omitted engagement on the infrastructure deed. The initial engagement summary report even confirmed infrastructure as the number one issue of interest and concern to respondents, yet there is an absence of transparency on this issue.
The information about the intention to seperate this area from hackham and create a new suburb should have been given as part of the initial consultation
I hope this land is used for betterment of the community (public /low cost homes) and not just profit.
Gov has NO right to convert nature or farmland into concrete. Having stolen the whole continent, the Australian apartheid has been using it to kill the entire Planet.
Like all of these things, it feels very much like a forgone conclusion that the development will go ahead. I feel like the community has very little say in that as the machines are already in progress and the council/developers have gone too far to say no. The bit where I feel our feedback is valuable is in putting controls in place around the development and helping to shape the development into something that is sustainable and pleasant. I think the council could be more upfront about this, i.e. say that the likelihood of the process being stopped is almost zero so people focus their attention on shaping rather than trying to convince the council to stop something that is already going to happen
It's well needed. Thankyou
I think paper letterbox flyers shouldve been sent out.
I found the printed information misleading, especially 2 points: Air quality information was taken in Christie Downs and assumed it would be fine to build an extra 2000 homes in Huntfield Heights/Hackham next to main South road and the express way based on another suburbs data. I live opposite the site and can already hear traffic through a closed house. I brought this up during an online information session and was told simply to email the query. Secondly the home owners grant scheme was brought up as an important point as to why so many homes are needed. This grant has expired, additionally interest rates and house prices have just gone up considerably. 2000 homes is very significant and will create a new suburb in an area which has already seen recent expansion and we do not approve of the size of the proposal. The location of the traffic lights leading significant traffic through residential areas was brought up by myself and mother attendee during online information session. I was told it was too early in the process to be given any information about this. I asked what residents and community can have a say about and this question was not answered because the reply was that it was not up to the people who provided the information session. I did not feel heard at all and the building work will go ahead without considering any of our worries - as people who know the area best will be ignored.
I think the housing development should go ahead
all partys have done a brilliant job
More detailed responses from online social media interaction should be considered rather than so called engagement sessions held during the working week. More people made comments on online posts than attended all the engagement sessions.
Nature, farmlands and historic district belong to us all. Must NOT be used for population sprawl. Housing is to grow in already populated areas. Thanks & best wishes

A report has been generated on people's opinion's but what actions will be taken? It's easy to report these, but you need to list the actions you will take to address it. Otherwise this is just a wasted exercise and our opinion's mean nothing. I feel the decision to go ahead has already been signed off and nothing the public say will change that. If that is not the case, then provide details on alternative plans to address the concerns for all involved.
Whether my views are taken into account won't be known until a decision is made so this survey is rather premature
More information about this, who will be the developer, how will they assure that they will meet the standards for this development... and questions like that, there was no information indicating anything.
Hope it is a quick process. Land Is needed urgently for new home buyers
Seems to being conducted very well with public consultation
I feel strongly that too many high density developments are putting a strain on our facilities, water supply and our Hills Face Zone Amendment is being revoked for Money Hungry Developers, no consideration is given to damage extra human development is having on the fauna and flora of the area and the residence that moved to this area for the beauty of living closer to Nature.
I feel despite submitting my concerns I really feel this will be tossed aside as I believe the council never really care about listening to the community but more how much extra money they can make. If I was really heard the council would contact each person to discuss or post the consolidated main points online to show they were read.
Panel only seem to comment on the completed proposal when you bring up elements to consider they just say put in a submission
I feel like this is just a tick box and wouldn't have mattered if everyone said no, the areas facilities beary cater for the amount of houses already here let alone the extras. You should fix these issues before looking at adding in so many more houses. Feel like in 10 years will be no open spaces left down south for animals.
Thanks
Affordable housing and land needed in this area, should have been done years ago, before other areas out further south, from Hackham.
Please don't do it.
The engagement process isn't finished, so I would assume the development is not approved as yet, but we have already received information from the developer about renaming this part of Hackham, so it feels like a forgone conclusion that the development is happening. This is very disappointing.
There was no information about thing like traffic modelling, integration with existing built and natural environment, desired character, etc. etc.
Appears on paper Sa gov has advertised the fact this is being proposed, however the only place I knew about it was a road side sign. I'm active on social media and did not see this pop up anywhere? People are busy, very busy as more people have work to make ends meet. Like to see stats on the demographic of attendees to the sessions at the old Noarlunga hall? I would say predominant older generation/ retired as they have more time.
Should have been done years ago
Remember once it is done there is no turning back. Consider everything about how traffic will flow, are the roads wide enough would emergency services be able to get through if there were cars parked either side and where will people put there bins out? Is there enough green space to assist to expel heat? Is the housing going to be too close together that if there was a fire it likely would spread? Consider every little aspect, this should not be about profit but about sustainability. Look at other subdivisions, what has worked and what hasn't?
Not all information given was true and correct.
I will have to see if any of the suggestions put forward come to fruition to see whether this was just a pr exercise or the consultation was genuine.
I am concerned that even though we were given the opportunity to give input that input will not really be taken into consideration and the developer will get what they want to ensure maximum profit.
If it helps the community grow and thrive I have no objection
I feel the lack of 'real' notification to the people within the Southern area was more by design than accident. Both from an SA Gov and Local Council perspective. If it weren't for the fact that I found a notification within a Notice board at Old Noarlunga, I would never have known of the Re-Zoning. I imagine 95%+ of the people living in the area are unaware of this 're-zoning' process. Better (much, much Better) notification to residents of the southern area should have been made. This is evident by the number of people who opposed the housing construction being undertaken currently on Commercial Road, Seaford.
I did see the banner on the side of the road as well... no letter box drops at all... I do not receive the paper either so unless I pulled over to read the signage, I would not have realised what it was about. I appreciate someone on social media sharing the proposal. I strongly feel that we should be ensuring that we keep some areas left to open spaces, so many houses are being put up so close together, it's squashing out our native animals space to move, we enjoy seeing kangaroos and koalas in our suburb. I really hate the thought of cutting down trees to build even more houses along that strip. We live in a beautiful part of Adelaide and would like to keep it that way.
I saw the engagement on the City of Onkaparinga facebook page.
I have no problem with the development. Issues that are paramount are well thought out traffic management. The roads for access to South Road and the Southern Expressway are basically rural and needs indepth analysis to ensure safe and timely traffic flow. With potentially another 4,000 people in the area, consideration needs to be given to medical care. Upgrading of the Noarlunga Hospital needs to be taken into consideration.
It's too close to the national park.
Why are other prime vacant areas areas not being considered first?
Feel the decision has already been made and they are only asking because it is a requirement of the process. Very little sense of genuine consultation or opportunity for the development to be rejected.
Clearly the council will do whatever it originally intended, regardless of feedback received, but it was still worth the opportunity to let you know we here in Old Noarlunga do not wish for this to go forward. Much like elections really. Have a nice day..
Nothing more to add except to urge you to reconsider this plan.
I would rather not have my property included in rezoning
Fix the infrastructure first
I havnt recieved any feedback on regards to my input and I believe that no matter what is said they are going to go ahead with the development anyway.

FLOOD HAZARD MAPPING AND ASSESSMENT PROJECT

Delivering more consistent and contemporary flood hazard mapping to better prepare for and minimise impacts arising from flood risks.



Identifying and planning for flood hazards

Natural hazards are an inherent part of the South Australian landscape and have the potential to impact on people, property, infrastructure, our economy and the environment.

Flooding is one of the most costly natural hazards in South Australia, regularly affecting households, communities, businesses and government.

It has the potential to impact our safety and natural built environments; however, by investigating, mapping and planning, we can prepare for and minimise the hazards arising from flood risk.

Mapping and planning natural hazards

The costs of natural disasters are driven by population growth, climate change, and property value growth.

As we continue to grow and develop, we need to plan for these natural disasters, 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.

Climate change will increase the severity of storms and significant rainfall events in South Australia, leading to an increased risk of floods state-wide.

In 2017, the Australia Business Roundtable for Disaster Resilience and Safer Communities, estimated that flooding in South Australia contributed to an annual average of \$26.6 million in damages – roughly 13 per cent of state-wide damages from natural hazards.



All floods are not the same

There are several types of floods; each differing in terms of occurrence, potential damage and management measures:

- **Riverine flooding** – occurs six or more hours after heavy rainfall when excess water flows over the banks of watercourses.
- **Flash flooding** – also known as surface water flooding, it occurs less than six hours after heavy rainfall, ranging from overbank flow from quick response streams to run-off on its way to a waterway or run-off exceeding local drainage capacity (stormwater flooding in urban catchments).
- **Infrastructure failure** – caused by failure of infrastructure that controls, conveys or stores water; e.g. pipes, pumps, dams or levees.
- **Coastal flooding** – caused by elevated sea levels as a result of tidal and/or wind-driven events, including storm surges in lower coastal waterways (which is not part of this project).

Flood mapping is an important tool, and is used:

- to draft flood-risk management plans
- to prevent flood damage through the location and design of new development
- in regional and land use planning
- to provide information on floods
- in emergency management including flood response planning
- in determining what the lowest allowable construction elevation should be to avoid flood for infrastructure planning.



01 The Role of the Flood Hazard Mapping and Assessment Project

The Flood Hazard Mapping and Assessment Project (the Project) is being undertaken to deliver more consistent and contemporary mapping of riverine and flash flooding hazards across South Australia.

The data from the Project will serve as a valuable asset across several government departments, services and activities – providing greater certainty when assessing new developments and also informing rezoning, regional planning, infrastructure planning and emergency management.

Key Project Deliverables:

- New and updated detailed flood studies to:
 - incorporate more contemporary flood data
 - incorporate a range of flood events (sizes)
 - ensure that the hazard is a measurement of the velocity and the depth of the event
 - address the impact of climate change and future development growth to 2050.

New Digital Elevation Modelling will be used for flood modelling across five regional areas

- Incorporating the detailed flood studies and updated hazard mapping to the Planning and Design Code (the Code) through two Code Amendments.

The Project will be delivered in three stages:

- Stage 1 – Flood Hazards Mapping Update Code Amendment: the Chief Executive of the Department for Trade and Investment has initiated a Code Amendment for certain local government areas, to remove or amend parts of the Hazard (Flooding - Evidence Required) Overlay and incorporate new flood hazard mapping based on more contemporary data and current flood hazard mapping that was not available when the Code was implemented in March 2021.
- Stage 2 – Preparation of Mapping Products: the Department is commissioning updated and new flood hazard mapping across the state to better identify flood risk using improved data and more consistent modelling.
- Stage 3 – State-wide Flooding Hazards Code Amendment: the State Planning Commission (Commission) will initiate a state-wide amendment to the Code to include the new mapping and updated policy.



The Code Amendment Process

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.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (under the Planning, Development and Infrastructure Act 2016 and associated Regulations).

Code Amendments may be undertaken by a range of entities including the State Planning Commission, councils, state agencies, people who have an interest in land, or the Chief Executive of the Department for Trade and Investment.

As part of the Flood Hazard Mapping and Assessment Project, two Code Amendments will be initiated and released for public consultation.

During the period that the flood studies are being prepared and where possible, the Code will be updated to include these studies. These updates will increase the accuracy of the flood hazard mapping in the Code and ensure the maps are based on the latest available flood data. The updated flood mapping will provide greater protection for some forms of development within areas identified as having a flood hazard risk, while also helping to simplify the assessment process in areas where the flood overlays do not need to apply.

The Flood Hazards Mapping Update Code Amendment proposes to update the current flood mapping in 16 council areas. The Code Amendment will include a limited review of the 'Hazard (Flooding – Evidence Required) Overlay', which currently applies across various councils and the outback areas of the state.

All Councils have agreed to have their council areas included in this Code Amendment, and some of these Councils have provided new mapping, prepared in partnership with their consultants. The Code Amendment will consider removing overlay in areas where its application is unnecessary or not required.

The State-wide Flooding Hazards Code Amendment is a state-wide review of the 'Flood Hazards Overlay' and 'Water Resources Overlay' in the Code. It seeks to minimise the impact of flood hazard on people, property and nature by incorporating standardised and contemporary flood hazard mapping and policy in the Code that can be well understood by the general public and is consistent with national best practice guidelines.

This Amendment proposes to change the following overlays:

- Hazard (Flooding) Overlay
- Hazard (Flooding – General) Overlay
- Hazard (Flooding – Evidence Required) Overlay
- The Water Resources Overlay

Project Delivery Timeframes

The Project outcomes are expected to be delivered in the following timeframes:

1 Stage 1: October 2021 to early 2023

Flood Hazard Mapping Update Code Amendment will update the existing spatial layers of the Hazard (Flooding) Overlays to reflect a number of recently completed flood studies and to remove the existing 'Flooding – Evidence Required' overlay where justified.

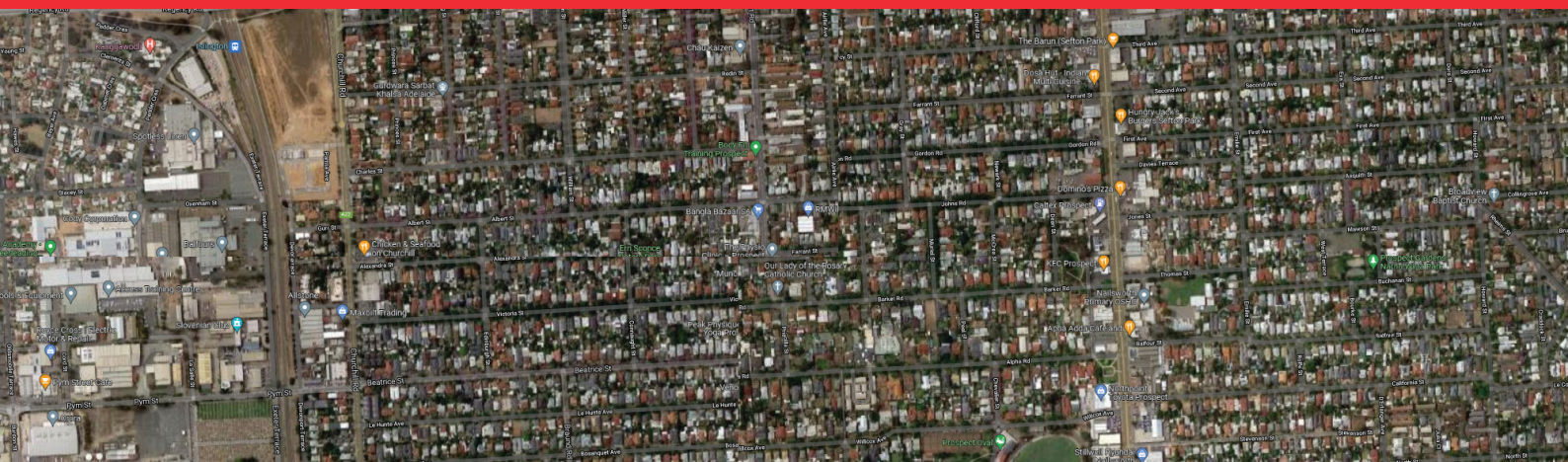
- A standard specification for flood modelling, ensuring future land use planning uses the same basis for future flood hazard identification.

2 Stage 2: July 2021 to September 2022

Delivery of enhanced and new flood studies and mapping products.

3 Stage 3: late 2022 to late 2023

State-wide Flooding Hazards Code Amendment will update the Code with new flood hazard mapping and policy.



02 Flood Hazard Terminology

Average Exceedance Probability (AEP):

is the term used to explain the chance of a flood of a given size (or larger) occurring in any one year. It is usually expressed as a percentage; for example, the Bureau of Meteorology (BOM) explains this as – for each year, there is a 1% chance (i.e. a 1 in 100 chance) that the defined event will be equalled or exceeded (once or more than once).

Historically, flood hazard mapping and associated planning policy has primarily been based on 1% AEP as the defined flood event. This project seeks to ensure that the planning outcomes in the future also consider a 5% and 0.2% AEP.

Note: while a 0.2% AEP is being used as the largest event for planning purposes, there is a residual risk of rarer and more significant events occurring. This means, it cannot be assumed that land is free from flood risk.

Flood Hazard: related to the type of flood and varies with severity and location in the floodplain. The hazard is characterised by the velocity and depth, rate-of-rise, the topography of the floodplain, and the timeframe from rainfall to flooding.

The faster or deeper the water, the greater the hazard.

The table below describes the hazard categories used for each of the existing Overlays in the Code relating to flood hazards.

Overlay	Hazard Category	Description
Flooding	Medium-High	Within this overlay a 1% AEP event in areas of highest risk may cause structural damage to buildings and may be unsafe for persons to escape through floodwaters and would not be safe for vehicles.
Flooding-General	Low-Medium	Within this overlay a 1% AEP will still likely be safe for children and the elderly to escape through flood waters.
Evidence Required	Unknown	Unknown flood risk is applied to those areas where no detailed flood study data is available.

Flood Risk: is a combination of the chance of a flood occurring and the consequences for people, property and infrastructure. The consequences depend on the community's exposure and vulnerability to flood impacts.

Flood risk is harder to manage where development—or the right to develop—already exists. The risk to existing infrastructure is usually reduced through improvements to protection as part of any upgrade.

While there are ways of managing flood risk to reduce the consequences of flooding—modifying flood behaviour, property modification, and community response—none of these measures are stand-alone solutions for addressing flood issues.

Usually a combination of flood response and property modification measures is the recommended option to reduce risk to an acceptable level and manage the remaining risk(s) appropriately.

Water Sensitive Urban Design (WSUD):

Stormwater is rainwater that has fallen onto roads or roofs and often contains chemicals or pollutants. WSUD is an approach that uses better urban planning and design to reuse storm water, stopping it from reaching our waterways by mimicking the natural water cycle as closely as possible.

By working at all levels – lot, street, precinct – and with a range of treatment options – rainwater tanks, rain gardens, sediment ponds, wetlands, and swales – WSUD helps to reduce the harm stormwater causes our rivers, lakes and creeks.

WSUD measures try to minimise increased water run-off or change the timing of the flows, and as a result – the flood level. Noting that the water held by WSUD measures generally only minimises impact from the more frequent and smaller flood events (e.g. up to 20% AEP).



03 Questions & Answers

General

Q – What is the chance of experiencing a 1% AEP flood event once or more in a lifetime?

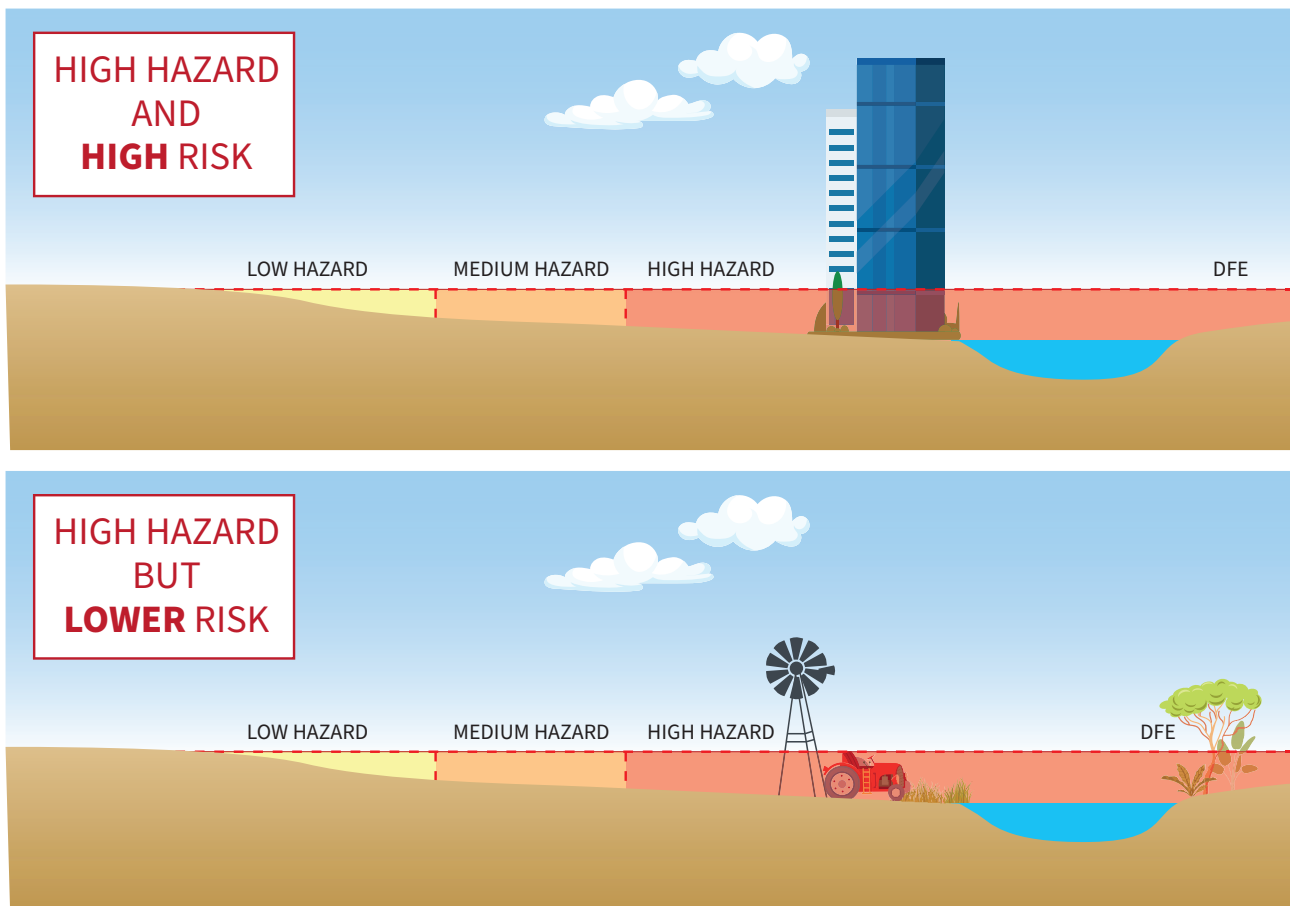
A – The chances of experiencing different sized flood events in a given period of time can be estimated mathematically. If you lived for 70 years in one location that had a 1% chance of flooding in any one year, there would be a 50% chance of you experiencing at least one flood during that 70 year period.

However, the chance that you would be affected by a flood does not just depend on the likelihood of your own property flooding. Floods can disrupt transport networks, impact tourist destinations and prevent food from reaching markets.

Likelihood	AEP	Probability of the flood occurring in a lifetime (70 years)	
		At least once	At least twice
1 in 20	5%	97%	86%
1 in 100	1%	50%	16%
1 in 500	0.1%	13%	

Q – What is the difference between flood hazard and flood risk?

A – A flood hazard exists whether or not it poses a risk of impacting people. The below diagram further examines the difference between risk and hazard. The flood hazard depicted is the same in each example; however, the risk will change depend on the land use exposed to the hazard.



Source: Queensland Reconstruction Authority 2012, Planning for Stronger, More Resilient Floodplains, p.10

Q – Why isn't a 1-in-100 Average Return Interval (ARI) used?

A – All floods are different; while we don't know when or how the next flood will occur, very large floods can happen in the same year as weather is unpredictable.

The term '100-year flood' can be misleading, as it gives the impression that this flood will only occur once every 100 years. It is based on the idea of an ARI, which is the average number of years between when a flood of this size would occur; i.e. 100 years.

Another way to express this is to say that every year there is a 1 in 100 (1%) chance of a flood of this size occurring. This is why the use of the term Annual Exceedance Probability (AEP) is now the preferred term as the word emphasises that there is a chance 'every year' that a flood of this size could occur.

Conversion between AEP and ARI

ARI	AEP%
20 year	5
50 year	2
100 year	1
200 year	0.5
500 year	0.2

Flood Hazard Mapping Update Code Amendment:

Q – What is the Hazards (Flooding – Evidence Required) Overlay and how will it be removed?

A – The Flood Hazard Mapping Update Code Amendment is the first stage of the Flood Hazard Mapping and Assessment Project.

The Code Amendment will update flood hazard mapping for 16 Local Government Areas using recently completed flood mapping or completed mapping that was not made available in time for the implementation of the Planning and Design Code. The Code Amendment is not proposing to change flood policies in the Code.

The Hazards (Flooding – Evidence Required) Overlay applies to areas where no floodplain mapping has been prepared or provided. It takes a precautionary approach to help reduce the potential impacts of flood risk through the appropriate siting and design of development.

This overlay has performance assessment policies that enable decision makers to consider whether the site is in a high or lower hazard area – and determine the suitability of the land use and whether a design response is adequate to minimise flood risk.

The Code Amendment will replace the Evidence Required Overlay with the Hazard (Flooding)

Overlay where the regional data demonstrates that a flood hazard does exist and removed for areas where no flooding risk is demonstrated. The Hazards (Flooding) Overlay is proposed to apply in areas where regional coarse 5m scale mapping combined with watercourse data shows there is evidence of flooding.

The process for removing this overlay involves assessing coarse regional mapping, considering watercourse data (for accuracy) and examining any history of flooding with local governments.

The Flood Hazard Mapping Update Code Amendment proposes to remove the Hazards (Flooding - Evidence Required) Overlay in rural areas and escarpments where where the coarse regional mapping demonstrates that there is minimal risk of flooding, including locations in:

- The whole of Mount Gambier
- Outback Areas of South Australia
- Upper catchment sloping areas in the cities of Playford, Mitcham, Burnside, Marion, Onkaparinga and Port Lincoln
- Coober Pedy and Roxby Downs
- City of Port Adelaide Enfield (Improved to include new or updated mapping and to correct an error in the original application of the overlay).

Q – Which councils will have updated flood maps included?

A – New council flood mapping that is ready to be incorporated into the Code include:

Council	Area
Burnside Council	1st to 3rd Creek Flood Study
Charles Sturt, Prospect and Port Adelaide Enfield Councils	Barker Inlet Central SMP
Playford Council	Smith Creek Floodplain and Flood Hazard Study
Clare Valley and Gilbert Valley Councils	Auburn township
Mitcham Council	Sturt River urban catchment, McLaren Street catchment, Brownhill Creek urban catchment
Port Lincoln Council	Port Lincoln SMP
Unley Council	Unley Urban Floodplain Study & Sturt Creek Urban Catchment
Naracoorte Lucindale Council	Naracoorte township
Salisbury and Port Adelaide Enfield Councils	Dry Creek SMP

State-wide Flooding Hazards Code Amendment:

Q – Will my property be affected by the State-wide Flooding Hazard Code Amendment?

A – The State-wide Flooding Hazards Code Amendment is the third stage of the Flood Hazard Mapping and Assessment Project.

The State-wide Flooding Hazards Code Amendment will update flood policies within the Planning and Design Code and introduce the new flood hazard mapping prepared in the second stage of the Flood Hazard Mapping and Assessment Project.

As a result of this Code Amendment, your property maybe placed in a flood hazard overlay for the first time. Alternatively, if your property is in a flood hazard overlay now, it may be removed from the flood hazard overlays all together or change to a different overlay. Based on the provision of new flood mapping or the updated flood hazard modeling.

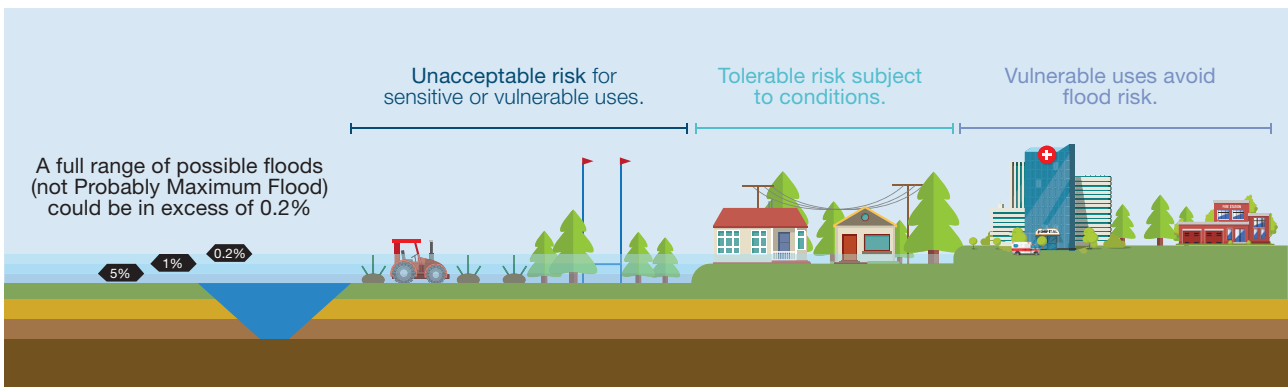
In addition, changes to the flood overlays may result in new or revised policy being applied to development on your property.

With new and enhanced mapping being prepared, some properties may have a change to what flood hazard overlay applies, due to the impact of climate change and updated hydrological information.

The State-wide Flood Hazard Code Amendment will be released for community consultation after of the flood studies and updated mapping being undertaken as part the Project have been completed.

Q – What mapping differences will be seen through the Statewide Code Amendment?

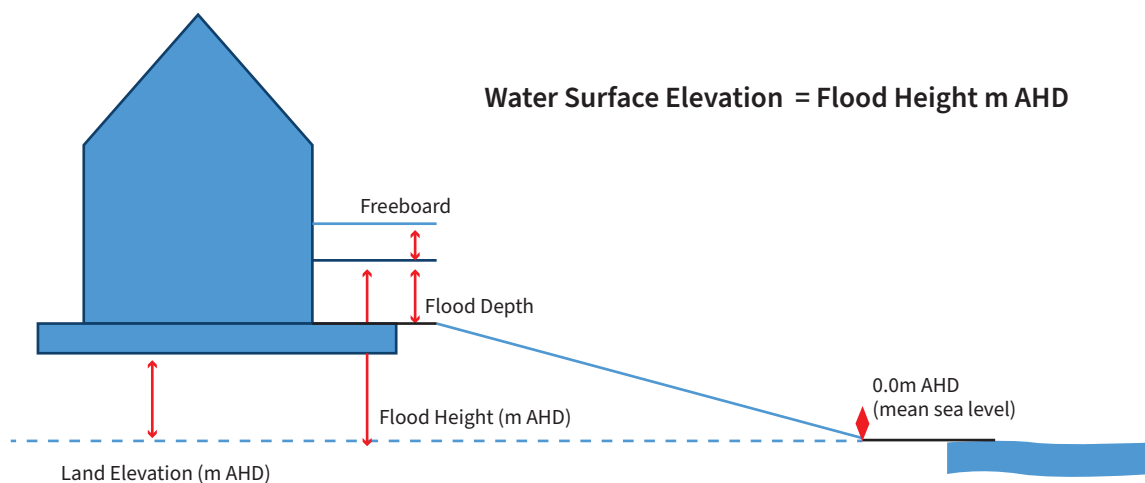
A – The Project has set a new standard for flood studies, which will help ensure flood hazard policies in the Code are applied consistently across the state. To learn more about how the maps are developed and used refer to Flood Hazards – Understanding and Using Flood Maps on the PlanSA portal.



The changes being proposed to the spatial application of existing Overlays in the Code relating to flood hazards are as follows:

- Removal of the Hazard (Flooding – Evidence Required) Overlay for the majority of the state.
- The Overlays will be divided into the following areas:
 - areas that are generally intolerable for development and subject to regulations – additional structures are classed as development in these areas
 - areas that are tolerable for development based on design responses (e.g. building above the floodplain)
 - areas that require the avoidance of critical land uses, such as hospitals and emergency services that needs to be accessible and safe during a 0.2% Annual Exceedance Probability (AEP) flood event.
 - Updates to the reference layers within the South Australian Property and Planning Atlas (SAPPA) will help support the policy by depicting the flood risk for 1%, 5%, and 0.2% AEP, as indicated in the diagram above.

The reference layers will, where possible, assist in providing information for determining the building height (i.e. the water surface elevation plus the free board); and can also be used for the preparation of Regional Plans, for rezoning investigations—as part of the Code Amendment—and for impact-assessed developments requiring an Environmental Impact Statement (EIS).



Q – How will the new flood policy be developed?

A – Research on best practice national and international planning policy and comments on the current Code have been collated.

It is intended that policy issues will be workshopped with councils – with the initial draft policy options to be tested against the mapped scenarios to determine their practicality from an urban form and design sense.

Once the draft flood policy has been tested, other planning issues will be considered including the impact of the streetscape design and accessibility to housing.

Q – How does stormwater flooding and Water Sensitive Urban Design (WSUD) impact flood hazard?

A – It is expected that local roads in metropolitan Adelaide may flood in more frequent events as most council underground stormwater systems cater for a 5% to 10% AEP event. Roadways are designed to accommodate excess stormwater; it is also possible that gardens, driveways and sheds on properties may experience shallow flooding regardless of whether they are included within a flood overlay.

This scenario is called “nuisance flooding” due to the impact and costs associated when flooding is relatively low.

Incorporating WSUD measures into new developments can help to mitigate risks from flooding; by changing the timing of flows and therefore the flood level. Noting, that the water held by WSUD measures generally only minimises impact from the more frequent and smaller flood events (e.g. up to 20% AEP).

The Project scope does not cover “nuisance flooding” associated with frequent rainfall events; it focuses on flooding hazard events—between a 5% AEP and 0.2% AEP event—as shown in yellow in the table below.

WSUD is designed to assist in reducing stormwater flooding but does have a significant impact on riverine or surface water flood hazard events, which is covered by the Project.

Planning and Building	Uses in Engineering Design	Frequency of Event	AEP(%) rough range	ARI (x/100 years)
Stormwater Management Overlay Building Rules Requirements	WSUD	Very frequent	99.75% - 65%	Less than 1
Stormwater Management Overlay Design in Urban Areas General Policy Building Rules Requirements Storm water pipe design	Minor System Frequent	65% - 10%	Between 1 and 9	
FOCUS Hazard Overlays	Major System Floodplain management & Waterway design	Infrequent	10%- 1%	Between 9 and 100
		Rare	1%- 0.05%	Between 100 and 2000
	Design of high-consequence infrastructure (e.g. major dams)	Extremely rare	0.05% - PMP	2000- PMP

Q – What about the requirements under the Building Code of Australia?

A – Whilst the Building Code of Australia (BCA) has standards for building in flood prone areas, these standards are currently not applied to South Australian legislation.

These standards are only relevant if there is a risk of new buildings being vulnerable to failure or structural damage due to a flood hazard. This occurs when the flood hazard classification is a H5 or H6. The minimum depth of a H5 is around 0.6m with a velocity of 2m/s or a depth of 2m with zero velocity.

The State currently does not propose development within areas deemed to have these classifications and so it is not considered necessary to apply the BCA requirements.

Q – What does it mean if I am located in one of the Overlays?

A – Refer to the [‘Understanding the Flood Hazard Overlays in the Planning and Design Code’](#) on the PlanSA portal, to understand how the overlays apply to development on your property.



04 Learn more and Have your Say:

Q – When will I have a chance to have my say on this Project?

A – Public consultation on the Flood Hazard Mapping Update Code Amendment is expected to be held in mid to late 2022. Consultation on the State-Wide Flooding Hazards Code Amendment is expected to be held in mid-2023. Details will be available on the PlanSA portal closer to the time of each consultation.

Q – Where can I find more information about this Project?

A – Visit the [Flood Hazard Mapping and Assessment Project](#) page on the PlanSA portal and refer to the Project Information Series.

Flood Hazard Mapping and Assessment Project Information Series

1. Flood Hazard – Project Overview
2. Flood Hazard – Understanding the Flood Hazard Overlays in the Planning and Design Code
3. Flood Hazard – Understanding and Using Flood Maps





plan.sa.gov.au
PlanSA@sa.gov.au
PlanSA Service Desk **1800 752 664**

TITLE: THE MINISTER FOR PLANNING DISCUSSES THE EXPERT PANEL AND THE PLANNING SYSTEM

DESCRIPTION: THE MINISTER FOR PLANNING DISCUSSES THE EXPERT PANEL AND TAKES LISTENERS CALLS ON THE PLANNING SYSTEM

CHANNEL: ABC ADELAIDE ADELAIDE

PROGRAM: MORNINGS WITH DAVID BEVAN (PAUL AS SUBSTITUTE HOST)

DATE BROADCAST: 11 AUGUST 2022

TIME BROADCAST: 9:06 AM - 9:26 AM

TRANSCRIPTION

Host: Studio is Minister for Trade and Investment. Minister for Housing and Urban Development and Planning. Nick Champion thank you very much for joining us on the Morning programme today.

Minister: Good morning, Paul.

Host: Well, I think it was on Friday there was a story in Daily. It was revealed that an expert panel to review SA's planning system was to come about. Talk about why that's come to part.

Minister: Well, first of all, because it was an election commitment, and we believe in honouring our election commitments and fulfilling them. So in the run up to election, there's always, I suppose, planning is topical because it's still dealing with the built form and that affects our lives in many different ways. And so Peter Malinauskas made an election commitment at the run up to the last election to put in place an expert panel to look into the legislation on the code. Bearing in mind that the codes aren't now only a year old, it was about time to have a bit of a review to see how things are going.

The State Planning Commission does its own review and of course, planning and land use services also do continual sort of refinements to the portal, the electronic portal. But it's good to have someone, a panel external to that process, have a look at it and just run their eyes over it, because this really has.

Host: Been every time an issue with regards to planning has come up on this show. And I know this from sitting on the other side of the glass and taking the calls, whether it be about Mount Compass, whether it be about Mount Barker, or it could be infrastructure, buildings going up on East Terrace of certain heights, the CV Apartments, Adieu A. There has been this log jam of issues for people and at a council level too, councils feel they've been stripped of power. How are you going to fix the problems that in many ways, through what I've heard and what I've seen, really started under the former Labour Planning Minister and John Rau?

Minister: Well, I think you have to be a little careful about saying that this is sort of an avalanche. We would tend to hear about the most contentious proposals or the ones that excite community passion. There are about 50,000 applications in the system, so there are some that go through and they're sort of not commented on. There are

others that elicit great public commentary. So we've got to be a little careful. Many of the developments that have excited community calls to this station and people talking to me and the like actually existed under the previous act and under the previous Development Act, which predated the previous Planning Minister. So in Practice, some of this has been going on for some time and the new code and the legislation becomes a bit of a whipping boy for, I think, the pattern of Adelaide's development changing and we have to be cognizant. I was down at Patrick's Wine in Dover Gardens as a winery that's sort of in the middle of a suburb because they were there first in the suburbs developed around them and they've got a couple of photos up of the development of Marian and Marion was just a big farm once upon a time. Dover Gardens farmland, some of the best farmlands in the world and we laid quarter acre blocks over the whole lot of it. So that was Adelaide's development pattern and I think we've realised that there were some consequences and costs to that type of development as well in that the city would just stretch out over our farmland. So one of the very good reforms I think that John Ray putting with the environment, food protection areas, but the consequence to that is that there's greater density within the city constraints.

Host: Yeah, and there is a balance because we spoke yesterday about the concept of degrowth. So rather than having this urban school, rather than pushing out, looking at what we have and utilising that we kind of don't want urban at the same time we don't want suburban streets that are so packed with cars we can't move that sort of medium and high density housing.

Minister: Well, one of the things I've noticed is sometimes callers say they don't like out of suburban gross, they don't like density and they don't like height and I guess there is always going to be some people who like to put a snowdown over Adelaide, but I don't think that's really realistically possible. So what we've got to try and do, I think, is just sensibly work our way through this. And that's one of the reasons the expert panels there to sort of give the community, those who are concerned somewhere to go and voice their concerns other than the normal processes and for us to have a good look at that and consider it. But it's if you constrain the city's growth and we're already constrained by hillside, by the sea, so we've got a particular geography as well if you do that, then logically greater density occurs. The State Planning Commission's actually done a bit of work around car parking, around some of the common infill problems which existed prior to the previous to the new code, I might add, too. So we are working on that and we're considering it. We do listen to what the community tells us. So it's just about but you've got to accept, I think if you constrain if we don't want to build into the Brosse Valley, into McLaren Vale, then there are other challenges that that presents.

Host: My guest on Mornings is Nick Champion, MP. Minister for Trade and Investment, Minister for Housing and Urban Development and Planning. You're wearing a lot of hats there and you can give us a call 1300 triple 2891 or send a text 046-79-2891. Let's go to the phones. Calling in is David from Meadows. Good day, David.

Caller: Now I come from a multi generational farming family. And I perceive that my family, over the generations, has been chased further and further away from the highly productive land. Like I'm related to the morpheus. Aka morphed vale. And as a very young child, I can remember standing on loose and flat, which is now where Woodcroft and Centre sounds, and you hear people down there talking about cracking foundations. It's because that is rich, deep clay soil with high rainfall. My family then moved to Clarendon, which ended up being rezoned for water work, so they were moved from there. And I'm now being a farmer here in the Adelaide Hills of Meadows. And, for instance, at least once a week I'm trapping a neighbour's dog, which is in attacking my farm animals. And I know it's only a matter of time before the police come in. One too many times ago there's been a noise complaint, you've been cutting hay or you've been feeding cows. And yet another highly productive parcel of land will go from being farm to being housing division. We need to choose carefully. In South Australia, the thin band of rich soil with high rainfall is very narrow out Manato, as previous Premier suggested, it is sandy. It's less

rainfall. Houses don't need rich soil. Houses don't want or need high rainfall. We need to protect this land before it's gone, or our nation will.

Host: Staff thank you for your call. Minister, what would you say to David's comments there?

Minister: Nick well, I think David makes a pretty impassioned plea just about that whole sort of pattern of settlement, I guess he's talking about over the years. Now, obviously, we can't go back in time and reverse decisions, but the Parliament has acted to protect food and production areas, environment, food and production areas, and that is the Parliament's got a built in braces approach, so I have to pass both Houses of Parliament for those boundaries to change. So we have acted to protect our food bowl. But that's what I think is putting pressure on the rest of Adelaide settlement. You see that in debates about height, you see that in debates about infill.

Host: What lessons can be learned about Mount Barker, for example. Because when I was sort of researching online, a lot of the lot of stories with John Rouse name came up and there was an admission that the government had made a mistake in its handling of the housing development there. But what can be done? Because one of the key things, of course, is infrastructure, the roads being built, all these things delivering to places like this.

Minister: Well, Paul, we've got to be fair to John Row. He did not authorise Mount Barker. It was a planning Minister before him. I think I see John quite a bit. He works in the same building as I do, and I think he really was one of the most consequential planning Ministers in our history, because he did put these food production protection areas in and that was not easy. Breaking the settlement pattern of Adelaide was a very significant reform. So I think he did protect Adelaide's food bowl and he should be commended for it. But the big problem with Mount Barker, I think, is actually the infrastructure deeds. You can debate about whether it was the right place for it or not, but many of the growing pains that are up there because the infrastructure deeds are wrong. And when you build these communities, infrastructure, roads, schools, and having who pays for what clearly set out is a very important thing. And that's not just the Planning Minister. That's the Transport and Infrastructure Minister as well. Those two portfolios have got to work well together and you've got to have a good, long, hard think of it. And we did do that in previous settlements. Elizabeth is a pretty good example of a city that was very well planned and there was an era where we did this, but sometimes they got it wrong. Sometimes they planned for growth, like wireless plan for 60,000 people. It's actually got 22,000 people. So you can planning, even with the best will in the world, you don't always get it right one way or the other.

Host: So the panels are made up of four different people with a lot of experience, and they're going to look at a lot of key issues that will come up with a resolution. There's a decision or an outcome going to be at the end of the year.

Minister: Yeah, look, John Simpson, who is chairing the panel, and it is a good balanced panel, balanced in gender terms, balanced in experience terms. That panel will report back to us and they've got a fairly broad they've got some executive support through my department and they'll report back to us. But they're looking at trees, they're looking at heritage, they're looking at the code, they're looking at the portal. That I sense with the portal, a lot of the issues have been dealt with progressively by my department. So we'll get all of that. They'll make a report back and we'll consider it.

OFFICIAL

Host: Okay, on our text line it says Nick Champion on development. The new review panel is very welcome. What is not welcome in the recent changes resulting in the huge loss of suburban trees with the clearing of all blocks for demolition of old houses, lack of consideration for heritage, urban character. Finally, the total lack of any say that the local community has in its development, whether next door or in the street neighbourhood, how much they should, and thanks to Jane from Burnside for that. And how much say should the local community get on these new developments?

Minister: Well, that's one of the things the expert panel will look at. And I think there's sort of two issues there. Do you have the right to be heard and do you have the right to sort of make representations to courts and the like. And I think giving people the right to be heard is a sort of basic democratic principle. So I don't think that should be unduly restricted. But you don't equally don't want development frustrated by endless court battles, because I think that does stop us. You do see jurisdictions around the world where then you don't get any new housing, so it is a bit of a balance and the expert panel will have a look at that. Look, we're all concerned about trees. I think we sort of went from having very tight legislation to not so tight legislation. So I think everybody is concerned about trees and there's a great deal of debate about it. I think that public debate will be good and the expert panel will certainly be considering it's. One of the things I've talked a lot to my department and to the chair of the expert panel about.

Host: My Guest is Nick Champion, MP, joining us, talking about the future of our town as it grows, our city. And joining us now on the line is Kathleen, who wants to chat to you. Nick, good day. Kathleen.

Caller: Good morning. Good morning, Nick and Paul just wanted to say a number of things. One is on the tree issue, we should have an audit of trees and a website where people can report trees that are threatened, because I think that is a big issue. Then secondly, in the planning area, we should look after public and low cost housing, that there should be a proportion of each suburban area devoted or dedicated to that. And that means all areas, not just the wealthy, not just the poor areas that are poor already. But we need to have in the wealthy areas too, we need to have a proportionate development. That's what real planning is about. That it's for all people, not just the wealthy, who have most of the voice when it comes to people having a right to complain. And thirdly, there's a place up in the north at Lake Colour Bonner, which has extensive fossil discoveries made and it is not protected apparently, by any state or even world heritage listing, which it probably deserves. There was a talk about it last night through the Field Naturalist Society of South Australia, and I'd urge that there is a preemptive look at that sort of thing, that there are State heritage and World heritage areas that this government could be looking after. Preemptively, actually looking at going out and sounding out about them. Thank you very much.

Host: That's pretty good, Kathleen. Thank you very much. Did you want to comment on anything Kathleen said?

Minister: Well, thanks for the call, Kathleen. The last matter is probably a matter for the Deputy Premier, but I'm sure my press secretary is sitting outside in the waiting area. We'll take a note of that and forward it to her office. Look, I agree with Kathleen about the nature of communities. One of the things about Australia is cleaner and the QC can go to the footy together and enjoy a sort of a level of social equality. It's not just income equality I think is an important thing, but so is social equality. We are lucky in this country that we kind of have that character to our communities, so that is important. And there is a 15% sort of affordable housing overlay in nearly all the new developments and that's there. But I think that could work better and particularly it applies to ownership at the moment. But I think plugging in affordable rental is a particular issue that we have to look at because there is this gap between the public housing sector and the private housing market that's not really working for cities at the

OFFICIAL

moment and for some suburbs and even for some country towns. We do need to look at that affordable rental component as well as, I guess, a pipeline to let people save for save to get their deposit for home ownership. So that's one of the things that previous generations have had and I think we do need to work at that to give the coming generations and the current younger people a crack at home ownership.

Host: It's 24 minutes after nine more of your calls in just a moment and thank you for your calls and texts. You've brought up housing, how quickly your government's new construction is going to be online because really there's this immediate need. How can we fix things or look at things in the short term because it's going to take a little while.

Minister: Well, Paul, it's actually a terrible dilemma. We've arrived at a time when there's a .3% vacancy rate, I mean, that is beyond time, a normal vacancy rate, something like four or 5% properties at any time. And that gives people a bit of a choice of properties and a crack at getting one. So we've got an extraordinarily tight rental market. There is obviously, if you're trying to build something, there's not just the build time, but the planning, the actual applications, all the rigmarole that you have to go around between building. So there is going to be this period of tightness. And the other problem we've got is a lot of people who've bought homes are waiting for them to be completed and we've got, for the first time in living memory, supply side inflation and supply side scarcity. So you can't get timber sometimes you have to wait for it, you have to wait for windows, all these things which are caused primarily by the pandemic and that's placing some builders in some really tough spots. Many of them have got a profitless boom now busy, but they're not making much money if they're making money at all. So it is a very serious situation and government want to respond. But obviously we've got to create new mechanisms, like I said, particularly for that affordable rental component, because governments haven't been doing it for the better part of two decades. Well, probably since the 80s. Truth be known.

Host: On our text line, this comment all of the problems with the new planning system stem from taking the planners out of the process. The code was written by developers and architects. Text asks any planner what they think of the code. They hate it. The old development plan system was working fine. Then the government asked the developers to rewrite the law disaster. What do you say to them?

Minister: Well, I think there's sort of a bit of a view around that's, put around about that. I've noticed there's a bit of a culture of saying the new code, the new code and blaming it for things. I mean, bear in mind there's only been 50 houses that have been constructed under the new code. So a lot of the stuff we see is actually under that old system. I think with any new system there's a level of that becomes a whipping boy. And I'm not defending it, but I think we need to take a balanced view. And the other thing is, often under the new code there is capacity to do things, but there's a reluctance to exercise it because people are fearful of reluctant to go to the environment resources at court. And I just think under a new system, the boundaries will get tested. And the only way you do get, if you like, some sort of body of evidence about where the touch points are is by going to court. So the system will evolve and there will be a few judgments and that will give precedent and away you go. So I'm not sure that I buy the criticism. I understand it, but I'm not sure that I think that's yet to come to pass.

Host: Okay. Joining us now on the phone is John from Buckland Park. Good day, John.

Caller: Hi, how are you doing that?

Host: Yeah, we're pretty good. You have a question?

Caller: Yes, sir. What he could do is look into stopping that hideous Buckle and park development. I don't know whether he listens to the scale of it, but it's something like 25,000 people. It's the equivalent of Mount Gambier, built right alongside the beautiful Gawler River on all of that horticultural land, thousands of acres. And basically that thing floods all the time. So he needs to save that land plus all those future residents for all those sort of New South Wales style flood events and save them messing with that beautiful Gawler River because they want to protect all this new development from flood mitigation. And basically the history of that thing is bad planning. Personified one, nobody wanted it, the Council didn't want it. All the experts didn't want it, the Environment Department didn't want it. The thing hasn't gone ahead yet. Well, it's just at the little first stage, so I'm sure there are ways that things can be reversed and stopped this travesty to happen out there.

Host: John, thanks for your comment. I appreciate you bringing it up. Minister, what do you say to John's?

Minister: Well, in Practice, once these things have been approved, they can't be reversed. While the Gawler River is a beautiful river and all the rest of it, there are people living up and down right along that river. For instance, there's a flood risk in Gawler from that river if you get a one on 100 year flood. I've spoken pretty passionately in the federal parliament about some of the infrastructure issues. I think we need to manage that particular waterway, and I know the government are considering those. So that one is now in the system. And so you just have to build in place. The infrastructure will allow growth there and accept that. But this gets us back, I guess, to that dynamic tension of the expansion of the city. And I do think we do need greenfield's growth that is going to be necessary. There is going to be an element of that because people do like to live in these settings. And I've lived out in Burton, which was low lying land and used to flood all the time. But if you go there, they've now built it into the wetlands and the floodwaters just flow through very easily. It's quite amazing, the engineering on it. So there is going to be growth out there. We are going to have infill growth and we are going to have height in our city. And it's about balancing those so we don't rapidly expand out onto our most valuable farming land.

Host: Joining us now on the line is Bob from Brady Crew. A lot of calls, a lot of texts coming in, and I appreciate you delivering. We can't always get to every single text, but thank you for getting in touch. Bob, how are you this morning?

Caller: Not too bad, thank you. Good morning, everybody. I'm just wondering when we're ever going to find a government that's going to have the brains to move away from this ludicrously, stupid growth scenario. Have a look back through history and think about climate change. And it's this nonsensical approach of economic growth and population growth over and over again that's creating these problems. I mean, we ought to take time thinking of people like Ted Trainer from New South Wales, where he said a long time ago, we must learn to live more simply, simply that others might live. And by others, I'm not just referring to human beings. I'm referring to all the other species that we are destroying at an ever increasing rate. This is Braided approach to living.

Host: Bob, thank you for your comments. Your thoughts there, Minister?

Minister: Well, I think Bob Fritz called because it allows us to bring up, I think, a very important issue. The big driver is not actually population growth. I don't think the big driver in the pressure on housing is actually household formation. So once upon a time, we lived in bigger households, more people per house. We now live

in smaller households. And if you just think about now we have the majority sort of families, are constellation families. Mum and dad might have split up, might have remarried. Often there's kids living with people part time, so the houses that they need don't get any smaller, but they might be empty, or one person living in 50% of the time, or people living on their own. So that household formation is actually a very big driver in what we're seeing now in terms of population growth. Adelaide doesn't we're actually a bit underdone on population growth. We get about the same as the Gold Coast. So while some areas of Australia have really rapid population growth from one place to the other, adelaide, actually that's not one of the driver. But it's not the biggest driver. I suspect the biggest driver is household formation and the way our households and families are developing and we don't make any value judgments about that. But it does have small changes at that level, have a very big societal change and that's why I've got such a tight rental market, such a demand for housing.

Host: Two quick things before you go, just.

Minister: Going through the long list.

Host: They are refreshing.

Minister: You should have given me more time.

Host: Well, I'm giving you a little more time. One of the things that is coming up is this concern about community consultation. The community want to have that ability to engage this new panel. Are you allowing community to engage with it? And if so, how can they do that?

Minister: Yeah, they can, and later on I'll get you the exact details. But if they go to the plans, a website, that's probably the easiest way they can make a submission. And there's also a phone number which I don't have right in front of me, I should have brought with me. But certainly if they ring, they can also make a submission in writing. So we want to hear from the public. This is the big chance to have that broader consultation about maybe having consultation. And we know that people want to have their say and I don't think it's unreasonable that people be heard so.

Host: They can talk about any of the aspects that are being looked at, whether the e planning or the tree plan.

Minister: And there'll be sessions to the expert panel will put on some engagement for people to come and do it face to face as well.

Host: Heritage is one of the other key things that is coming up a lot. And summarise the best thing in this one from Lizzie of Collinswood we're really concerned about the butchering of our heritage buildings. There's no real protection of state and local heritage buildings and it's too easy to pull most of the building off and then leave nothing much of the original infrastructure. There have been many reviews of the heritage system, but because the government does not like the feedback, they put the information in the bin and later run another review. There's a lot of tourism in our heritage and character homes, but it won't be long before we won't have anything left. That's how Lizzy feels.

Minister: How do you rectify? Well, look, I think there are actually quite established historic zones in Unleash and other suburbs in Gawler, so there are some councils which should be commended for doing it is quite a cumbersome system, the local listings, so I'd really commend those councils for doing that work. And in areas with the historic overlay, there are demolition controls. There are also character areas which I think often could look at becoming historic areas, but with character areas there's not any demolition control. So I think there is a bit of work there to be done and local councils can do that. It is costly and sort of time consuming for them. So I understand that there are some barriers, but I'm certainly interested in engaging with councils. If they want to look at particularly those overlays in their local communities, I'm more than happy to sort of talk to them about it and have my department engage with them about it. And I personally have been thinking about this issue about how we because our heritage is valuable and many of these properties are valuable because of the night character and the nature and the history of a suburb. So we do want to make sure that not just that we retain that heritage aspect of it, but the things that are built in those suburbs are kind of in vogue and in dealing with those suburbs as well. Because house that you might build at West Beach or Burton or somewhere else where it will look fine, if you put it in a character area, it'll stick out. So we got to get better at that, I think.

Host: Okay, and one last question. A lot of people are asking this in regards to the chair of the Planning Commission. They're asking why is it a developer in that role?

Minister: Well, I mean, I've inherited the current composition of the state planning commission. I found the chair to be very helpful and responsive, very professional, and he and the commission are currently out engaging on the regional plans. We have to go through a whole planning exercise for 30 year plan and the like. Obviously people have their commentary about the composition of commissions and panels that we set up. My approach has been to work with the people who are there now and when the commission comes up for renewal, obviously we'll look at the membership of it in a sort of coordinated way, talking to local government as we're required to under the act and all the other things. But I've certainly found a chair to be very responsive, willing to go out there and talk and engage with the community, and I think he's endeavouring to do a good job.

Host: Okay, and one last quick call from Matt the Truckie, because I know he's been sitting there, probably on the road. Matt, what did you want to say about Buckland Park?

Caller: Good morning to you both. I don't want to say Nick in particular, but I just want Nick to review what he just said about Buckley Park and the Gala River. I was on council for eight years in playford. I did a study on Buckley Park as part of a thing I did at school. But the Levy banks and Nagola River haven't been paid for decades. And what really gets me is the government, this government and all these governments, they don't seem to even bother to look at their own documentation. The Federal Government put out a document highlighting all the rising sea level areas and Buckland Park area comes up in red. It comes up in a flood plan zone that the council did as a major flood area. So that's two documents which show that this area is absolutely prone to flooding. And you're going to stick 25,000 people out there, Nick? And the argument apparently, is what? We've already given permission. That's not the point. The point is you're trying to tell the rest of us we need to be part of this climate change movement. And at the same time, you're building in the very places that you're telling us we shouldn't be building. Maybe someone needs to actually have another look and say, are you serious? Or the rest of us just being due this whole thing.

Host: Matt, thanks for your thoughts.

OFFICIAL

Minister: Well, again, when you look at the climate change issues, there are existing suburbs that also suffer the same problem. Areas of the port often get identified in those things as well. So we're going to have to look at that. And it's one of the reasons the State Planning Commission has gone out and done a flooding overlay and the like. So it's not the government don't look at these things. And similarly with the Gawler River, as I said before, they're probably greater flooding risks up the top of that river than there is down at near the sea. And I've stood up at the Flood Mitigation Dam at Kingsford, a dam that I opened after it was funded by the Howard government. But that dam probably should have been a bit higher, I think, in retrospect, because we're constantly getting new hydrology reports about that river system. So we do need to look at these things. We have to plan for them. There are engineering solutions often to dealing with these things, but I understand people's concern and we look at these things very seriously.

Host: Nick Champion, thank you for your time today. You've been very generous. All the best. And we'll speak to you on another occasion, I'm sure.

Minister: I'm looking forward to it.

Host: Nick Champion MP Minister for Trade and Investment. Minister for Housing and Urban Development.

END