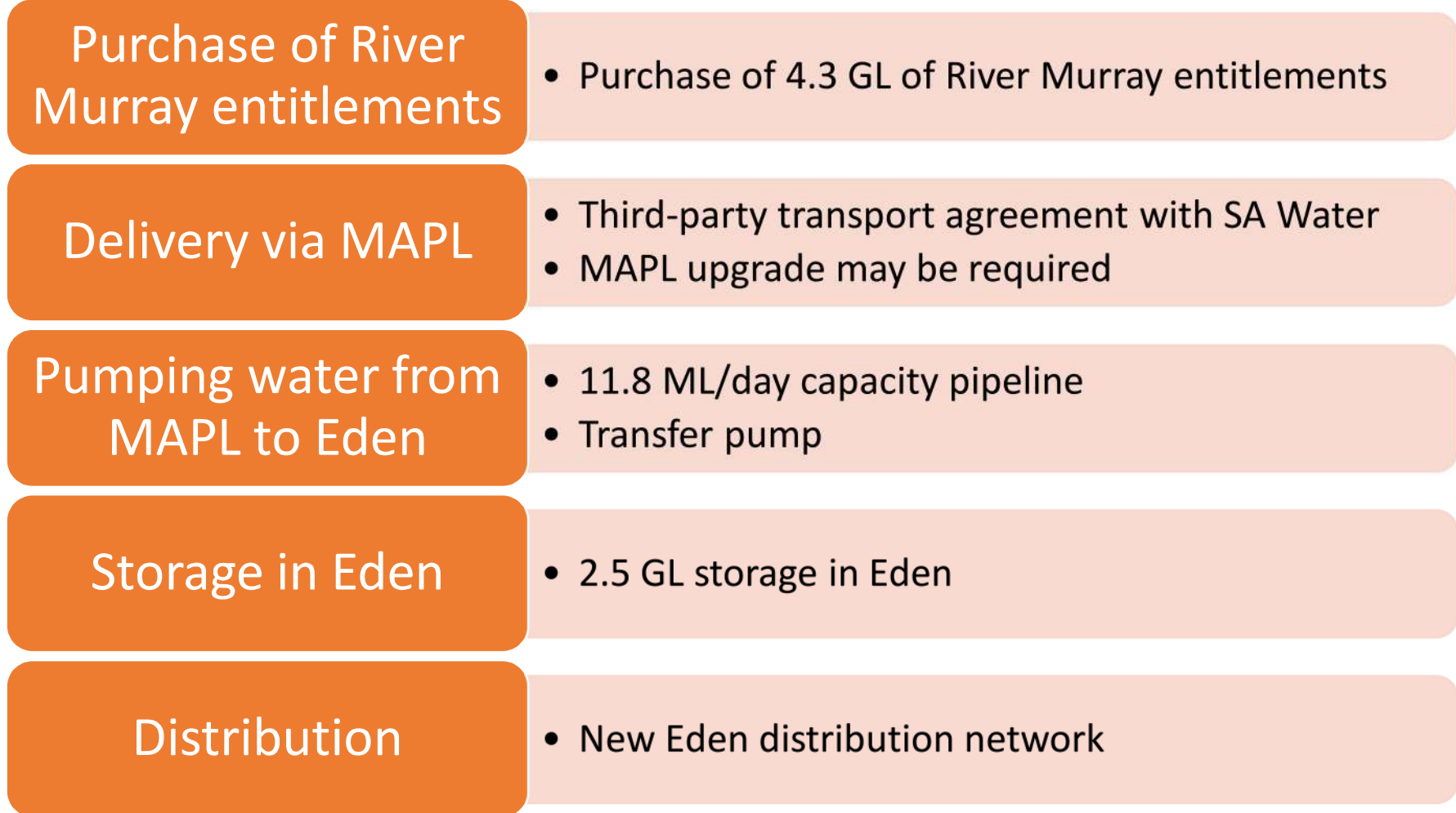


## Option 2: Deliver 4 GL of River Murray water via MAPL to Eden Valley



**Option 2:  
Cost of  
7 GL  
Bolivar to  
Barossa  
only**

	Capex (\$M)	Fixed opex (\$M pa)
Treatment at Bolivar	81	
Solar	15	
Pumping water from Bolivar to Barossa	45	
Storage in Barossa only	41	
Barossa distribution	18	
Other items	21	
Contingency (30%)	64	
<b>Total</b>	<b>283</b>	<b>6.9</b>

**Option 2:  
Cost of  
4 GL MAPL  
(River  
Murray) to  
Eden**

	Capex (\$M)	Fixed Opex (\$M pa)
Purchase of River Murray entitlements	43	
Delivery via MAPL	20	
Storage in Eden	23	
Distribution	21	
Other	15	
Contingency (30%)	36	
<b>Total</b>	<b>157</b>	<b>3.7</b>

---

# Features of both options

Option 1 and Option 2 have many common features



## FEATURES OF 150-DAY SCHEME DESIGN

---



Customers can access water most of the year (except during shutdown)



The scheme will operate 355 days per year (10 days shutdown for maintenance)



But allows customers to take the total volume of their allocation in 150 days = higher flow rates if needed



150 ML allocation = 1 ML/day delivery capacity



Pumping is 24 hours per day



# SCHEME CUSTOMER OUTLETS



Customer Valve

Control Valve to ensure constant flowrate

Flowmeter - read by scheme operator once-twice per year



# PRESSURE PROVIDED BY 150-day SCHEME

At farm outlet	PSI	KPA	Bar	What can you run off this pressure?
Minimum guaranteed pressure	14	100	1	Flow into on-farm storage, require a pump for any irrigation
Target pressure ^	30 - 40	200 -275	2 – 2.7	Possible for direct medium pressure sprinkler (center pivot) & drip irrigation

Designed to minimize scheme pumping and annual charges

Customers at very top of hill will see minimum pressures

^ Most customers (~80%) will see typical pressures





## Water trading within the BNW scheme

- BNW contractual rights will be tradable
- Temporary and permanent water trading will be allowed within BNW scheme, but:
  - Pipe diameter narrows / capacity reduces further away from water source (e.g. Bolivar or MAPL) – so restricted trading away from source / downstream
  - Possible for small volumes to be traded away from the water sources
  - Greater flexibility to trade water back towards water sources – more trading opportunities upstream.



---

# Bolivar option

Water quality for stock and existing dams



# Water quality for stock

The Victorian EPA guidelines for water recycling indicate that recycled water, when treated to an appropriate level, is considered acceptable for animals to drink (except for pigs)

*SA Livestock Act 1997 and Livestock Regulations 1998* prohibit the use of faecally contaminated water in livestock production unless it has been treated in an acceptable manner

BNW treatment process will target a water quality that is suitable quality for use by livestock. So, use for livestock (except pigs) is likely to be approved post-DBC.

Final advice from PIRSA and SA Health is pending. Further information will be circulated to customers when available.



# Bolivar water suitability for on-farm dams and natural water courses

We are investigating whether existing (on-farm) dams can receive desalinated Bolivar 'recycled' water and risks linked to this water flowing into natural watercourses.

Proposed Bolivar 'recycled' water is of extremely high quality, due to proposed level of treatment. As a result, there is a low risk to receiving watercourses.

A risk assessment may be required for each receiving (on-farm) dam. Project will seek to coordinate these assessments for multiple customer dams. Given high quality of water, approvals are likely (TBC).

Final advice from DEW and EPA is pending. This further information will be circulated once available.



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# Round 2

Letter of intent form

Due: 11 February 2022



# Who should complete a Round 2 form?

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Anyone wishing to purchase NEW water from BNW project in the Barossa Valley or Eden Valley.

---

If you did not participate in Round 1, you are encouraged to participate in this Round 2 process.

---

Continuing Round 1 participants must complete this form, please. It presents new information – water quality and prices from our recent engineering design and costing based on Round 1 responses.

---

We seek your updated Round 2 demand volumes and locations in response to the new information.

## Round 2 Letter of Intent

---

Great response to Round 1

Need another strong showing in Round 2 – Volume is king

Round 2 is non-binding

Drives further assessment of project



## Round 2 Letter of Intent

Round 1 findings and initial engineering will drive Round 2 price assumptions

Seeking to maximise (affordable) private sector contributions by customers

- Increases consideration of governments supporting the DBC and construction readiness phase
- Essential to allow viable agricultural returns
- Must also achieve viable demand volume (10GL+)

Target is \$110 million from Round 2 letters of intent



## Round 2 Letter of Intent

### Strong Round 2 response will provide compelling case for funding

- Supported by the expected project benefits (e.g. increased economic activity, tourism, employment)

### Strong Australian and SA governments commitments to DBC

- It is critical for Round 2 to demonstrate strong private sector support for project
- DBC will provide a case to Australian and SA governments about the project's viability and any future investment
- Project funding decisions will be informed by the DBC and by private sector support





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# Customer capital price

Round 2 (subject to change)



## Round 2 pricing – Customer Capital Contribution

	Option 1: Bolivar 11 GL – Barossa and Eden valleys	Option 2: Bolivar 7GL – Barossa only	Option 2: MAPL 4 GL – Eden only	Total: Bolivar 7 GL & MAPL 4 GL
Total Capex (\$M)	429	283	157	440
ML delivered	11,000	7,000	4,000	11,000
Capex per ML (\$/ML)	38,977	40,468	39,192	40,004
<b>Customer capital contribution - Rounded (\$/ML)</b>	<b>9,800</b>	<b>10,200</b>	<b>9,800</b>	<b>10,000</b>

- Round 2 water purchase price is **\$10,000/ML** for Barossa Valley and Eden Valley customers, regardless of option.
- Paid over 9 years (see next slide).



### Capital contribution – DRAFT payment profile

- Similar to buying additional BIL water
- Borrowing costs built into overall project budget
- Subject to governance and commercial models to be further explored after Round 2

Description of payment	\$/ML	Timing of payment
Payment for shares	\$2,000/ML upfront	Year 1 at contract signing
Infrastructure levy	\$1,000/ML per annum	Year 2 to Year 9 by 30 June each year
<b>Total customer capital contribution</b>	<b>\$10,000</b>	<b>9 years</b>



---

# Customer annual charges

Round 2 (subject to change)



## Barossa Valley Round 2: Customer Annual Charges (100%) – Option 1 & 2

- Annual operating costs 100% recovered through annual charges

	Bolivar 11 GL – Barossa (with Eden)	Bolivar 7 GL – Barossa (without Eden)
Fixed charge (\$/ML)	870	980
Variable charge (\$/ML)	730	730
<b>Total annual charge (\$/ML)</b>	<b>1,600</b>	<b>1,710</b>

- Round 2 to be based on annual charge for Barossa of **\$1,700/ML**
- Subject to change / further refinement post Round 2 results.



## Eden Valley Round 2: Customer Annual Charges (100%) – Option 1 & 2

- Annual operating costs 100% recovered through annual charges

	Option 1: Bolivar – Eden	Option 2: MAPL - Eden
Fixed charge (\$/ML)	870	980
Variable charge (\$/ML)	960	630
<b>Total annual charge (\$/ML)</b>	<b>1,830</b>	<b>1,610</b>

### Round 2 to be based on two annual charges for Eden Valley:

- Option 1: \$1,800/ML pa (climate independent)
- Option 2: \$1,600/ML pa (dependent on climate/MAPL price/capital price for water)
- Subject to change / further refinement post Round 2 results.



---

## Risks associated with each option

### Option 1 risks

- Uncertainty of securing land near Bolivar for treatment plant and solar panels to be constructed
- Uncertain cost-reducing benefit of solar / market and price risk
- Confirm use of recycled water for stock and storage in existing dams
- Lower fixed charge for Eden

**Overall risk = Medium**

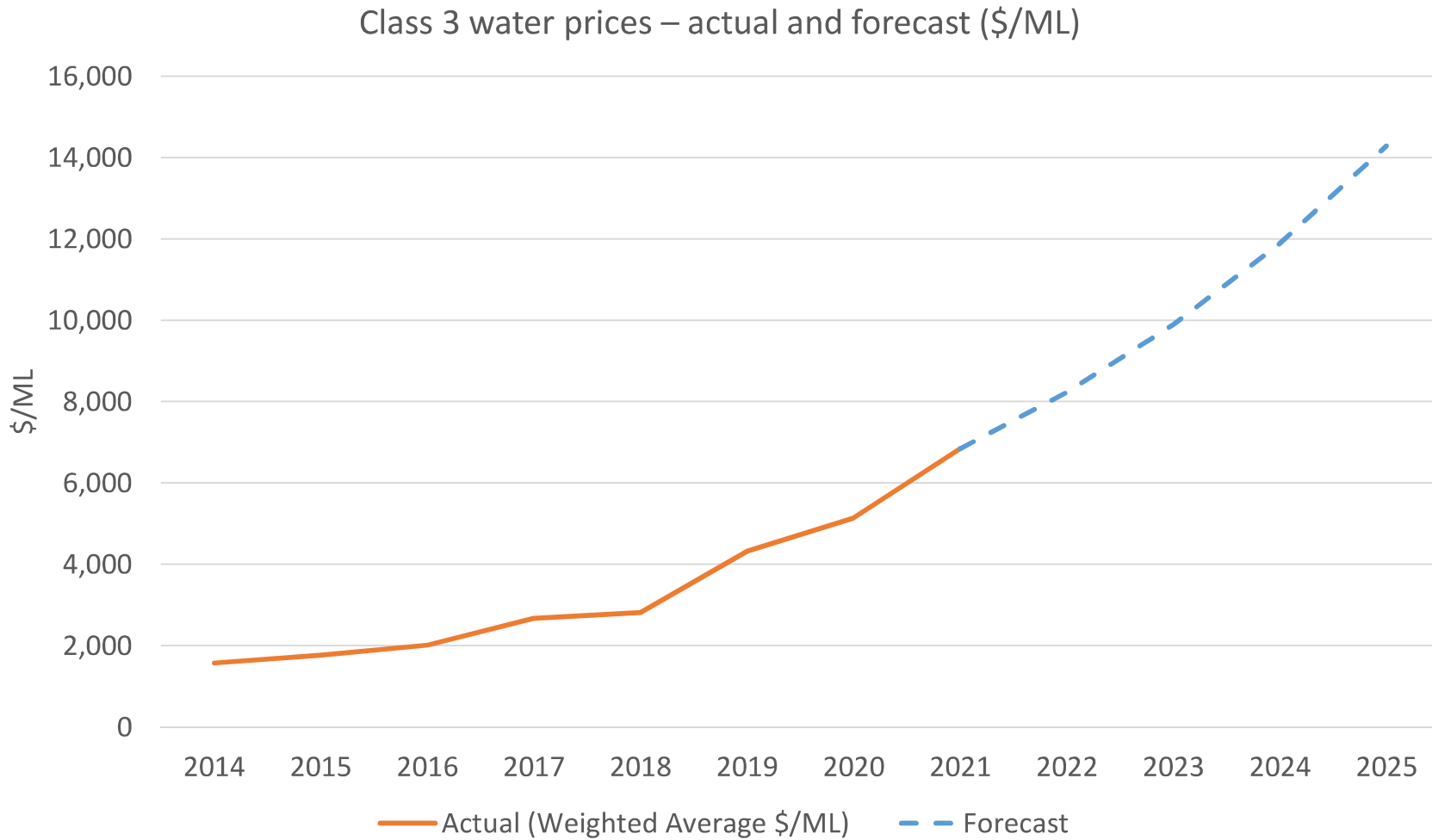
### Option 2 risks to Eden Valley

- Long-term impact of climate change on future reliability of River Murray water
- Cost of buying High Priority Agr (Class 3) water entitlements from River Murray
- Higher fixed charge for Eden

**Overall risk = High**



above \$14,000 by 2025



Source: <https://www.waterconnect.sa.gov.au/Systems/WTR/Pages/entitlement-trading-history-charts.aspx>





## WINTER DELIVERY DISCOUNT

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During Round 1 presentations, we said there may be a discount to annual charges due to reduced storage opex.

Post-Round 1, preliminary engineering indicates that this would not be material.

There is a case for a capital contribution discount of \$1,000/ML (\$9,000/ML rather than \$10,000/ML), based on a 25% contribution to storage capex of \$4,000/ML

However, this is difficult to implement and if a customer changed their mind later, the scheme may have insufficient storage for Summer delivery.

Post Round 2 engineering will consider further. May not be a sensible option.



Round 2 form –  
Economic question

**Winery production revenue and costs**

Supports business case for project by estimating economic benefits of producing Barossa GI wines from grapes irrigated by Barossa New Water customers.

**Question:** Do you have a winery and what size is it?

**YES** (please fill out table below) or **NO**.

Winery size category	Micro	Small	Medium	Large	Major
Annual grape capacity of your winery/wineries (tonnes per year)	0-100t	100t-750t	750t-5,000t	5,000-20,000t	+20,000t
Example	0	0	1	0	1
Number of your wineries per category					



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# Economic benefits

Preliminary estimates based on Round 1 data



## ECONOMIC BENEFITS AND BREAK-EVEN CAPEX

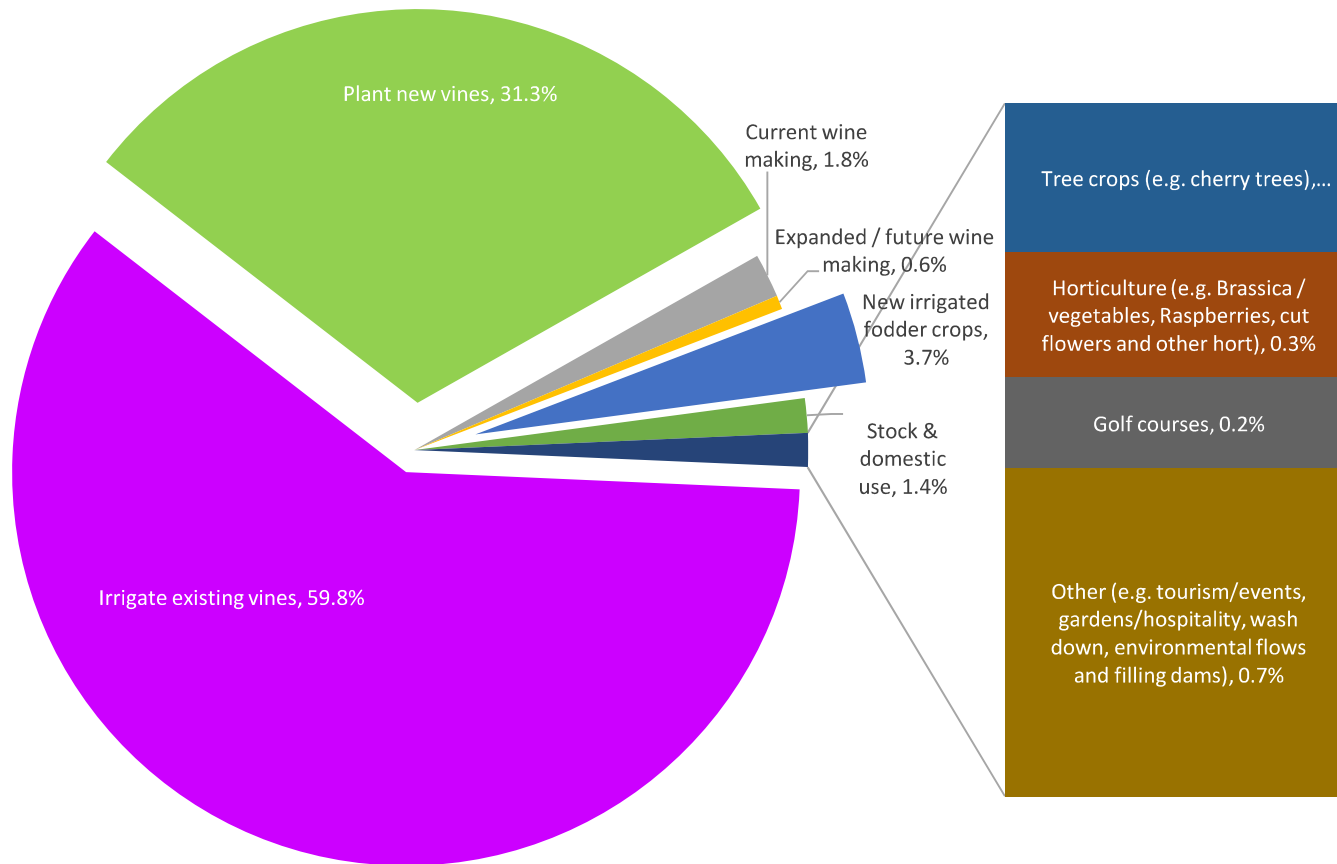
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- Initial estimate of benefits to calculate a 'break-even' capex based on forecast demand
- Benefits include:
  - Increased production from grapevines and other enterprises
  - Wine production premium for grapes produced in Barossa zone
  - Environment/amenity benefits.
- Assumptions will be refined based on project design and Round 2 demand plus ongoing research/consultation
- Further consideration will be given to water source substitution.

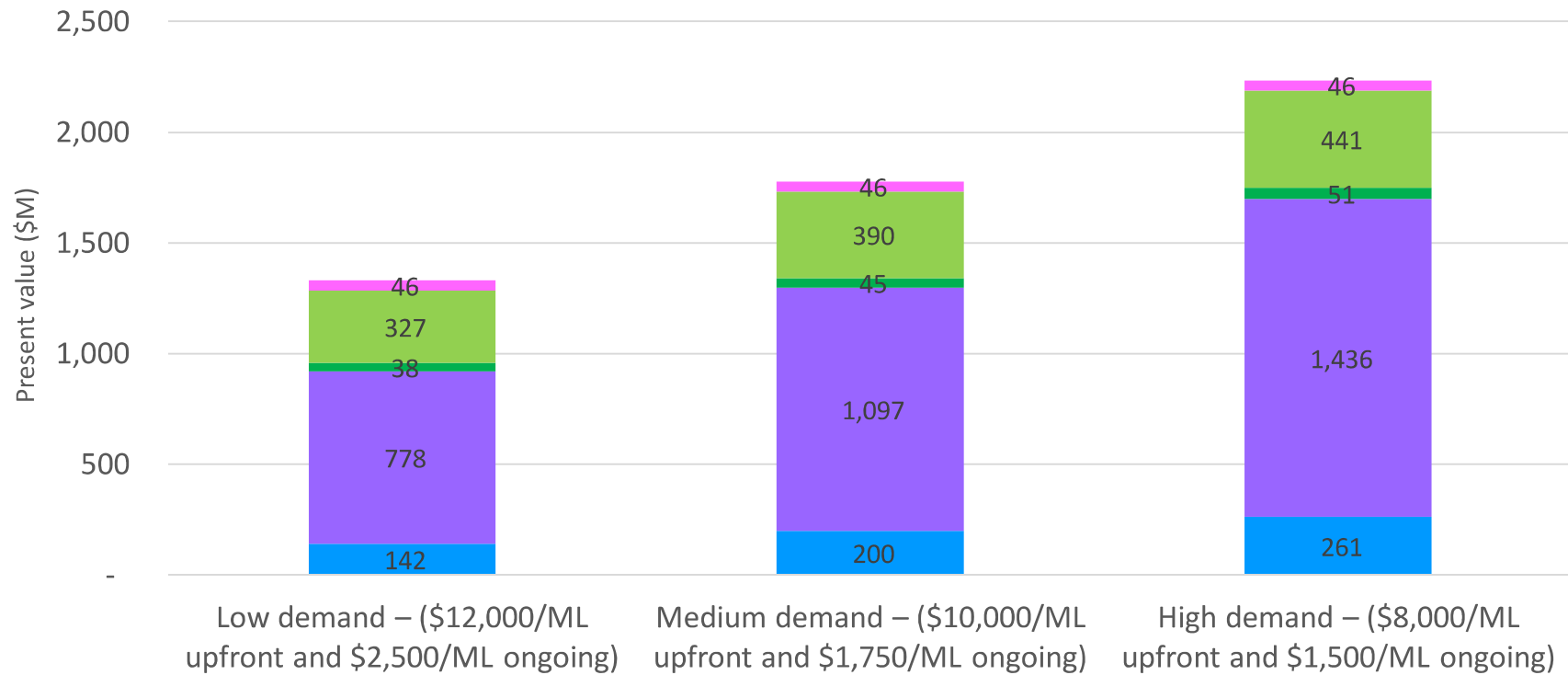


# DIVV Water Uses – Grapes and Other Enterprises

Proposed use of water (%) based on likely volume - Barossa Valley Floor and Eden Valley



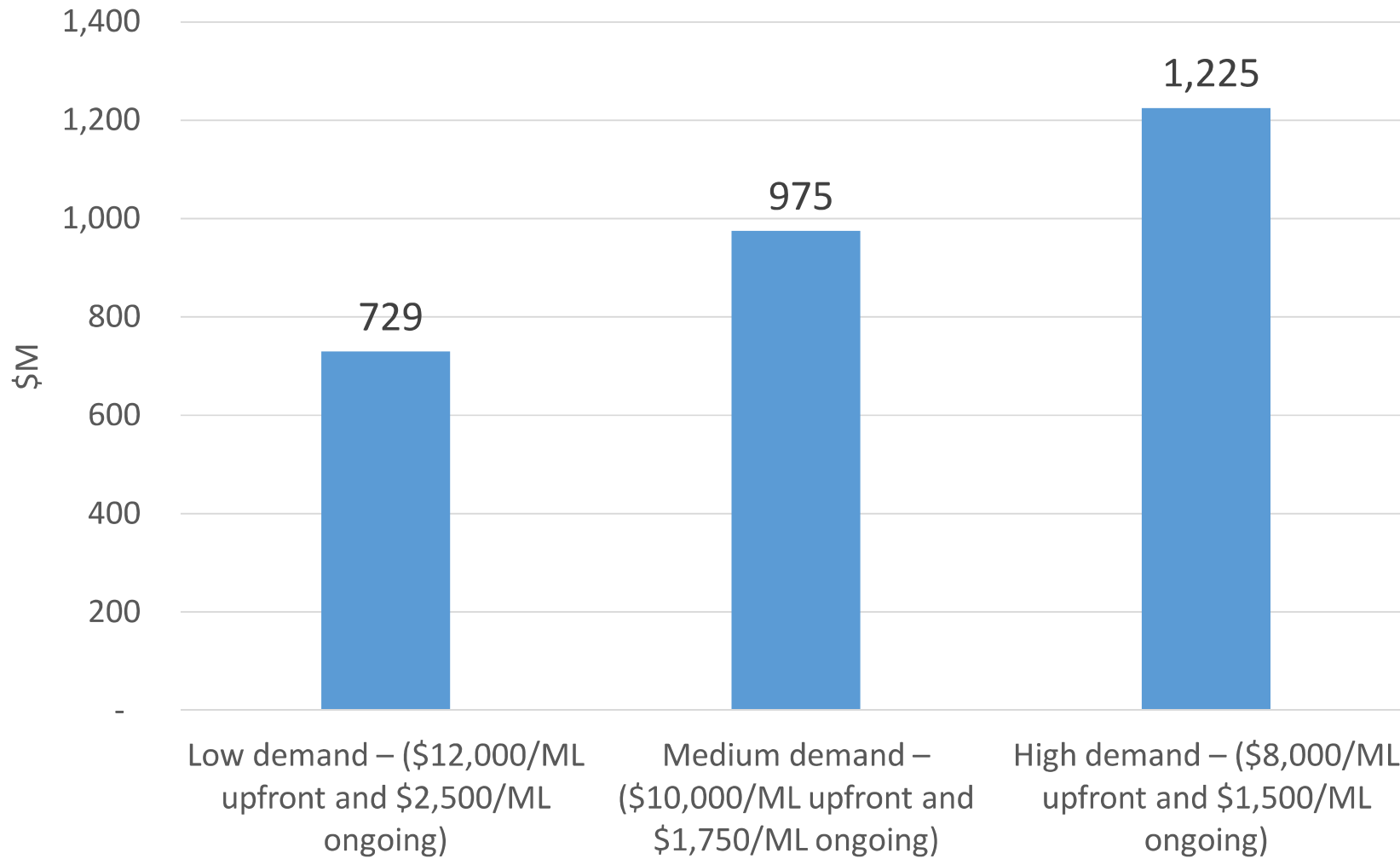
## WINE PREMIUM ACCOUNTS FOR MAJORITY OF PROJECT BENEFITS



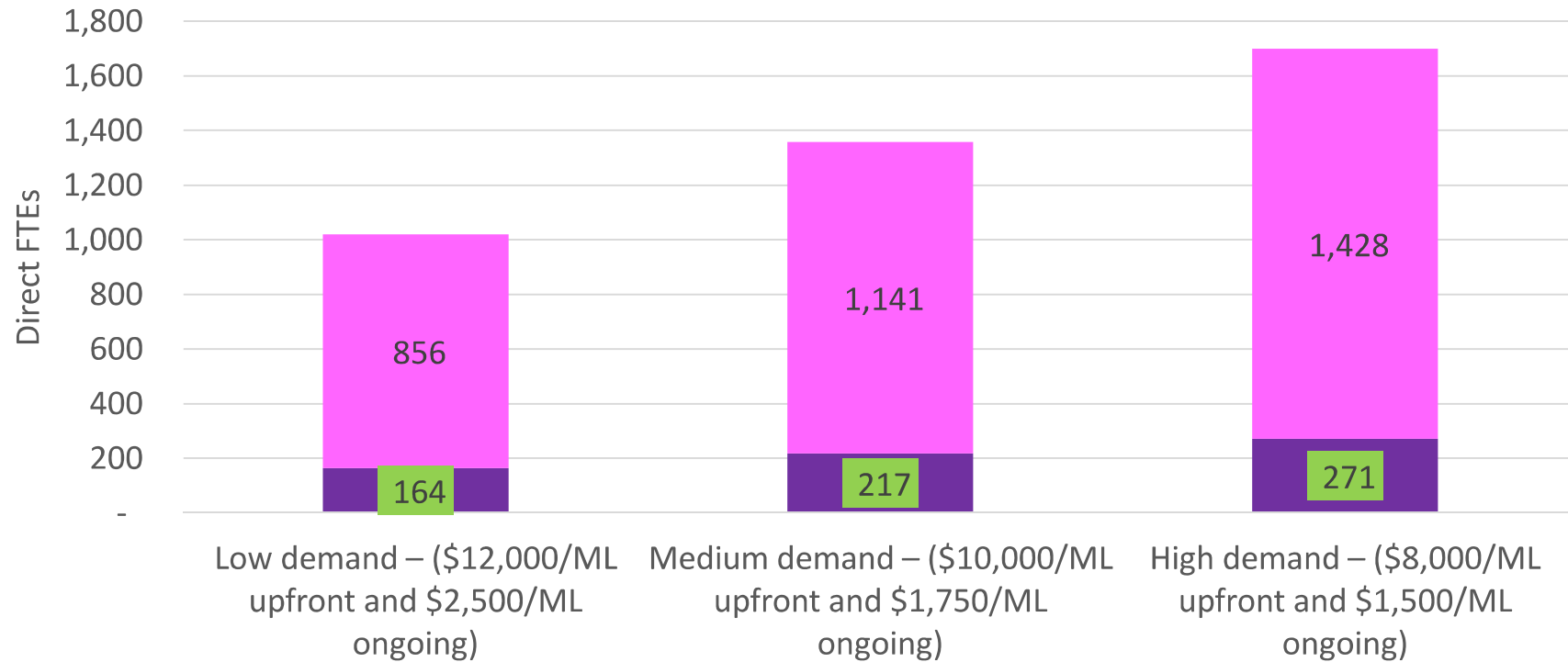
- Increased Tourism Value (\$M NPV)
- Eden Valley - Wine Premium (\$M NPV)
- Eden Valley - Grapes and other enterprises (\$M NPV)
- Barossa Valley - Wine Premium (\$M NPV)
- Barossa Valley - Grapes and other enterprises (\$M NPV)



Draft Break-even Capex (\$ million) - Economic Benefits Not a Constraint



## Draft direct employment resulting from BINW - Additional FTEs



■ Grape and other enterprises - direct employment    ■ Wine production - direct employment

### Current Barossa and Eden valley employment:

- 1,668 people – wine and alcohol production
- 471 people – grape growing.

Source: ABS, Barossa SLA3, 2016





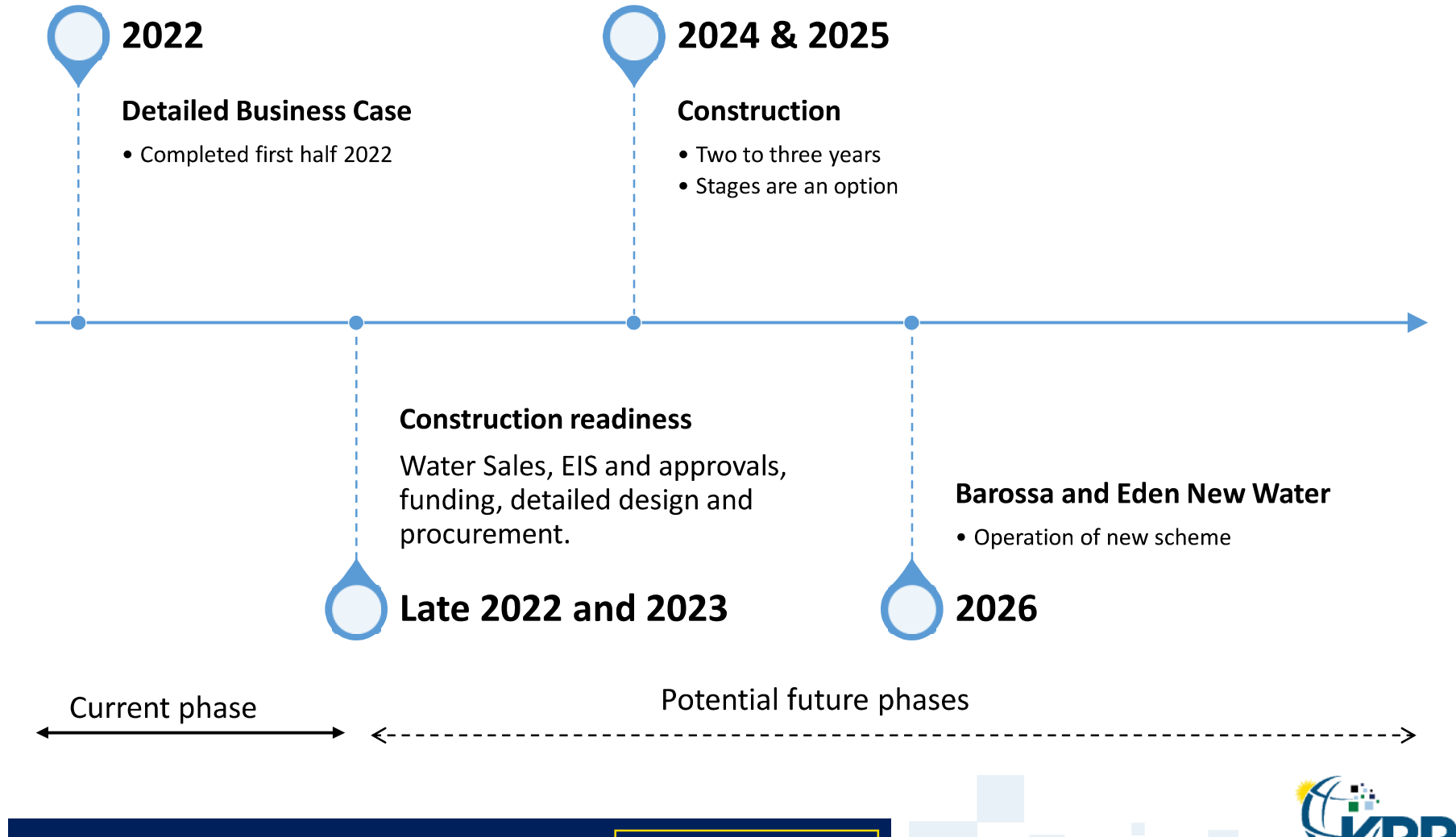
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# Next steps



# INDICATIVE DATES

*KBR indicative timeframes (based on previous experience in other states)*



## Design and engineering post-Round 2



Round 2 form with NEW demand only. Do not replace existing BIL supply. However, you may well replace other unreliable or salty supplies (e.g. groundwater and Onfarm dams).



67% of engineering effort after Round 2 for DBC



Assessments – heritage, risk, environment, commercial model



Recommend a preferred option / consult with customers / write DBC



## Design and engineering post-Round 2 (Eden focus)



Optimisation of Eden Valley distribution network



Clusters and nodes for smaller volumes of water



Refined designed for small volumes of water and non-grape users



Delivery period – how to leverage existing storages



Opportunities to support improving in-stream flows



Further consultation with Eden Valley customers



Round 2 Target: 11,000 ML = \$110 million



# Actions

Provide this presentation to customers

Provide Round 2 - Letter of Intent form

Send maps of customer locations

Customers return Letter of Intent  
**11 February 2022**

Please return completed forms by **11 February** to [angus.macdonald@kbr.com](mailto:angus.macdonald@kbr.com)



## CONTACTS

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### Angus MacDonald, Commercial Advisor – Demand & Economic Assessments

- 0488 444 973
- [angus.macdonald@kbr.com](mailto:angus.macdonald@kbr.com)

### Luke Curtain, Commercial Advisor – Water Supply Options & Costings

- 0499 317 841
- [luke.curtain@kbr.com](mailto:luke.curtain@kbr.com)







**PROPOSAL TO INITIATE AN AMENDMENT  
TO THE PLANNING & DESIGN CODE**

**Vadoulis Garden Centre Code Amendment**

**By the 550 Main North Road Pty Ltd (*the  
Proponent*)**

\_\_\_\_\_ (Signature Required)

**550 Main North Road Pty Ltd (*the Proponent*)**

**Date: - insert -**

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the PlanSA portal by the Attorney General's Department.

**MINISTER FOR PLANNING AND LOCAL GOVERNMENT**

**Date:**

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## 1. INTRODUCTION

The Proponent is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area).

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

The Proponent is the has entered into a contract with the registered owners of the land, to purchase the whole of the Affected Area subject to certain pre-conditions being met.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

### 1.1. Designated Entity for Undertaking the Code Amendment

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

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:  

Michael Osborn  
Director – Future Urban  
Phone: 0408 808 143  
Email: [michael@futureurban.com.au](mailto:michael@futureurban.com.au)
- 1.1.4. The Proponent intends to undertake the Code Amendment by engaging Future Urban Pty Ltd to provide the professional services required to undertake the Code Amendment. Michael Osborn will oversee the Code Amendment and has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations.

In addition, this person has experience in engagement and the preparation of engagement plans and will ensure engagement accords with the Community Engagement Charter. Michael has prepared numerous engagement plans and undertaken engagement activities for both private developers and state government agencies over the last 16 years. Michael will be assisted by others within the Future Urban team who have IAP2 accreditation.

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

## 1.2. Rationale for the Code Amendment

The Code Amendment seeks to rezone land in the southern area of the Town of Gawler to support the future development and growth of larger format employment related land uses. The land is currently zoned General Neighbourhood and located within the established built-up area of Evanston Park.

Whilst zoned General Neighbourhood, the land has historically been occupied by the Vadoulis Garden Centre, a non-residential use of a form and scale not envisaged in the zone. Given the existing use, location and spatial configuration of the land, potential exists to develop the land for large format employment generating uses, including potentially bulky goods outlets which do not compete with the retail primacy of established centres, including the Murray Street precinct within the heart of Gawler.

This land represents a key opportunity to support further employment growth.

In further considering the rationale to rezone the land from General Neighbourhood to Employment, there are several key influencing factors, including:

- the Vadoulis Garden Centre comprises the vast majority of the land and this is a long-standing non-residential use of land, having been established more than 30 years ago;
- the Vadoulis Garden Centre sells a vast array of products including plants, garden supplies, outdoor furniture, homewares and a fully licensed café. Such uses and activities have the potential to be modernised and expanded, with the current zoning providing a significant constraint;
- the nature and scale of the existing non-residential uses are contrary to the expectations of the General Neighbourhood Zone, which presently applies to the land;
- the subject land has extensive frontage to Main North Road, an arterial road under the care and control of the Commissioner of Highways, with an estimated two-way volume of 35,000 vehicles per day. Such provides significant opportunity to accommodate future development with higher traffic generation than present;
- the significant traffic volumes on Main North Road have a significant influence on the amenity of the locality in terms of noise and air emissions, rendering the land unlikely to be developed for residential purposes;

- the Town of Gawler has experienced strong population growth in recent census periods, with an increase of 2498 persons between 2011 and 2016. Such growth is projected to continue with the DIT population projections suggesting a further 10,476 residents over the next 14 years. Such population growth will require the provision of employment land opportunities which complement and don't compete with the primary function of the Town Centre;
- other than the Township Main Street Zone, employment lands are primarily confined to the following locations:
  - » Willaston Employment Zone
  - » Willaston Strategic Employment Zone
  - » Gawler South Employment Zone
  - » Evanston Suburban Activity Centre Zone
  - » Evanston/Evanston Park Employment Zone.
- a review of the existing employment type zones has identified that they are already fully developed or do not have direct access to a primary arterial road, which suggests there is limited opportunity to capture and establish large format employment generating uses within the Council area.

The advancement of a Code Amendment that allows the expansion and further development of employment generating uses will:

- provide an opportunity to respond to the goals identified in Council's Community Plan 2030+ through promoting Gawler as a regional hub which has an adequate supply of affordable commercial land; and
- recognise the importance of protecting neighbouring residential land uses, from unreasonable intrusion and take a pro-active approach to early and ongoing engagement.

## 2. SCOPE OF THE CODE AMENDMENT

### 2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land formally identified as:

- Allotments 309 in File Plan 162658 and Certificate of Title Volume 5821 Folio 328
- Allotment 311 in File Plan 162660 and Certificate of Title Volume 5719 Folio 768

The Affected Area is in the Town of Gawler and is shown in the map in Attachment A.

### 2.2. Scope of Proposed Code Amendment

<b>Current Policy<sup>1</sup></b>	<p>Zone:</p> <p>General Neighbourhood Zone</p> <p>Overlays:</p> <p>Defence Aviation Area (All structures over 45 metres)                      Hazards (Bushfire - Urban Interface)                      Hazards (Flooding General)                      Prescribed Water Resources Area                      Regulated and Significant Tree                      Stormwater Management                      Traffic Generating Development                      Urban Transport Routes                      Urban Tree Canopy                      Water Resources</p> <p>Technical and Numeric Variations:</p> <p>Concept Plan (Concept Plan 100 - Gawler East)                      Concept Plan (Concept Plan 101 - Evanston Gardens, Evanston South, Hillier)</p>
<b>Amendment Outline</b>	<p>The intent of the amendment is to enable the further development of large format employment uses on the land, such as bulky goods outlets and service trades premises. This will necessitate the land being rezoned from the General Neighbourhood Zone to an alternate zone, with the Employment Zone considered the most appropriate, noting this zone does not anticipate retail uses which may compete with established centres.</p>

<sup>1</sup> Note: for sites within the Phase 3 (Urban Areas) Code the Current Policy is draft and may change until the Phase 3 Code is implemented.

<b>Intended Policy</b>	<ul style="list-style-type: none"> <li>Rezone to Employment Zone, as shown on plan in Figure 1 below.</li> <li>No change to existing Overlays or Technical and Numeric Variations is likely.</li> </ul>
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**Figure 1** Proposed Zone Outcome



**Proposed Zone**

LEGEND	<p><span style="border-bottom: 2px solid yellow; width: 20px; display: inline-block;"></span> Affected Area Boundary</p> <p><span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> Zone Boundary</p>
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DRAFT

### 3. STRATEGIC PLANNING OUTCOMES

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

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

#### 3.1. Summary of Strategic Planning Outcomes

The Code Amendment seeks to secure employment land supply within the Town of Gawler in line with key State Planning Policies 1.1 and 1.3 referred to below, by applying the Employment Zone to the Affected Area.

A Land Supply Report has been prepared that considers both residential and employment supply within the Town of Gawler (see **Attachment B**). The report identifies that the future demand for residential land is accommodated within existing zoned land and/or future designated urban lands. However, there is marginal capacity within existing zoned land and no strategically planned growth for employment purposes within the Town of Gawler. The Affected Area is an opportunity to protect and further the development of an existing employment use within the Town of Gawler, which is situated within an incompatible Zone.

#### 3.2. Alignment with State Planning Policies

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

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

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><b>SPP 1 Integrated Planning:</b> To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p>	
<p><b>1.1</b> An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The proposed Code Amendment seeks to facilitate the ongoing and expanded use of the land for employment generating purposes. The Affected Area is well serviced by existing essential infrastructure.</p> <p>The accommodation of additional zoned employment land will assist servicing the strong housing and population growth which the Gawler region has experience over the last decade and more.</p>



State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<p>The Town of Gawler is expected to accommodate an additional 10,476 residents over the next 14 years. Whilst there are designated greenfield areas identified with capacity to accommodate residential growth, employment lands are currently defined through existing zoning, with Employment and Strategic Employment Zones located within the Council area. Analysis has indicated that such employment type zones are primarily concentrated in the northern portion of the Council area, are extensively developed and are in the form of smaller parcels which do not support a large/integrated bulky goods/service trade precinct.</p> <p>The subject land is well suited to accommodating employment generating uses noting that the land is presently used for such purposes.</p>
<p><b>1.3</b> Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p>	<p>The proposed Code Amendment will see the logical and orderly delivery of formal employment lands within the metropolitan Adelaide region. The land is well connected to existing infrastructure and is supported by a State Maintained Road.</p> <p>The Affected Area has direct access to Main North Road and is convenient to the Suburban Activity Centre Zone and Gawler Green Shopping Centre located immediately to the south of the Gawler Racecourse.</p>
<p><b>SPP 2 Design Quality:</b> To elevate the design quality of South Australia's built environment and public realm.</p>	
<p><b>2.10</b> Facilitate development that positively contributes to the public realm by providing active interfaces with street and public open spaces.</p>	<p>The Code Amendment seeks to provide a zoning environment which facilitates the successful delivery of a modern and comprehensive redevelopment of the Affected Area.</p> <p>Such will ultimately result in enhanced built form and interface outcomes.</p>
<p><b>SPP 4 Biodiversity:</b> To maintain and improve our state's biodiversity and its life supporting functions.</p>	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><b>4.1</b> Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.</p>	<p>The Affected Area is not one of recognized natural character. Numerous planted trees exist, several of which are regulated. An assessment of the trees will be undertaken by a suitably qualified arborist to consider the environmental values of the trees and identify any which should ideally be retained as part of a redevelopment of the Affected Area. Preliminary assessment suggests that most trees are not worthy or retention.</p>
<p><b>SPP 5 Climate Change:</b> Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p>	
<p><b>5.2</b> The good design of public places to increase climate change resilience and future liveability.</p>	<p>The Code Amendment will deliver a zoning environment which supports the further development of employment lands.</p> <p>The nature of future development of the Affected Area is such that there will be no additional public land or spaces created, however opportunity exists to contribute to an upgrade of the existing public realm at the interface of the land, including the provision of street trees and the like.</p>
<p><b>5.5</b> Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</p>	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> <li>• Defence Aviation Area (All structures over 45 metres)</li> <li>• Hazards (Bushfire - Urban Interface)</li> <li>• Hazards (Flooding General)</li> <li>• Prescribed Water Resources Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Traffic Generating Development</li> <li>• Urban Transport Routes</li> <li>• Urban Tree Canopy</li> </ul> <p>These Overlay's provides clear guidance on matters related to natural hazards.</p> <p>Notwithstanding, detailed investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk. This will include engagement with the CFS.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><b>SPP 6 Housing Supply and Diversity:</b> To promote the development of well-serviced and sustainable housing and land choices where and when required.</p>	
<p><b>6.1</b> A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p>	<p>The Affected Area is presently used for non-residential uses.</p> <p>The use of the land for residential purposes could be achieved, however is a less desirable outcome given the influence of traffic on Main North Road. Reinforcing the non-residential use of the land via this Code Amendment will deliver a zoning environment which supports the employment growth of Gawler which otherwise, has little to no land set aside for such purposes.</p> <p>The rezoning of the land will not significantly impact on residential land supply, noting the general capacity of broadhectare zone land within the Gawler region.</p>
<p><b>6.3</b> Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</p>	<p>The reinforcement of the employment land use of the land via the rezoning process will support access of the local population to jobs and large format retail.</p>
<p><b>SPP 7 Cultural Heritage:</b> To protect and conserve heritage places and areas for the benefit of our present and future generations.</p>	
<p><b>7.1</b> Recognise and protect Indigenous cultural heritage sites and areas of significance.</p>	<p>The Code Amendment is not anticipated to impact on areas of Indigenous cultural heritage significance.</p> <p>Notwithstanding, as part of the investigations a review of information available from the Department of Premier and Cabinet – Aboriginal Affairs and Reconciliation will be undertaken.</p>
<p><b>SPP 11 Strategic Transport Infrastructure:</b> To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p>	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><b>11.1</b> Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).</p>	<p>Preliminary engagement has been undertaken with DIT to identify an access solution which ensures all traffic to and from the Affected Area occurs via a new controlled intersection to Main North Road. This solution, which will be funded by the Proponent, has been identified by MFY as the optimum traffic outcome which should not unduly impact on the function of the State Maintained Road, whilst also ensuring an improvement to the traffic conditions on adjacent local roads. In accordance with preliminary consultation with DIT, further modelling will be required as part of the Code Amendment process to verify that a controlled intersection can be established to Main North Road.</p>
<p><b>11.2</b> Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</p>	<p>Main North Road is a State Maintained Road which is a major form of transport infrastructure in the locality. The proposed Code Amendment seeks to leverage from this existing investment and provide opportunity for further economic growth and investment.</p>
<p><b>11.3</b> Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</p>	<p>The Code Amendment proposes a range of infrastructure investigations. The identification and funding of any off-site infrastructure is critical and will be considered throughout the rezoning process.</p>
<p><b>11.4</b> Minimise negative transport-related impacts on communities and the environment.</p>	<p>The Affected Area has frontages to Main North Road and Sheriff Street. Existing crossovers are provided to both.</p> <p>The Main North Road, Sheriff Street and First Street intersection contains a number of conflict points and has been partially closed. Advice obtained from MFY suggests that the intersection does not meet relevant Australian Standards and Austroad design criteria.</p> <p>MFY have considered potential access arrangements for the Affected Area in the context of these existing constraints. As part of these recommendations, it has been suggested that:</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<ul style="list-style-type: none"> <li>• No access be provided to Sheriff Street;</li> <li>• Access be provided to and from Main North Road</li> <li>• Access to Main North Road be controlled with either a roundabout or a traffic signal.</li> </ul> <p>MFY have engaged with DIT in order to identify the investigations necessary to consider the impact of an additional controlled intersection on the function of Main North Road.</p> <p>Preliminary modelling has indicated that a controlled access can be achieved to Main North Road.</p> <p>Such modelling will be advanced as part of the investigations proposed to inform the Code Amendment.</p>
<p><b>SPP 14 Water Security and Quality:</b> To ensure South Australia’s water supply is able to support the needs of current and future generations.</p>	
<p><b>14.5</b> Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</p>	<p>The future development of the Affected Area will take into account the characteristics of the land and ensure that WSUD principles are incorporated into designs.</p>
<p><b>14.6</b> Support development that does not adversely impact on water quality.</p>	<p>The Affected Area is subject to the Prescribed Water Resources Area Overlay</p> <p>The Code provides appropriate controls to ensure that the future development of the land protects water quality.</p>
<p><b>SPP 15 Natural Hazards:</b> To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p>	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><b>15.1</b> Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</p>	<p>The Affected Area is located within the following Overlays:</p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - Urban Interface)</li> <li>• Hazards (Flooding General)</li> </ul> <p>These Overlay's provides clear guidance on matters related to natural hazards. Notwithstanding, investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk. This will include engagement with the CFS.</p>
<p><b>SPP 16 Emissions and Hazardous Activities:</b> To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.</p>	
<p><b>16.1</b> Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:</p> <ol style="list-style-type: none"> <li>a) supporting a compatible land use mix through appropriate zoning controls</li> <li>b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses</li> <li>c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.</li> </ol>	<p>It is acknowledged that the Affected Area is within a General Neighbourhood Zone, with existing residential uses located to the north, south and east.</p> <p>Investigations will be undertaken as part of the Code Amendment to consider the interface with the adjacent residential uses and ensure that the Zone and Policies proposed have sufficient policy to ensure that residential amenity is maintained to relevant standards.</p>
<p><b>16.2</b> Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</p>	<p>A Preliminary Site Investigation will be prepared as part of the investigations to inform the Code Amendment.</p> <p>Site contamination is not anticipated to be an impediment to the future development of the land, given the uses envisaged by the intended Employment Zone.</p>

### 3.3. Alignment with Regional Plans

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

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

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<b>Transit corridors, growth areas and activity centres</b>	
<p><b>P1</b> Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p>	<p>The Affected Area is located within the planned urban lands to 2045 as contained in the 30-Year Plan.</p>
<p><b>P12</b> Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.</p>	<p>The Code Amendment seeks to provide an area for ongoing employment generating uses and future development which can be connected/accessible to existing infrastructure. The Affected Area is within an existing built-up area which has the potential for further intensification and growth.</p>
<b>Health, Wellbeing and Inclusion</b>	
<p><b>P47</b> Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> <li>• diverse housing options that support affordability</li> <li>• access to local shops, community services and facilities</li> <li>• access to fresh food and a range of food services</li> <li>• safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity</li> <li>• diverse areas of quality public open space (including local parks, community gardens and playgrounds)</li> </ul>	<p>An integrated and comprehensive development outcome is capable of being delivered in this location. This will assist in the creation of a healthy neighbourhood though the establishment of water sensitive urban landscaping and tree planting within the public realm.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> <li>• sporting and recreation facilities</li> <li>• walkable connections to public transport and community infrastructure.</li> </ul> <p><b>P49</b> Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p>	
<b>Infrastructure</b>	
<p><b>P86</b> Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> <li>• walking and cycling paths and facilities</li> <li>• local stormwater and flood management including water sensitive urban design</li> <li>• public open space</li> <li>• sports facilities</li> <li>• street trees</li> <li>• community facilities, such as childcare centres, schools, community hubs and libraries</li> </ul> <p><b>P86</b> Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.</p>	<p>The proposed Code Amendment will include a review of both service and social infrastructure provision in order to identify existing capacity and the potential need to augment services.</p> <p>Relevant infrastructure agreements (as required) can be entered into should the need for augmentation be identified.</p>
<b>Biodiversity</b>	
<p><b>P93</b> Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p>	<p>The Affected Area adjoins a public open space reserve which contains stormwater infrastructure. Such presents an opportunity for enhancement within the locality.</p>



Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<b>Climate Change</b>	
<p><b>P105</b> Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> <li>• protect valuable primary production land</li> <li>• reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas</li> <li>• conserve areas of nature protection areas</li> <li>• safeguard the Mount Lofty Ranges Watershed</li> <li>• reduce vehicle travel and associated greenhouse gas emissions.</li> </ul>	<p>The proposed Code Amendment will support a compact urban form with the Affected Area located within a designated urban area.</p>
<b>Water</b>	
<p><b>P115</b> Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p>	<p>The Code includes policies which are instructive in respect water quality, use and management.</p> <p>Engineering investigations will ensure that the proposed urban development will not be contrary to the relevant water policies.</p>
<b>Emergency Management and Hazard Avoidance</b>	
<p><b>P118</b> Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> <li>• avoidance</li> <li>• adaptation</li> <li>• protection</li> </ul>	<p>It is acknowledged that the Affected Area is subject to the following Overlays:</p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - Urban Interface)</li> <li>• Hazards (Flooding General)</li> </ul> <p>These Overlay's provides clear guidance on matters related to natural hazards. Notwithstanding, detailed investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk. This will include engagement with the CFS.</p>

### 3.4. Alignment with Other Relevant Documents

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

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

Documents	How this proposed Code Amendment will be informed by content in the relevant document
<p>Gawler Community Plan 2030+</p>	<p>The Code Amendment will be informed by the key goals and actions, including:</p> <p><i>Goal 1.1.1 Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.</i></p> <p><i>Goal 1.2.5 Strengthen the position and promotion of Gawler as a regional hub.</i></p> <p><i>Goal 2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.</i></p> <p><i>Goal 2.4.2 Engage with the business community to attract business and job opportunities and promote Gawler as a regional hub.</i></p>
<p>Gawler Economic Development Strategy 2020-2025</p>	<p>The Strategy highlights that in 2019, retail trade was the second highest employment sector within the Town of Gawler and the fourth highest sector in terms of gross revenue. The Strategy highlighted that many people working in the Town of Gawler reside outside of the area, whilst many residents of the Town of Gawler work outside of the area (approx. 59%).</p> <p>Critically the Strategy highlighted a sustained decline in the number of businesses operating in the Council area. The decline in retail business over the previous 5 years was 21.6%, which was expressed as being of concern. The need to revitalise the local economy and reverse current business trends was made clear.</p> <p>The proposed Code Amendment will support the intent of the Proponent to invest in the Council area and support the generation of more than 200 permanent jobs.</p> <p>Whilst Mainstreet Activation is Pillar 1 of the Strategy, the land uses arising from the Code Amendment will not detract from the retail services which exist and are sought within Murray Street.</p>

## 4. INVESTIGATIONS AND ENGAGEMENT

### 4.1. Investigations Already Undertaken

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

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Land Supply Report	To evaluate residential and employment land supply within the Town of Gawler.	The Report, included as Attachment B identifies that the demand for residential land is being accommodated for, however there is no strategically planned growth for employment land within the Town of Gawler. The site is an opportunity to protect an existing employment use within the Town of Gawler, which is situated within an incompatible Zone.
Preliminary Economic Assessment	High level evaluation of economic benefit arising from an increase in bulky goods retailing within the Town of Gawler.	The Report, included as Attachment C identifies that

The above investigation is included in Attachment B.

### 4.2. Further Investigations Proposed

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

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Heritage	<ul style="list-style-type: none"> <li>Identify all State Heritage Areas, State Heritage Places, Local heritage places and Representative Items affected by the proposed Code Amendment.</li> </ul>

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
	<ul style="list-style-type: none"> <li>Undertake a review of available information (e.g. Aboriginal Affairs and Reconciliation Division) to determine whether any registered sites exist in the Area Affected. In any event, ongoing development of land will need to meet the requirements of the <i>Aboriginal Act 1998</i> (including non-registered sites/objects that may discovered).</li> </ul>
Preliminary Noise Assessment	Investigate the potential impacts of environmental noise on adjoining land from the potential future development of the Affected Area.
Tree Assessment	Undertake a Significant Tree/Regulated Tree survey and investigate and identify options for retention.
Traffic and Transport Investigations	<p>A traffic and transport investigations report will be prepared to understand the likely traffic/transport implications of the proposal. At a high-level, information considered will include:</p> <ul style="list-style-type: none"> <li>Providing an analysis of the existing and proposed future traffic impacts arising from the future development of the land for employment (large format bulky goods) purposes.</li> <li>Determine the traffic generation volumes and potential impacts.</li> <li>Negotiate with DIT in respect to verifying the potential establishment of a controlled intersection to Main North Road.</li> </ul>
Infrastructure services Investigations	<p>Existing utility infrastructure will be reviewed to:</p> <ul style="list-style-type: none"> <li>Investigate and determine the availability of current infrastructure servicing the Affected Area and its capacity.</li> <li>Determine the anticipated requirements for infrastructure augmentation or upgrade works that may be required.</li> </ul>
Stormwater Investigations	A stormwater investigations report will be undertaken to:

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
	<ul style="list-style-type: none"> <li>• Investigate the capacity and/or upgrades that may be required to existing stormwater infrastructure to accommodate the development of the land.</li> <li>• Identify strategies and techniques to be employed in the future development of the land to meet the stormwater requirements of Council and the EPA.</li> </ul>

**4.3. Engagement Already Undertaken**

In accordance with Practice Direction 2, the Town of Gawler has been consulted on this proposal. In summary, the following matters were raised by the Town of Gawler:

- [update following Council feedback in April 2022]

**4.4. Further Engagement Proposed**

In addition to the engagement already undertaken and identified above, further engagement on the Code Amendment will occur once the Code Amendment is initiated. The draft Engagement Plan is provided in Attachment D.

## 5. CODE AMENDMENT PROCESS

### 5.1. Engagement Plan

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

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

- the Local Government Association must be notified in writing of the proposed Code Amendment
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
  - the owners or occupiers of the land
  - owners or occupiers of each piece of adjacent land
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

A draft Engagement Plan is provided in Attachment D.

### 5.2. Engagement Report

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

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

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

### 5.3. Code Amendment Timetable

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

### ATTACHMENT A

#### Map of Affected Area



**ATTACHMENT B**

**Land Supply Report**

DRAFT



**ATTACHMENT C**

**Preliminary Economic Assessment**

DRAFT

DRAFT

**ATTACHMENT D**

**Draft Engagement Plan**

DRAFT

## ATTACHMENT E

### Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframes
<b>Approval of the Proposal to Initiate</b>		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission.	AGD	2 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary).	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister.	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
<b>Preparation of the Code Amendment</b>		
Engagement Plan Updated. Investigations conducted; <a href="#">Code Amendment Report</a> prepared. The Drafting instructions and draft mapping provided to AGD.	Designated Entity	8 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes.	AGD	1 week
Preparation of Materials for Consultation.	Designated Entity	TBC by Engagement Plan
<b>Engagement on the Code Amendment</b>		
<a href="#">Code Amendment Report</a> released for public consultation in accordance with the Community Engagement Charter and the prepared <a href="#">Community Engagement Plan</a> .	Designated Entity	6 weeks Will commence approximately 2 months after approval of Proposal to Initiate
<b>Consideration of Engagement and Finalisation of Amendments</b>		

Step	Responsibility	Timeframes
Submissions summarised; Engagement evaluation undertaken; Amended drafting instructions provided, <a href="#">Engagement Report</a> prepared and lodged with AGD.	Designated Entity	6 weeks – 12 weeks (Dependant on matters raised during engagement)
Assess the amendment and engagement. Prepare report to the Commission or delegate Timeframe will be put on hold if further information is required, or if there are unresolved issues.	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks
<b>Decision Process</b>		
Minister considers the <a href="#">Code Amendment Report</a> and the <a href="#">Engagement Report</a> and makes decision	Minister	3 weeks
<b>Implementing the Amendment (operation of the Code Amendment)</b>		
Go- Live- Publish on the PlanSA portal	AGD	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved <a href="#">Code Amendment</a> to ERDC	AGD	8 weeks

# **ENGAGEMENT PLAN**

## **Evanston Park Code Amendment**

By 550 Main North Road Pty Ltd

Date:  
**25.03.2022**

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## Document Control

Revision	Description	Author	Date
V1	Draft	MO	01.12.2021
V2	Update	KGH	15.03.2021
V3	Final Draft	MO/KGH	25.03.2022



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**APPENDICES**

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*APPENDIX 2. PLANNING YOUR ENGAGEMENT APPROACH*  
*APPENDIX 3. MEASURING SUCCESS*  
*APPENDIX 4. CLOSING THE LOOP & REPORTING BACK*

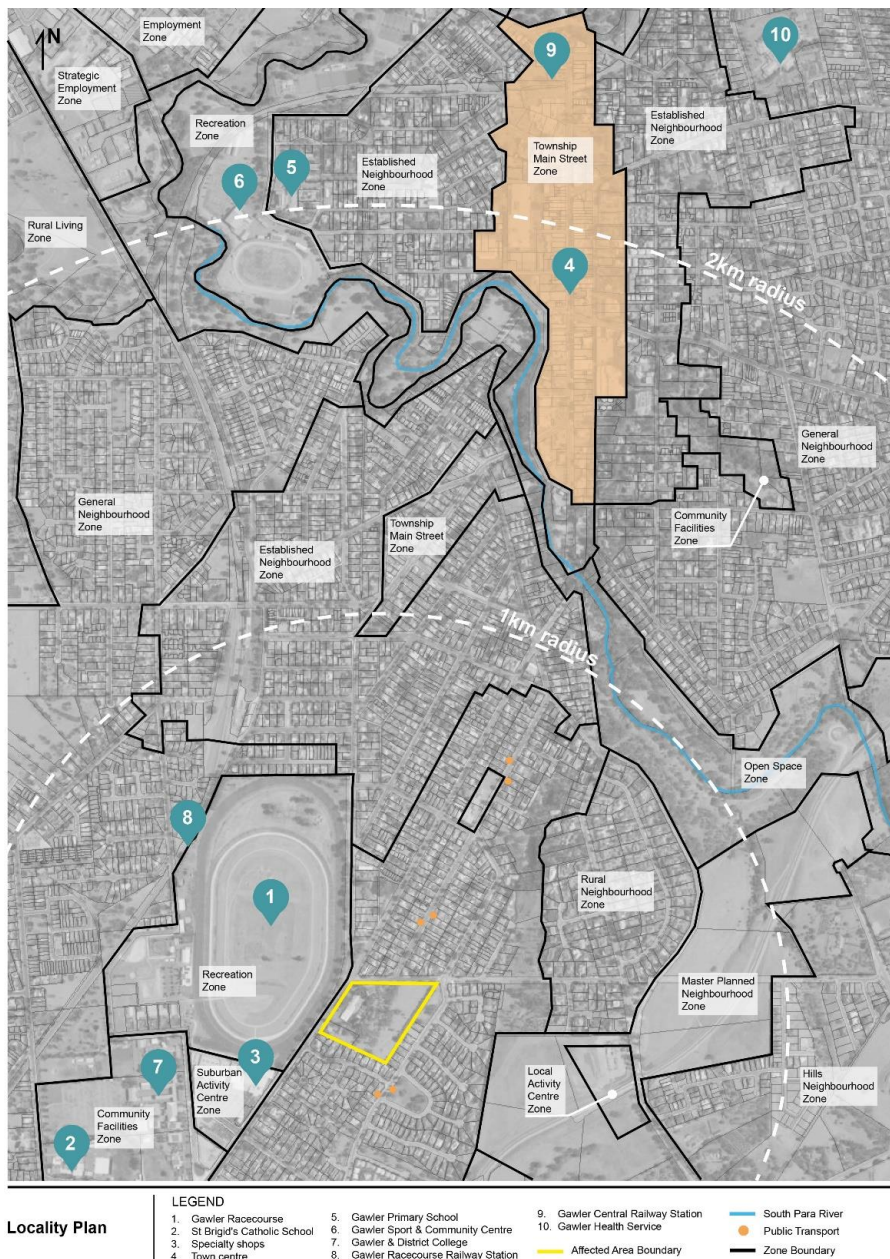


### 1. BACKGROUND INFORMATION

550 Main North Road is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area), presently containing the Vadoulis Garden Centre and a dwelling.

The Affected Area is located within the southern portion of the Town of Gawler Council area and is approximately 2 km by road from Murray Street, which is the traditional 'main street' and town centre of Gawler. The location of the Affected Area relative to the main street is shown by **Figure 1.1** below.

**Figure 1.1** Location



550 Main North Road Pty Ltd has entered a contract to purchase the property at 550-554 Main North Road Evanston Park subject to several pre-conditions being achieved. It has a vision to establish low impact bulky goods/service trade premises on the land, of a form and nature which does not compete with the core specialty and food retail offering within the Gawler Town Centre. In particular, the proponent is committed not to deliver fast food style development on the land should it be rezoned, and has discussed entering into a separate agreement with Council to ensure such.

The overall intent of the Code Amendment is to enable new and additional low impact employment generating activities to be established on the land. This will necessitate the land being rezoned from the General Neighbourhood Zone to an alternate zone, with the Employment Zone from the Planning and Design Code considered the most appropriate.

The Affected Area and the current Zoning is shown by **Figure 1.2** below. It is evident that the subject land and the immediate locality to the north, east and south is within the General Neighbourhood Zone. Land to the west of Main North Road is within the Recreation Zone, with the Suburban Activity Zone located to the south-west. More broadly, the Master Planned Neighbourhood Zone is located less than 500 metres to the east. This zone is essentially undeveloped and is planned to accommodate more than 6,000 people at full development.

**Figure 1.2 Zoning & Affected Area**



The proposed rezoning aligns with several relevant State Planning Policies in relation to employment lands, strategic transport infrastructure, water security and quality and emission and hazardous activities. The proposed rezoning also aligns with several relevant policies within the 30 Year Plan for Greater Adelaide, as outlined within the Code Amendment Initiation document. In particular, the proposal correlates with the 30 Year Plan policies in respect to activity centres, the economy and jobs, infrastructure and water.

Investigations undertaken to date include a Land Supply Report prepared by Future Urban Pty Ltd, which considers the supply and demand of residential and employment land within the Town of Gawler.

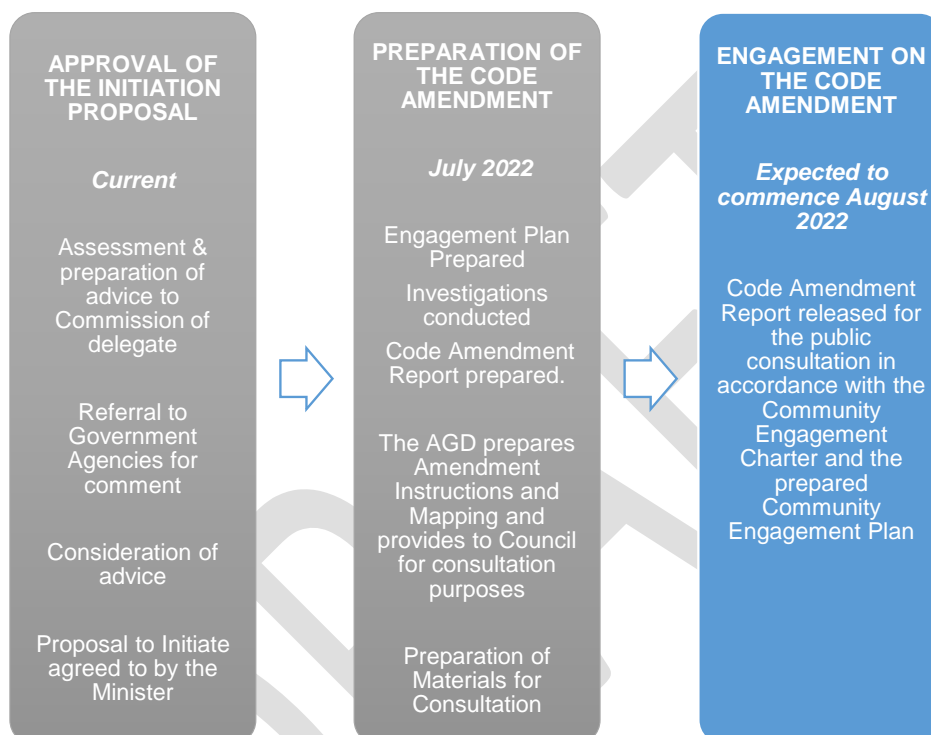
The investigation reports can be found appended to the Code Amendment Initiation.

In accordance with section 73(4)(a) 550 Main North Road Pty Ltd will be the designated entity responsible for conducting the Code Amendment process.

### Status of the Code Amendment

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step are outlined within **Figure 1.3**. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

**Figure 1.3** Status of the Code Amendments



## 2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the two allotments identified as 550-554 Main North Road, Evanston Park to enable the future development of the land for employment generating purposes.

## 3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

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

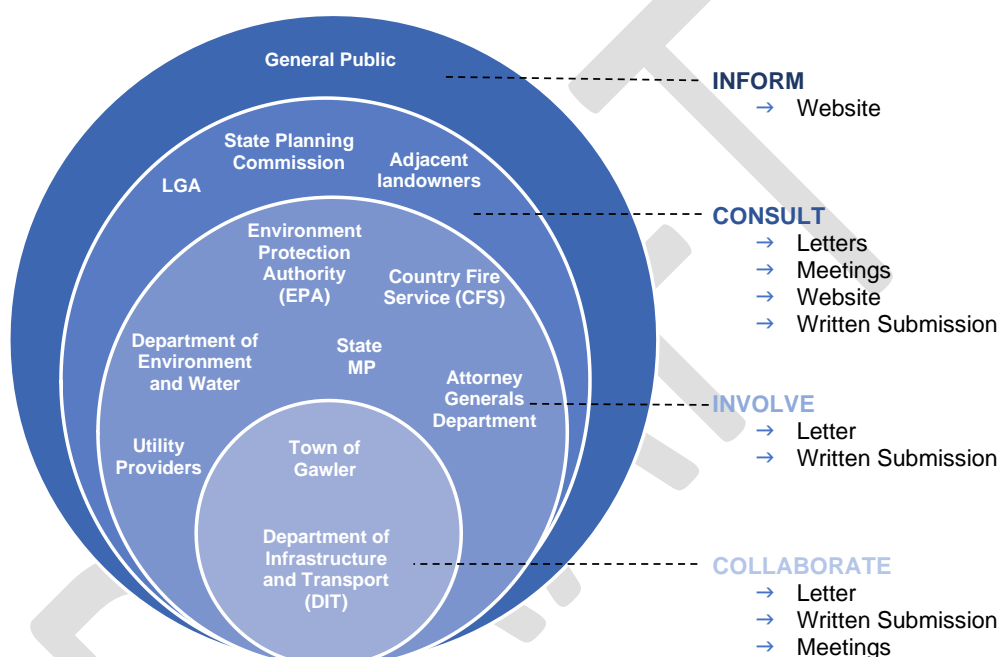
#### 4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

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

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

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

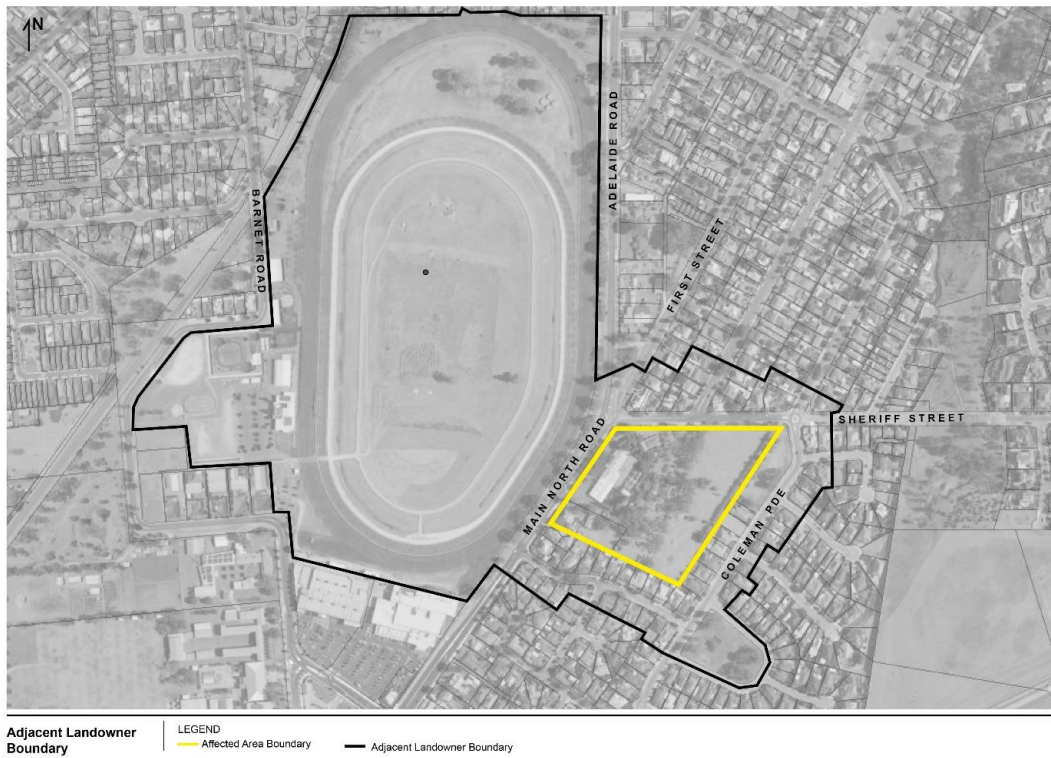
**Figure 4.1** Stakeholder Analysis Summary



The stakeholders which have been determined to influence the proposed Code Amendment are:

- Adjacent land owners shown in **Figure 4.2** below;
- Town of Gawler;
- Local Government Association;
- Department for Infrastructure and Transport;
- Attorney Generals Department;
- Country Fire Service;
- Department for Environment and Water;
- Environment Protection Authority;
- Utility providers;
- State Members of Parliament;
- General Public.

**Figure 4.2** Extent of adjoining landowners to be directly notified



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

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

**Table 4.1 IAP2 Spectrum of Public Participation**

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

**5. SCOPE OF INFLUENCE**

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

- Relevant Overlays and TNV's

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

- The geographic extent of the amendment; and
- The employment expectations of the proposed Zone.

**6. IMPLEMENTATION PLAN**

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level and the timing of these activities. The implementation plan is attached as **Appendix 2**.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement.

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

- Preliminary Engagement, undertaken prior to the drafting of the Code Amendment Report;
- Early Engagement, undertaken after the initial draft of the Code Amendment Report is prepared, but allowing for early input and sharing of information before the Code Amendment is publicly available; and

- Code Amendment Engagement, undertaken after the draft of the Code Amendment Report is completed and includes the Report being made available to the public and all stakeholders for review and input.

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

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

## 7. APPLYING THE CHARTER PRINCIPLES IN PRACTISE

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

**Table 7.1** *Applying the Charter Principles*

Stakeholder	Engagement needs or technique
English as a second language	<ul style="list-style-type: none"> <li>• hard copy materials that are easily translatable;</li> <li>• website material that is easily translatable;</li> <li>• website accessibility for those who come from non-english speaking backgrounds;</li> </ul>
Older population	<ul style="list-style-type: none"> <li>• website accessibility;</li> <li>• communication via phone and post.</li> </ul>

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

**Table 7.2** *Charter Principles in Practice*

<b>Charter Principles</b>	<b>How does your engagement approach/activities reflect this principle in action?</b>
Engagement is genuine	<ul style="list-style-type: none"> <li>workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend, unless requested during business hours (i.e. with government agencies);</li> <li>letterbox drop/direct email to those immediately affected; and</li> <li>information provided online to be easily accessible</li> </ul>
Engagement is inclusive and respectful	<ul style="list-style-type: none"> <li>invitation only workshop(s) held for those most affected stakeholder group(s) and tailored to their needs.</li> </ul>
Engagement is fit for purpose	<ul style="list-style-type: none"> <li>engagement includes a range of activities, both in-person and online, to involve the broader community and the following and target specific stakeholder ground.</li> </ul>
Engagement is informed and transparent	<ul style="list-style-type: none"> <li>information brochure (online and hard copy via letterbox drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation; and</li> <li>community engagement report prepared at the end of the engagement summarizing the feedback received and how it has been, or will be, used to inform the decision.</li> </ul>
Engagement is reviewed and improved	<ul style="list-style-type: none"> <li>measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report to the State Planning Commission.</li> </ul>

## 8. KEY MESSAGES

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

- The Proponent is planning to re-zone the properties located at 550-554 Main North Road, Evanston Park from the General Neighbourhood Zone to the Employment Zone in order to facilitate the further development of the land for employment generating purposes;
- The reason for this is that there is demand for large format employment generating land uses with a lack of suitable alternate land within the Town of Gawler which has access to a primary arterial road; and
- A Code Amendment is required to enable this re-zoning.



## 9. EVALUATION

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

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

**Appendix 3** includes a table which outlines a summary of measuring the success of the engagement process. Participants are invited to assess the success of the engagement against the criteria. The evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report)

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

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**APPENDIX 1. STAKEHOLDER AND COMMUNITY MAPPING**

**Stakeholder and community mapping**

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Adjacent landowners.	High.	<ul style="list-style-type: none"> <li>• High interest in the Code Amendment proposal and impact as the Zone change is located within their locality;</li> <li>• How the Zone change will affect the value of their property;</li> <li>• How the Zone change will affect the street and general locality.</li> </ul>	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult.
Town of Gawler.	High.	<ul style="list-style-type: none"> <li>• High interest in the Code Amendment proposal as the land proposed to be rezoned is within the Town of Gawler Council area.</li> </ul>	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Collaborate.
Local Government Association.	Low.	<ul style="list-style-type: none"> <li>• Low level of interest as the Code Amendment is relevant to the Town of Gawler;</li> <li>• It is a mandatory requirement to notify the Local Government Association in writing and to be consulted, as per the <i>Planning Development and Infrastructure Act 2016</i>.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Consult.

State Planning Commission.	Medium.	<ul style="list-style-type: none"> <li>• Medium level of interest.</li> </ul>	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult.
Attorney General's Department.	Medium.	<ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• Identified as a required consultation.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Department of Infrastructure and Transport.	High.	<ul style="list-style-type: none"> <li>• High level of interest;</li> <li>• The land has frontage to a State Maintained Road.</li> </ul>	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Collaborate.
Utility Providers.	Medium.	<ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• The proposed rezoning may generate infrastructure demands which require assessment.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
State MP.	High.	<ul style="list-style-type: none"> <li>• High level of interest;</li> <li>• Any rezoning process is likely to engender interest within local communities</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.

Country Fire Service (CFS).	Medium.	<ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• The land has a Hazards (Bushfire – Urban Interface) Overlay. The CFS will be consulted to provide their feedback.</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Environment Protection Authority.	Medium.	<ul style="list-style-type: none"> <li>• Medium level of interest;</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Department of Environment and Water.	Medium.	<ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• The land is located within a Prescribed Water Resources Area</li> </ul>	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
General Public.	Low.	<ul style="list-style-type: none"> <li>• To keep informed in the overall process of the Code Amendment and Zone change;</li> <li>• To provide feedback on the Code Amendment.</li> </ul>	That they will be provided with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	Inform.

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**APPENDIX 2. PLANNING YOUR ENGAGEMENT APPROACH**

**Planning your engagement approach**

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Preliminary Engagement	<ul style="list-style-type: none"> <li>Share information with the public about the Code Amendment</li> <li>Create an understanding of the reasons for the Code Amendment</li> </ul>	<ul style="list-style-type: none"> <li>Town of Gawler</li> <li>Department for Infrastructure and Transport</li> </ul>	Collaborate	<ul style="list-style-type: none"> <li>Meeting(s)</li> <li>Information sharing</li> <li>Opportunity for written and verbal feedback</li> </ul>	<ul style="list-style-type: none"> <li>February – April 2022</li> </ul>
		<ul style="list-style-type: none"> <li>State MP</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Initial letter advising of Code Amendment and offer for meeting</li> </ul>	<ul style="list-style-type: none"> <li>April 2022</li> </ul>
		<ul style="list-style-type: none"> <li>Adjacent Land Owners</li> </ul>	Consult	<ul style="list-style-type: none"> <li>Initial letter advising of Code Amendment and opportunity for meeting when engagement commences</li> </ul>	<ul style="list-style-type: none"> <li>April 2022</li> </ul>
Early Engagement	<ul style="list-style-type: none"> <li>Understand the views of the stakeholders</li> <li>Inform and improve the quality of the policy within the Code Amendment</li> <li>Comply with the Community Engagement Charter and the Planning, Development and Infrastructure Act 2016 (PDI Act).</li> </ul>	<ul style="list-style-type: none"> <li>Town of Gawler</li> </ul>	Collaborate	<ul style="list-style-type: none"> <li>Information sharing</li> <li>Opportunity for written and verbal feedback</li> </ul>	<ul style="list-style-type: none"> <li>July 2022</li> </ul>
		<ul style="list-style-type: none"> <li>Attorney General's Department (Code Control Group)</li> </ul>	Involve	<ul style="list-style-type: none"> <li>Meeting</li> <li>Information sharing</li> <li>Opportunity for written and verbal feedback</li> </ul>	<ul style="list-style-type: none"> <li>July 2022</li> </ul>

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Code Amendment Engagement		<ul style="list-style-type: none"> <li>Town of Gawler</li> <li>Department for Infrastructure and Transport</li> </ul>	Collaborate	<ul style="list-style-type: none"> <li>Letter</li> <li>Information provided on website</li> <li>Written submissions</li> </ul>	<ul style="list-style-type: none"> <li>Expected to commence July 2022 (subject to change)</li> <li>Send letters to relevant stakeholders.</li> <li>Information available on the website and social media.</li> <li>Invitation to provide a written submission.</li> <li>Consultation open for 6 weeks.</li> <li>Expected to conclude September 2022 (subject to change)</li> <li>Consultation end.</li> <li>October 2022 (subject to change)</li> <li>Evaluation of engagement and opportunity to provide feedback on engagement activities</li> </ul>
		<ul style="list-style-type: none"> <li>Adjacent owners</li> </ul>	Consult.	<ul style="list-style-type: none"> <li>Letter</li> <li>Meetings</li> <li>Information provided on website</li> <li>Written submissions</li> </ul>	
		<ul style="list-style-type: none"> <li>State Planning Commission</li> </ul>	Consult.	<ul style="list-style-type: none"> <li>Letter</li> <li>Information provided on website</li> <li>Written submissions</li> </ul>	



Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
		<ul style="list-style-type: none"> <li>• Local Government Association</li> <li>• Attorney General's Department</li> <li>• Country Fire Service</li> <li>• Department for Environment and Water</li> <li>• Environment Protection Authority</li> <li>• State MP</li> </ul>	Involve.	<ul style="list-style-type: none"> <li>• Letter</li> <li>• Written submission</li> </ul>	<ul style="list-style-type: none"> <li>• October (subject to change)</li> </ul> <p>Feedback provided to Stakeholders on the consultation.</p>
		<ul style="list-style-type: none"> <li>• General Public</li> </ul>	Inform.	<ul style="list-style-type: none"> <li>• Information provided on website</li> <li>• Social Media</li> </ul>	

\*this information does not need to be provided to the Minister

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**APPENDIX 3. MEASURING SUCCESS**

**Measuring success**

#	Charter criteria	Charter performance outcomes	Respondent	Indicator <sup>2</sup>	Evaluation tool <sup>3</sup> Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
1	Principle 1: Engagement is genuine.	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.	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.	Representatives from most community groups participated in the engagement.	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator <sup>2</sup>	Evaluation tool <sup>3</sup> Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
					<p>Representatives from some community groups participated in the engagement.</p> <p>There was little representation of the community groups in engagement.</p>				
3	Principle 3: Engagement is fit for purpose.	<p>People were effectively engaged and satisfied with the process.</p> <p>People were clear about the proposed change and how it would affect them.</p>	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.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator <sup>2</sup>	Evaluation tool <sup>3</sup> Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
4	Principle 4: Engagement is informed and transparent.	All relevant information was made available and people could access it.  People understood how their views were considered, the reasons for the outcomes and the final decision that was made.	Community.	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.			
5	Principle 5: Engagement processes are reviewed and improved.	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.	Reviewed and recommendations made.  Reviewed but no system for making recommendations  Not reviewed.	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator <sup>2</sup>	Evaluation tool <sup>3</sup> Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
6	Engagement occurs early.	<p>Engagement occurred before or during the drafting of the planning policy, strategy or scheme.</p> <p>There was an opportunity for influence during this process.</p>	Project Lead.	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.	<p>Engaged when there was opportunity for input into scoping.</p> <p>Engaged when there was opportunity for input into first draft.</p> <p>Engaged when there was opportunity for minor edits to final draft.</p> <p>Engaged when there was no real opportunity for input to be considered.</p>	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator <sup>2</sup>	Evaluation tool <sup>3</sup> Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
7	Engagement feedback was considered in the development of planning policy, strategy or scheme.	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.	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'.	Engagement included activities that 'closed the loop'.  Such can occur by providing feedback to participants/ community about outcomes of engagement.	Project Lead.	Engagement provided feedback to community about outcomes of engagement.	Formally (report or public forum). Informally (closing summaries). No feedback provided.	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator <sup>2</sup>	Evaluation tool <sup>3</sup> Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
9	Charter is valued and useful.	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.					

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**APPENDIX 4. CLOSING THE LOOP & REPORTING BACK**

**Closing the loop and reporting back**

<b>How will you respond to participants?</b>	<b>Who's responsible?</b>	<b>When will you report back?</b>
The general public will be notified via the Plan SA Portal.	Future Urban on behalf of the Proponent	6-8 weeks after consultation has ended
All other stakeholders will be directly notified in writing by letter and / or e-mail.	Future Urban on behalf of the Proponent	6-8 weeks after consultation has ended

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# 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.



Government of South Australia  
Attorney-General's Department

## 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.



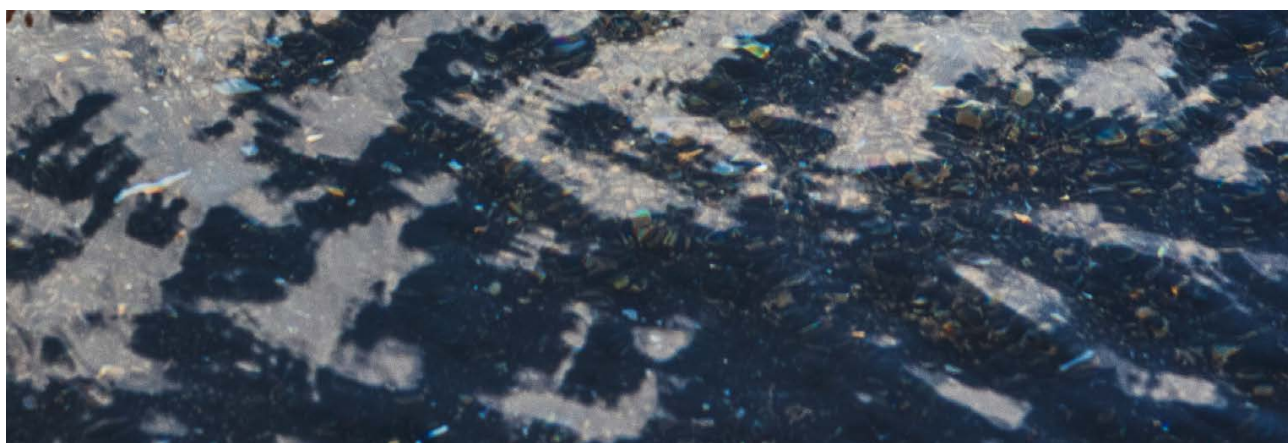
## All floods are not the same

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, 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 when designing 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:
  - the most up to date data
  - 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 Attorney-General's Department has initiated a Code Amendment for certain local government areas to incorporate 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. This process is often referred to as a rezoning.

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 Attorney-General's Department.

### **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, the Code will be updated to ensure that in the interim the assessment of developments is against the most up to date flood maps. Ensuring adequate protection of some developments from floods and also simplifying assessments where the flood overlays do not need to apply.

The *Flood Hazards Mapping Update Code Amendment* proposes to update the current flood mapping of 13 council areas and review the application of the current 'Flooding – Evidence Required Overlay' in the Code across various council and outback areas of the state.

All Councils have agreed to have their council areas included in this Code Amendment, and have provided new mapping, prepared in partnership with their consultants. This process includes considering the removal of the 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 Courses 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 Courses Overlay



## Project Delivery Timeframes

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

### 1 Stage 1: October 2021 to June 2022

- *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.

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### 2 Stage 2: July 2021 to July 2022

Delivery of enhanced and new flood studies and mapping products

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### 3 Stage 3: April 2022 to June 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 associate 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?**

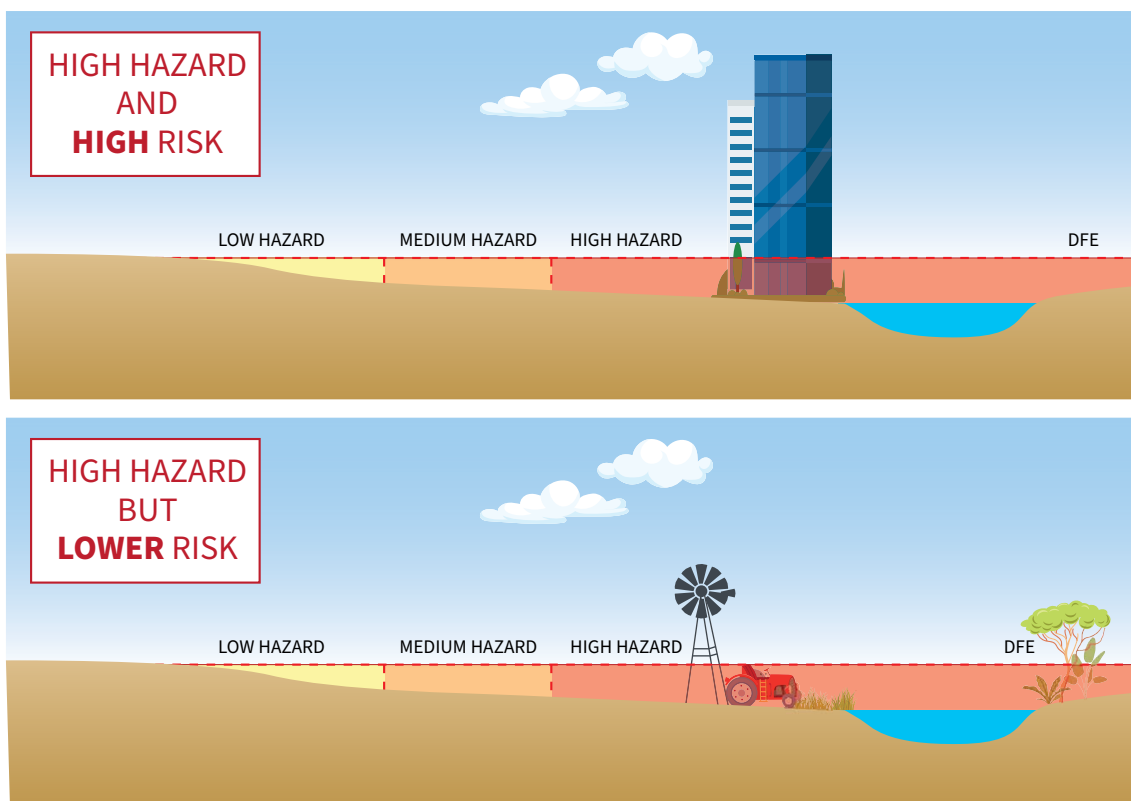
**A –** The chances of experiencing different sized flood events in a given period of time can be estimated mathematically. If you lived for 70 years in one location that had a 1% chance of flooding in any one year, there would be a 50% chance of you experiencing at least one flood during that 70 year 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 ‘Flooding – Evidence Required’ Overlay and how will it be removed?

**A** – The ‘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 overlay will be applied if the regional data demonstrates that a flood hazard does exist and removed for areas where no flooding risk is demonstrated.

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

Areas where the application of the overlay does not appear to be required—and where course regional mapping already indicate areas that are subject to flood hazard risks—are:

- 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

### 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 catchment
Charles Sturt, Prospect and Port Adelaide Enfield Councils	Barker Inlet catchment
Playford and Gawler Councils	Smith Creek catchment
Clare Valley and Gilbert Valley Councils	Auburn township
Mitcham Council	Sturt River urban catchment, McLaren Street catchment, Brownhill Keswick Creek urban catchment
Port Lincoln Council	Port Lincoln
Unley Council	Unley Council Area
Naracoorte Lucindale Council	Naracoorte township and surrounds
Salisbury and Port Adelaide Enfield Councils	Dry Creek catchment

## State-wide Flooding Hazards Code Amendment:

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

**A** – As a result of this Code Amendment, your property maybe placed in a flood hazard overlay for the first time. 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.

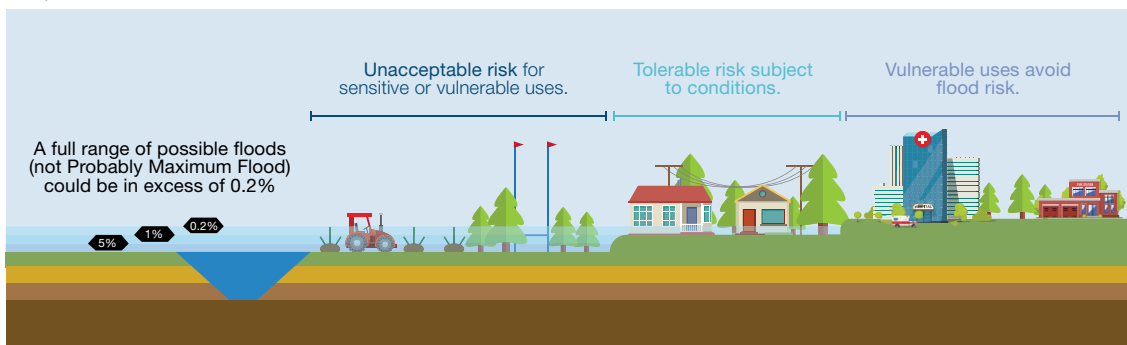
In addition, there may be new and revised policy applicable to development on your property.

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 go out on community consultation on completion of the flood studies and updated mapping being undertaken as part of the Project.

### Q – What mapping differences will be seen through the State-wide Code Amendment?

**A** – The Project has set a new standard for flood studies, which will help ensure the application policy is applied consistently across the state. To learn more about how the maps are developed and used refer to the FAQ: Flood Hazards – Understanding and Using Flood Maps.



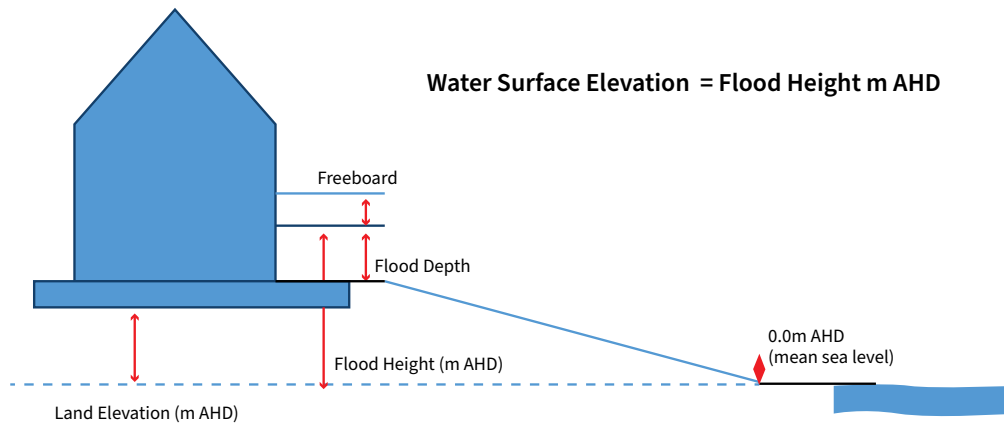
Changes to the spatial application of the Overlay are proposed as follows:

- Removal of the “Flooding – Evidence Required” Overlay for the majority of the state.
- The Overlays will be divided into areas that are:
  - generally intolerable for development and subject to regulations – additional structures are classed as development in these areas
  - tolerable for development based on design responses (e.g. building above the floodplain)
  - 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 (on page 14).

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 pink 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 Stormwater pipe design	Minor System Frequent	65% - 10%	Between 1 and 9	
<b>FOCUS</b> <b>Hazard Overlays</b>	<b>Major System</b> Floodplain management & Waterway design	<b>Infrequent</b>	10%- 1%	Between 9 and 100
		<b>Rare</b>	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 FAQ: Understanding the Flood Hazard Overlays in the Planning and Design Code 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 early 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.

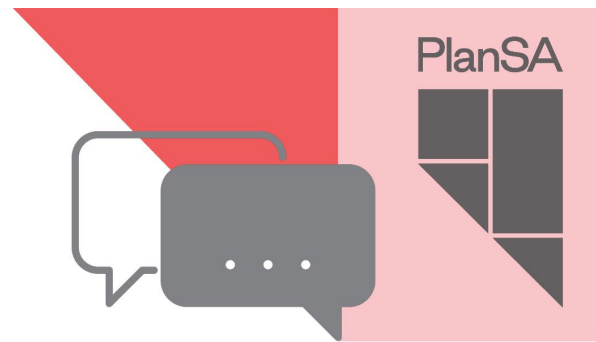
### Flood Hazard Mapping and Assessment Project Information Series

- Flood Hazard – Project Overview
- Flood Hazard – Understanding the Flood Hazard Overlays in the Planning and Design Code
- Flood Hazard – Understanding and Using Flood Maps



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PlanSA Service Desk **1800 752 664**

# Frequently Asked Questions



## Understanding the Flood Hazard Overlays in the Planning and Design Code

### Introduction

Land use planning plays an important role in ensuring that new developments avoid or mitigate impacts from flood hazard. The planning system does this by setting perimeters around buildings in areas of known high risk and requiring that developments meet certain standards so that they are exposed to acceptable levels of risk. It is also important the impact from new development on downstream users and watercourses is considered.

The Attorney-General's Department received a \$3 million COVID Stimulus Grant to undertake a project that will update flood hazard mapping for the State and enhance the Code's policies.

The Flood Hazard Mapping and Assessment Project will look at extending flood hazard mapping coverage, developing consistent flood hazard mapping, applying current national best practice and enhancing overlay policies.

There are three stages to this project:

- **Stage 1 – *Flood Hazards Mapping Update Code Amendment*:** the Chief Executive of the Attorney General's Department has initiated a Code Amendment for certain local government areas to incorporate 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.

## About this FAQ

This FAQ addresses how the Planning and Design Code (the Code) is managing new development in areas exposed to flood hazard via three overlays:

- Hazard (Flooding) Overlay
- Hazard (Flooding - General) Overlay
- Hazard (Flooding - Evidence Required) Overlay

The policies applying to each overlay are designed to respond to flood risk and to provide the degree to which new development must consider the flood hazard.

The FAQ also assists with understanding each flood hazard overlay that provide policies for development subject to flooding within a 1% Annual Exceedance Probability (AEP)<sup>1</sup> event.

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## Frequently Asked Questions

### Q – What kinds of flooding is covered by the Flood Hazard Overlays?

A – The overlays cover riverine (flooding of water courses and spilling onto adjoin areas) and surface water flooding (rainfall events that exceed stormwater infrastructure capacity and flood areas) at a 1% AEP event.

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### Q – What about flood hazard along the coast and River Murray?

A – Flooding along the coast and River Murray is addressed via overlays that apply to specific locations. The Coastal Areas Overlay and Coastal Flooding Overlay deal with coastal hazard risk. Flooding along the River Murray is addressed in the River Murray Flood Plain Protection Area Overlay.

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### Q – The Code says that I am in the ‘Hazard (Flooding) Overlay’, what does this mean if I want to undertake development?

A – The Hazard (Flooding) Overlay covers areas of highest flood hazard or where flood depth has been modelled at 300mm or greater above ground level for a 1% AEP flood. It seeks to minimise impact on people, property, infrastructure and the environment by avoiding development in high risk areas.

#### What does this mean for development?

- Development is not suitable in high risk areas and developed areas, where intensification should be minimised.
- To ensure that flood ways are not obstructed, development in this overlay includes fencing, small outbuildings and infill development.

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<sup>1</sup> **Annual Exceedance Probability (AEP)** is a term used to express the percentage of likelihood of a flood of a given size or larger occurring in a given year. If a flood has an AEP of 1%, it has a one in 100 likelihood of occurring in any given year.

- Development in this overlay is expected to be performance assessed with an engineer's report likely to be required to determine the extent of hazard risk on the property.
- Development should only occur where it can be sited and designed to minimise exposure of people and property to unacceptable flood risk (including adjoining properties); also, where evacuation is possible and emergency services can gain access during a 1% AEP flood event.
- After detailed consideration of the above listed factors, building above the flood plain with a free board of 300mm may be considered appropriate by the relevant authority.
- Buildings that house vulnerable people, community services, key infrastructure and emergency services should be sited away from areas within this overlay.
- Buildings that house hazardous materials must be suitably designed to ensure there is no leakage into flood waters.

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**Q – The Code says that I am in the ‘Hazard (Flooding-General) Overlay’, what does this mean if I want to undertake development?**

**A –** The Hazard (Flooding-General) Overlay covers areas of lower flood hazard or where flood depth has been modelled at less than 300mm above ground level for a 1% AEP flood. The overlay seeks to minimise impact on people, property, infrastructure and the environment through the appropriate siting and design of development.

**What does this mean for development?**

- Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping should be sited and designed to prevent the entry of floodwaters (where the entry of floodwaters is likely to result in undue damage to or compromise ongoing activities within the building).
- A Deemed-To-Satisfy (DTS) criteria of 300mm free board above 1% AEP flood event applies for development assessment.
- If a flood depth cannot be provided, the development authority may require an engineer's report on the flood depth.
- Buildings that house vulnerable people, community services, key infrastructure and emergency services should be sited away from areas within this overlay.
- Buildings that house hazardous materials must be suitably designed to ensure there is no leakage into floodwaters.



**Q – The Code says that I am in the ‘Hazard (Flooding-Evidence Required) Overlay’, what does this mean if I want to undertake development?**

**A –** The Hazard (Flooding-Evidence Required) Overlay applies to areas where there is no flood hazard data, making the flood risk unknown.

The overlay seeks to adopt a precautionary approach to mitigate potential impact on people, property, infrastructure and the environment through the appropriate siting and design of development.

This overlay is proposed to be removed from the Code once studies are completed via the Code Amendment process.

**What does this mean for development?**

The Deemed-to-Satisfy (DTS) criteria requires habitable buildings, commercial and industrial buildings, and buildings used for animal keeping to incorporate at least 300mm free board above:

- (a) the highest point of the top of kerb of the primary street; or
- (b) the highest point of natural ground level at the primary street boundary where there is no kerb.

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**Q – My house is not included in a Flood Overlay. Does this mean I am not at risk of flooding?**

**A –** Flooding is dependent on many different aspects, there are limitation in predictability and this is increasing with the occurrence of climate change. The modelling and associated mapping provides an indication of flooding from river, creek or stormwater flows during a 1% AEP event.

It is possible that your land may be affected by a larger event than the 1% AEP. It is also possible that your land may flood in a more frequent event due to infrastructure failures, such as pipes being blocked or levee failures. In addition, changes to the catchment may have occurred after the flood study data was collected, which could increase your flood risk.

Roadways are designed to accommodate excess stormwater. It is also possible that gardens, driveways and sheds in properties which are not included in the overlay may experience shallow flooding. This scenario is called ‘nuisance flooding’ as the impact and costs associated with the flooding is relatively low.

It is also common for local roads in metropolitan Adelaide to flood in more frequent events as most council underground stormwater systems cater for a 20% to 10% AEP.

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**Q – I have never experienced flooding before, so why has my property been identified?**

**A –** Although your property has never been flooded before, it cannot be assumed that land is free from flood risk. Climate change and increased stormwater run-off from increasing hard surfaces from urban development—will increase chances of flooding in the future. Flood studies use rainfall patterns and topography amongst other factors to determine flood hazard areas.

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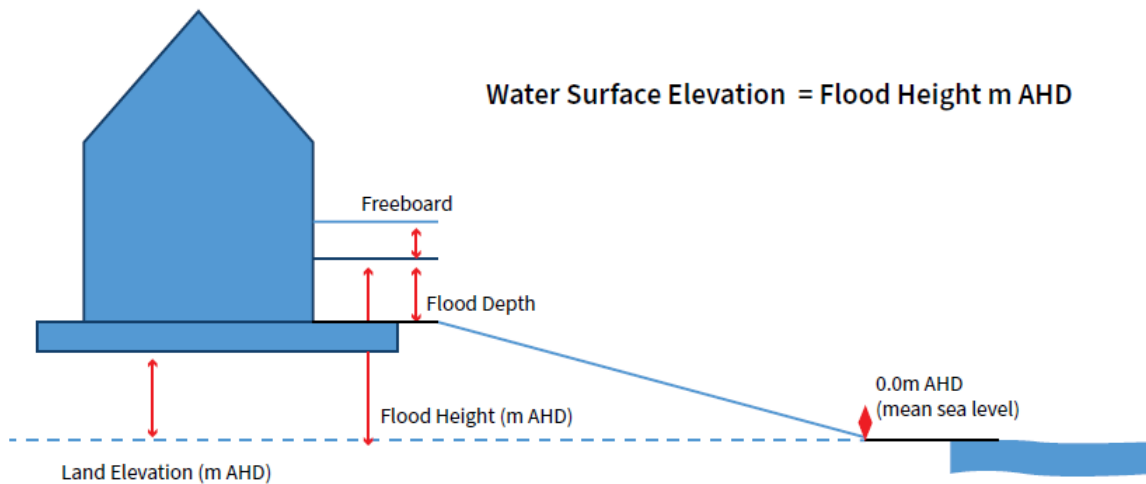
**Q – Only a small proportion of my allotment is covered by the flooding overlay, does that mean that the whole allotment is assessed against the overlay policy?**

**A –** No, only that part of the development within the specific overlay needs to be assessed against the overlay policy.

**Q – Why am I required to build 300mm above the 1% AEP flood event?**

**A –** The 300mm above the 1% AEP flood event is called the freeboard. A freeboard is added to flood height as the minimum flood level to provide reasonable certainty of achieving the desired level of protection of property. The freeboard takes into account:

- Uncertainties in the estimates of flood level from flood modelling including local factors, impact of infill and climate change.
- Wave action models assume flat surfaces and does not consider waves from either wind, or boats and vehicles in the flood areas.



**Q – What should be done when two flood hazard overlays apply?**

**A –** When more than one of the flood overlays apply to a parcel of land, the overlay that addresses the higher flood hazard risk will apply.

**Q – Where can I get information on...**

- 1% flood depth at my property?
- 5% flood depth at my property?
- Whether my allotment is subject to high flood hazard?

A – Contact your local council and request the information; alternatively, visit the Water Connect Website and look up [Flood Awareness Maps](#).

An engineer's report on the flood risk and/or flood depth can be requested from the relevant decision-making authority for performance assessed developments.

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

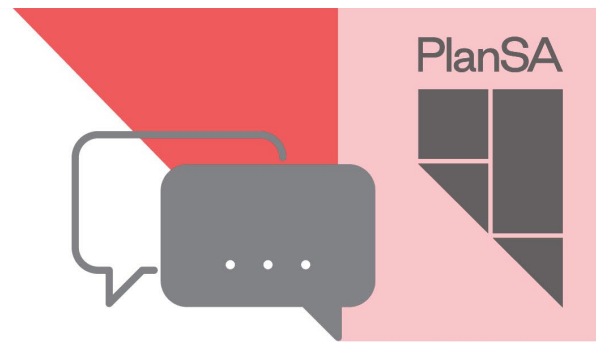
A – Visit the [Flood Hazard Mapping and Assessment Project](#) page on the PlanSA portal and/or refer to the Project Information Series (below).

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**Flood Hazard Mapping and Assessment Project Information Series**

- [Flood Hazard – Project Overview](#)
- Flood Hazard – Understanding the Flood Hazard Overlays in the Planning and Design Code
- [Flood Hazard – Understanding and Using Flood Maps](#)

# Frequently Asked Questions



## Understanding and using flood maps

### Introduction

The Flood Hazard Mapping and Assessment Project (the Project) will look at extending flood hazard mapping coverage, developing consistent flood hazard mapping, applying current national best practice and enhancing overlay policies.

There are three stages to this project:

- Stage 1 – *Flood Hazards Mapping Update Code Amendment*: the Chief Executive of the Attorney General's Department has initiated a Code Amendment for certain local government areas to incorporate 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.

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### About this FAQ

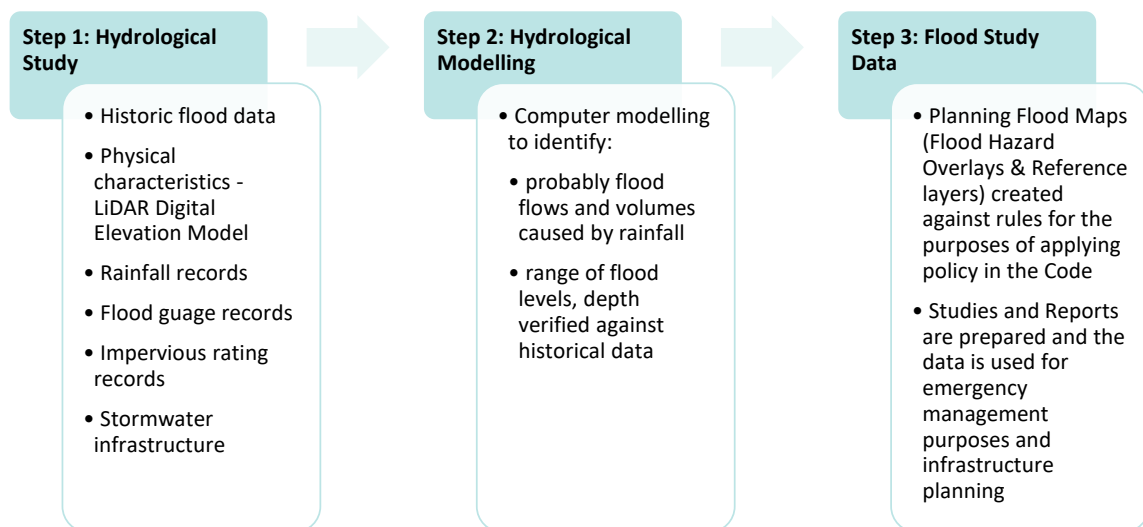
This FAQ address how flood maps are being developed and used to support flood risk management in South Australia. It also assists with understanding how the new flood maps will be prepared for incorporation into the Planning and Design Code (the Code).

## Frequently Asked Questions

### Q – How are flood maps created?

A – The first step in preparing flood maps is to undertake a hydrological study and prepare a hydrological model. This helps to better understand, predict and manage water resources and understand how much water from rainfall runs off the land surface into watercourses.

A hydrological model can help to estimate the volume and rate of run-off for a range of Annual Exceedance Probability scenarios (AEP<sup>1</sup>) and calculate flood behaviour. The diagram below outlines the three key steps to creating a flood map:



<sup>1</sup> **Annual Exceedance Probability** (AEP) is a term used to express the percentage of likelihood of a flood of a given size or larger occurring in a given year. If a flood has an AEP of 1%, it has a one in 100 likelihood of occurring in any given year.

**Q – Why is flood hazard mapping important and how does it support flood risk management?**

**A –** Flood hazard mapping supports flood risk management in a number of ways.



Flood maps can be 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 risk for infrastructure planning.

**Q – How will the project support flood risk management?**

**A –** In addition to updating the flood mapping across the state, the floodplain studies undertaken as part of this project, will further support flood risk management actions in the following ways:

**Land Use Planning**

Flood mapping is an important tool for determining the appropriateness of a rezoning and for determining future areas of growth and the location of infrastructure in regional planning.

The best way to ensure future development avoids or minimises the impacts of flooding on people, property and the environment is to apply the provision of 'Avoid, Accommodate and Adapt' to land use polices in the Code through areas mapped as subject to flooding.

New detailed flood studies incorporating climate change impacts and future growth will be introduced into mapping for land use planning through the Project.

**Community Awareness**

A community that understands and prepares for flood risk is more resilient to flood events and can help reduce its impact on people, property and the environment.

The [Flood Awareness](#) website has been designed to assist stakeholders and the wider public in understanding the flood risk at their property or other places of interest. The site provides information that has been collected from existing flood studies, including a range of Annual Exceedance Probabilities (AEP)<sup>2</sup>, depth categories and other information.

The current flood overlay mapping in the SA Property and Planning Atlas (SAPPA), is also accessible to the community enabling the community to understand whether a property has been identified as being subject to flood risk in a 1% AEP event.

The Project proposes to introduce new flood hazard information into SAPPA through reference layers that will include the 5%, 1% and 0.2% AEP, hazard and depth ratings. Refer to the [mapping and assessment project overview](#) to learn more about flood hazard terminology.

Government agencies like the South Australian State Emergency Service (SASES) and the Department for Environment and Water (DEW)—the control agency and hazard leader, respectively, for flood management under the State Emergency Management Plan—use flood mapping to educate and raise awareness about existing flood risk within the community.

**Flood Mitigation and Infrastructure Works**

Flood mapping is most commonly prepared by councils and the Stormwater Management Authority (SMA) to assist in planning for infrastructure and mitigation works that will reduce the flood hazard in particular areas.

**Water Quality and the Environment**

Flood mapping assists government agencies and councils to prepare for and reduce the impact of floods on our natural environment, water quality, the land and biodiversity. The impact of floods is also reflected in policy in the Code, through the flood hazard overlays.

<sup>2</sup> **Annual Exceedance Probability (AEP)** is a term used to express the percentage of likelihood of a flood of a given size or larger occurring in a given year. If a flood has an AEP of 1%, it has a one in 100 likelihood of occurring in any given year.

### Emergency Management and Response

Flood mapping assists the SASES to prepare for a flood and to plan for actions before, during and after flooding events including providing warnings to the community, and facilitating evacuations.

Flood mapping is also used by DEW's hydrology support service during incidents, to inform development of flood forecasting and warning services, and to undertake flood risk assessments.

The [SES website](#) provides information to enable people to prepare for a flood.

### Use of Flood Mapping for Insurance Purposes

Floods, whether caused by a flooding river, burst water pipe or storm, can cause extensive damage to your home, contents and other assets.

It's important to understand how flood and other water-related events may be covered under insurance policies, as the cost of even minor flooding in your home can potentially be high.

Flood insurance is often built into insurance policies, including home and contents, strata title, motor vehicle and business insurance policies.

The risk of a flood occurring is reflected in the cost of the premium – property owners with a high risk of flood will pay a higher premium than other property owners.

Insurers treat floods in different ways in their policies:

- Many insurers include flood cover as a compulsory part of taking out a household policy.
- Some insurers include flood as a standard inclusion, but allow the policyholder to remove it – this is known as opt-out flood cover.
- Some insurers will cover flood in policies only up to very low defined values – for instance, damage of \$15,000 or less.
- Some insurers will not cover flood under any circumstances.

All Australian insurers define a flood as:

*The covering of normally dry land by water that has escaped or been released from the normal confines of any lake, river, creek or other natural watercourse, whether or not altered or modified, or any reservoir, canal, or dam. Things that aren't considered a flood is stormwater damage, storm surge and tidal inundation (your insurance policy may cover these water hazards even if it does not cover flood).*

The insurance industry uses a range of flood maps and studies provided from a number of local, state, Commonwealth and private sources in setting the insurance premiums for properties. In South Australia the Insurance Council of Australia advises that 'flood prone addresses' for insurance purposes are located near the River Murray, Torrens River, Gawler River and Light River.

If accurate mapping is not available, the industry makes assumptions about the flood risk, and may be forced to use alternative methods for estimating risks that may not be accurate. For instance, if historical or out-dated flood data is used, new flood mitigation infrastructure or changes in infill development (for example) may not have been considered. This may result in applying higher premiums than is necessary.



Generally, residents underestimate their exposure to flood risk. Insurers, due to solvency regulation and need for business sustainability, tend to be more conservative in their assessment of the risk as they need to compensate for the uncertainty. This results in higher insurance premiums.

*The potential use of the Flood Hazards Mapping and Assessment Project data for insurance purposes*

The insurance industry currently uses maps that show the present-day riverine flood hazard for properties to determine flood risk.

The Project seeks to reduce the potential for riverine and surface water (storm water) flood hazard impacts to new development by ensuring future developments are not located in areas identified as having a high flood risk or impacted by flood hazards in a 1% AEP event up to 2050 via new hazard overlay maps in the Code. In lower to medium flood hazard locations, developments will be built above the flood plain to minimise any impacts.

It is unlikely the insurance industry will use these maps directly when ascertaining flood hazards; however, data resulting from the Project will provide greater certainty in areas expected to be impacted by flooding, especially in areas where limited flood information is available.

When released, this flood data will be used by state authorities to plan and build flood mitigation works, which in turn can potentially help to mitigate flood hazard and insurance costs.

For more information refer to

- [www.floods.org.au](http://www.floods.org.au)
- [www.floods.org.au/client\\_images/1787686.pdf](http://www.floods.org.au/client_images/1787686.pdf)
- [insurancecouncil.com.au/articles/flood-insurance-explained](http://insurancecouncil.com.au/articles/flood-insurance-explained)

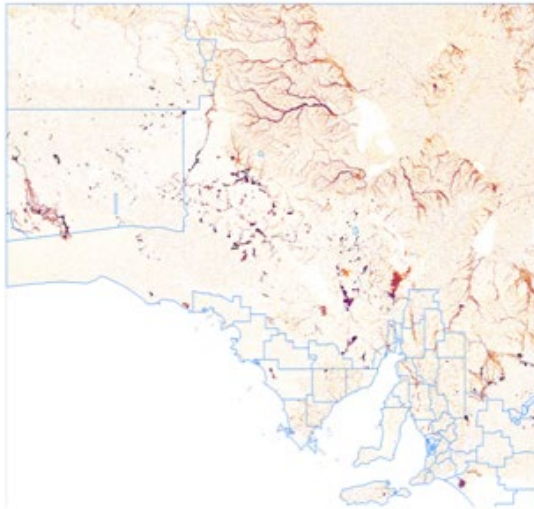
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**Q – What types of studies and products will the Project use?**

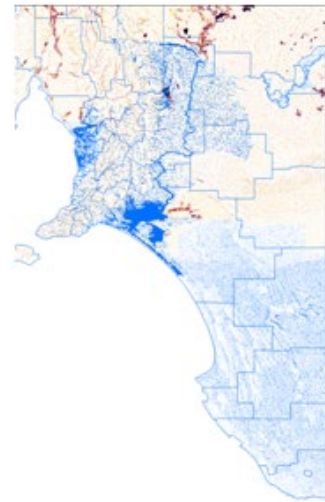
**A –** The Project will use the following studies and products to update the spatial application of the flood hazard overlays across the State.

**Detailed flood studies:** New flood studies and enhancement of existing flood studies will be undertaken by private consultancies using standard parameters as defined by the Project (refer diagram below).

**Coarse-scale mapping (August 2021):** This mapping is predominantly commissioned for and used by insurance companies in estimating flood risk and damages and is available across Australia. It provides for mapping at a 30m and 5m scale. The 5m data is available in metropolitan and outer metropolitan Adelaide areas plus the South East of South Australia. The 30m data is available for the remainder of the State.



**30m scale Flood Hazard Mapping**



**5m scale Flood Hazard Mapping**

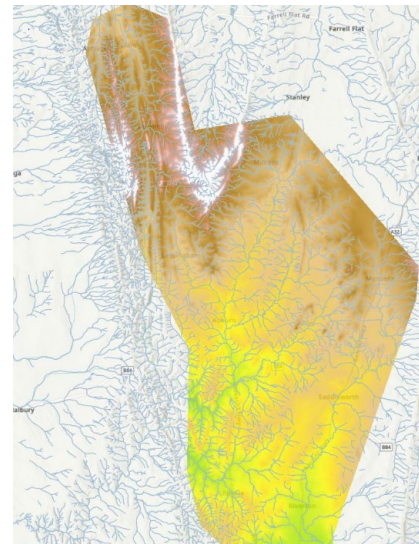
The 5m data works well in lower density sloping areas and more rural areas. The 30m also works well in rural areas of the State. Due to limitations with data accuracy and climate change considerations, the 30m scale will be utilised by the Project at a 0.5% AEP flood event to cater for any potential data accuracy issues.

**LiDAR data:** New LiDAR (light detection and ranging) data in the form of a 0.5m digital elevation model, will be used to improve the accuracy of flood modelling. The LiDAR capture is in addition to the mapping being prepared through the DEW and covers:

- Clare and Gilbert Valley townships
- Barossa, Middle Beach to Barossa
- Upper Torrens River
- Adelaide Hills including Mt. Barker, Strathalbyn and Nairne
- Upper Onkaparinga catchment area including Bremer Flat and Langhorne Creek
- Goolwa to Port Elliot
- Townships in the Fleurieu Peninsula

In addition, the data is suitable for many other mapping purposes, including:

- Bushfire risk modelling
- Strategic planning and concept planning.
- Infrastructure planning and construction
- Urban heat mapping



**Digital Elevation Model derived from LiDAR over the Clare / Stockport region**

It can also be used to show detailed slope contours, tree canopies and elevation at 1m intervals as well as additional layers including tree canopy height and cover, and building extents. It is likely that new uses for the data will be found in the future in areas such as agribusiness and environment research.

This data will be made publicly available by DEW through the [Elvis Elevation Foundation Spatial Data platform](#) (ELVIS).

**Q – How was the catchments/extents chosen for new and enhanced studies?**

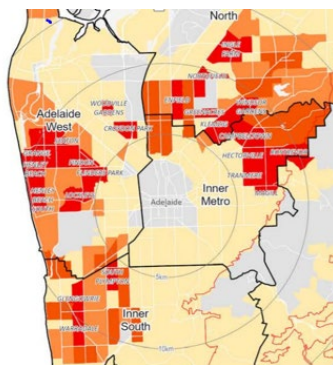
**A –** To ensure that the resources were spent on mapping where it could make the biggest difference, a detailed audit of flood studies has been undertaken across metropolitan Adelaide and growth areas of the State and have considered:

- the age of the study and therefore the accuracy of the data
- whether the study was missing any of the standard parameters as defined by the Project
- an analysis of the growth projections across the State, as well as known or estimated level of flood risk.

**Audit of Study**

Age of rainfall data, e.g. Not Over 10 years	<input checked="" type="checkbox"/>
Depth & Velocity output (Hazard)	<input checked="" type="checkbox"/>
All Events 5%, 1%, 0.2%	Not 0.2%
Climate change to 2050	<input checked="" type="checkbox"/>
Impervious rating to 2050	<input checked="" type="checkbox"/>

**Growth Projections**



**Known / Estimated level of risk**



**Q – In which areas are new and/or enhanced studies being commissioned?**

**A –** There are 9 new studies and 24 enhanced studies as listed below:

**New Flood Studies**

Council	Area
Burnside Council	1 <sup>st</sup> to 3 <sup>rd</sup> Creek catchment
Charles Sturt, Prospect and Port Adelaide Enfield Councils	Barker Inlet catchment
Playford and Gawler Councils	Smith Creek catchment
Clare Valley and Gilbert Valley Councils	Auburn township
Mitcham Council	Sturt River urban catchment, McLaren Street catchment, Brownhill Keswick Creek urban catchment
Port Lincoln Council	Port Lincoln
Unley Council	Unley Council Area
Naracoorte Lucindale Council	Naracoorte township and surrounds
Salisbury and Port Adelaide Enfield Councils	Dry Creek catchment

**Enhanced Studies**

Metropolitan Areas	Outer Metro / Regional Areas
<ul style="list-style-type: none"> <li>• River Torrens</li> <li>• Lower River Torrens</li> <li>• Lower Sturt River</li> <li>• Lower Onkaparinga River</li> <li>• Barker Inlet</li> <li>• Cobbler Creek</li> <li>• Lefevre Peninsula</li> <li>• Gawler River</li> <li>• Upper and Lower Little Para</li> <li>• Numbered Creeks (1<sup>st</sup> – 3<sup>rd</sup> creek) in Campbelltown, Tea Tree Gully, Burnside and Norwood</li> <li>• Marion and Holdfast Bay Surface Water</li> <li>• Adams Creek</li> <li>• Little Para River (lower and upper)</li> <li>• West Lakes Surface Water</li> <li>• Smith Creek</li> </ul>	<ul style="list-style-type: none"> <li>– Nuriootpa</li> <li>• Victor Harbor</li> <li>• Balaklava to Pt. Wakefield</li> <li>• Pt. Lincoln</li> <li>• Light River</li> <li>• Gawler River</li> <li>• Naracoorte</li> <li>• Clare and Gilbert Valley townships</li> <li>• Kadina</li> </ul>

**Q – How are councils involved in the preparation of the studies?**

**A** – The majority of the enhanced studies have been prepared by councils and the Storm Management Authority (SMA). All councils involved have agreed to provide their flood studies as part of this Project.

For all new and enhanced studies, councils will be invited to contribute to project meetings with the flood modelling consultants and be asked to provide up-to-date and historic flood and storm water asset data from their respective areas, where available.

---

**Q – What are the Standard Flood Study parameters for this Project?**

**A** – The Project's new standard parameters ensure flood hazard mapping—for the purposes of the Code—provides consistency when applying state-wide land use policy. These are:

- Extent of Flood Hazard under future conditions for the AEP of 1%, 5% and 0.2% - future conditions include climate change impacts on rainfall data, and a standard approach to calculate impervious data using infill data until 2050.
- Depth – contributes to hazard classification, and the extent of a development's vulnerability to structural damage due to a flood hazard
- Water surface elevation – state-wide flood magnitudes and frequencies in the riverine floodplains
- Hazard rating contours – is measured using the nationally agreed Flood Hazard Classification Curves, which combines the flood depth with flood velocity to determine the flood risk. (Further detail provided below)

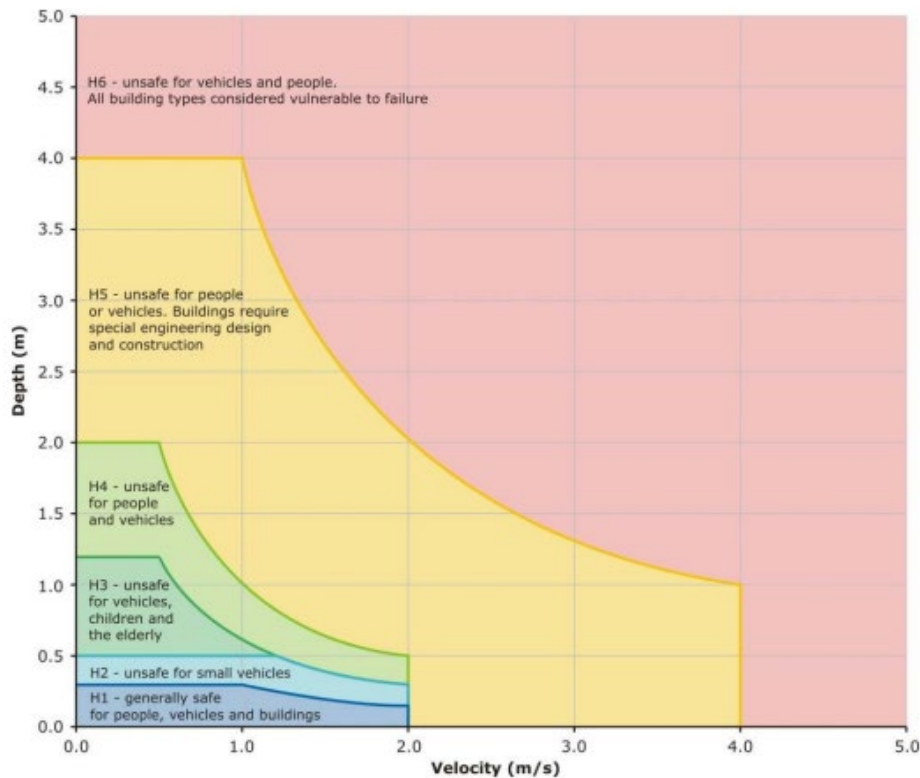
As part of the Project, a guide to further explain the requirements will be prepared and provided in conjunction with the Stormwater Management Authority's (SMA) Flood Modelling Circular. The SMA's Circular provides information for councils on how to prepare a storm water management plan (SWMP) to meet the requirements of the SMA funding. If the Council intend to use the SWMP for flood hazard mapping in the Code, the guide will provide standardised requirements ensuring that they are fit for purposes and provide consistent mapping for the Code.

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**Q – What are Flood Hazard Classification Curves?**

**A** – Flood Hazard Classification Curves (described below) sets hazard classifications that relate to a community's vulnerability thresholds when interacting with floodwaters. A flood's depth multiplied by its velocity determines the extent of the flood hazard's risk.

For the purposes of this Project the hazard classifications are then tabulated against the AEP events of 0.2%, 1% and 5% to further define the level of flood risk that can be considered acceptable or not unacceptable to the community. This will also form the basis for policy development of the flood hazard overlays in the Code.



**Table 1: Combined hazard curves – vulnerability thresholds**

Hazard Vulnerability Classification	Description
H1	Generally safe for vehicles, people and buildings. Relatively benign flood conditions. No vulnerability constraints.
H2	Unsafe for small vehicles.
H3	Unsafe for vehicles, children and the elderly.
H4	Unsafe for vehicles and people.
H5	Unsafe for vehicles and people. Buildings require special engineering design and construction.
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.

**Land use acceptability by Hazard Classification and AEP.**

AEP	H1	H2	H3	H4-6
0.2%	ACCEPTABLE	ACCEPTABLE	ACCEPTABLE	ACCEPTABLE
1%	TOLERABLE	TOLERABLE	INTOLERABLE	INTOLERABLE
5%	TOLERABLE	INTOLERABLE	INTOLERABLE	INTOLERABLE

<b>ACCEPTABLE</b>	No Flood Policy applies except for Critical Emergency Services and Housing for Vulnerable People.
<b>TOLERABLE</b>	Development is acceptable subject to suitable design responses so that contents damage is minimised (i.e. housing elevated above 1% AEP & 30cm freeboard).
<b>INTOLERABLE</b>	High risk areas where the safety to the community is paramount and to avoid damage to contents in more frequent events. PDI Regulations class additional structures as development in these areas

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

**A** – Visit the [Flood Hazard Mapping and Assessment Project](#) page on the PlanSA website and/or refer to the Project Information Series (below).

**Flood Hazard Mapping and Assessment Project Information Series**

- [Flood Hazard – Project Overview](#)
- [Flood Hazard – Understanding the Flood Hazard Overlays in the Planning and Design Code](#)
- Flood Hazard – Understanding and Using Flood Maps



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In reply please quote our reference: ECM 774201 LB / KAJ

22 March 2022

Mayor Karen Redman  
Town of Gawler  
**Emailed:** Mayor@gawler.sa.gov.au

Dear Mayor Redman

### **Consultation on GAROC's draft Annual Business Plan 2022-23**

The Greater Adelaide Regional Organisation of Councils (GAROC) committee is pleased to present its draft Annual Business Plan 2022-23 for your consideration and feedback.

Metropolitan councils play an essential role in the long-term prosperity, sustainability and wellbeing of the Greater Adelaide community. As GAROC considers its activities for the next financial year, it is important that we have a strong, united voice for metropolitan councils and represent your shared interests.

GAROC has prepared the attached draft Annual Business Plan 2021-22 which sets out proposed actions for the coming year. The draft Annual Business Plan seeks largely to build on the progress that has been made in the past year and recognises that many of the actions require sustained ongoing advocacy and assistance. These issues have been informed by our ongoing engagement with metropolitan councils, as well as the LGA's process for Items of Business and its 2021 Members Survey.

As highlighted in the draft Annual Business Plan, GAROC seeks to continue to support the activities of the LGA at a metropolitan level and advocate on a broad range of matters which affect metropolitan councils.

GAROC has identified the following three priority issues for significant action in the coming year:

#### **1. Planning**

Continuing to advocate and inform the forthcoming independent review of the Planning, Development and Infrastructure Act 2016, the Planning & Design Code and the review of the 30 Year Plan for Greater Adelaide.

*Outcome: Planning system, policies and legislation reflect leading practice, facilitate better design outcomes and support local decision making.*

#### **2. Economic Development**

Progressing advocacy on our proposals for the red-tape taskforce and small-bars pilot initiative.

Continuing to collaborate with metropolitan councils with research and engagement on the best-practice use and the cost-effective procurement of evidence-based data for economic development purposes.

*Outcome: Supporting metropolitan councils to play their important role in stimulating the economic and social recovery of their communities in post COVID-19 recovery.*

#### **3. Stormwater**

Undertake further engagement with councils and commission independent research to inform further advocacy and policy positions.





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*Outcome: Improving stormwater management by increased funding in the Stormwater Management Fund and asking the Stormwater Management Authority to lead a stormwater reform process.*

The actions outlined in the draft Annual Business Plan are achievable within the proposed scope of our budget made available through the Local Government Research and Development Scheme.

Have we got these priorities right?

GAROC would appreciate advice from councils on which of the issues covered in the draft Annual Business Plan should be considered priority issues. For example, which three areas should GAROC direct most of its resources and efforts?

### **Consultation process and timelines**

If you have any further feedback about the proposed plan, we welcome your contributions in writing or via email to [lgasa@lga.sa.gov.au](mailto:lgasa@lga.sa.gov.au)

The GAROC committee will seek to endorse the draft Annual Business Plan at its next meeting on 2 May 2022, therefore feedback must be received no later than **Friday 22 April 2022**.

The final document will be presented to the LGA Board of Directors for endorsement at its meeting in June 2022.

### **Proposed 'Items of Business'**

In addition to this opportunity to provide feedback, metropolitan councils may at any time throughout the year propose an item of business for an LGA General Meeting, the LGA Board or GAROC. Proposals should be accompanied by sufficient supporting information to assist the GAROC committee to make informed decisions and recommendations.

Further details about the Items of Business process and the GAROC committee are available on the LGA website<sup>6</sup>.

Once again, I thank you in advance for engaging with GAROC and the role you play in supporting this committee.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. O'Loughlin', written in a cursive style.

Mayor David O'Loughlin

**Chairperson - Greater Adelaide Regional Organisation of Councils (GAROC)**

Attach: ECM 772163 – Draft GAROC Annual Business Plan 2021-22 Consultation Document

Copy to: Mr Henry Inat

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<sup>6</sup> Greater Adelaide Regional Organisation of Councils (GAROC) | LGA South Australia



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Draft

# **GAROC Annual Business Plan 2022-23**



# Draft

## Introduction

The Greater Adelaide Region Organisation of Councils (GAROC) is a committee established by the Local Government Association of South Australia (LGA). GAROC is a strong, united voice for metropolitan councils and represents their shared interests for the benefit of the Greater Adelaide community.

GAROC plays a key role in regional advocacy, policy development, leadership, engagement and capacity building on behalf of the 19 member councils within the metropolitan region. The GAROC Annual Business Plan for 2022-23 outlines priority actions and outcomes that will be achieved during this period to progress the themes and objectives outlined in the GAROC Strategic Plan 2019-23.

## GAROC's Strategic Themes 2019-23

### Theme 1: Economic Development

GAROC recognises that local government's significant investment in infrastructure and services is a driver of the local economy. A strong state economy is underpinned by a financially sustainable local government sector that promotes its area and provides an attractive climate and locations for the development of business, commerce, industry and tourism.

GAROC recognises the important role of councils to enable, facilitate and enhance local economic opportunities. With the right policy settings and partnerships, councils can help to create the best conditions for local businesses to grow and thrive.

**Objective: Enable advocacy and partnership opportunities that recognise the specific needs and opportunities in metropolitan Adelaide and assist councils to contribute to creating conditions for productivity that supports sustainable job growth and pathways to employment.**

**Objective: Support member councils to play their important role in stimulating the economic and social recovery of their communities in post COVID-19 recovery.**

### Theme 2: Design, Planning and Placemaking

GAROC recognises the importance of good decision making that enhances the built environment and supports well-considered planning processes that achieve quality design outcomes and the preservation of character and local heritage.

**Objective: A planning system that reflects leading practice, facilitates better design outcomes and supports local decision making.**

**Objective: Provide assistance and resources to metropolitan councils that support their important role as local place makers and custodians of public spaces.**

### Theme 3: Environmental Reform

GAROC acknowledges local government's role in protecting and enhancing the environment and recognises that climate change poses a serious risk to local communities and ecosystems. GAROC also recognises the important role councils play in providing high quality, innovative and sustainable waste management services that meet the needs of the community

**Objective: Support LGA advocacy to State and Federal Government and assists member councils to ensure that all levels of government undertake mitigation and adaptation actions that reduce climate risks and build community resilience.**

**Objective: Support councils to improve waste and recycling practices and deliver viable and innovative waste services that meet the needs of the community and grow the Circular Economy and advocate for State and Federal Government legislation, policies, funding and programs that will enable and support these outcomes.**

#### **Theme 4: Reform and Innovation**

GAROC recognises the opportunity to work with metropolitan councils to lead reform and innovations that enhance decision making, build community trust and drive downward pressure on council rates.

**Objective: Assist councils to enhance local government through innovations in benchmarking, systems thinking, data management and engagement processes.**

#### **Other Plans**

As a committee of the LGA, the plans and priorities of GAROC are referenced in and aligned to the LGA's suite of corporate documents, including:

1. The LGA Strategic Plan and Annual Business Plan
2. The LGA Advocacy Plan
3. The Local Government Research and Development Scheme Annual Business Plan

GAROC has also adopted a Communications Plan that outlines how it will engage with and keep informed member councils, external stakeholders and the community.



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## GAROC Annual Business Plan 2022-23

<b>Theme 1: Economic Development</b>				
<i>Objective: Enable advocacy and partnership opportunities that recognise the specific needs and opportunities in metropolitan Adelaide and assist councils to contribute to creating conditions for productivity that supports sustainable job growth and pathways to employment.</i>				
<i>Objective: Support member councils to play their important role in stimulating the economic and social recovery of their communities in post COVID-19 recovery.</i>				
<b>Actions</b>	<b>Milestone</b>	<b>Proposed activities and outcomes</b>	<b>Budget / Resources</b>	<b>Link to GAROC role</b>
<p><b>Economic development</b></p> <p>Continue to support the LGA's advocacy to the Federal Government and State Government for funding, initiatives and legislative/regulatory reforms that assist councils to support businesses and communities to respond and recover from the COVID-19 pandemic.</p>	Ongoing to June 2023	<p>Further engage with the Economic Development metropolitan practitioners' group to further develop datasets 'information' research.</p> <p>Consult with councils and build further evidence to continue to progress advocacy on the red-tape taskforce and small-bars pilot proposals.</p>	<p>LGA Secretariat</p> <p>\$30,000 budget allocation to support legal advice, research, and workshop/forums as required.</p>	<p>Policy initiation and review</p> <p>Leadership</p> <p>Regional advocacy</p>



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### Theme 2: Design, Planning and Placemaking

**Objective: A planning system that reflects leading practice, facilitates better design outcomes and supports local decision making.**

**Objective: Provide assistance and resources to metropolitan councils that support their important role as local place makers and custodians of public spaces.**

Action	Milestone	Proposed activities and outcomes	Budget / Resources	Link to GAROC role
<p><b>Planning Development and Infrastructure Act</b></p> <p>Inform the State Government's independent and comprehensive review of the Planning Development and Infrastructure Act and associated documents with respect to maintaining an effective and defensible democratic process in respect to:</p> <ul style="list-style-type: none"> <li>a) local participation in planning;</li> <li>b) local government representation in planning;</li> <li>c) the protection of local heritage places and historic areas; and</li> <li>d) the preservation of neighbourhood character through consideration of</li> </ul>	Ongoing to June 2023	<p>Engage with councils on a review of the PDI Act and regulations and associated documents (Practice Directions) and;</p> <p>Present the finding to the State Government and advocate for amendments to the PDI Act, regulations, and associated documents.</p>	<p>LGA Secretariat</p> <p>\$30,000 budget allocation to support legal advice, research, and workshop/forums as required.</p>	<p>Leadership</p> <p>Regional advocacy</p> <p>Item of Business carried at LGA General Meeting</p>



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appropriate design principles.				
Call on the State Government to provide a budget to the State Planning Commission to enable evidenced based investigations, close collaboration and engagement with local government during the review of and consultation on the Thirty-Year Plan for Greater Adelaide.	Ongoing to June 2023	Engage with the State Planning Commission during the review of Thirty-Year Plan for Greater Adelaide to facilitate the collaboration between the State Planning Commission and councils.  Engage with and provide support to councils during the review of and consultation on the Thirty-Year Plan for Greater Adelaide.	LGA Secretariat \$30,000 budget allocation to support legal advice, research, and workshop/forums as required.	Policy initiation and review Leadership Regional advocacy Item of Business carried at LGA General Meeting
<b>Hording and Squalor</b>  State Government leadership is urgently required to provide ongoing operational support local government including on the ground resources (funding, services and skilled people) to ensure an effective response to hoarding and squalor in South Australia		The LGA will coordinate activities through the SAROC and GAROC committees to work in consultation with member councils to investigate how local government actions on hoarding and squalor in South Australia can be most effectively and sustainably coordinated.  GAROC will provide policy advice to support research that the LGA will commission to further develop evidence-based advocacy.	LGA Secretariat Note: SAROC's draft Annual Business Plan has \$30,000 budget allocation to support legal advice, research, and workshop/forums as required.	Policy initiation and review Leadership



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**Theme 3: Environmental Reform**

**Objective: Support LGA advocacy to State and Federal Government and assists member councils to ensure that all levels of government undertake mitigation and adaptation actions that reduce climate risks and build community resilience.**

**Objective: Support councils to improve waste and recycling practices and deliver viable and innovative waste services that meet the needs of the community and grow the Circular Economy and advocate for State and Federal Government legislation, policies, funding and programs that will enable and support these outcomes.**

Action	Milestone	Proposed outcomes	Budget / Resources	Link to GAROC role
<p><b>Stormwater</b></p> <p>Support LGA advocacy for improving stormwater management by increased funding in the Stormwater Management Fund and asking the Stormwater Management Authority to lead a stormwater reform process.</p>		<p>Undertake further engagement with council staff and commission independent research to inform further advocacy and policy positions.</p>	<p>LGA Secretariat \$40,000 budget allocation to support legal advice, research, and workshop/forums as required.</p>	<p>Policy initiation and review Leadership Regional advocacy</p>
<p><b>Circular Economy</b></p> <p>Develop an evidence base to inform and support LGA advocacy for 50% of the monies accumulated in the Green Industry Fund (collected from council contributions to the Solid Waste Levy) be committed back to local government for worthwhile waste, recycling and resource recovery endeavours that support the transition towards a more circular economy.</p>	<p>Ongoing to June 2023</p>	<p>Support the LGA to undertake further engagement with council staff to inform LGA submissions and position papers that identify an evidence base for worthwhile waste, recycling and resource recovery endeavours for metropolitan councils that support the transition towards a more circular economy.</p> <p>Further advocacy and engagement with stakeholders to encourage a state-wide campaign on illegal dumping to be developed by the EPA in collaboration with Green Industries SA, local government, and other key leading bodies such as KESAB environmental solutions.</p>	<p>LGA Secretariat LGA partnership agreement with Green Industries SA.</p>	<p>Policy initiation and review Leadership Regional advocacy Item of Business carried at LGA General Meeting</p>





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<p><b>Coastal management</b></p> <p>Support metropolitan councils to collaborate on coastal management issues via the Metropolitan Seaside Councils Coastal Management to support LGA advocacy for increased State/Federal government funding, policies and strategics, and localised research.</p>	<p>Ongoing to June 2023</p>	<p>Support the Metropolitan Seaside Councils Committee to transition to the LGA Secretariat, providing guidance on the implementation of its new governance arrangements, strategic and action plan.</p>	<p>LGA Secretariat \$40,000 for MSCC executive officer resource.</p>	<p>Policy initiation and review Leadership Regional advocacy</p>
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<b>Theme 4: Reform and Innovation</b>				
<b>Objective: Assist councils to enhance local government through innovations in benchmarking, systems thinking, data management and engagement processes.</b>				
<b>Action</b>	<b>Milestone</b>	<b>Proposed outcomes</b>	<b>Budget / Resources</b>	<b>Link to GAROC role</b>
<p><b>Mandatory Rebates</b></p> <p>Advocate for a review of the mandatory rate rebates that councils are compelled to provide.</p>	December 2021	Use the development of the LGA issues paper and economic analysis report to advocate for appropriate legislative changes that promote a more equitable approach for all ratepayers.	LGA Secretariat	Policy initiation and review Leadership Regional advocacy Item of Business carried at LGA General Meeting
<p><b>Road reserves</b></p> <p>Cost and Timeframes for Adjustment to Telecommunication Pits on Road Reserves</p>		Further consult with member councils to build the evidence base and explore ways to reduce the cost and timeframes to councils associated with adjustment of telecommunication service pits in road reserves as part of their capital works programs.  Recommending a policy position and potential future advocacy actions.	LGA Secretariat	Policy initiation and review Leadership Regional advocacy Item of Business carried at LGA General Meeting



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<p><b>Homelessness</b></p> <p>Support the Everybody's Home Campaign which calls on the Australian Government together with States and Territories to commit to a national plan to end homelessness by 2030 which addresses all the drivers of homelessness.</p>		<p>Consult with member councils and engage with State and Federal Governments to investigate how homelessness support services can be most effectively and sustainably coordinated.</p>	<p>LGA Secretariat</p> <p>\$20,000 budget allocation to support legal advice, research, and workshop/forums as required.</p>	<p>Policy initiation and review</p> <p>Leadership</p> <p>Regional advocacy</p> <p>Item of Business carried at LGA General Meeting</p>
<p><b>Cat Management</b></p> <p>Advocacy that supports and informs the forthcoming legislated review of the Dog and Cat Management Act 1995.</p>	<p>June 2022</p>	<p>GAROC will align activities with SAROC to facilitate local government discussion relating to improved cat management laws to support greater consistency across local government jurisdictions in terms of administration of the Act and with a view towards legislative reforms on registration and containment.</p>	<p>LGA Secretariat</p>	<p>Policy initiation and review</p> <p>Leadership</p> <p>Regional advocacy</p>

T E S L A

# Tesla Supercharging

Gawler, South Australia



Tesla  
Mission



## Tesla Supercharging

### Charge on the Road



#### Navigate

Enter a destination on your touchscreen and Trip Planner will automatically route you through convenient Superchargers along the way.



#### Recharge

Plug in for about 30 minutes and grab a cup of coffee or a quick bite to eat while you charge.



#### Journey

Get notified from your Tesla app when your vehicle is ready to go.

# Supercharger Network

## Benefits

### All Tesla Foot Traffic

Supercharger sites are shown on Tesla navigation and the Tesla website directing customers there to charge

### Key Part of Mission

Fueling EVs, removing range anxiety  
 LGCs purchased to offset any non-renewable consumption

### Built with Purpose

Careful network planning and site selection  
 Decisions to ensure value for all parties at sites

### Future Growth

Exponential EV sales, exponential Supercharger network expansion  
 Strong bidirectional relationships



# Gawler Supercharger Site

## Proposal

### Plan

6 Supercharger posts (6 car spaces required)

Additional space required for supporting electrical equipment

### Location

Gawler Administration Centre

Existing EV charging station, substantial carpark

### Site Benefits

Walking distance to range of local amenities

24/7 access

### Strategic Location

Key link to North SA, Barossa, towards NSW

Servicing local residents as well as highway travelers





## Supercharger Sites

### Existing Sites



**Adelaide Supercharger**

Adelaide Central Bus Station  
85 Franklin Street, Adelaide SA 5000



**Clare Valley Supercharger**

Clare Valley Motel  
74A Main N Road, Clare SA 5453

## TOWN OF GAWLER POLICY



<b>Policy Section:</b>	<b>3. Development, Environment &amp; Regulatory Services</b>
<b>Policy Name:</b>	<b>Licensed Premises – Liquor Licence &amp; Gaming</b>
<b>Classification:</b>	<b>Public – Council Policy</b>
<b>Adopted:</b>	<b><del>15 April 2019</del></b>
<b>Frequency of Review:</b>	<b>Triennial</b>
<b>Last Review:</b>	<b>March <del>2019</del>2022</b>
<b>Next Review Due:</b>	<b>March <del>2022</del>2025</b>
<b>Responsible Officer(s):</b>	<b>Manager Development, Environment and Regulatory Services Team Leader Development Team Leader Community Safety</b>
<b>Policy and Code of Practice Manual File Ref:</b>	<b>CC10/2601</b>
<b>Council File Reference:</b>	<b><del>CR19/2988222/17794</del></b>
<b>Legislation Authority:</b>	<b>N/A</b>
<b>Related Policies and Codes:</b>	<b>N/A</b>
<b>Related Procedures:</b>	<b>N/A</b>

## 1. LIMITED LICENCE VENUES

- 1.1 The following venues are recognised for limited licences to 1am the day after commencement of the event:
- 1.1.1 Karbeethan Reserve;
  - 1.1.2 Willaston Football Club;
  - 1.1.3 Gawler Oval;
  - 1.1.4 Pioneer Park;
  - 1.1.5 Trinity STARplex;
  - 1.1.6 Apex Park;
  - 1.1.7 Gawler Sport and Community Centre;
  - 1.1.8 Gawler South Football Club;
  - 1.1.9 Goose Island.

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**LICENSED PREMISES – LIQUOR LICENCE & GAMING POLICY**

- 1.2 That it be a Policy of Council that applications for the establishment of outside Liquor Booths by Sporting and Community Clubs be assessed by Development, Environment and Regulatory Services staff and Property and Procurement staff, subject to the following conditions:
  - 1.1.1 Any conditions imposed by the Liquor Licencing Commissioner;
  - 1.1.2 Any conditions imposed by officers;
  - 1.1.3 The site being left clean and tidy;
  - 1.1.4 No glass containers being used.
2. **HOTELS TOWN CENTRE ZONE**
  - 2.1 The following times are the maximum acceptable standard (currently operating and/or exceeded at present for some hotels) operational hours for extended trading authorisation for consumption of alcohol on the licensed premises:
    - 2.1.1 Monday to Wednesday - Midnight to 1.30am the following morning;
    - 2.1.2 Thursday to Saturday - Midnight to 3am the following morning;
    - 2.1.3 Sunday - 8am to midnight;
    - 2.1.4 Sunday preceding a public holiday - 8am to 3am the following morning;
    - 2.1.5 Christmas Day - trading hours that apply to the day of the week on which the date falls;
    - 2.1.6 New Year's Eve - Midnight to 2am the following day.
    - 2.1.7 Good Friday – trading hours that apply to the day of the week on which the date falls.
3. **COUNCIL INTERVENTION IN LIQUOR LICENCE APPLICATIONS**
  - 3.1 A member of staff to be assigned with responsibility for checking the Liquor Licence Register on CBS website on a weekly basis. Team Leader Community Safety to be notified of any applications in the Gawler area.
    - 3.1.1 Community Safety team member to contact applicant and request the following:
      - 3.1.1.1 An accurate site plan of the proposed venue indicating the location of all existing and proposed buildings and structures including toilet facilities;
      - 3.1.1.2 The nature and form of entertainment to be provided;
      - 3.1.1.3 The expected number of patrons;
      - 3.1.1.4 The proposed hours of trading;
      - 3.1.1.5 The proposed method of patron management including security personnel;
      - 3.1.1.6 Location and number of all on-site car parking areas proposed;
      - 3.1.1.7 Gaming machine layout and total number of machines.
    - 3.1.2 Council Planning staff will review the above documentation and determine if a Development Application is required for the proposed licence. Planning staff to provide written advice to Compliance staff.

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**LICENSED PREMISES – LIQUOR LICENCE & GAMING POLICY**

3.1.3 The relevant Manager of Development, Environment and Regulatory Services (DERS), Team Leader Development, Team Leader Community Safety be authorised to provide comments or lodge an objection to the Liquor Licencing Commissioner.

3.2 Lodging an Objection to a Liquor Licence Application

3.2.1 Consultation with Planning staff and DERS management to discuss and document basis of objection. Legal advice may be necessary.

3.2.2 "Notice of objection to an application" form completed, scanned and lodged electronically to: [liquorandgaming@sa.gov.au](mailto:liquorandgaming@sa.gov.au). This must be lodged no later than 7 days prior to the hearing date.

3.2.3 A copy of the form must be served on the Licensee/applicant at least 7 days before the hearing date.

3.2.4 Relevant DERS officer to prepare documentation and represent Council by attending Conciliation Hearing.

3.2.5 In the event of a contested hearing, DERS management, Planning and Community Safety staff to reconvene and determine course of action.

3.2.6 Legal representation to be engaged as deemed necessary by DERS management.

**4. CONTROL OF CONSUMPTION OF LIQUOR IN PUBLIC PLACES**

4.1 Council may, by notice in the Gazette, prohibit the consumption or possession (or both) of liquor in public places within the Gawler council area (specified in the notice) for a period of up to 48 hours (S131(1ab) Liquor Licencing Amendment Act 2017).

4.1.1 Consultation must occur between the CEO, Manager of Development, Environment and Regulatory Services, Manager of Community Services and relevant regulatory services officers, prior to a notice being issued in relation to this section of the Act.

4.1.2 A notice cannot take effect unless published in the Gazette at least 14 days before the commencement of the period during which the notice is to apply.

4.1.3 A copy of the notice must be given to the Commissioner of Police within 7 days after publishing a Gazette notice.

**5. REVIEW AND EVALUATION**

The effectiveness of this Policy will be reviewed on a triennial basis.

The Chief Executive Officer will report to Council on the outcome of the evaluation and if relevant make recommendations for amendments, alteration or substitution of a new Policy.

The Policy will not be altered or substituted so as to affect a process already commenced.

The Policy will be reviewed after each general election of Council.

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**LICENSED PREMISES – LIQUOR LICENCE & GAMING POLICY****5. FURTHER INFORMATION**

Further information about this Policy can be obtained by:

Telephone: 8522 9211

Email: [council@gawler.sa.gov.au](mailto:council@gawler.sa.gov.au)

Appointment: Town of Gawler Administration Centre, 43 High Street, Gawler East.

Letter: PO Box 130, Gawler SA 5118

**6. AVAILABILITY OF POLICY**

The Policy is available for inspection during ordinary business hours at the Council principal office, Town of Gawler Administration Centre 43 High Street, Gawler East or is available on the Council website at [www.gawler.sa.gov.au](http://www.gawler.sa.gov.au).

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## TOWN OF GAWLER POLICY



Policy Section:	3. Development, Environment & Regulatory Services
Policy Name:	Naming of Public Places
Classification	Public – Council Policy
Adopted:	<del>15 April 2019</del>
Frequency of Review:	Triennial
Last Review:	<del>January 2019</del> <u>March 2022</u>
Next Review Due:	<del>January 2022</del> <u>March 2025</u>
Responsible Officer(s):	<p>Manager <del>Economic Development, Environment and Regulatory Services</del> <u>tery Services and Communications</u></p> <p><u>Team Leader Development Services</u></p> <p><u>Senior Strategic Planner</u></p> <p><u>Manager Infrastructure and Engineering Services</u></p>
Policy and Code of Practice Manual File Ref:	CC10/2601
Council File Reference:	<del>CR19/2985622/16000</del>
Legislation Authority:	Local Government Act 1999, Sections 219, 220
Related Policies:	N/A
Related Procedures:	N/A

## 1. BACKGROUND

1.1 A Council has the power under section 219 of the *Local Government Act 1999* (the LG Act) to assign a name or rename:

- a public road;
- a public place.

In accordance with Subsection 219(5) Council must prepare and adopt a policy relating to the naming and renaming of public roads, private roads and public places.

Subsections 219(3) to (8) prescribe the process Council must follow for the assigning of names to public roads, private roads and public places.

1.2 If by resolution of Council it is decided that a public place (not being a public road) is to be named, the provisions of Section 219 of the LG Act must be followed to name the public place.

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## **NAMING OF PUBLIC PLACES**

### **2. INITIATING THE PUBLIC PLACE NAMING PROCESS**

- 2.1 The process to name a public place may be initiated if:
  - 2.1.1 a request is received by the Council from an affected land owner or their agent;
  - 2.1.2 Council resolves that a name change be investigated;
  - 2.1.3 Council officers determine it is in the public interest to investigate a change in public place name;
  - 2.1.4 Council opens or forms a public place.

### **3. ALLOCATION OF NAMES TO PUBLIC PLACES**

- 3.1 Naming of public places should include public consultation.
- 3.2 Council may call for nominations of suitable names for public places, in accordance with Council Policy Public Consultation. The name chosen for a public place should acknowledge and reflect that it is part of a local neighbourhood.
- 3.3 Public comments will be collated and a final report and recommendation prepared for consideration at a formal meeting of Council.
- 3.4 Public place names shall only be selected by a resolution of Council.
- 3.5 In the naming and renaming of public places the following principles will be observed.
  - 3.5.1 Uniqueness
    - 3.5.1.1 All public places, if named, will have only one name, except that a previous name may be displayed as “previously known as” in conjunction with the current name for a period of not more than 2 years.
    - 3.5.1.2 All public place names will be unique within the Town of Gawler. Where duplicate names occur Council must rename public places to avoid any confusion.
    - 3.5.1.3 Duplicate names and similar sounding names (e.g. Paice, Payce or Pace Park) within the Town of Gawler must be avoided wherever possible.
    - 3.5.1.4 Duplication of names in proximity to an adjacent suburb or locality must be avoided.
    - 3.5.1.5 Requests for specific naming or renaming of public places will be considered where the request meets the criteria of subsection 3.5.2 – Approved Names for Public Places.
  - 3.5.2 Approved Names for Public Places
    - Names for a public place may include:
      - 3.5.2.1 Aboriginal names transliterated from the local Aboriginal languages;
      - 3.5.2.2 Names of early explorers, pioneers, and settlers;
      - 3.5.2.3 Names of prominent or eminent persons;
      - 3.5.2.4 Names associated with local history or heritage;

## **NAMING OF PUBLIC PLACES**

- 3.5.2.5 Characteristics of the locality;
- 3.5.2.6 Thematic names of wars, battles, service personnel or events; and
- 3.5.3 Other commemorative names.
- 3.5.3 Names will be selected so as to be appropriate to the physical, historical or cultural character of the area concerned.
- 3.5.4 The origin of each name will be clearly stated and recorded as part of the Council's historical records.
- 3.5.5 Council will collaborate with ~~The~~ local Aboriginal community ~~will be consulted when choosing~~ regarding names or words from Aboriginal languages for ~~agreed~~ the appropriate spelling and meaning of transliteration.
- 3.6 Personal and Propriety Names
  - 3.6.1 Names of living persons must not be used without the person's written consent.
  - 3.6.2 Names must not be used if they are:
    - 3.6.2.1 Offensive or likely to give offence; or
    - 3.6.2.2 Incongruous with the nature of the place; or
    - 3.6.2.3 Related to a commercial or company name.
- 3.7 Appropriate Names
  - 3.7.1 Names must be reasonably easy to read, spell and pronounce in order to assist service providers, emergency services and the travelling public.
  - 3.7.2 Unduly long names and names composed of two or more words should be avoided except where an individual's given name together with the family name is essential to identify the person or where it is necessary to avoid ambiguity. The use of given names will generally be avoided.
- 3.8 Spelling
  - 3.8.1 Where it is intended that a public place has the same name as an existing Geographical Name, the name of the public place must have the same spelling as the existing Geographical Name.
  - 3.8.2 Where the spelling of a name has changed by local usage, unless there is a particular request by the local community to retain the original name, the spelling of that name, as considered by Council to be in general usage, must be the adopted spelling of the subject name.
  - 3.8.3 The names of public places shall not include abbreviations.
- 3.9 Form
  - 3.9.1 The apostrophe mark will be omitted in the possessive case e.g. "Prince's Park" shall be replaced with "Princes Park".
  - 3.9.2 The use of hyphens must not be used unless it is part of a person's name that is hyphenated.



## **NAMING OF PUBLIC PLACES**

### **4. PUBLIC NOTICE OF NAME ASSIGNMENT OR CHANGE**

Council will give public notice of naming or renaming of a public place by way of local newspapers, an article in Council's community newsletter and information on Council's website.

### **5. ADVISE RELEVANT PARTIES OF NAMING OR RENAMING**

Council will provide written notice of Council's resolution for naming or renaming a public place to all relevant parties in accordance with S 219(3)(a) of the *Local Government Act 1999*, being the Registrar-General, the Surveyor-General and the Valuer-General.

### **6. DATE OF EFFECT FOR NAMING OR RENAMING**

The date of effect naming or renaming a public place will be determined as part of the Council resolution for the naming or renaming of the public place with the intention of allowing sufficient time for all stakeholders to make arrangements to ensure a smooth transition.

### **7. PUBLIC PLACE SIGNAGE**

When a public place is named or renamed, Council shall erect a prominent sign in accordance with the corporate signage standard operating at that time.

### **8. REVIEW AND EVALUATION**

The effectiveness of this Policy will be reviewed on a triennial basis.

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### **6. FURTHER INFORMATION**

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### **7. AVAILABILITY OF POLICY**

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## TOWN OF GAWLER POLICY



<b>Policy Section:</b>	<b>3. Development, Environment and Regulatory Services</b>
<b>Policy Name:</b>	<b>Third Party Advertising on Council Reserves</b>
<b>Classification:</b>	<b>Public – Council Policy</b>
<b>Adopted:</b>	<del>15 April 2019</del>
<b>Frequency of Review:</b>	<b>Triennial</b>
<b>Last Review:</b>	<del>February 2019</del> <u>March 2022</u>
<b>Next Review Due:</b>	<del>February 2022</del> <u>March 2025</u>
<b>Responsible Officer(s):</b>	<b>Manager Development, Environment and Regulatory Services</b> <a href="#">Team Leader Development Services</a> <a href="#">Team Leader Property and Facilities</a>
<b>Policy and Code of Practice Manual File Ref:</b>	<b>CC10/2601</b>
<b>Council File Reference:</b>	<del>CR19/2987922/16008</del>
<b>Legislation Authority:</b>	<b>N/A</b>
<b>Related Policies and Codes:</b>	<b>N/A</b>
<b>Related Procedures:</b>	<b>N/A</b>

## 1. POLICY

- 1.1 Subject to any Licence / Lease Agreements for Third Party Advertising on Council Reserves or other applicable instrument.
- 1.2 Council will permit the display of third party advertising/sponsorship displays on its reserves which contain Club or community facilities subject to the following guidelines being met:
  - 1.2.1 Full details of the proposed advertisement displays being submitted to Council for approval prior to their erection or display. Where applicable, a Development Application must be lodged with Council.
  - 1.2.2 The advertisement(s) not being readily visible from land outside the area of the reserve occupied and used by the Club or Organisation (inclusive of buildings, sports fields, car parks, etc).
  - 1.2.3 The advertisement(s) not being internally or externally illuminated.

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**THIRD PARTY ADVERTISING ON COUNCIL RESERVES POLICY**

1.2.4 The advertisement(s) not being of a size, scale, colour and sited in a location which would result in an adverse impact upon the area of the reserve occupied and used by the Club or Organisation. Approvals granted under this policy will be valid for 5 years from the date of the granting of the approval and any extension of the approval will be considered by Council at that time.

**2. REVIEW AND EVALUATION**

The effectiveness of this Policy will be reviewed on a triennial basis.

The Chief Executive Officer will report to Council on the outcome of the evaluation and if relevant make recommendations for amendments, alteration or substitution of a new Policy.

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The Policy will be reviewed after each general election of Council.

**3. FURTHER INFORMATION**

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**4. AVAILABILITY OF POLICY**

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## TOWN OF GAWLER POLICY



<b>Policy Section :</b>	<b>3. Development, Environment &amp; Regulatory Services</b>
<b>Policy Name:</b>	<b>Wood Collection from Council Property</b>
<b>Classification:</b>	<b>Public – Council Policy</b>
<b>Adopted:</b>	<b>13 March 2018</b>
<b>Frequency of Review:</b>	<b>Every Four Years</b>
<b>Last Review:</b>	<b>February 2018</b>
<b>Next Review Due:</b>	<b>February 2022</b>
<b>Responsible Officer(s):</b>	<b>Team Leader Environment &amp; Regulatory Services</b>
<b>Policy and Code of Practice Manual File Ref:</b>	<b>CC10/2601</b>
<b>Council File Reference:</b>	<b>CR18/4988</b>
<b>Legislation Authority:</b>	<b>N/A</b>
<b>Related Policies and Codes:</b>	<b>N/A</b>
<b>Related Procedures:</b>	<b>N/A</b>

**1. POLICY**

That collection of wood from any Council property is not permitted.

**2. REVIEW AND EVALUATION**

The effectiveness of this Policy will be reviewed every Four 4 years.

The Chief Executive Officer will report to Council on the outcome of the evaluation and if relevant make recommendations for amendments, alteration or substitution of a new Policy.

The Policy will not be altered or substituted so as to affect a process already commenced.

CR18/4988

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**WOOD COLLECTION FROM COUNCIL PROPERTY POLICY****3. FURTHER INFORMATION**

Further information about this Policy can be obtained by:-

Telephone: 8522 9211  
Fax: 8522 9212  
Email: [council@gawler.sa.gov.au](mailto:council@gawler.sa.gov.au)  
Appointment: Town of Gawler Administration Centre, 43 High Street, Gawler East.  
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