



# HACKHAM DEVELOPMENT FACTSHEET

APRIL 2022

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## Zoning

The land was rezoned in 2015 to the Residential Zone to allow for land division and housing. A concept plan was prepared to guide how the overall area should be developed for roads, open space and stormwater management.

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## Housing

We have received a number of applications for housing since the land was rezoned. The area along Hopenstal Road has now been developed. Several other developments have started or are under council consideration.

All housing is required to be consistent with the Planning and Design Code and meet the



City of Onkaparinga PO Box 1, Noarlunga Centre South Australia 5168

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Telephone (08) 8384 0666 | Facsimile (08) 8382 8744 | [www.onkaparingacity.com](http://www.onkaparingacity.com)

Building Code of Australia. We understand that most houses are owner-occupier however this is not a matter for council's consideration.

As development happens, there will be a need to upgrade the quality of roads, open space and stormwater services and other services in the area (e.g. SA Water potable water and sewer, SA Power Network electricity, NBNCo internet).

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## Roads

Council has responsibility for maintaining and upgrading existing local roads under our control. The state government is responsible for arterial roads such as Main South Road. In a development site where new roads are needed, they are the responsibility of the developer to build to council's specifications.

During the rezoning, we identified a number of the existing local roads would need to be upgraded in some form, ranging from new kerbing and footpaths to full reconstruction. The timing of the road upgrades is dependent on when development occurs to ensure infrastructure services are laid underground before the roads are constructed / upgraded.

When considering road upgrades and road layout, we need to look at where people need to go and how they can safely get there. This may change the nature and function of an existing road, and we realise this may have some impact on current residents.

We can assure you all council-controlled roads, new and upgraded are constructed to meet Australian Standards for vehicle and pedestrian safety.

Further updates will be provided to residents prior works commencing.

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## Stormwater

All land divisions are required to manage and control the stormwater from their site before it enters council's drainage system. After a development site stormwater system is built, it is then usually given to council for the long-term management and maintenance.

There are different ways to manage stormwater. Generally, the most common method is to direct rainfalls to a detention basin or storage tank, then slowly release the captured water. A basin can also be used to clean stormwater before release.

At Hackham, there are several 'catchment areas', with each requiring a basin to capture water. These basins are shown on the concept plan.

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## Open Space

A land division of more than 20 allotments requires the developer to provide 12.5% of their land for public open space. Where open space is located and how it is used is guided by council's Open Space Strategic Plan. The concept plan shows this.







We work with developers to ensure our position on open space is considered. A developer however is only required to provide the space. Planning legislation does not require a developer to landscape or provide a playground for the future residents.

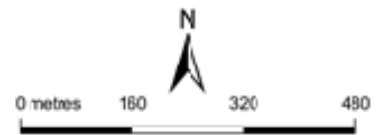
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## Further information

Questions can be made to council's Customer Relations team via 8384 0666 or [www.onkapingacity.com](http://www.onkapingacity.com) who will direct you to the person most relevant to your enquiry.



-  Concept Plan Boundary
-  Detention Basin (Stormwater)
-  Open Space
-  Intersection Treatment
-  New Road Link
-  Infrastructure Precincts



## Concept Plan 6 HACKHAM