

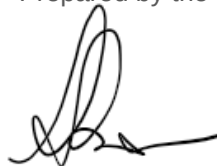
ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Seaton Code Amendment

By the Chief Executive, Department for Housing and Urban Development

Prepared by the Designated Entity:



Daniel Romeo

DEPUTY CHIEF EXECUTIVE, DEPARTMENT
FOR HOUSING AND URBAN DEVELOPMENT

AS DELEGATE OF THE CHIEF EXECUTIVE

Date: 12 February 2026



Image courtesy of Renewal SA

Contents

1	Executive summary	3
2	Purpose	5
3	Introduction	6
4	Engagement approach	8
4.1	Engagement activities	8
4.2	Mandatory requirements	13
4.3	Compliance with the engagement plan	14
5	Evaluation of engagement	15
5.1	Performance indicators for evaluation	15
5.2	Evaluation against the Charter principles	15
6	Engagement outcomes	22
6.1	State agency/bodies submissions	22
6.2	Local government submissions	24
6.3	Infrastructure Providers submissions	25
6.4	Industry submissions	25
6.5	Community organisation and advocacy group submissions	25
6.6	Affected landowner submissions overview	26
6.7	Community submissions overview	27
7	Engagement themes: summary, response and recommendations	27
7.1	Increased maximum building heights	27
7.2	Increased housing density	29
7.3	Infrastructure capacity	30
7.4	Traffic congestion	32
7.5	Privacy	33
7.6	Impact of built form	33
7.7	SA Housing Trust tenants	34
7.8	Other matters identified	34
8	Summary of recommended changes	35
9	Code Amendment instructions	36
	Attachments	50
	Attachment 1 – Communication materials	51
	Attachment 2 – Evaluation results	65
	Attachment 3 – Copy of submissions received	75

1 Executive summary

The South Australian Government is proposing to rezone land in Seaton to support urban renewal and provide more housing choices.

The proposal, known as the Seaton Code Amendment, would:

- rezone from *Housing Diversity Neighbourhood Zone* to *Urban Renewal Neighbourhood Zone*
- retain the *Local Activity Centre Zone*
- apply the *Affordable Housing Overlay* (minimum 15% affordable housing)
- apply the *Noise and Air Emissions Overlay* along Tapleys Hill Road to manage traffic impacts
- allow buildings up to:
 - o 10 levels (or 35 m) along the arterial roads, a section of the northeast corner, and a section to the east of Pedlar Reserve
 - o 3 levels (or 12.5 m) along the interface with low-density residential dwellings along the southern and the northeastern boundary
 - o 8 levels (or 28 m) for the remainder of the area.

Feedback was invited on the draft Seaton Code Amendment from Tuesday 4 November to Tuesday 16 December 2025.

Public engagement on the draft Code Amendment was delivered in accordance with the engagement plan (with minor changes), developed in-line with the Community Engagement Charter.

A total of 55 submissions were received during the consultation period from members of the community, council, state government agencies/bodies and local residents. Submissions were received via YourSAy, email and the PlanSA website.

The majority of community members and affected private landowners raised concerns about the draft Code Amendment, while the majority of stakeholders were supportive.

Key themes raised during consultation included:

- the general need for more housing and some respondents supported the intent to redevelop and renew the Seaton area
- proposed increased maximum building heights, especially for affected and neighbouring landowners
- the location and sufficiency of car parks, particularly the potential increase in on-street parking
- increased housing density that is facilitated, with some concerned that it would be the cause for many of the other concerns raised
- the capacity of the current infrastructure was raised by respondents, given the proposed increased maximum building heights

- traffic congestion; from existing peak school hour traffic on Glenburnie Street and the potential for increased traffic congestion resulting from the facilitation of the increased housing density
- the lack of privacy of properties adjacent to, or near the proposed increased maximum building heights
- the impact of the built form of the potential resulting developments, on both properties in the Affected Area, and the surrounding area
- uncertainty surrounding SA Housing Trust tenants, where they were to be located and the social disruption that will result from their relocation.

As a result of feedback received a change to the Code Amendment was made, with the introduction of Concept Plan 174: Seaton Urban Renewal.

Overall, the engagement process was found to meet the minimum requirements to meet the Community Engagement Charter principles and further opportunities for improvement have been identified as a result of reviewing the engagement process.

2 Purpose

This report has been prepared by the Chief Executive of the Department for Housing and Urban Development (the Designated Entity) under section 73(7) of the *Planning Development and Infrastructure Act 2016* (the Act) for consideration by the Minister for Planning in determining the Seaton Code Amendment (the Code Amendment).

The report details the:

- engagement that has been undertaken
- outcomes of the engagement, including a summary of the feedback received
- response to the feedback
- proposed changes to the Code Amendment.

In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process are also outlined.

3 Introduction

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. These planning rules are used by councils and other planning authorities 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.

The Chief Executive of the Department for Housing and Urban Development (DHUD), with the approval of the Minister for Planning, initiated the Seaton Code Amendment in accordance with section 73(2) (b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The South Australian Government is proposing the Seaton Code Amendment, a rezoning initiative designed to support urban renewal and increase housing choices. The Affected Area was identified as part of a 'State Significant Infill Area' in the *Greater Adelaide Regional Plan* (GARP).

The Code Amendment seeks to rezone approximately 39 hectares of land in Seaton from the Housing Diversity Neighbourhood Zone to the Urban Renewal Neighbourhood Zone, unlocking opportunities for more diverse, medium-to-high-density housing.

If approved, the Code Amendment would enable a range of new dwellings, including townhouses and apartments, as part of Renewal SA's Greater Seaton urban renewal project. Taller buildings would be supported, making the most of the area's strong transport links while ensuring lower-scale development along existing low-density residential edges.

Seaton is well-serviced by shops, schools, public transport and community facilities, making it an ideal location for a medium-to-high-density neighbourhood. The proposed rezoning aims to create a community that offers quality open spaces, local amenities, affordable and diverse housing options and a design that integrates seamlessly with the surrounding area. This work forms part of the South Australian Government's *Housing Roadmap*, which is focused on increasing housing supply and choice across the state.

The area affected by the Code Amendment lies within the City of Charles Sturt and is jointly owned by Renewal SA, the SA Housing Trust and private landowners. It is bound by West Lakes Boulevard and Pedlar Street to the north, Frederick Road to the west, Tapleys Hill Road to the east and Glenburnie Street to the south.

The draft of the Code Amendment released for public consultation proposed the following key changes to the Code:

- rezone approximately 39 hectares from the Housing Diversity Neighbourhood Zone to Urban Renewal Neighbourhood Zone to facilitate the creation of a medium-to-high-density, mixed-housing neighbourhood
- retain the Local Activity Centre Zone
- spatially apply the Affordable Housing Overlay over the entire Affected Area
- spatially apply the Noise and Air Emissions Overlay over the eastern boundary of the Affected Area

- along the eastern, western boundaries, the northwestern corner of the Affected Area, and a section on the northern boundary (to the east of Pedlar Reserve):
 - o spatially amend the Maximum Building Height (Levels) TNV from 2 levels to 10 levels
 - o spatially amend the Maximum Building Height (Metres) TNV from 9 m to 35 m
- along the northeastern boundary and most of the southern boundary:
 - o spatially amend the Maximum Building Height (Levels) TNV from 2 levels to 3 levels
 - o spatially amend the Maximum Building Height (Metres) TNV from 9 m to 12.5 m
- for the remaining Affected Area:
 - o spatially amend the Maximum Building Height (Levels) TNV from 2 levels to 8 levels
 - o spatially amend the Maximum Building Height (Metres) TNV from 9 m to 28 m.

A number of investigations informed the draft Seaton Code Amendment including:

- infrastructure capacity investigation
- stormwater management plan
- transport and parking investigation
- environmental noise assessment
- Aboriginal and cultural heritage investigation.

These investigations ensure the proposed changes are suitable and that future development can be well-supported by infrastructure and sensitive to environmental and community considerations.

4 Engagement approach

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016*. The Act requires consultation in relation to the Code Amendment to comply with the Community Engagement Charter.

The Designated Entity prepared an engagement plan to apply the principles of the Community Engagement Charter. The purpose of this engagement was to:

- inform the community of the Code Amendment, its purpose, the process and opportunities to provide feedback, raise concerns, contribute information and ideas and ask questions to influence the Code Amendment
- engage with the community, industry and government stakeholders on how the open spaces included in the Code Amendment could be utilised and designed to support a future residential community
- consult with industry and government stakeholders to obtain their expertise and recommendations and incorporate into the Code Amendment
- engage with the community, industry and government stakeholders to identify new infrastructure required to support a future residential community
- engage with the community to understand the impact a future residential development may have on the existing community and groups
- consult with the community and government stakeholder to understand the impact a future residential development could have on existing services, including healthcare, education, recreation, transportation and traffic and the environment, and what additional resources may be required
- provide opportunities for local knowledge and views to be heard and understood and, where possible, incorporated into the Code Amendment
- close the loop with stakeholders and inform them of the outcomes of the engagement process and how they can access the final version of the code amendment.

The engagement period ran for 6 weeks from Tuesday 4 November to Tuesday 16 December 2025.

4.1 Engagement activities

The following engagement activities were delivered during the consultation period.

Activity	Description	Target audience
Stakeholder letters	Provided key stakeholders and affected/adjacent landowners with details of the draft Code Amendment, notified them of the consultation and events, and directly invited feedback. <i>A total of 1,596 letters were sent via mail.</i> <i>A total of 32 letters were sent via email.</i>	All stakeholders Affected and adjacent landowners

	<i>See Attachment 1 to view example stakeholder letter.</i>	
Council communications team	City of Charles Sturt was contacted by email to discuss collaboration opportunities such as tapping into their events, marketing material (eg EDMs, social media).	Council
PlanSA website: - consultation page - news story - homepage banner.	Provided detailed technical information on the draft Code Amendment and invited feedback/participation in the consultation. <i>The PlanSA code amendment page received 210 views and was visited by 195 people.</i> <i>The news item received 287 views and 193 clicks.</i> <i>See Attachment 1 to view the webpage, banner and news story.</i>	All stakeholders
Emails	Emails were sent to the stakeholders identified in the engagement plan to: - announce engagement was open - promote online and in person information sessions - alert to last chance to have their say. <i>Each email was distributed to 22 stakeholders.</i>	Council MPs Industry Traditional owners State government Communications
YourSAy consultation webpage and survey	A dedicated page on the YourSAy website was created as the primary location for the community to find easy to understand information and to submit feedback via a survey. <i>YourSAy received a total of 1123 visits by 1032 people.</i> <i>Supporting material documents were downloaded 422 times.</i> <i>38 YourSAy submissions were received from 37 people.</i> <i>See Attachment 1 to view the webpage and analytics.</i>	All stakeholders

Affected area map	Posted to YourSAY and PlanSA websites, available at information sessions (online and in-person) and included in the draft Code Amendment document. <i>The map was downloaded 229 times on YourSAY.</i>	All stakeholders
Frequently asked questions	Plain-English FAQs were developed and published on the YourSAY website to help interested community understand the code amendment. <i>60 people visited the FAQs page on YourSAY, with 73 downloads/views.</i> <i>See Attachment 1 to view the FAQs.</i>	All stakeholders
Fact sheet	A plain English fact sheet was developed and published on the YourSAY and PlanSA websites to help interested community understand the code amendment. <i>The fact sheet was downloaded 54 times by 46 people from YourSAY.</i> <i>See Attachment 1 to view the fact sheet.</i>	All stakeholders
Images	Images provided by Renewal SA and featured on YourSAY, PlanSA and information boards.	All stakeholders
Planning Ahead e-newsletter	Articles mentioning the code amendment were featured in Planning Ahead in the October and November 2025 editions. <i>The October edition was sent to 2914 recipients, and opened by 1856 people. 448 clicks to the PlanSA webpage.</i> <i>The November edition was sent to 2899 people and opened by 1585. 15 clicks to the YourSAY webpage.</i> <i>See Attachment 1 to view the articles.</i>	Planning professionals Industry bodies Councils State agencies Community interested in planning
YourSAY e-newsletter	The consultation was promoted via the YourSAY monthly e-newsletter published on 17 November 2025.	South Australian community

	<i>E-news sent to 33,832 people, opened 13,437 times, 175 clicks to Seaton Code Amendment consultation page.</i> <i>See Attachment 1 to view the e-newsletter.</i>	
Social media	A social media campaign included curated organic posts and stories, supported by boosted posts. The following social media channels were used to promote public consultation: - PlanSA Facebook - YourSAy Facebook and Twitter/X - DHUD LinkedIn. <i>A total of 5 posts were published on the PlanSA Facebook page and were viewed 17,091 times by 9,600 people, received 543 link clicks and attracted 9 new followers. 15,369 views and 532 link clicks were through paid boosted posts.</i> <i>YourSAy Facebook post received 243 views by 131 people with 1 comment, 2 link clicks and 2 interactions.</i> <i>1 YourSAy Twitter/X post received 53 views.</i> <i>1 DHUD LinkedIn post received 804 impressions with 15 link clicks and 6 likes.</i> <i>Posts were shared by stakeholders including Seaton Community Centre and State Planning Commission Chair, Craig Holden.</i> <i>See Attachment 1 to view posts.</i>	All stakeholders
Online public information session	Delivered an online community information session on Wednesday 19 November from 5:30 pm-6:30 pm to promote the draft code amendment. The session was advertised via boosted social media, stakeholder letter, PlanSA and YourSAy websites and with the support of council. Registration was through Eventbrite. 5 people took part in the session.	All stakeholders, particularly landowners, occupiers and adjacent owners.

	Following the event, an email was sent to all 7 people who registered to acknowledge their involvement, as well as a link to the YourSAy survey.	
In-person community information session	An in-person drop-in community information session was held at Seaton Community Centre on Thursday 13 November from 1 pm-3 pm. The session was advertised via social media, stakeholder letter, PlanSA website, YourSAy and stakeholder social media shares. The public were invited to drop-in any time during the session to speak with staff, ask questions and learn more about the proposal. Hard copies of the draft Code Amendment, fact sheets, frequently asked questions and maps were available, along with display boards to provide key information and assist conversations. A follow up email was sent to those who registered prior to the event as well as those people who were happy to leave their details on the day (15 in total). The intent of the email was to acknowledge their involvement and include a link to the YourSAy survey. <i>Attended by about 40 people</i> <i>See Attachment 1 to view the event display boards.</i>	All stakeholders, particularly landowners, occupiers and adjacent owners.
Eventbrite	The information sessions were promoted via the Eventbrite website, which included sending email notification to all people who follow the PlanSA Eventbrite profile. <i>The event pages for the drop-in session received 217 page visits.</i> <i>The event pages for the online session received 59 page visits.</i> <i>See Attachment 1 to view the event pages and email notifications.</i>	

PlanSA helpdesk (phone and email)	The PlanSA contact details were provided throughout the engagement period and the public and stakeholders were invited to make contact if they had enquiries. The service desk was briefed to assist people in obtaining further information or to speak with a project team. <i>There were 3 email enquiries and 2 phone enquiries.</i>	
Media	An article providing information about the proposed Code Amendment was published in <i>The Advertiser</i> following initiation. A targeted media release was issued to <i>The Advertiser</i> on launch of consultation. <i>Media coverage:</i> - The Advertiser: '<i>Taller, smaller: Huge 1300-home infill project in Adelaide suburb</i>', 26 July 2025 - The Advertiser: '<i>10-storey builds to tower over golf course</i>', 5 November 2025	All stakeholders
Stakeholder meetings	An online meeting was held with City of Charles Sturt. Monthly meetings were held with Renewal SA throughout 2025. <i>1 meeting held with council and 8 meetings with Renewal SA.</i>	Council Renewal SA
Policy Forum	An overview of the draft Code Amendment was presented at the forum. <i>118 people viewed the presentation.</i> <i>See Attachment 1 to view the slides.</i>	Planning practitioners Councils

4.2 Mandatory requirements

The following mandatory engagement requirements have been met.

Notice and consultation with councils

The Charter requires that a council or councils must be directly notified and consulted on a proposed Code Amendment where the proposal is specifically relevant to a particular council or councils (where council did not initiate the proposal).

The draft Seaton Code Amendment was relevant to the City of Charles Sturt who were notified of the consultation and invited to share their feedback by letter and followed up with phone calls and meetings.

A submission was received from the City of Charles Sturt.

Notice and consultation with the Local Government Association

The Charter requires that the LGA be notified in writing and consulted, where the proposed Code Amendment is generally relevant to councils.

This draft Code Amendment is specifically relevant to the City of Charles Sturt council area so a notice was not sent to the LGA. However, communications activities such as Planning Ahead e-newsletter and the Policy Forum were targeted to notify key stakeholders of the consultation, including the LGA.

Notice and consultation with owners and occupiers of land that is specifically impacted and adjacent land

Under section 73(6)(d) of the PDI Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the designated entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the regulations.

A letter was sent to the landowners, adjacent owners, occupiers, Renewal SA, SA Housing Trust and the City of Charles Sturt informing them of the consultation, details of in-person and online information sessions and how to provide feedback.

4.3 Compliance with the engagement plan

Consultation was carried out in-line with the engagement plan, with the following amendments:

- LinkedIn posts promoting the consultation were published on the Department for Housing and Urban Development profile rather than the State Planning Commission profile, and additional social media posts were published on the YourSAy Facebook and Twitter/X profiles
- an 'easy-read' guide was not required because the information provided via the YourSAy website, fact sheet and frequently asked questions was written in plain-English and could be understood by the general public
- a letter was not sent to the LGA to notify them of the consultation as the draft Code Amendment was specifically relevant to the City of Charles Sturt, however, communication methods such as the Planning Ahead e-newsletter and Policy Forum presentation were targeted towards stakeholders that include LGA members.

5 Evaluation of engagement

To ensure the principles of the Community Engagement Charter are met, an evaluation of the engagement process for the Code Amendment has occurred.

5.1 Performance indicators for evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. that the engagement genuinely sought their input to help shape the proposed Code Amendment
2. confident their views were heard during the engagement
3. they were given an adequate opportunity to be heard
4. they were given sufficient information so that they could take an informed view
5. informed about why they were being asked for their view, and the way it would be considered.

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme
2. contributed to the substance of the final draft Code Amendment
3. reached those identified as communities or stakeholders of interest
4. provided feedback to community about outcomes of engagement
5. was reviewed throughout the process and improvements put in place or recommended for future engagement.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter. This was determined through community evaluation of the engagement process as well as evaluation undertaken by the Department for Housing and Urban Development's Communications and Engagement Team on behalf of the Designated Entity. The full results of the evaluation are contained in Attachment 2 to this engagement report.

Community evaluation was undertaken through an engagement evaluation survey. The survey was sent to 62 people who participated in the engagement by providing feedback on the draft Code Amendment or registered to attend an information session.

A total of 6 responses (10%) were received and contributed to evaluating the engagement process against the Charter principles. Responses were from landowners within the affected area (1), members of the local community (4) and council (1).

(1) Engagement is genuine

People had faith and confidence in the engagement process

Public consultation ran for 6 weeks, providing sufficient time for affected and interested stakeholders and community to learn of the opportunity to have their say, learn about the proposed changes and provide informed feedback.

Stakeholder mapping during the engagement planning process identified a wide range of affected and interested stakeholders, and engagement methods were tailored to ensure each audience was able to easily access information and provide feedback. Key state and local government agencies, industry bodies, Traditional Owners, utility providers, local community and affected/adjacent landowners and occupiers were directly informed of the draft Code Amendment and invited to provide feedback.

A wide variety of tactics were used to provide information and proactively seek participation of communities and stakeholders, including stakeholder meetings, targeted e-newsletters, online and in-person public information sessions, and website content. Discussions were also held with the City of Charles Sturt regarding utilising their networks to share information.

Broad communication methods to raise awareness of the consultation across the broader community were also used to ensure all affected and interested people were aware of, and able to participate in, the engagement, including an article in *The Advertiser*, social media posts (including boosted Facebook post to increase reach).

55 submissions were received from a range of stakeholders and community, representing the majority of the identified stakeholder groups in the engagement plan. This indicates endeavours to encourage participation in the engagement process were successful.

Participants in the engagement provided well informed, honest feedback covering a range of views, topics and technical aspects, which were all acknowledged and were all considered. As a result of feedback received, changes have been recommended in finalising the draft Code Amendment for the Minister's consideration.

In response to the engagement evaluation survey, 2 respondents did not feel engagement genuinely sought their input to help shape the Code Amendment, with half of respondents agreeing engagement genuinely sought their input. These survey results indicate engagement participants generally felt engagement was genuine.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal	0%	50% (3)	17% (1)	33% (2)	0%

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

Detailed stakeholder mapping as part of engagement planning identified a wide range of stakeholders that may be impacted or interested in the draft code amendment, and the most appropriate channels for communication and engagement to meet their needs. All key stakeholders were directly contacted and invited to participate in the consultation, as per the engagement plan.

A range of in-person, hard copy/print and digital methods were used to share information and gather feedback, to meet the different preferences and abilities to access information across the impacted and interested community.

To ensure easy access to information at a convenient time for all interested stakeholders and community, a range of digital communication methods were used, as well as hosting a public online information session.

The YourSAy website was the primary community consultation website, focussing on easy-to-understand information, with more technical information available for people wanting further details. People were also able to view the website content in more than 200 languages, making information available to South Australia's culturally and linguistically diverse communities.

A public in-person information session was also held to ensure people preferring to speak directly with staff were able to participate in a way that met their needs. The in-person and online information sessions were held on different days of the week and at times that allowed people to participate during and after working hours. People could also directly email or phone staff if they preferred to discuss their queries and concerns directly.

A hard copy of the draft Code Amendment was displayed in the City of Charles Sturt office and the DHUD Pirie Street office in Adelaide to ensure information was accessible to people with limited internet access or who preferred to view printed materials.

Traditional Owners were provided with information and directly notified of the consultation and invited to provide their feedback.

Through the engagement process, feedback was received from advocacy organisation, Purple Orange, regarding the needs of people with disabilities and integration of disability access.

Feedback was received via YourSAy online survey, email and PlanSA online feedback form. All submissions were acknowledged and considered.

Only 1 engagement evaluation survey respondent did not feel they were given an adequate opportunity to be heard and were not confident their views were heard during the engagement.

Half of the survey respondents felt neutral regarding being given an adequate opportunity to be heard and whether their views were heard during engagement. However, more participants felt they were heard than not.

These responses indicate that adequate opportunities to provide feedback were provided, but improvements could be made to ensure all interested and affected stakeholders and community feel confident they can fully participate and be heard during engagement.

It is noted that all landowners and occupiers within the affected area and adjacent to the area were directly provided with information about the draft Code Amendment and invited to participate in the consultation. This did not include people who have bought into the Renewal SA developments within the affected area and have not yet taken ownership of the apartment. This data was not available to us during the consultation. This was raised in the engagement evaluation survey as a concern. Letters were sent to landowners and occupiers based on information provided by council. This has been highlighted as an opportunity for improvement in future consultations, noting that other communication methods used to raise awareness were effective in notifying them of the consultation and encouraging their participation.

It was also raised that the survey participant expected information to be provided by the council and at West Lakes Shopping Centre. The City of Charles Sturt had access to information about the draft Code Amendment and made a hard copy available for community to view in their office.

The number of submissions received, including a large proportion of feedback from local community, and participation by almost all stakeholder groups identified in the engagement plan demonstrates that affected and interested people had the opportunity to participate and be heard. However, the engagement evaluation survey results demonstrates there are opportunities for improvement.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given an adequate opportunity to be heard	17% (1)	17% (1)	50% (3)	17% (1)	0%
I am confident my views were heard during the engagement	0%	33% (2)	50% (3)	17% (1)	0%

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

The information available, including website content, social media posts, direct mail/email, e-newsletter articles, FAQs, fact sheets and concept plans, clearly outlined the changes to the planning rules proposed by the draft Code Amendment. Information was also targeted to the audience.

Communication and engagement activities focussed on technology-based engagement to ensure all stakeholders and interested community could access information and participate in the engagement, and to deliver flexibility for community participation and value for money. This included online access to all information, tools for providing feedback and a public information session held via Zoom.

A drop-in information session was also held at Seaton Community Centre, providing opportunities for local community members to speak directly with staff to learn more about the draft Code Amendment, ask questions and share their feedback in person. This event was well attended by about 40 people

Public in-person and online information sessions were held early in the consultation period, on different days during different weeks. The drop-in session was held in the afternoon so people could attend at a time that suited them over the 2 hours and the online session was held in the early evening to provide opportunities for as many people as possible to attend.

Stakeholders were directly provided with information and invited to attend information sessions to find out more and to participate in the engagement via online survey, email or writing. They were also invited to contact the PlanSA Customer Service Desk for further information.

The considered and detailed feedback received shows that people were clear about the proposed change and how it would affect them.

Generally, engagement evaluation survey participants felt they were given sufficient information to take an informed view, however responses were mixed. They also generally felt they were given an adequate opportunity to be heard, with only one respondent feeling they were not given the chance to be heard. It is noted that one participant felt the 'process lacked sufficient information and community openness'.

While there were concerns raised, the number of considered and detailed submissions received from a range of stakeholders and community, as well as the evaluation survey results generally being neutral or positive, indicate people were effectively engaged and engagement was fit for purpose.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given an adequate opportunity to be heard	17% (1)	17% (1)	50% (3)	17% (1)	0%
I was given sufficient information so that I could take an informed view	0%	50% (3)	17% (1)	17% (1)	17% (1)

(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

A range of tactics were identified through detailed stakeholder mapping and delivered to ensure information was available at a level of detail and in a way that was tailored to the needs of affected and interested stakeholders and community.

Plain-English communication materials were developed to provide information that was easy to understand for interested community, including YourSAy website content, fact sheets and frequently asked questions. This information clearly outlined what the proposed changes were and how community could influence the final draft Code Amendment.

Information was available online and in hard copies, in written form, in person and through online presentations, to ensure all interested and affected people could access information and understand the draft Code Amendment and participate in the engagement. People could also directly call or email PlanSA Customer Service Desk if that was their preferred method of gaining information and providing feedback.

Detailed and technical information was also available for stakeholders and people with an in-depth interest in the draft Code Amendment.

All submissions were acknowledged and all engagement participants received a 'what we heard' document providing a high-level summary of feedback and the next steps, along with the engagement evaluation survey. Participants were advised that their feedback would be summarised and published at the conclusion of the engagement period.

Engagement evaluation survey respondents indicated they heard about the consultation via a range of methods, including direct letters/emails, media, online and in-person information sessions and the YourSAy e-newsletter and website.

The majority of engagement survey respondents either agreed or felt neutral towards being given sufficient information to take an informed view and to feeling informed about why they were being asked for their view and the way it would be considered.

Note: 'closing-the-loop' engagement activities are still to be actioned, following a final decision regarding the Code Amendment, including publishing the engagement report and providing it to all engagement participants.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I felt informed about why I was being asked for my view, and the way it would be considered.	0%	50% (3)	17% (1)	33% (2)	0%

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given sufficient information so that I could take an informed view	0%	50% (3)	17% (1)	17% (1)	17% (1)

(5) Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

The engagement process was reviewed throughout the consultation and, as a result, minor changes were made to the planned engagement.

These included posting social media on the Department for Housing and Urban Development LinkedIn profile rather than the State Planning Commission profile, and an 'easy-read' guide was not required because the information provided via the YourSAy website, fact sheet and frequently asked questions was written in plain-English and could be understood by the general public.

Based on feedback through the engagement evaluation survey, opportunities to raise awareness of future Code Amendment consultations through providing information at local shopping centres in neighbouring suburbs will be considered.

Opportunities to directly notify people that are not yet landowners or occupiers but have purchased a home under construction in the affected area will also be explored for future engagements.

See Section 4.3 for details of changes to the planned engagement activities that occurred as a result of reviewing the engagement process throughout the consultation.

(6) Conclusions

Overall, evaluation against the Community Engagement Charter principles demonstrates that the materials developed to inform the public about the draft Code Amendment were of a suitable level of detail, readily understandable and easy to access. Community generally felt they were able to access the information they needed to take an informed view and understood why they were asked for their feedback and how it would be considered.

A good number of submissions were received from community and also from a range of targeted stakeholder groups, demonstrating broad awareness of the consultation and that accessible ways for submitting feedback were provided.

As a result of feedback a change to the Code Amendment was made, with the introduction of Concept Plan 174: Seaton Urban Renewal.

While the engagement process was found to meet the minimum requirements to meet the Community Engagement Charter principles, opportunities for improvement have been identified.

6 Engagement outcomes

A total of 54 submissions were received from a range of individuals and organisations during the engagement period.

The majority of feedback was submitted by members of the community and affected private landowners, with submissions received from stakeholders including state government agencies, council, industry, utilities and an advocacy organisation.

The majority of community members and affected private landowners raised concerns about the draft Code Amendment, while the majority of stakeholders were supportive.

Overall levels of support for the draft Code Amendment were:

- 33 unsupportive
- 9 impartial/neutral
- 1 supportive with concerns
- 12 supportive.

Submissions were received via a number of channels:

- YourSAy survey (38)
- email submissions (11)
- PlanSA online submission forms (5).

A summary of each submission received from state agencies, local government, utilities, industry and advocacy groups is provided in Section 6. A summary of feedback provided by affected private landowners and community is also provided. These summaries should be read in conjunction with the full submissions so that they can be wholly understood and considered.

Feedback has been categorised into themes, which are further explained in Section 7 of this report. Many respondents raised more than one theme, and all have been considered.

Copies of all submissions (excluding ones from state government agencies) are included in Attachment 3.

6.1 State agency/bodies submissions

SA Housing Trust

SA Housing Trust (SAHT) supports the draft Code Amendment and the inclusion of the Affordable Housing Overlay. SAHT is a major landowner within the Affected Area and is supportive of the delivery of a mix of social, affordable, and market housing.

Department for Environment and Water

The Department of Environment and Water (DEW) supports the overall intent of the draft Code Amendment to enable the area to progressively be redeveloped to a medium to high-density

neighbourhood. Further, DEW recognises the alignment between the Code Amendment and the State Government's *Housing Roadmap* and the *Greater Adelaide Regional Plan*.

DEW supports the retention of the following Overlays:

- Hazards (Flooding)
- Hazards (Flooding - General)
- Prescribed Wells Area
- Stormwater Management
- Urban Tree Canopy

DEW-Green Adelaide provided the following comments:

- Queries the number of stormwater basins proposed in the Stormwater Management Plan (SMP) for the scale of development envisaged.
- Suggests stormwater should be used for alternative purposes such as irrigation, which therefore could reduce quantity of detention basins required or the capacity of the basins.
- Queries if peak flows could be discharged near West Lakes, and if so, recommends a hydrological assessment be conducted.
- Notes that the SMP did not use the most recent Australian Rainfall and Runoff (ARR) guidelines and suggests that it should include future work to account for climate change.
- Seeks to understand how the urban tree canopy target of 30% will be addressed.
- Notes that as the Affected Area is within a Prescribed Well Area, a Groundwater Impact Assessment should be undertaken for all developments involving underground carparks.

SA Water

- SA Water provided a submission that spoke to Section 4.2.7 of the draft Code Amendment, the 'Infrastructure Capacity Assessment', acknowledging that the information within that section is only preliminary in nature.
- It was noted that augmentation to existing SA Water infrastructure may be required with increased demand and discharge levels, although the nature and extent of the augmentation would be dependent on the final layout and scope of the development.

Environment Protection Authority SA

The Environment Protection Authority SA (EPA) reviewed the draft Code Amendment and considered environmental issues within the scope of the objects of the *Environment Protection Act 1993* and relevant State Planning Policies (pursuant to the *Planning, Development and Infrastructure Act 2016*). Key issues raised include:

- Concerns regarding the air emissions from nearby service stations.

- Recognition that the Groundwater Prohibition Area covers the subject site
- Identification of standard assessments which may be needed to be undertaken at the development application stage, such as site contamination.

Department for Infrastructure and Transport

The Department for Infrastructure and Transport (DIT) is supportive of the draft Code Amendment, acknowledging the strategic approach to integrating land use and transport planning, noting the Affected Area's proximity to 'Go Zones', that provide high-frequency bus services. DIT's comments are summarised below.

- Supportive of the proposal of both the Noise and Air Emissions and the Affordable Housing Overlay.
- Notes the potential for a left turn onto West Lakes Boulevard from Sparrow Court; however, a full assessment would be necessary at the application stage. The case would be the same if there were to be a left turn into Sparrow Court from West Lakes Boulevard.
- Emphasises the need for the safe walking and cycling connection along and across the arterial roads.
- To enable street level activation on the adjacent arterial roads, DIT recommends a minimum setback of 3m to improve the pedestrian facilities.

6.2 Local government submissions

City of Charles Sturt

The City of Charles Sturt (Council) supports the vision of the Code Amendment in the promotion of a more sustainable, liveable, and diverse urban community in Adelaide's west, and approves of the application of the Affordable Housing Overlay. However, it does argue that policy should ensure that growth in area is appropriately scaled and sensitive to the surrounding character. The Council's submission provided the following comments:

- Suggests that the Code Amendment should be subject to updated technical investigations to reflect the full development potential yield.
- Unsupportive of an increase of the Maximum Building Heights to 10 storeys due to the potential impacts with scale, visual amenity, and increased traffic.
- Recommends that consideration should be given to maximum buildings heights that align with the character and scale of the scale of surrounding sites that have been redeveloped.
- It is the view of Council that a stronger emphasis should be placed on appropriate building setbacks, in order to minimise the impact on neighbours.

- Advocates for the inclusion of a Concept Plan within the Code Amendment in order to indicate intended land uses, public open space, open space networks, key movement corridors, social infrastructure needs, and the transition of built form.
- Believes transport and mobility planning should be coordinated in an attempt to reduce car dependency, improve active transport networks, and protect West Lakes Boulevard for future mass transit. The Council further raised the impacts on increased traffic and demand for on-street parking from any higher density development.
- Underscores the need for social infrastructure to be planned proactively, ensuring that health, education, recreation, and community services increase where necessary, in line with the growing population.
- Regarding public open space, it is the view of the Council that it should be accessible to all and exceed the minimum 12.5% legislative requirement.

6.3 Infrastructure Providers submissions

Australian Gas Networks (AGN)

- Owned and operated by Australian Gas Infrastructure Group (AGIG), AGN did not have any objections to the Code Amendment, stating that gas mains would be installed should AGN reticulate gas within the subdivision.

6.4 Industry submissions

Urban Development Institute of Australia (SA)

- The Urban Development Institute of Australia SA (UDIA) strongly supports the Code Amendment, and the facilitation of the development of medium-to-high-density housing. This vision is supported by the UDIA, who endorses the Code Amendment to deliver the vision.
- It is the belief of the UDIA that the Code Amendment is a positive strategic step, given the scale and location of the subject site, it would maximise the potential for area and expand the local population.

6.5 Community organisation and advocacy group submissions

Julia Farr Association (JFA) Purple Orange

JFA Purple Orange advocates for accessible housing for those with disability, emphasising that planning policy should be designed to facilitate access to essential services and outdoor space, not just the home. To ensure this is appropriately considered, the following recommendations were strongly encouraged:

- The Model of Citizenship Support should be used to inform the Code Amendment.

- A co-design process should be utilised in the finalisation of the Code Amendment, involving a diverse range of individuals, including those with disability. This would ensure the Code Amendment is fit-for-purpose of the community's needs and is reflective of diverse needs.
- Infrastructure within the Affected Area should adhere to Universal Design principles, therefore maximising access and ensuring accessibility.
- The endorsement of the National Construction Code 2022 Liveable Housing Design (LHD) Standard for new development, with no concessions.
- Collaboration by State Government with the building industry in an effort to promote the NCC 2022 LHD Standard.
- The Code Amendment should include an 'Accessible Housing' Overlay, requiring the building of a certain percentage of homes to a higher accessibility standard, addressing the shortage of accessible housing.

6.6 Affected landowner submissions overview

SA Housing Trust

- A substantial landowner within the Affected Area, the SA Housing Trust (SAHT) is supportive of the Code Amendment, and the delivery of a mix of affordable, social, and market housing through the urban redevelopment project by Renewal SA.
- SAHT are supportive of the implementation of the Affordable Housing Overlay within the Code Amendment.

Private landowners

Private landowners, including tenants, provided submissions. These have been summarised below.

- concern that future development would have a detrimental impact on the current feel of the area, given the proposed increased maximum building heights.
- privacy concerns for those properties adjacent to, or nearby the proposed increased maximum building heights.
- concern that future medium-to-high density development would overshadow their dwellings.
- given the increase in housing density, numerous concerns were raised about parking, particularly on-street parking.
- uncertainty regarding the infrastructure capacity to accommodate future medium-to-high density housing.

Renewal SA, another major landowner, did not provide a submission as part of the Engagement. This Code Amendment originated from a request from the Chief Executive of Renewal SA to the Chief Executive of the Department for Housing and Urban Development (the Department) and

therefore early engagement was undertaken with Renewal SA during the preparation of this Code Amendment.

6.7 Community submissions overview

Community submissions generally expressed concerns regarding the proposed increased maximum building height, feeling that 8 or 10 levels is too high for this area. A frequent concern was the impact that the increased housing density would have on traffic, the infrastructure capacity, and the sufficiency of car parks. Some respondents were concerned with the impact of increased building heights on overshadowing and on their privacy, or the impact of the built form of potential developments. Additionally, some submissions were concerned with the relocation of SA Housing Trust tenants.

Key themes from the community feedback include:

- proposed increased maximum building heights, especially for affected and neighbouring landowners.
- feedback recognised the general need for more housing and some respondents supported the intent to redevelop and renew the Seaton area.
- the location and sufficiency of car parks, particularly the potential increase in on-street parking demand.
- increased housing density that is facilitated, with some concerned that it would be the catalyst for many of the themes outlined in this section.
- the capacity of the current infrastructure was raised by respondents, given the proposed increased maximum building heights.
- traffic congestion; from existing peak school hour traffic on Glenburnie Street, and the potential for increased traffic congestion resulting from the facilitation of the increased housing density.
- the lack of privacy of properties adjacent to, or nearby the proposed increased maximum building heights.
- the impact of the built form of the potential resulting developments, on both properties in the Affected Area, and the surrounding area.
- uncertainty surrounding SA Housing Trust tenants, where they were to be relocated and the social disruption that will result from the relocation of tenants.

7 Engagement themes: summary, response and recommendations

7.1 Increased maximum building heights

Concerns regarding the proposed increased maximum building heights were prominent throughout the community submissions. The most recurrent theme within the submissions, the impact of the increased building heights, was strongly emphasised by respondents.

Of the submissions regarding building height, a substantial portion of them were concerns in relation to the proposed maximum of 8 and 10 building levels. Many respondents were of the view that these building heights were too tall and would negatively impact the area. There was feedback from some that it would be highly visible and stand out in low-density neighbourhood.

Many respondents believed the proposed maximum of 3 building levels within the area was acceptable. Certain submissions articulated a more hardline approach, believing that there should be no development higher than 3 building levels. This is particularly the case for Glenburnie Street, where several respondents were not supportive of the proposed increase to a maximum of 3 building levels.

Multiple participants queried that the maximum building height for the nearby West Lakes development being a maximum of 5 building levels in comparison to the Code Amendment. Feedback also noted that there are no other developments along Tapleys Hill Road that are as high the proposed building heights.

It should be noted that multiple participants were content having the maximum building height at 5 or 6 levels, as opposed to 10 levels, believing it be more appropriate for existing residents.

Council did not support the proposed maximum building height of 10 levels, due to the potential for impacts including scale, visual amenity, and negative traffic impact. It is Council's belief that the proposed maximum building height should be reduced, and that for any increase in height, the resulting impacts must be considered in the context of other nearby major projects that are underway.

Some community submissions expressed concern that the increased building height would result in overshadowing on existing 1 to 2 storey properties.

Response:

Increased Maximum Building Height:

The concerns regarding the increased maximum building height are acknowledged, with it being the most recurrent theme within submissions. It should be noted however, that the Affected Area is part of a 'State Significant Infill Area' identified in the *Greater Adelaide Regional Plan* (the Regional Plan), encouraging higher density, diverse housing for well-located urban land that no longer meets community preferences. Therefore, strategically, as the site has been identified for higher density housing, the proposed maximum building heights are considered appropriate for the area.

Impacts of increased building height:

While the Council raised concerns regarding scale, visual amenity, the Planning and Design Code contains provisions that address the scale and overshadowing of developments. Further, it is noted that the Council raised the potential impact on traffic; however, CIRQA have conducted a Traffic and Parking Investigation that indicated the impacts of building height (namely increased density), and the resulting traffic flows, could be adequately managed.

Recommendations:

No changes are recommended.

7.2 Increased housing density

Given the existing lower density nature of the area and its surroundings, there were a considerable number of concerns that increasing the housing density would negatively impact the area. This theme, which is the result of the increase heights can, in turn, be seen as giving rise many of the key themes to be discussed.

A number of submissions highlighted how any proposed increase in housing density would impact the existing transport infrastructure. Many suggested that the current local road network would be strained and believed it may require significant upgrading. The pressure and delays that would occur at turns onto surrounding arterial roads resulting from the increased housing density was also raised in numerous submissions.

The belief that the increase in housing density would result in car parking problems was prominent within the submissions. Many expressed that this would lead to an increase of on-street parking and the associated safety issues. Further, several submissions talked to the increased housing density resulting in traffic congestion.

The potential impact of the increased housing density on local social services in the surrounding areas was raised in certain submissions, concerned that the impact of the Code Amendment would strain these services.

It should be noted that some submissions supported the medium-to-high density development that is facilitated by the Code Amendment, believing that it would be an improvement for the area.

A small number of issues were raised regarding safety concerns in an area where housing density increases.

The impact of the increased density leading to a reduced tree canopy cover was raised, with participants of the view that potential landscaping solutions would not relieve the situation.

Response:

Housing density:

As previously mentioned, the Affected Area is identified in the Regional Plan as part of a 'State Significant Infill Area', it therefore is envisaged as an area to target for infill development and provide the opportunity for higher density housing outcomes. These are areas of state interest due to their capacity to significantly contribute to the delivery of more homes in the right places.

The proposed zoning is designed to support an increase in housing density, taking advantage of well-located urban land that no longer meets community preferences, replacing it with diverse housing options. These policies will enable the delivery of diverse homes at a higher density, in an ideal location with more affordable homes, and cater to the needs of future residents.

State planning policies emphasise the need for the delivery of affordable housing and a variety of housing types at appropriate locations. The Urban Renewal Neighbourhood Zone is supportive of this, enabling diverse housing options on well-located urban land.

Whilst the small number of safety concerns are acknowledged, there are provisions within the Planning and Design Code that addresses passive surveillance.

Parking and traffic congestion:

A Transport and Parking Investigation was undertaken to inform the draft Code Amendment and indicated that the transport infrastructure, following the increased housing density, will continue to operate adequately.

Social Infrastructure:

As part of the draft Code Amendment, an investigation into surrounding social infrastructure was conducted, which detailed and mapped an extensive network of the different forms of social infrastructure nearby the Affected Area. The investigation concluded that further social infrastructure was not required within the draft Code Amendment.

Urban Tree Canopy:

The Planning and Design Code includes the Urban Tree Canopy Overlay, which is applicable to the Affected Area. This Overlay seeks for residential development to preserve and enhance the urban tree canopy through the planting of new trees and retention of mature trees, where practicable. Further, the construction of a new dwelling in the Overlay requires that a new tree be planted, unless mature tree(s) can be retained, or payment is made into an off-set scheme.

Recommendations:

No changes are recommended.

7.3 Infrastructure capacity

Concerns regarding the capacity of the local infrastructure featured notably within the submissions. Many expressed their uncertainty that existing infrastructure would sufficiently support potential development with a proposed maximum building height of 8 and 10 levels. Forms of infrastructure highlighted in the submissions included: stormwater, transport, wastewater, public health, and social infrastructure.

The most prominent concern was that the Code Amendment and resulting development, would put a strain on the existing infrastructure, and the consequences of that. Notably, many participants had concerns with the pressure that would be placed on the existing road infrastructure and the resulting perceived traffic delays that would occur. In their submission, the Department for Infrastructure and Transport (DIT) noted that any potential new future roads and exits would be required to meet DIT standards.

Many emphasised that for such an increase in housing density, upgrades to the surrounding social infrastructure needed to be improved to accommodate an increase. In their submission, Council recommended that social infrastructure be planned proactively, with the State Government monitoring and ensuring that there is sufficient social infrastructure in the west of Adelaide.

Some respondents spoke to the capacity at public health infrastructure centres such as hospitals surrounding the Affected Area. In which, they believed upgrades were required to support increased population within the Affected Area.

Certain submissions were of the view that the draft Code Amendment did not adequately display how future infrastructure would be implemented to support the Affected Area.

Response:

Infrastructure Providers:

All relevant infrastructure providers were consulted prior to the draft Code Amendment and as part of the consultation. No concerns were raised; while SA Water noting the final nature and extent of the augmentation will be dependent on the final scope and layout of development.

As such, given that the full extent of all forms of infrastructure is yet to be finalised, the Code Amendment is unable to illustrate this.

Road infrastructure:

Transport and Parking Investigations were conducted to inform the draft Code Amendment which indicated that the projected increased traffic flows can be sufficiently managed. The investigation found that while there is estimated to be an increase in the level of traffic, this was determined not to detrimentally affect the local roads and intersections within the Affected Area, nor turns onto arterial roads.

DIT's technical requirements for new future roads and exits is acknowledged, noting the decision to establish any new road connections will occur in the land division stage, and will be assessed by DIT at that stage.

Stormwater Infrastructure:

Kellogg Brown & Root (KBR) prepared a Stormwater Management Report, which found no significant issues of concern. Augmentation to the stormwater infrastructure would need be required where necessary, though KBR proposes utilising the existing infrastructure where possible. Notwithstanding, stormwater management will be dealt with at the land division and development assessment.

Social Infrastructure:

To inform the draft Code Amendment, a Social Infrastructure Investigation was completed. This explored the forms of social infrastructure, including health centres and hospitals, that surrounded the Affected Area. From this investigation, it was determined that no further social infrastructure was required as part of this draft Code Amendment.

Recommendations:

No changes are recommended.

7.4 Traffic congestion

Many respondents expressed concern that the increased maximum building height and housing density would lead to traffic congestion within the Affected Area. Much of this feedback emphasised how the existing road network would not be satisfactory for the increased housing density that could occur, if the Code Amendment was to be adopted.

Numerous participants raised the impact that traffic congestion would have on existing local residents. Some raised the existing traffic congestion near the Seaton High School, directly opposite the Affected Area on Glenburnie Street, which is particularly prevalent during peak school hours. It is the view of some respondents that the Code Amendment would only further increase the traffic congestion on Glenburnie Street.

On a different front, certain respondents believe that the proposal to increase the height to a maximum of 3 building levels on Glenburnie Street, will only make the traffic congestion worse.

Respondents raised the safety risks associated with potential increased traffic congestion, notably for pedestrians, but also, certain respondents were especially concerned for the elderly residents in the area. Numerous submissions addressed the perceived inevitable increase in on-street parking, and the impact that it will further have to congestion problems on the local streets.

Some respondents suggested that both local roads, and the connections to arterial roads will also be impacted, particularly onto Tapleys Hill Road.

In their submission, Council recommended that a Concept Plan be implemented as part of the Code Amendment, to show future land use distribution, built form transitions, open space networks, key movement corridors, and social infrastructure needs.

Response:

Traffic flow:

To inform the draft Code Amendment, CIRQA conducted a Traffic and Parking Investigation, which concluded the potential increase in density, and the associated increased traffic flow, would be sufficiently managed. Accounting for the increase in traffic, the investigation found that the road infrastructure would operate functionally, not adversely affecting the intersections or flow onto the main roads.

The increase in traffic flow on Glenburnie Street was examined in CIRQA's investigation, which found that the intersections with both Frederick Road and Tapleys Hills Road would continue to operate satisfactorily and would not be detrimentally impacted.

Parking:

Concerns regarding the traffic congestion, particularly on Glenburnie Street, the increase in on-street parking, are noted; however, there are sufficient provisions in the Planning and Design Code to address on-street parking.

Concept Plan:

Within their submission, Council's recommended that a Concept Plan be included as part of the Code Amendment. This was considered by the Department, and as a result, *Concept Plan 174*:

Seaton Urban Renewal is to be implemented as part of the draft Code Amendment. It details open space, walking/cycling links, potential vehicle access, and potential left-in/left-out turns.

Recommendations:

Make the following changes to the draft Code Amendment:

- Introduce *Concept Plan 174: Seaton Urban Renewal* within Part 12 of the Planning and Design Code.

7.5 Privacy

Numerous submissions addressed concerns relating to privacy. The feedback received primarily focused on how nearby, or adjacent future taller developments, would impede on the privacy of residents. As the majority of dwellings within the Affected Area are 1 to 2 storeys, many participants believe the proposed maximum building height would have a significant negative impact on their dwelling, overshadowing the existing allotments.

While there were numerous submissions which addressed privacy concerns in general, some respondents conveyed that they were of the view that lower maximum building heights would be less invasive.

Response:

Planning and Design Code:

The Planning and Design Code contains provisions to address visual privacy and overlooking, mitigating the direct overlooking of habitable rooms and private open spaces of neighbouring allotments. These provisions would be considered as part of the development application for any development proposed within the Affected Area.

Recommendations:

No changes are recommended.

7.6 Impact of built form

Many submissions expressed concern about the impact of the built form of the potential developments, if the Code Amendment was to be adopted. This change in the built form, from the existing low-density housing to medium-to-high density development, potentially up to 10 building levels in certain locations within the Affected Area, was evident in the feedback.

Some raised the perceived disparity with the existing built form in Seaton that the Code Amendment would bring. Respondents therefore believed that draft Code Amendment proposed a built form that is inconsistent with that which is existing.

Response:

The vast majority of dwellings within the Affected Area are government owned and this is the reason this area is proposed to undergo a major redevelopment. Existing government owned dwellings will be demolished and replaced with higher density housing in a staged and managed manner over the estimated 10-year life of the project.

Along the interface with residential dwellings of 1 to 2 storeys in surrounding areas, the Code Amendment is only proposing an increase to 3 levels. This will enable a more orderly transition to the built form scale between the Affected Area and its surroundings. There are policies within the Planning and Design Code to address the interface of developments with adjacent dwellings, and the external appearance of the developments.

Recommendations:

No changes are recommended.

7.7 SA Housing Trust tenants

With a large number of SA Housing Trust (SAHT) tenants within the Affected Area, some respondents raised the uncertainty surrounding where they or others will be located during the delivery of the urban redevelopment project that is to be delivered by Renewal SA. Certain submissions argued that this will cause social disruption within the area.

Response:

While some submissions spoke to this issue, it is recognised that this a matter for SAHT and therefore cannot be addressed through this Code Amendment.

Recommendations:

No changes recommended.

7.8 Other matters identified

Through the consultation period there were other relevant matters identified. The Environmental Protection Agency SA (EPA) raised issues concerning air quality. In their submission, the Council recommended that further updated technical investigations be undertaken to inform the Code Amendment.

Response:EPA:

While the issues raised by the EPA are noted, there are sufficient provisions within the Planning and Design Code to address such issues. Further, there is no proposed change in land use, and the draft Code Amendment proposes to spatially apply the Noise and Air Emissions Overlay along the eastern boundary of the Affected Area.

Additional technical investigations:

Council's recommendation of additional technical investigations is acknowledged; however, it was determined there is no need for further investigations.

Recommendations:

No changes are recommended.

8 Summary of recommended changes

From the consultation, the following amendment to the draft Code Amendment is proposed:

- Introduction of *Concept Plan 174: Seaton Urban Renewal*

9 Code Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2026.1 published on 15 January 2026. Where amendments to the Planning and Design Code have been published after this date, consequences changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

Spatial Amendment (SAPPA)

1. Spatially apply the **Urban Renewal Neighbourhood Zone** (in place of the Housing Diversity Neighbourhood Zone) to the 'Affected Area' shaded in pink, and bounded by the blue line in Map A contained in Attachment A.
2. Spatially apply the following Overlay to the entire 'Area Affected', as shown in Map B contained in Attachment B:
 - **Affordable Housing Overlay**
3. Spatially apply the following Overlay to the 'Area Affected', shaded in blue shown in Map C contained in Attachment C:
 - **Noise and Air Emissions Overlay**
4. Spatially apply the following Technical and Numeric Variations (TNVs) to the 'Area Affected' bounded by the red line in Map D contained in Attachment D:
 - **Maximum Building Height (Levels)** TNV: Maximum building height is 10 levels.
5. Spatially apply the following Technical and Numeric Variations (TNVs) to the 'Area Affected' bounded by the red line in Map E contained in Attachment E:
 - **Maximum Building Height (Metres)** TNV: Maximum building height is 35 metres.
6. Spatially apply the following Technical and Numeric Variations (TNVs) to the 'Area Affected' bounded by the red line in Map F contained in Attachment F:
 - **Maximum Building Height (Levels)** TNV: Maximum building height is 8 levels.
7. Spatially apply the following Technical and Numeric Variations (TNVs) to the 'Area Affected' bounded by the red line in Map G contained in Attachment G:
 - **Maximum Building Height (Metres)** TNV: Maximum building height is 28 metres.
8. Spatially apply the following Technical and Numeric Variations (TNVs) to the 'Area Affected' bounded by the red line in Map H contained in Attachment H:
 - **Maximum Building Height (Levels)** TNV: Maximum building height is 3 levels.
9. Spatially apply the following Technical and Numeric Variations (TNVs) to the 'Area Affected' bounded by the red line in Map I contained in Attachment I:

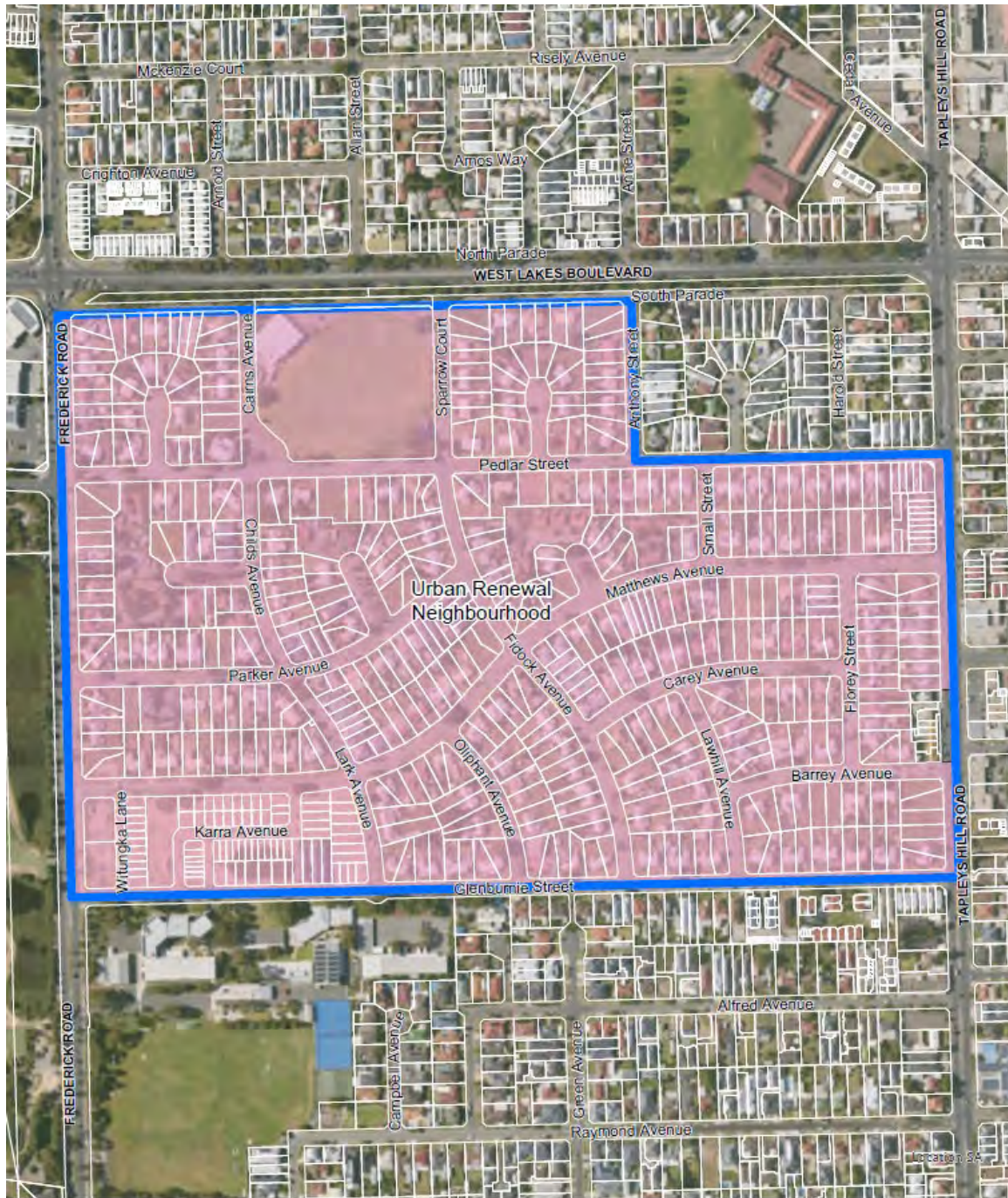
- **Maximum Building Height (Metres)** TNV: Maximum building height is 12.5 metres.

10. Spatially apply **Concept Plan 174: Seaton Urban Renewal** as Technical and Numeric Variations layers to the entire Affected Area, as shown in Attachment K.

11. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the ‘Table of Planning and Design Code Amendments’ to reflect the publication of this Code Amendment.

ATTACHMENT A

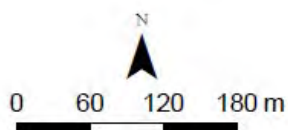
Map A



Proposed Zone

Seaton Code Amendment

- Urban Renewal Neighbourhood
- Affected Area



Government of South Australia
Department for Housing
and Urban Development

MCR 2475

Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

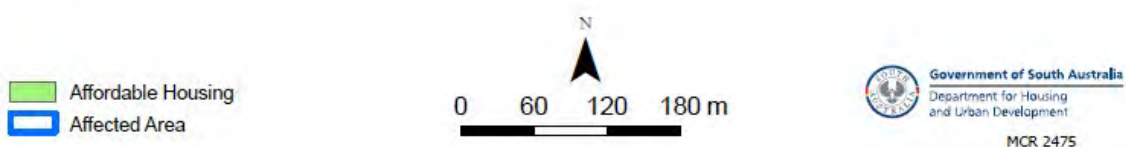
ATTACHMENT B

Map B



Proposed Overlay - Affordable Housing

Seaton Code Amendment



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

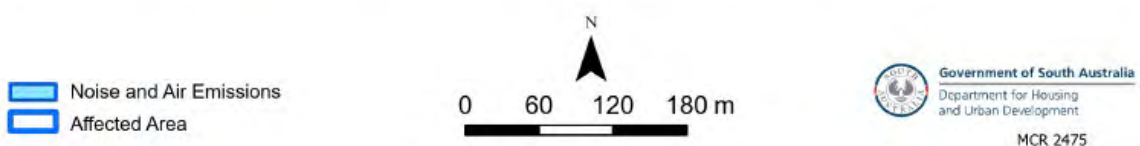
ATTACHMENT C

Map C



Proposed Overlay - Noise and Air Emissions

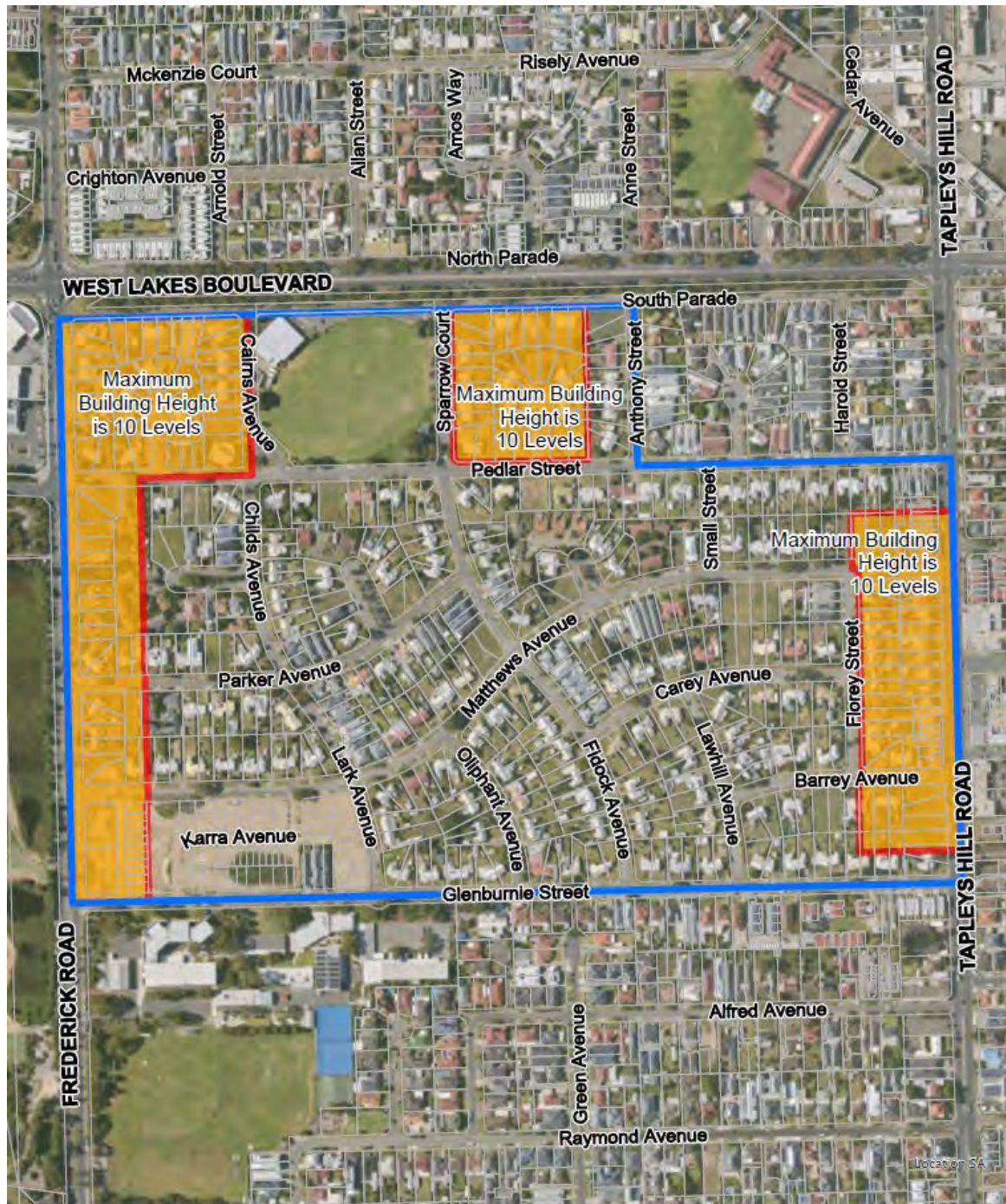
Seaton Code Amendment



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT D

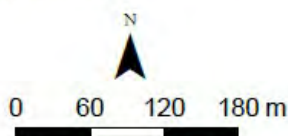
Map D



**Proposed Technical and Numeric Variation
- Maximum Building Height (Levels)**

Seaton Code Amendment

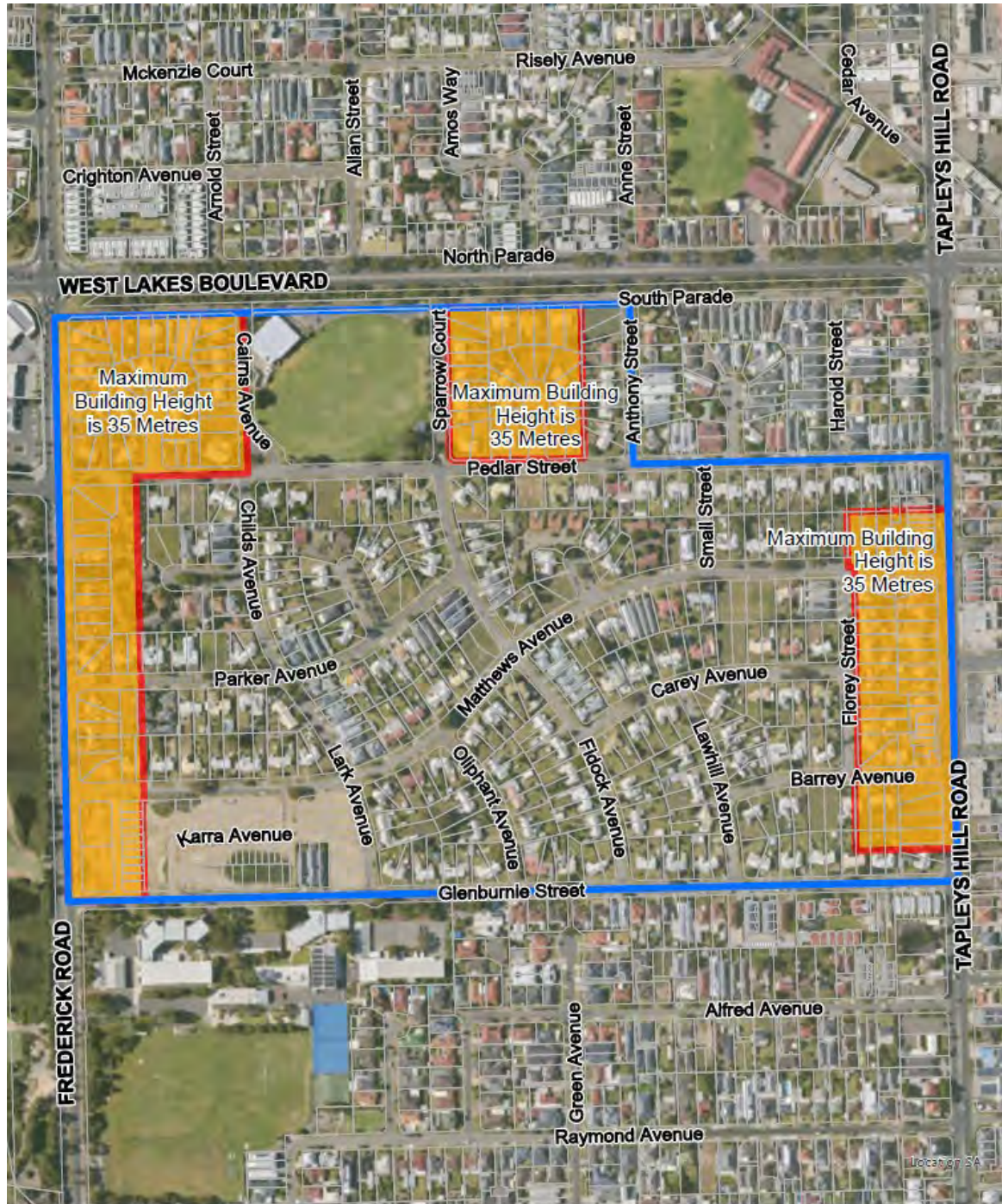
-  Parcel Boundaries
-  Maximum Building Height (10 Levels)
-  Affected Area



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT E

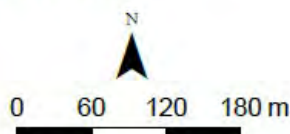
Map E



Proposed Technical and Numeric Variation - Maximum Building Height (Metres)

Seaton Code Amendment

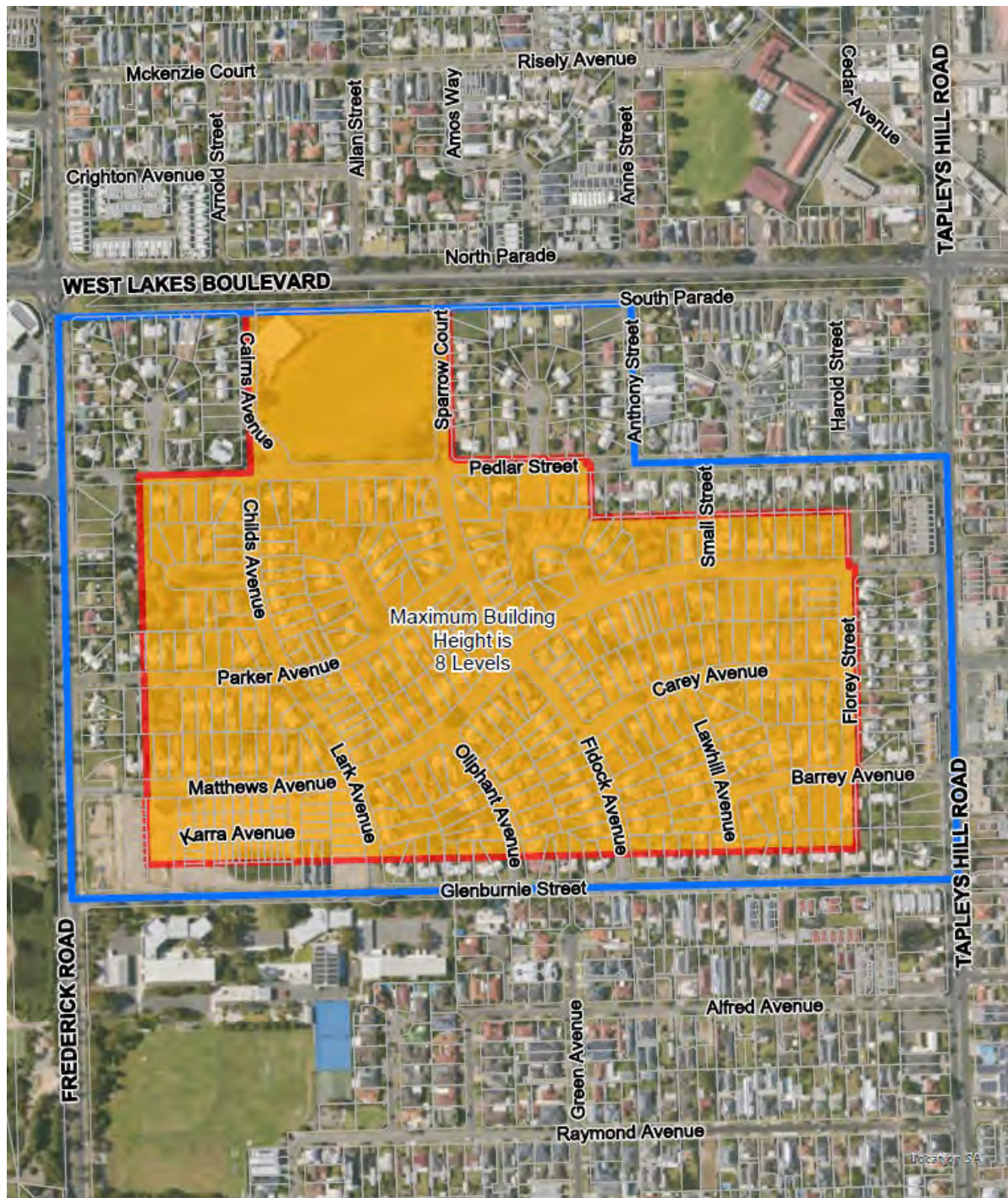
-  Parcel Boundaries
-  Maximum Building Height (35 Metres)
-  Affected Area



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT F

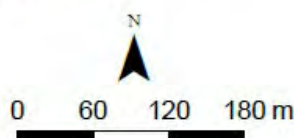
Map F



Proposed Technical and Numeric Variation - Maximum Building Height (Levels)

Seaton Code Amendment

-  Parcel Boundaries
-  Maximum Building Height (8 Levels)
-  Affected Area

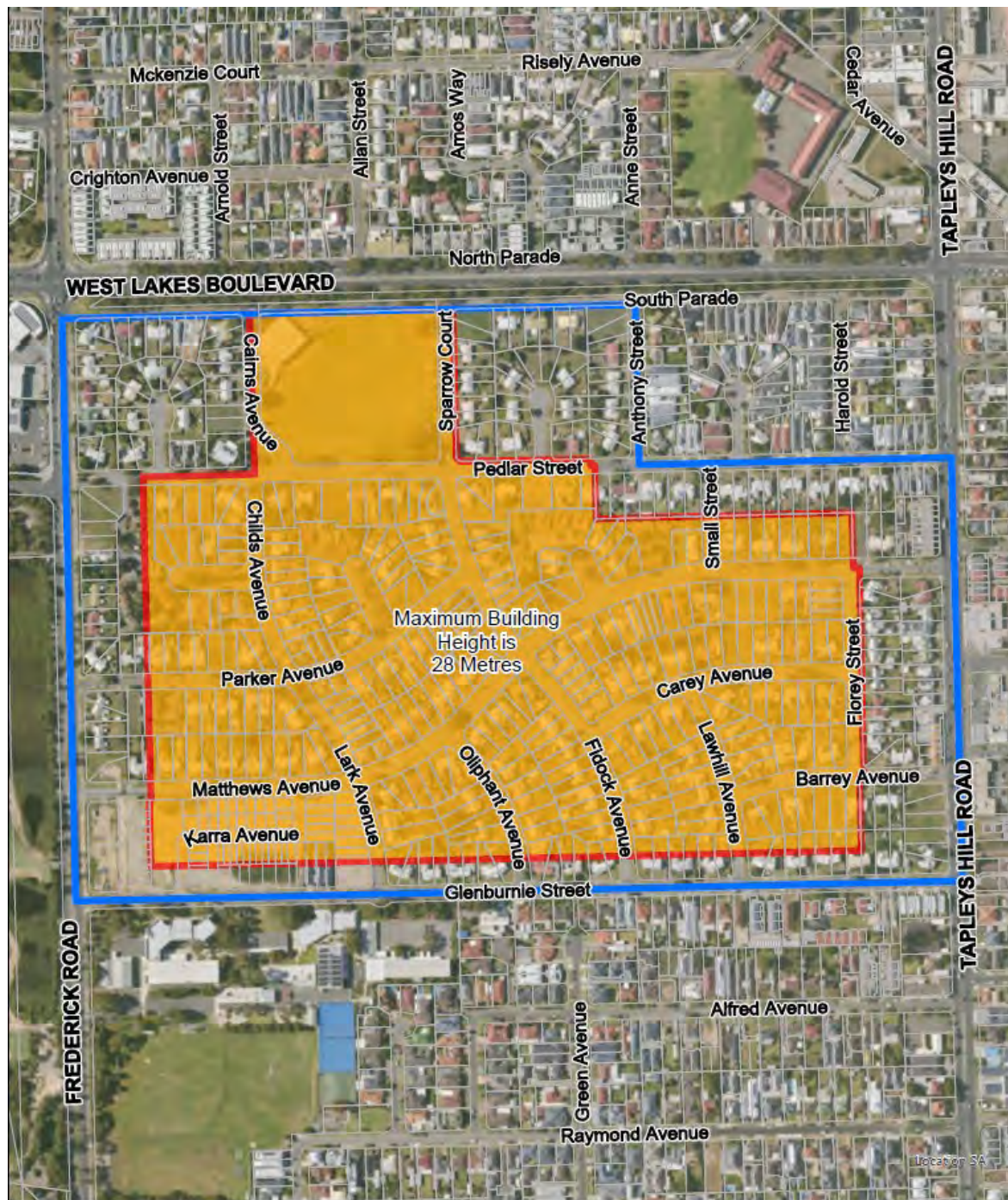


MCR 2475

Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

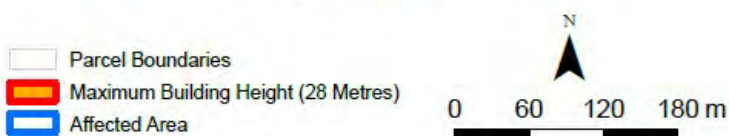
ATTACHMENT J

Map J



**Proposed Technical and Numeric Variation
- Maximum Building Height (Metres)**

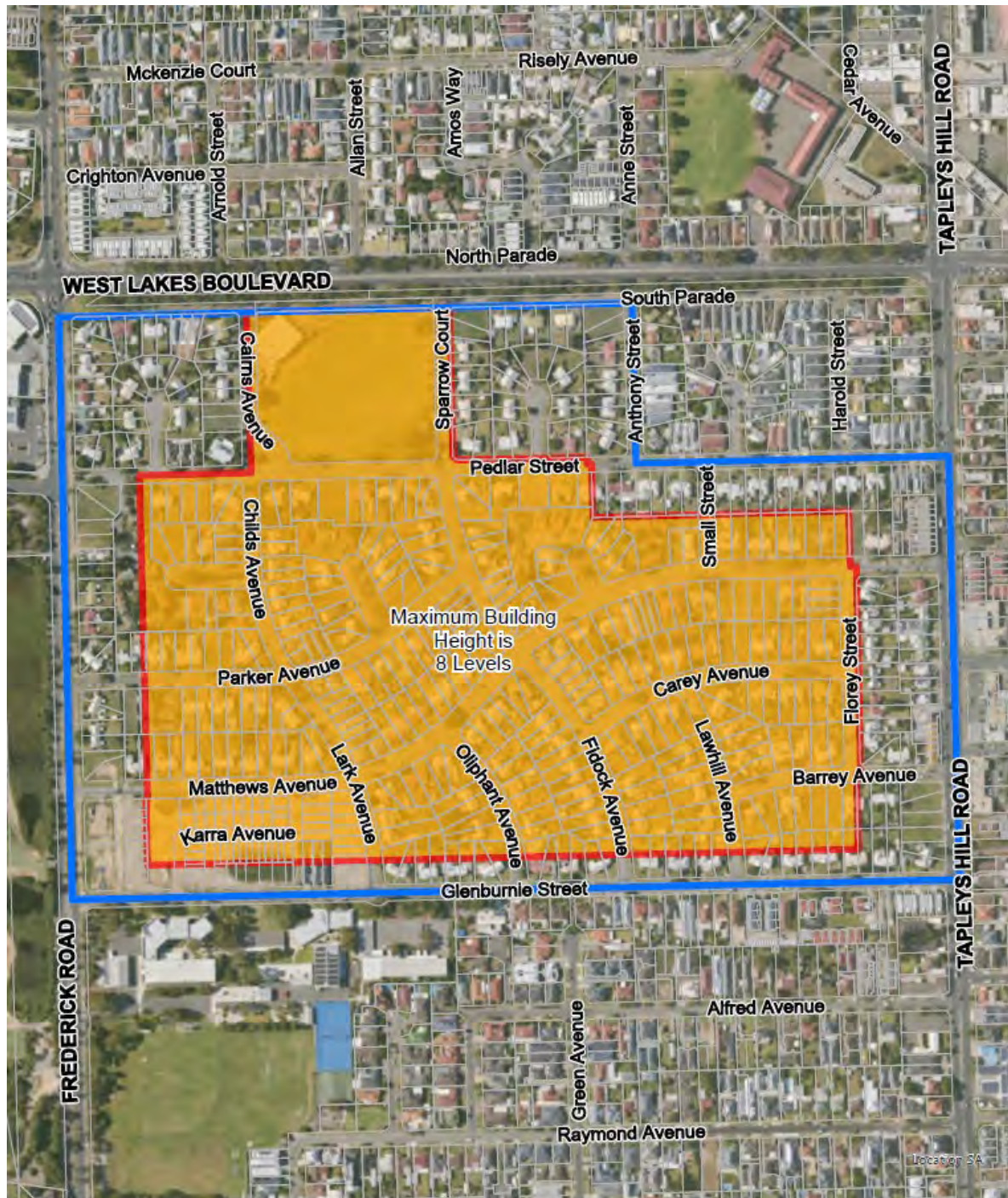
Seaton Code Amendment



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT H

Map H



**Proposed Technical and Numeric Variation
- Maximum Building Height (Levels)**

Seaton Code Amendment

-  Parcel Boundaries
-  Maximum Building Height (8 Levels)
-  Affected Area



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT I

Map I



Proposed Technical and Numeric Variation - Maximum Building Height (Levels)

Seaton Code Amendment

-  Parcel Boundaries
-  Maximum Building Height (3 Levels)
-  Affected Area



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT J

Map J



Proposed Technical and Numeric Variation - Maximum Building Height (Metres)

Seaton Code Amendment

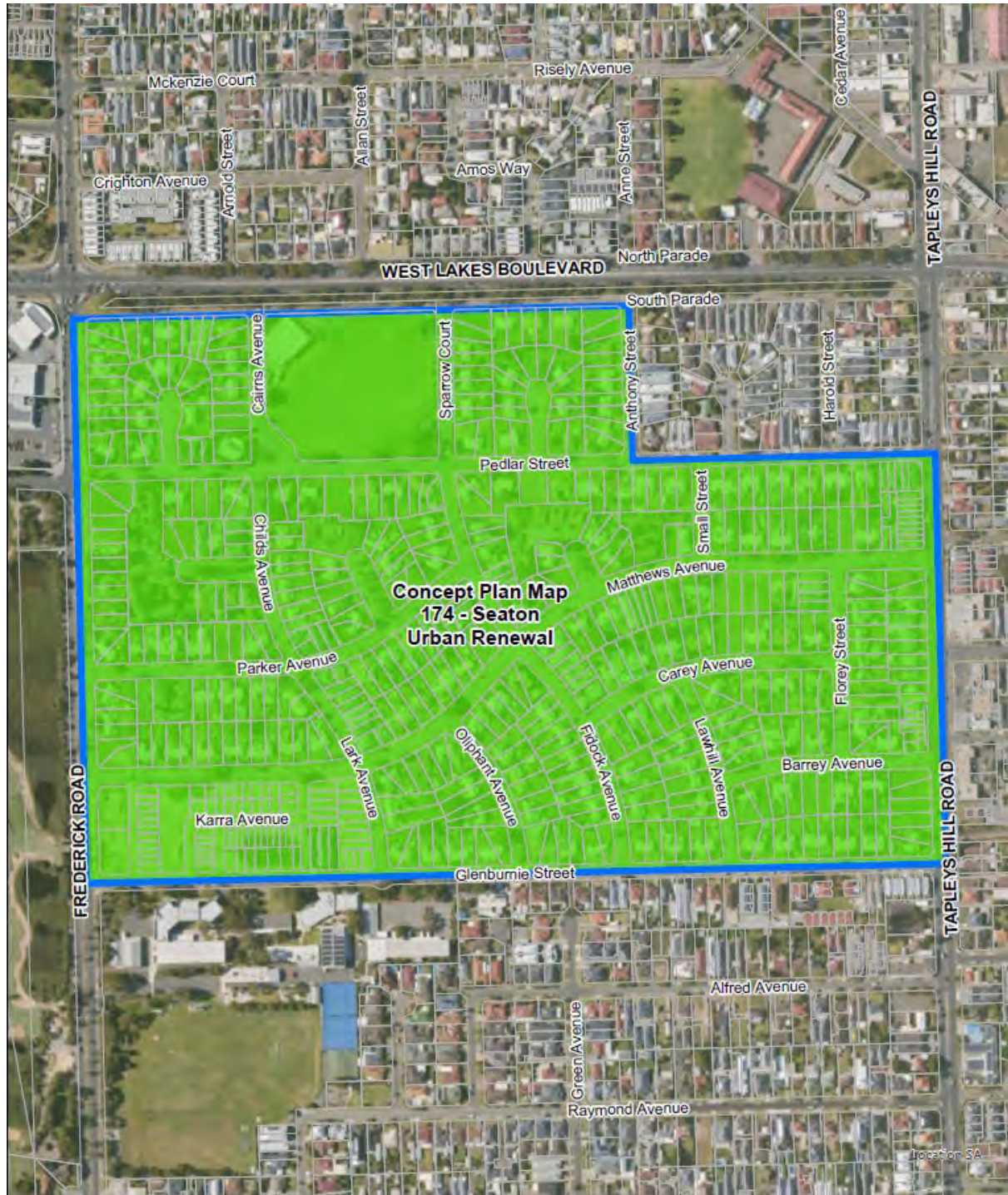
- Parcel Boundaries
- Maximum Building Height (12.5 Metres)
- Affected Area



MCR 2475

Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT K



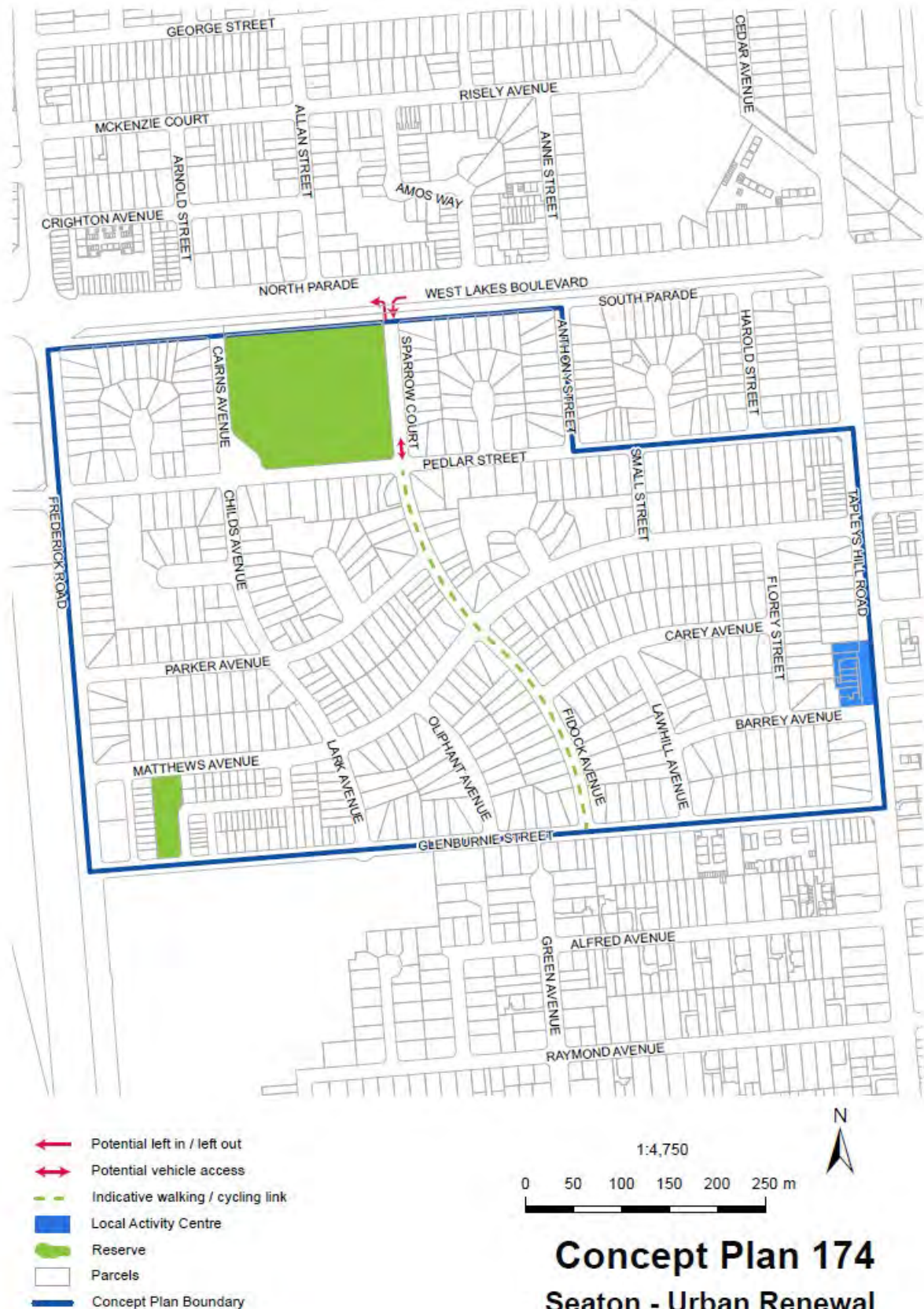
Proposed Technical and Numeric Variation - Concept Plan

Seaton Code Amendment



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Concept Plan 174: Seaton Urban Renewal



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Seaton Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Attachments

Attachment 1 Communication materials

Attachment 2 Evaluation results

Attachment 3 Copy of submissions received

Attachment 1 – Communication materials

Example stakeholder letter

OFFICIAL

#23541947

Mr/Mrs/Dr/The Hon First Name Surname
Position/Title
Organisation
Address (Delete if email address is provided)
By email: email address (Delete if not required)

Dear Sir/Madam

Notice of consultation by the Chief Executive of the Department for Housing and Urban Development on the draft Seaton Code Amendment

The Chief Executive of the Department for Housing and Urban Development has now released the draft Seaton Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

About the draft Seaton Code Amendment

The South Australian Government is proposing to rezone the affected area through the draft Seaton Code Amendment to facilitate urban renewal and enable the development of housing at higher densities.

The area of land affected is currently zoned as Housing Diversity Neighbourhood with a small section zoned as Local Activity Centre. The draft Seaton Code Amendment proposes to rezone the Housing Diversity Neighbourhood Zone to the Urban Renewal Neighbourhood Zone and increase the Maximum Building Heights, increasing the housing supply for the region.

Renewal SA has prepared their Seaton Urban Renewal Project within the affected area. The proposed rezoning to Urban Renewal Neighbourhood Zone would facilitate this project, enabling the development of approximately 1,450 homes.

We are now seeking your feedback, with public consultation being undertaken from **Tuesday 4th November 2025 until Tuesday 16th December 2025**.

Consultation is taking place in accordance with the Engagement Plan prepared by the Chief Executive and as required by the Community Engagement Charter under the Act.

OFFICIAL

OFFICIAL

Where to get more information

The proposed Code Amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/en/ca/seaton

Hard copies of the Code Amendment are available during standard opening hours at:

- Department of Housing and Urban Development, level 9, 83 Pirie Street, Adelaide
- City of Charles Sturt Council Offices, 72 Woodville Road, Woodville

Information sessions

As part of the consultation, we are hosting both an in-person and an online community information session:

Community drop-in session
Thursday 13th November 2025
1pm – 3pm
Seaton Community Centre, 16 Cairns Ave, Seaton.

Online session
Wednesday 19th November 2025
5:30 pm – 6:30 pm.

To register, please visit the Eventbrite website:
<https://plansaevents.eventbrite.com.au/>

How to provide feedback

Written submissions are to be provided by **Tuesday 16th December 2025** via:

- Online survey yoursay.sa.gov.au/seaton-code-amendment
- PlanSA online submission form: plan.sa.gov.au/en/ca/seaton
- Email: plansasubmissions@sa.gov.au (subject: Submission – Seaton Code Amendment)
- Post:
Code Amendment Team
Planning and Building
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001.

We anticipate the final Engagement Report and Code Amendment Report will be provided to the Minister for Planning in November 2025. Should approval be granted, these documents will be published on the PlanSA portal within five (5) business days of the Minister's approval of the Code Amendment.

OFFICIAL

OFFICIAL

Should you have any questions regarding the Code Amendment, please contact the Code Amendment Team on 1800 752 664 or email plansa@sa.gov.au.

Yours sincerely



Marc Voortman
Executive Director, Planning & Building
Department for Housing and Urban Development
On behalf of the Chief Executive, Department for Housing and Urban Development

04/11/2025

OFFICIAL

YourSAY webpage

yourSAY

[YourSAY Home](#) [Search for an Engagement](#) [About](#) [Community Panel](#) [Sign in](#) [Register](#)



Home / Seaton Code Amendment

Seaton Code Amendment

Have your say on the draft Seaton Code Amendment.

What's being decided?

The draft Seaton Code Amendment aims to rezone the Affected Area to the Urban Renewal Neighbourhood Zone. This will support the creation of a medium-to-high-density, mixed-housing neighbourhood and would:

- enable a variety of housing types including townhouses and apartments;
- allow for taller buildings, increasing the density in a well-connected area;
- support the delivery of around 1,450 new homes in line with Renewal SA's urban renewal project.

The amendment aims to create a neighbourhood that:

- provides well-designed open space, local amenities, and community facilities;
- supports affordable, public, and market housing;
- maximises the potential of a well-serviced and connected area, while complementing the existing streetscape and community.

Background

The 30-hectare Affected Area is located in Seaton, within the [City of Charles Sturt](#). The land is jointly owned by [Renewal SA](#), the [South Australian Housing Trust](#), and private landowners.

The area includes existing homes and well-serviced streets, with close access to shops, schools, public transport, and community facilities. Renewal SA has already begun Stage One of construction, delivering 137 homes as part of the broader Greater Seaton renewal project.

The proposed rezoning would transform the area into a medium-to-high-density, mixed-housing neighbourhood, supporting a variety of housing types, densities, and tenure options, as well as open space and local amenities to meet the needs of a growing community.

The draft Code Amendment is guided by extensive investigations covering infrastructure, transport, environmental conditions, and cultural heritage, and aligns with the South Australian Government's [Housing Roadmap](#) to increase housing supply in established, well-connected areas.

Key dates

Consultation opens

04 November 2025

Consultation closes

16 December 2025

In-person community drop-in session

13 November 2025

Online information session

15 November 2025

Lifecycle

Open

This consultation is open from Tuesday 4 November 2025 to Tuesday 16 December 2025.

Under Review

Contributions to this engagement will be evaluated and reviewed.

Consultation outcome

YourSAY e-newsletter

November 2025

influence this month

yourSAY



Credit: Tourism Australia / South Australian Tourism Commission

Your November update has landed

The festive season is almost here and there's so much to look forward to in South Australia this November. This month, there are plenty of opportunities to have your say about issues that matter to you.

Help shape our community's future by sharing your thoughts about public health, training learner drivers, suburban boundary alignment and more.

Explore YourSAY



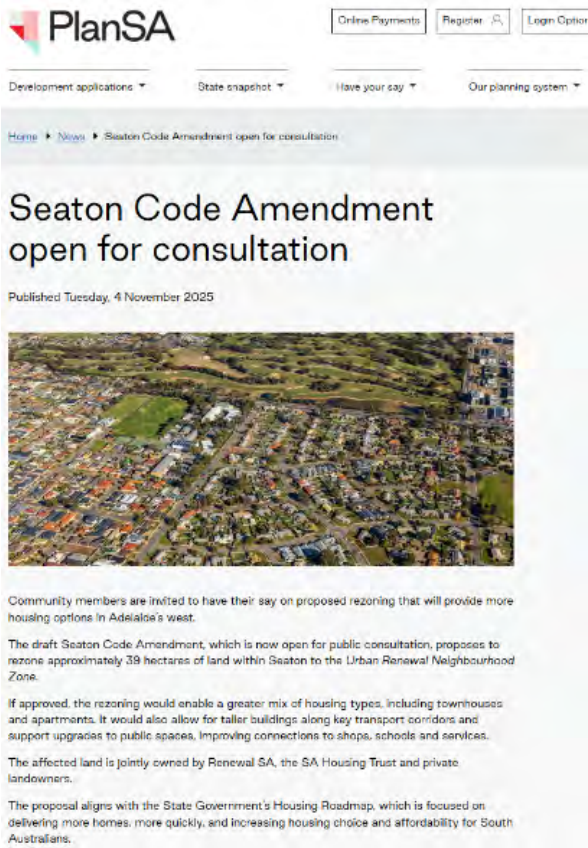
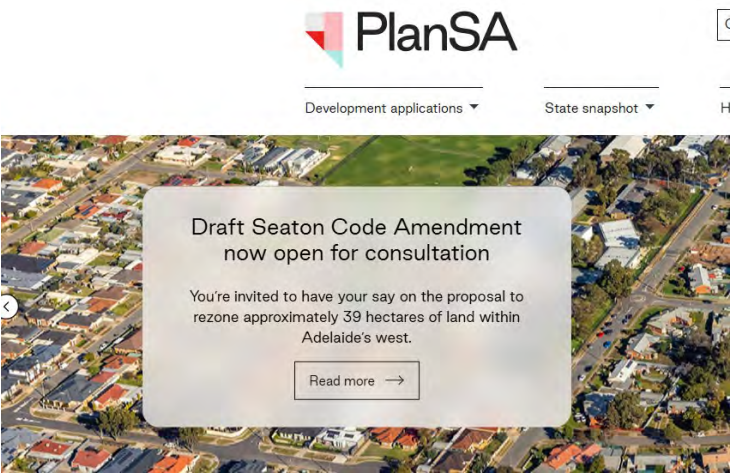
Seaton Code Amendment

A proposal has been made to rezone part of Seaton in the City of Charles Sturt, to support the creation of around 1,450 new homes. The experience of local community is important to any rezoning decision. If you're from Seaton or have a connection to the area, we want to hear your feedback!

Find out more

OFFICIAL

PlanSA website



Planning Ahead

October 2025

Message from the Executive Director Planning and Building – Marc Voortman

We might be heading towards the end of the year, but the planning work continues at a pace here at DHUD – especially among our Code Amendment Team.

As Craig mentioned, stage one of the [Accommodation Diversity Code Amendment](#) has been adopted. Alongside this, the [Playford Alive East Code Amendment](#) and the [Sellicks Beach Growth Area Joint Amendment](#) have just concluded public consultation - thank you to all those who provided feedback.



The team are also currently working on the draft [Seaton Code Amendment](#), [Inner West Code Amendment](#) and [Smithfield Regeneration Code Amendment](#). Each of these amendments aims to boost housing supply and diversity, and we will have more information to share with you about these amendments soon.

With the Code Amendment Tracking System (CATS) now fully operational, the code amendment process has never been more efficient. I'd like to thank both the Code Amendment and PlanSA teams for their tireless work to facilitate a responsive and agile planning system which can help us address the big challenges of housing supply, affordability and sustainable growth.

December 2025

Draft Seaton Code Amendment engagement launched



Seaton is set for renewal, with plans to rezone around 39 hectares of land within the City of Charles Sturt.

The draft Seaton Code Amendment aims to create a more connected neighbourhood with a wider mix of housing, upgraded parks and open spaces, and stronger links to shops, schools and public transport. This means more options for people wanting to live in Seaton, while making everyday life easier for current residents.

The transformation will also help meet Adelaide's growing housing needs by creating new homes, while maintaining Seaton's character and sense of community.

The draft code amendment proposes the following changes to the affected area:

- Rezone the current Housing Diversity Neighbourhood Zone to an Urban Renewal Neighbourhood Zone.
- Keep the Local Activity Centre Zone as is.
- Apply the Affordable Housing Overlay so at least 15% of homes are affordable.
- Apply the Noise and Air Emissions Overlay along Tapleys Hill Road to help protect residents from the impact of traffic noise.
- Allow taller building:
 - 10 levels (or 35 metres) along the arterial roads, a section of the northeast corner, and a section to the east of Pedlar Reserve
 - 3 levels (or 12.5 metres) along the interface with low-density residential dwellings along the southern and the northeastern boundary
 - 8 levels (or 28 metres) for the remainder of the Affected Area.

You can find out more about the draft Seaton Code Amendment by visiting the [YourSay website](#).

This draft Seaton Code Amendment is part of the South Australian Government's Housing Roadmap, helping to deliver more homes and greater housing choice for South Australians.

Consultation closes at 11:59 pm on Tuesday 16 December 2025.

Fact sheet

Government of South Australia
Department for Housing
and Urban Development

Fact Sheet

Seaton Code Amendment

What is the draft Seaton Code Amendment?

The South Australian Government is proposing to rezone land in Seaton to support urban renewal and provide more housing choices.

The proposal, known as the Seaton Code Amendment, would rezone land from the Housing Diversity Neighbourhood Zone to the Urban Renewal Neighbourhood Zone.

If approved, this change would:

- support a mix of homes, including townhouses and apartments
- allow for taller buildings, increasing the density in a well-connected area
- deliver around 1,450 new homes as part of Renewal SA's urban renewal project.

Why is rezoning being proposed?

Seaton is well-served by shops, schools, public transport, and community facilities. The rezoning would unlock its potential as a medium-to-high density neighbourhood, offering a wider range of housing to meet demand in Adelaide's north-western suburbs.

The amendment aims to create a neighbourhood that:

- provides quality open spaces, local amenities, and community facilities
- supports affordable, public and private housing
- makes the most of strong transport connections while blending with the existing community

This proposal is part of the South Australian Government's [Housing Revolution](#) which aims to increase land supply and housing options across the state.

Where is the land located?

The 39-hectare site is within the City of Charles Sturt, jointly owned by Renewal SA, the SA Housing Trust, and private landowners.

- 3 levels or 12.5m along the interface with low-density residential dwellings, along the southern and the northwestern boundary.
- 5 levels or 28m for the remainder of the area.

What investigations have been done?

Before putting the proposal forward, a number of detailed studies were carried out to check the area is suitable for rezoning:

- stormwater and infrastructure assessments
- traffic and transport modelling
- noise and environmental impact studies
- Aboriginal and cultural heritage assessments
- tree surveys and landscaping reviews

How can I have my say?

The engagement period runs from 9:00am on Tuesday 4 November 2025 to 11:59pm on Tuesday 16 December 2025.

You can share your feedback by:

- visiting [YourSA - Seaton Code Amendment](#)
- emailing planning@sa.gov.au (subject: *Submission - Seaton Code Amendment*)
- posting to:
Code Amendment Team
Planning and Building
Department for Housing and Urban Development
GPO Box 1615
ADELAIDE SA 5101

What happens next?

- All feedback will be considered and included in an engagement report.
- The report will be considered by the State Planning Commission and Minister for Planning.
- Once a decision has been made, the report and submissions (with personal details removed) will be published on [YourSA - Seaton Code Amendment](#) and on [PlanSA](#).

More Information

For more information about the draft Seaton Code Amendment:

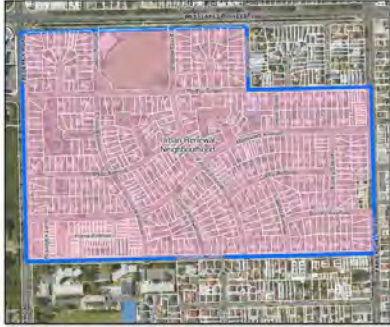
- phone PlanSA on 1800 752 664
- email planning@sa.gov.au

Government of South Australia
Department for Housing
and Urban Development

The area is bounded by:

- West Lakes Boulevard and Pedlar Street to the north
- Frederick Road to the west
- Tapleys Hill Road to the east
- Glenburnie Street to the south

The map below shows the proposed Urban Renewal Neighbourhood Zone outlined in blue.



What changes are being proposed?

The draft Seaton Code Amendment proposes to:

- rezone from Housing Diversity Neighbourhood Zone to Urban Renewal Neighbourhood Zone
- retain the Local Activity Centre Zone
- apply the Affordable Housing Overlay (minimum 15% affordable housing)
- apply the Noise and Air Emissions Overlay along Tapleys Hill Road to manage traffic impacts
- allow buildings up to:
 - 10 levels or 35m along the arterial roads, a section of the northeast corner, and a section to the east of Pedlar Reserve

Government of South Australia

Eventbrite webpages



EVENT ENDED

Seaton Code Amendment - community drop-in session

By Planning & Land Use Services ✓ Following

Seaton Community Centre

Nov 13 from 1pm to 3pm GMT+10:30

Overview

Learn more about the draft Seaton Code Amendment and how you can have your say.

About this event

The draft Seaton Code Amendment is now open for consultation.

This community drop-in session will give you the opportunity to meet with our planners to learn more about the draft Seaton Code Amendment and ask any questions that you might have.

You are welcome to drop in at any time during the session. Please note that this is not a formal presentation but an opportunity for the community to speak face-to-face with the team.

About the draft Code Amendment

The draft Seaton Code Amendment aims to rezone to Urban Renewal Neighbourhood Zone. This will support the creation of a medium-to-high density, mixed-housing neighbourhood and would:

- enable a variety of housing types including townhouses, semi-detached, apartments and detached homes
- allow for taller buildings along main roads and near open spaces
- enable more housing to be built in well-connect areas



EVENT ENDED

Seaton Code Amendment - online community information session

By Planning & Land Use Services ✓ Following

Online event

Nov 19 from 5:30pm to 6:30pm GMT+10:30

Overview

Learn more about the draft Seaton Code Amendment and how you can have your say.

About this event

The draft Seaton Code Amendment is now open for consultation.

This online community information session will give you the opportunity to learn more about the draft Seaton Code Amendment and ask any questions that you might have.

About the draft Code Amendment

The draft Seaton Code Amendment aims to rezone to Urban Renewal Neighbourhood Zone. This will support the creation of a medium-to-high density, mixed-housing neighbourhood and would:

- enable a variety of housing types including townhouses, semi-detached, apartments and detached homes
- allow for taller buildings along main roads and near open spaces
- enable more housing to be built in well-connect areas
- support the delivery of around 1,450 new homes in line with Renewal SA's urban renewal project.

The amendment aims to create a neighbourhood that:

- provides well-designed open space, local amenities, and community facilities

Eventbrite e-newsletter

Just added! Seaton Code Amendment – online community information session from Planni...

E

Eventbrite <noreply@reminder.eventbrite.com>
To DHUD:Planning Engagement

↩ Reply

↩ Reply All

→ Forward

...

Tue 4/11/2025 9:55 AM

This sender noreply@reminder.eventbrite.com is from outside your organization.

If there are problems with how this message is displayed, click here to view it in a web browser.

Just added

Seaton Code Amendment – online community information session
Wednesday, 19 November 2025 from 5:30 pm to 6:30 pm (ACT)
[Get my tickets](#)

Just added! Seaton Code Amendment – community drop-in session from Planning & Land ...

E

Eventbrite <noreply@reminder.eventbrite.com>
To DHUD:Planning Engagement

↩ Reply

↩ Reply All

→ Forward

...

Tue 4/11/2025 9:54 AM

This sender noreply@reminder.eventbrite.com is from outside your organization.

If there are problems with how this message is displayed, click here to view it in a web browser.

Just added

Seaton Code Amendment – community drop-in session
Thursday, 13 November 2025 from 1:00 pm to 3:00 pm (ACT)
Seaton Community Centre • Seaton SA
[Get my tickets](#)

FAQs

FAQs

❶ What is a Code Amendment?

❷ What is the Seaton Code Amendment?

❸ What area will the draft Seaton Code Amendment affect?

❹ Why has the area been identified for the Seaton Code Amendment?

❺ What is the type of zone that is proposed?

❻ What other policies have been suggested?

❼ Where can I find out more information about the urban renewal project?

❽ I am a Housing Trust tenant, where can I find out more information?

❶ What is a Code Amendment?

The Planning and Design Code sets the rules for how land can be used and developed in South Australia. These rules are what planning authorities use when deciding on development applications.

A Code Amendment is a proposal to update the Code. It may change planning policies, rules, or maps, which in turn can affect how future developments are assessed.

[top of the page](#)

❷ What is the Seaton Code Amendment?

The South Australian Government is proposing to rezone around 39 hectares of land in Seaton. The land is currently zoned *Housing Diversity Neighbourhood Zone* and would be rezoned to the *Urban Renewal Neighbourhood Zone*. The *Local Activity Centre Zone* would remain unchanged.

The proposed rezoning would allow for more medium-to-high-density housing, such as townhouses and apartments. This supports the need for more housing in Adelaide's north-western suburbs and forms part of the state government's [Housing Roadmap](#), a plan to increase housing supply and respond to the current housing challenge.

[top of the page](#)

❸ What area will the draft Seaton Code Amendment affect?

The Code Amendment applies to land in the City of Charles Sturt, jointly owned by Renewal SA, the South Australian Housing Trust, and private landowners.

The 39-hectare area is bordered by:

- West Lakes Boulevard and Pedlar Street (north)
- Frederick Road (west)
- Tapleys Hill Road (east)
- Glenburnie Street (south).

❹ Why has the area been identified for the Seaton Code Amendment?

This part of Seaton has been chosen because it has:

- a high concentration of ageing homes suitable for renewal
- excellent access to public transport (including frequent bus services and nearby train stations)
- close proximity to shops, schools, services, and open spaces at West Lakes.

The rezoning would support urban renewal by creating a more modern, medium-to-high-density neighbourhood with a mix of housing types, community facilities, and open space. It also helps deliver more homes where demand is strongest.

[top of the page](#)

❺ What is the type of zone that is proposed?

The land would be rezoned to the *Urban Renewal Neighbourhood Zone*. This zone supports a wider variety of housing types as well as opportunities for community and local uses.

[top of the page](#)

❻ What other policies have been suggested?

The draft Seaton Code Amendment includes additional planning policies to support the rezoning:

- *Noise and Air Emissions Overlay*: applied along Tapleys Hill Road to reduce impacts from traffic noise.
- *Affordable Housing Overlay*: requiring at least 15% of new homes to be affordable.
- Building heights:
 - 10 levels (or 35m) along the arterial roads, a section of the northeast corner, and a section to the east of Pedlar Reserve
 - 3 levels (or 12.5m) along the interface with low-density residential dwellings along the southern and the northeastern boundary
 - 8 levels (or 28m) for the remainder of the Affected Area.

[top of the page](#)

❼ Where can I find out more information about the urban renewal project?

Please visit [Renewal SA](#), email info@seaton5023.com.au or phone 1800 993 439.

[top of the page](#)

❽ I am a Housing Trust tenant, where can I find out more information?

Please contact the Trust's Tenant Relocation Unit by calling 1300 918 814 or emailing housingrelocation@seaton.sa.gov.au

[top of the page](#)

Policy Forum 5/12/2025

Consultation updates: Smithfield Regeneration Seaton Playford Alive East

Seaton Code Amendment

- Consultation commenced 4 November, closes 16 December
- The 39-hectare area is within the City of Charles Sturt and is the subject of a large scale urban renewal project being delivered by Renewal SA in partnership with SA Housing Trust
- The area has been identified as a 'State Significant Infill Area' in the Greater Adelaide Regional Plan (GARP)
- Identified in the Housing Road Map to deliver at least 1,452 new homes
- The entire area is currently in the Housing Diversity Neighbourhood Zone and the Local Activity Centre Zone



Seaton Code Amendment

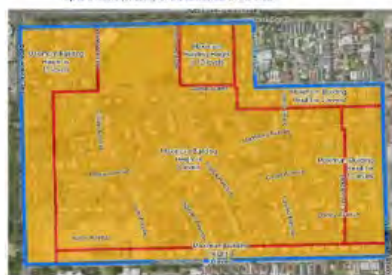
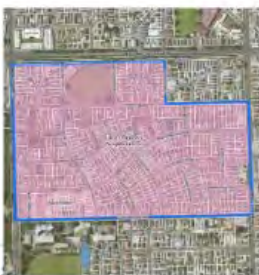
- The Code Amendment is proposing to:
 - change the Housing Diversity Neighbourhood Zone to the Urban Renewal Neighbourhood Zone
 - retain the Local Activity Centre Zone

Increase Maximum Building Heights:

Up to 10 levels (or 35m) along the main roads, a section of the northwest corner, and a section to the east of Pector Reserve.

Up to 5 levels (or 12.5m) along the boundaries with low-density residential (land-ridge), and

Up to 8 levels (or 25m) for the remainder of the area.



Display boards

Seaton Code Amendment

What is a Code Amendment?

The Planning and Design Code sets the rules for how land can be used and developed in South Australia.

These rules guide decisions on development applications.

A Code Amendment is a proposal to update the Code. It may change planning policies, rules, or maps, which in turn can affect how future developments are assessed.

What is the draft Seaton Code Amendment?

The South Australian Government is proposing to rezone around 39 hectares of land in Seaton. The land is currently zoned Housing Diversity Neighbourhood Zone and would be rezoned to the Urban Renewal Neighbourhood Zone (with the Local Activity Centre Zone unchanged).

Rezoning would allow for more medium to high density housing, such as townhouses and apartments.

This supports the need for more housing in Adelaide's western suburbs and aligns with the state government's Housing Roadmap, a plan to increase housing supply and respond to the current housing challenge.



Photo credit: Renewal SA

plan.sa.gov.au

Government of South Australia
Department for Planning and Urban Development

Seaton Code Amendment

Where is the land?

The draft Code Amendment applies to land in the City of Charles Sturt, jointly owned by Renewal SA, the South Australian Housing Trust, and private landowners.

The area is bordered by:

- West Lakes Boulevard and Pedlar Street (north)
- Frederick Road (west)
- Tapleys Hill Road (east)
- Glenburnie Street (south)



This map shows the proposed zone outlined in blue

plan.sa.gov.au

Government of South Australia
Department for Planning and Urban Development

Seaton Code Amendment

Why Seaton?

Seaton has been identified as an area well-suited for urban renewal because it offers:

- A high concentration of ageing housing stock suitable for redevelopment.
- Excellent public transport, with frequent bus routes and nearby train stations.
- Close access to schools, shops, health services and open spaces, including West Lakes.
- The opportunity to create a more modern, sustainable neighbourhood while keeping connections to the existing community.

What changes are proposed?

The rezoning would support the renewal of this part of Seaton into a medium-to-high-density neighbourhood with a mix of housing, open spaces and community facilities.

Key features include:

- Around 1,450 new homes in line with Renewal SA's urban renewal project.
- A variety of housing options – townhouses and apartments.
- Taller buildings increasing the density in a well-connected area.
- Well-designed open space, community facilities and local amenities.
- Housing that includes public, affordable and market homes.
- A neighbourhood that is walkable and complements the existing character of Seaton.

plan.sa.gov.au

Government of South Australia
Department for Planning and Urban Development

Seaton Code Amendment

Additional planning policies

The draft Seaton Code Amendment includes extra measures to guide development, including:

- Noise and Air Emissions Overlay along Tapleys Hill Road to reduce impacts from traffic noise.
- Affordable Housing Overlay meaning at least 15% of new homes must be affordable.
- Building heights:
 - 10 levels (or 35 metres) along the arterial roads, a section of the northeast corner, and a section to the east of Pedlar Reserve
 - 3 levels (or 12.5 metres) along the interface with low-density residential dwellings along the southern and the northeastern boundary
 - 8 levels (or 28 metres) for the remainder of the area



This map shows the proposed changes to building heights (number of levels)

plan.sa.gov.au

Government of South Australia
Department for Planning and Urban Development

Seaton Code Amendment

Have your say

You are invited to provide feedback on the draft Seaton Code Amendment.

Consultation is open until 11:59 pm on Tuesday 16 December 2025.

Share your feedback by:

- Completing the online survey at yoursay.sa.gov.au/seaton-code-amendment
- Emailing: PlanSA@sa.gov.au (please use the subject: Submission – Seaton Code Amendment)
- Writing to: Code Amendment Team, GPO Box 1015, Adelaide, 5001

Find out more

- Website: yoursay.sa.gov.au/seaton-code-amendment
- Email: PlanSA@sa.gov.au
- Phone: 1800 752 664
- Scan the QR Code to visit the consultation page directly



Next steps

- All feedback will be considered and included in an engagement report.
- The report will be provided to the State Planning Commission and the Minister for Planning to help inform the final decision.
- Once a decision is made, the engagement report and submissions (with personal details removed) will be published on YourSay and PlanSA.

plan.sa.gov.au

Government of South Australia
Department for Planning and Urban Development

Social media

PlanSA Facebook

Plan SA

Published by Loomly · 15 December 2025 ·

Final reminder!

Public consultation on the draft Seaton Code Amendment closes tomorrow. This is the last chance to help shape Seaton's future. Your input will help ensure Seaton becomes a well-served, vibrant, and liveable neighbourhood. Have your say here: yoursay.sa.gov.au/seaton-code-amendment

#Planning #SouthAustralia

Have your say
Seaton Code Amendment

PlanSA

Department of South Australia
Government of South Australia
Local Government Communities

YOURSAY.SA.GOV.AU

Seaton Code Amendment

Learn more

Plan SA

Published by Loomly · 19 November 2025 ·

Tonight's the night!

Our online session on the draft Seaton Code Amendment will run from 5:30–6:30pm. Ask questions and hear how these proposed changes could shape the future of Seaton. Register here: <https://loom.ly/rx7W7pg>

Information session today!
Seaton Code Amendment

PlanSA

Department of South Australia
Government of South Australia
Local Government Communities

PLAN.SA.GOV.AU

PlanSA

Learn more

Plan SA

Published by Loomly · 13 November 2025 ·

Curious about what's planned for Seaton?

Join us today at the community information session to learn more about the draft Seaton Code Amendment.

Seaton Community Centre
Today, Thursday 13 November
1pm – 3pm

Come along to see the proposed changes, chat with the team, and find out how the draft Code Amendment could shape the future of your neighbourhood. Register here: <https://loom.ly/ObMgSCs>

#Planning #SouthAustralia

Information session today!
Seaton Code Amendment

PlanSA

Department of South Australia
Government of South Australia
Local Government Communities

Plan SA

Published by Loomly · 10 November 2025 ·

Happening this week!

Curious about what's planned for Seaton?

Come along to the community information session:

- Thursday 13 November
- 1pm - 3 pm
- Seaton Community Centre, 16 Cairns Ave, Seaton

See what's proposed in the draft Seaton Code Amendment, chat with the team, and find out how it could shape your neighbourhood.

Don't miss your chance to have a say, register now: <https://loom.ly/t5SLzWs>

#Planning #SouthAustralia

Information sessions
Seaton Code Amendment

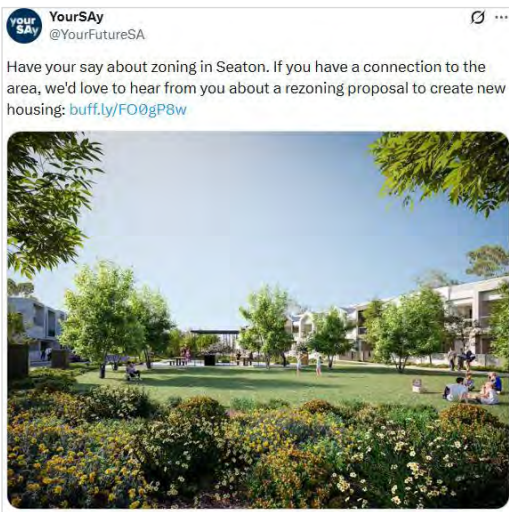
PlanSA

Department of South Australia
Government of South Australia
Local Government Communities

EVENTSBRITE.COM.AU

Seaton Code Amendment – community drop-in session

Book now



Department for Housing and Urban Development LinkedIn



Department for Housing and Urban Development

3,016 followers

2mo •

Have Your SAY on the future of #Seaton.

We need your feedback on the draft Seaton Code Amendment, a proposal to rezone around 39 hectares of land.

This is about:

- ✓ planning for new homes,
- ✓ better use of open spaces, and
- ✓ creating a neighbourhood that works for the future.

Consultation closes: Tuesday, 16 December 2025.

Find out more here <https://loom.ly/W1Qo3Wg>

Share your views here <https://loom.ly/H5Vith0>

Got questions? Come to our community info session:

📅 Thursday, 13 November 2025

🕒 1pm – 3pm

📍 Seaton Community Centre

Register here <https://loom.ly/MebvEg4>

YourSAY | #Planning #HousingRoadmap #SouthAustralia



The future of
Seaton
Have your say.

 Julia Johnson-Versari and 5 others

OFFICIAL

Stakeholder shares

Seaton Community Centre
13 November · 🌐

There is still time to pop down to Seaton community Centre and have your say 🌟

Plan SA
Published by Loomly · 4 November · 🌐

Have your say on the future of Seaton.... See more



PlanSA | **Government of South Australia**
Your Say SA

YOURSAY.SA.GOV.AU
Seaton Code Amendment

Learn more

Seaton Community Centre
4 November · 🌐

Plan SA
Published by Loomly · 4 November · 🌐

Have your say on the future of Seaton.... See more



PlanSA | **Government of South Australia**
Your Say SA

YOURSAY.SA.GOV.AU
Seaton Code Amendment

Learn more

Mayor Angela Evans · Follow
7 November · 🌐

Seaton Code Amendment Information sessions

Plan SA
Published by Loomly · 6 November · 🌐

Do you live in or near Seaton and want to know more about the draft Seaton Code Amendment? ... See more



PlanSA | **Government of South Australia**
Your Say SA

EVENTBRITE.COM.AU
Seaton Code Amendment – community drop-in session

Book now

Nicole Mazeika councillor for West Woodville Ward · Follow
8 December at 12:15 · 🌐

Have you seen this? 🌟

Seaton Code Amendment – Have Your Say

The Seaton Code Amendment is now open for community feedback, and this is our chance to make our voices heard.

I've been strongly advocating for development that genuinely reflects what our community needs:

- 🌿 open, usable public spaces
- 🏡 sensible building heights that complement our neighbourhood, not 10-11 storey towers
- 🚶 proper planning for our local roads, public transport, schools, medical services and social infrastructure.

Council has written to the state government Code Amendment Team and though Councillors feedback lead by myself and has been pushing for the State Government to look at the bigger picture, including other local developments that will compound pressure on our already stretched amenities.

🚫 High-density living without the right infrastructure simply doesn't work.

If you share these concerns, I encourage you to submit your feedback through the State Government's Your Say page. Your voice matters, and together we can push for development that enhances Seaton and its surrounding suburbs, not overwhelms it.



YOURSAY.SA.GOV.AU
Seaton Code Amendment

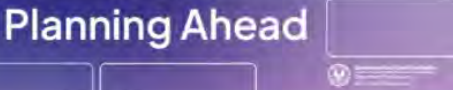
Craig Holden · 2nd
Chair State Planning Commission, Director Forms Project:
1mo · 🌐

This special update edition of the Planning Ahead newsletter keeps you informed on current South Australian initiatives to meet housing demand, including:

- **Smithfield Regeneration Code Amendment** – Open for consultation. Proposes rezoning to enable medium to high-density housing, with capacity for over 1,500 dwellings. Includes new concept plans and building heights up to 15 storeys in some areas.
- **Seaton Code Amendment** – Engagement launched. Plans to rezone 39 hectares to create a connected, mixed-housing neighbourhood, apply affordable housing requirements (15%), and allow taller buildings along key roads.
- **Southern Barossa EIS** – Community feedback invited on a major winery and tourist accommodation project, including hotel, cellar door, and event spaces.
- **Sellicks Beach Growth Area** – Consultation closed with 440+ submissions received and under consideration.
- **Concordia Infrastructure Scheme** – First-of-its-kind approach to coordinate infrastructure delivery for major greenfield developments.
- **City Building Heights Code Amendment** – Initiated to allow 10-15 storey pre-approvals across the CBD, boosting developer confidence and housing supply.
- **Future Living Code Amendment** – Adopted, enabling co-located housing policies across multiple councils.

And more! Read all the news and learn how to have your say here: <https://nkd.in/gaPkxXUq>

#SouthAustralia #HousingSupply #UrbanRenewal #PlanningSA #CommunityEngagement #PlanningAhead



Draft Smithfield Regeneration Code Amendment open for consultation



The Chief Executive of the Department for Housing and Urban Development is proposing to rezone land at Smithfield in the City of Playford council area.

The **draft Smithfield Regeneration Code Amendment** aims to provide much needed housing in this prime location between the existing railway line and shopping centre and introduces planning rules that encourage future development to include medium to high density housing across the affected area.

👤 Maria Kimenchuk and 17 others

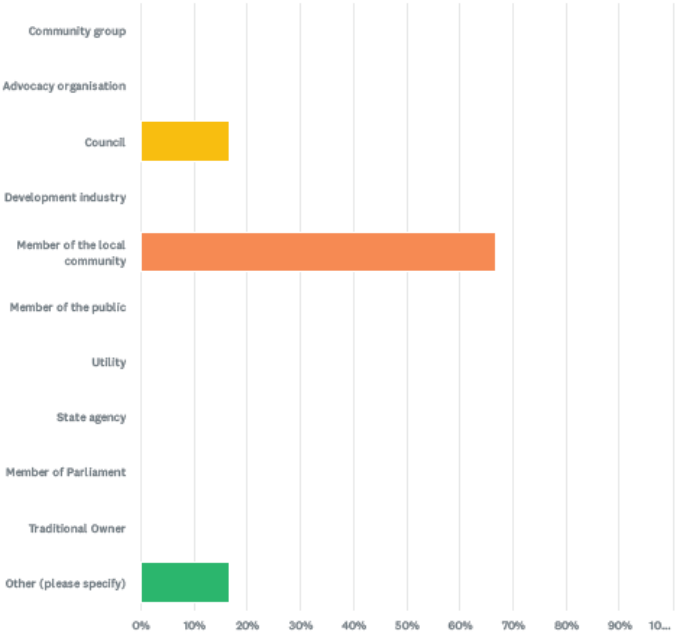
Attachment 2 – Evaluation results

Results of the community minimum mandatory evaluation indicators

Draft Seaton Code Amendment: engagement evaluation

Q1 What is your interest in the draft Seaton Code Amendment?

Answered: 6 Skipped: 0

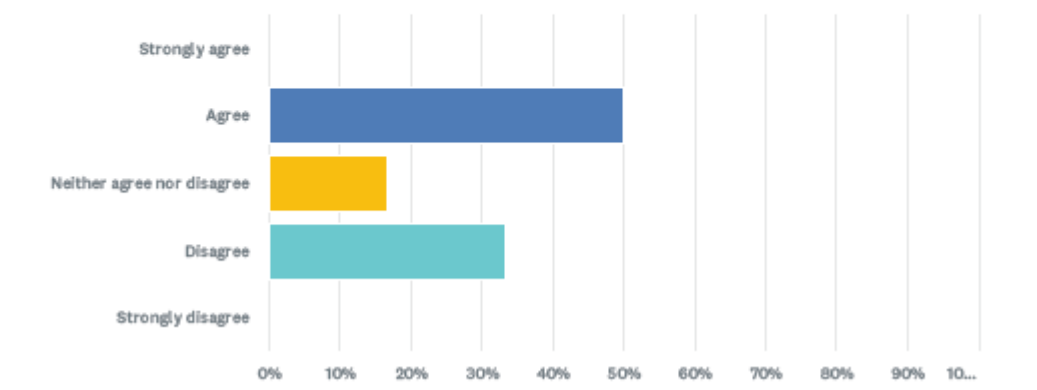


^ Collapse

Answer Choices ↓	Percentage ↓	Responses ↓	
Community group	0%	0	***
Advocacy organisation	0%	0	***
Council	16.67%	1	***
Development industry	0%	0	***
Member of the local community	66.67%	4	***
Member of the public	0%	0	***
Utility	0%	0	***
State agency	0%	0	***
Member of Parliament	0%	0	***
Traditional Owner	0%	0	***
Other (please specify) Show responses	16.67%	1	***
Total		6	

Q2 I feel the engagement genuinely sought my input to help shape the proposal.

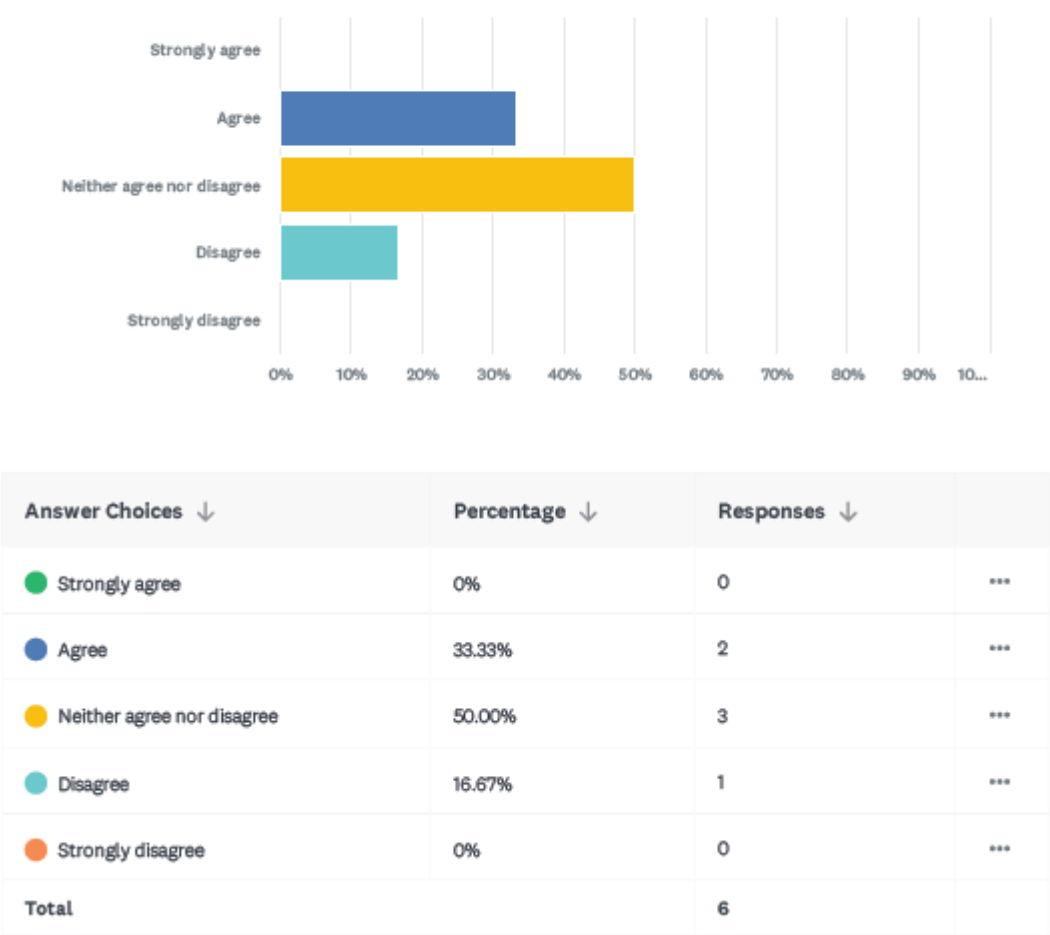
Answered: 6 Skipped: 0



Answer Choices ↓	Percentage ↓	Responses ↓	
Strongly agree	0%	0	***
Agree	50.00%	3	***
Neither agree nor disagree	16.67%	1	***
Disagree	33.33%	2	***
Strongly disagree	0%	0	***
Total		6	

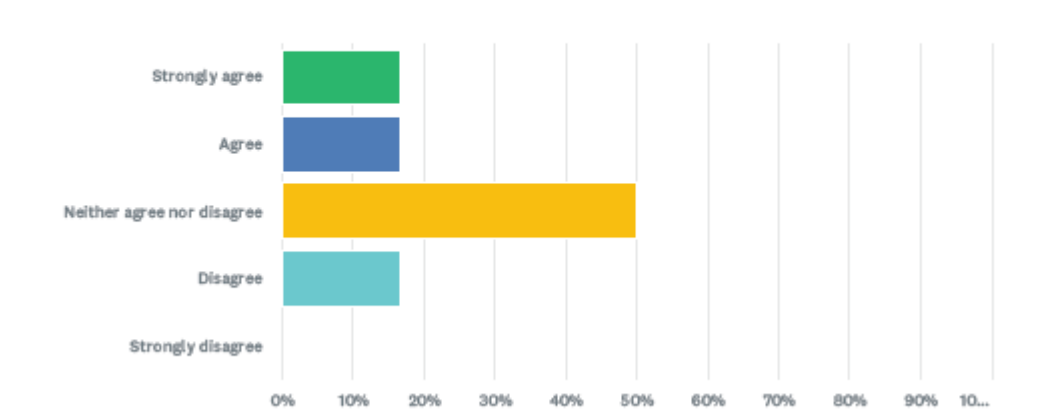
Q3 I am confident my views were heard during the engagement.

Answered: 6 Skipped: 0



Q4 I was given an adequate opportunity to be heard.

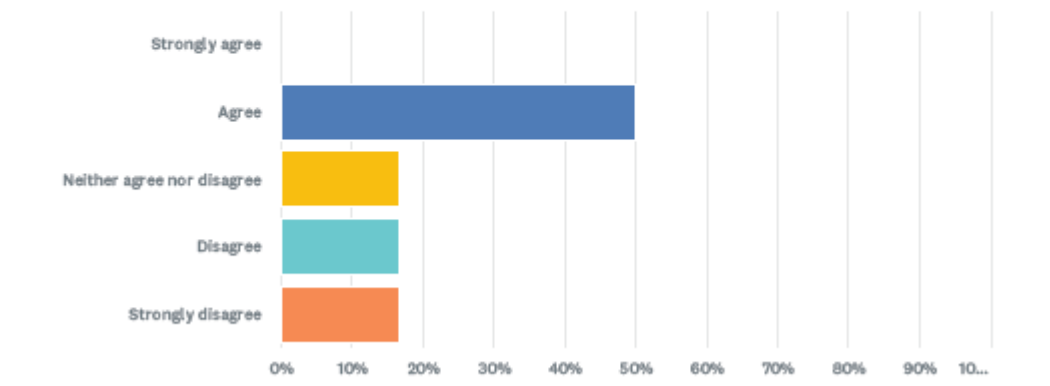
Answered: 6 Skipped: 0



Answer Choices ↓	Percentage ↓	Responses ↓	
Strongly agree	16.67%	1	...
Agree	16.67%	1	...
Neither agree nor disagree	50.00%	3	...
Disagree	16.67%	1	...
Strongly disagree	0%	0	...
Total		6	

Q5 I was given sufficient information so that I could take an informed view.

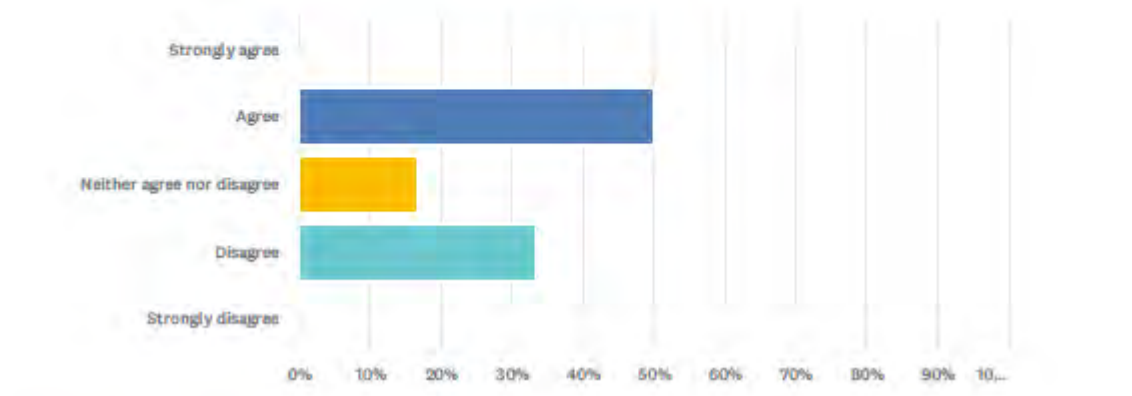
Answered: 6 Skipped: 0



Answer Choices ↓	Percentage ↓	Responses ↓	
Strongly agree	0%	0	***
Agree	50.00%	3	***
Neither agree nor disagree	16.67%	1	***
Disagree	16.67%	1	***
Strongly disagree	16.67%	1	***
Total		6	

Q6 I felt informed about why I was being asked for my view, and the way it would be considered.

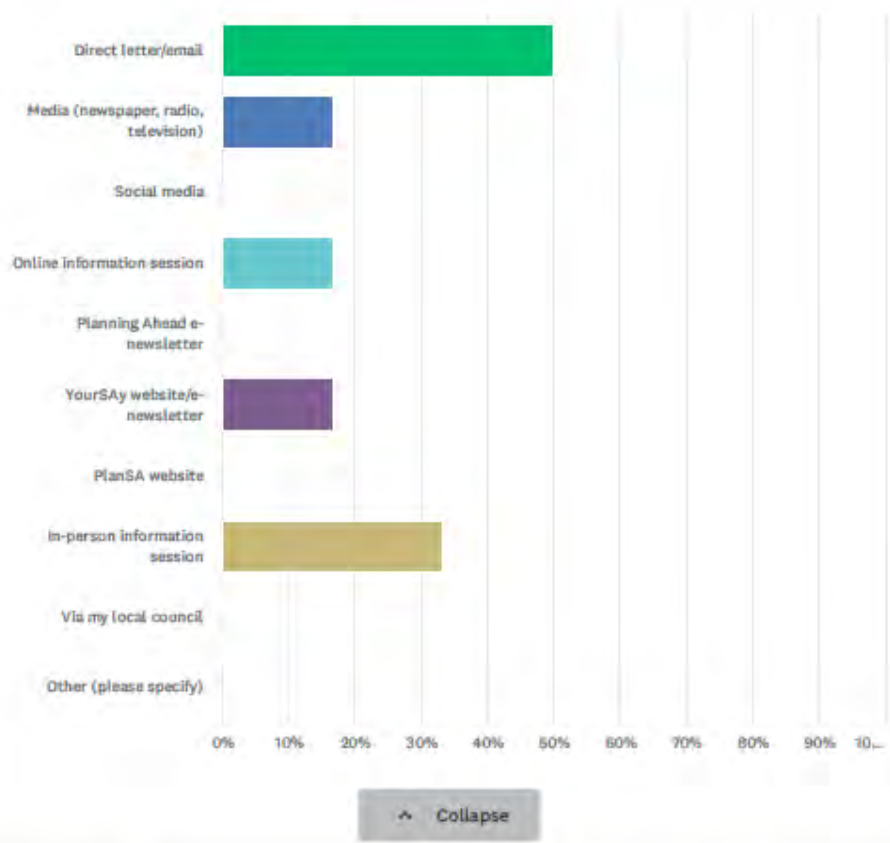
Answered: 6 Skipped: 0



Answer Choices	Percentage	Responses	
Strongly agree	0%	0	...
Agree	50.00%	3	...
Neither agree nor disagree	16.67%	1	...
Disagree	33.33%	2	...
Strongly disagree	0%	0	...
Total		6	

Q7 How did you hear about the draft Seaton Code Amendment? (Please select all relevant options.)

Answered: 6 Skipped: 0



Answer Choices ▾	Percentage ▾	Responses ▾	
Direct letter/email	50.00%	3	***
Media (newspaper, radio, television)	16.67%	1	***
Social media	0%	0	***
Online information session	16.67%	1	***
Planning Ahead e-newsletter	0%	0	***
YourSAy website/e-newsletter	16.67%	1	***
PlanSA website	0%	0	***
In-person information session	33.33%	2	***
Via my local council	0%	0	***
Other (please specify) <a>Show responses	0%	0	***
Total		6	

Q8 Do you have any other feedback or comments you would like to share on the engagement process?

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	This process lacked sufficient information and community openness	1/14/2026 5:23 PM
2	Our son is currently building in Seaton and did not receive any information directly. We live in West Lakes and heard nothing from Council or in West Lakes Shopping centre	1/14/2026 5:02 PM
3	No	1/14/2026 4:04 PM

Results and evaluation of Designated Entity's engagement

The engagement was evaluated by *[insert name, position, company as relevant]*.

Evaluation statement	Response options
1 Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	▪ Engaged when there was opportunity for input into scoping ✓ Engaged when there was opportunity for input into first draft ▪ Engaged when there was opportunity for minor edits to final draft ▪ Engaged when there was no real opportunity for input to be considered Early stakeholder engagement with key stakeholders including Renewal SA, SA Housing Trust and Department for Infrastructure and Transport occurred early and contributed to development of the draft Code Amendment. Public feedback on the draft engagement provided an opportunity to shape final changes to the draft Code Amendment.
2 Engagement contributed to the substance of the Code Amendment	☐ In a significant way ☐ In a moderate way ✓ In a minor way ☐ Not at all. As a result of feedback received a change to the Code Amendment was made, with the introduction of Concept Plan 174: Seaton Urban Renewal.
3 The engagement reached those identified as the community of interest	✓ Representatives from most community groups participated in the engagement ☐ Representatives from some community groups participated in the engagement ☐ There was little representation of the community groups in engagement Key stakeholders, including the affected council, affected landowners, state agencies, development and planning industry, utility, industry, local community and interested members of the public all actively participated in the engagement process. There was a good level of engagement from community, with the majority of feedback received from local community, members of the public and affected landowners.
4 Engagement included the provision of feedback to community about outcomes of their participation	✓ Formally (report or public forum) ☐ Informally (closing summaries) ☐ No feedback provided

Evaluation statement	Response options
	A 'what we heard' summary was emailed directly to everyone that participated in the engagement by submitting feedback and registering to attend an information session, along with the engagement evaluation survey, shortly after consultation closed. The summary was also published on the YourSAy and PlanSA websites. When the Code Amendment is finalised the full engagement report will be sent directly to key stakeholders and engagement participants and published on the YourSAy and PlanSA websites. Information will also be shared with the broader community in-line with the closing the-loop communications in the engagement plan.
5 Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	✓ Reviewed and recommendations made in a systematic way ☐ Reviewed but no system for making recommendations ☐ Not reviewed Engagement was reviewed throughout and a number of minor amendments were made to engagement activities as a result of evaluation during the engagement process. This included posting social media on additional/alternative profiles. See Section 5.2 (5) for details of how the engagement process was reviewed.
Identify key strength of the Charter and guide	It ensures appropriate efforts are made for interested and affected stakeholders and community have the opportunity to influence planning decisions regarding Code Amendments. It also ensures engagement is evaluated to support improvements in future engagement processes.
Identify key challenge of the Charter and guide	Evaluation of the engagement process is carried out prior to completion of the engagement report and final Code Amendment, meaning evaluation of how much influence engagement participants have and their perception of their level of influence over the final outcome is made before the final outcome is decided.

Attachment 3 – Copy of submissions received

Attach copies of all submissions received