

# Community Engagement Charter

## ENGAGEMENT PLAN

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### **Designated Entity:**

**ACP Mooringe Pty Ltd**

### ***65-73 Mooringe Avenue, Plympton Code Amendment*** **Engagement Plan**

19 July 2021

#### **Contact details**

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#### **Background information**

- In order to ensure probity and provide confidence in the Code Amendment process, this Engagement Plan has been – and will continue to be – independently peer reviewed to ensure it complies with the principles of the Community Engagement Charter.
- Why is this project being initiated?
  - The affected area (65-73 Mooringe Avenue, Plympton) comprises 1.2 hectares of land formerly used as the Boral Batching site and is surrounded by land predominately zoned and developed for residential use.
  - The affected area is currently zoned Strategic Employment under the Planning and Design Code to reflect its historical use, which envisages a range of industrial-type land uses.
  - The affected area has frontages to Mooringe Avenue to the north, Streeters Road to the west, Gardner Street to the south and abuts land zoned General Neighbourhood to the east.
  - When Boral ceased its operations on the land approximately 4 years ago, there was limited demand for industrial land in this location, in part due to its close proximity to residential areas.
  - The land owner (the Designated Entity\*) has resolved to seek a re-zoning to allow the affected area to be developed with residential land uses, which would be more compatible with the surrounding residential areas.
  - The land owner has since undertaken the full remediation of the land and it is now deemed suitable for residential use.

\* Designated Entity - a person or entity approved to prepare a draft Code Amendment

- As residential development is not envisaged in the Strategic Employment Zone, a Code Amendment is required to change the zoning of the land to allow residential development.
- The proposed Code Amendment is seeking to have the land zoned Housing Diversity Neighbourhood, which allows for a range of dwelling types at medium density.
- What does it hope to achieve?
  - The land owner is seeking to re-zone the land so that it can be used for residential purposes.
  - A change in zoning will help facilitate future land uses that are more compatible with surrounding residential areas.
  - The landowner's vision is for smaller lot properties that would incorporate new and affordable housing options of quality design and construction.
  - Residential development would enhance the amenity of the area, reduce heavy traffic in the locality and increase urban tree canopy cover.
- Are there any existing reports, plans or strategies relating to the subject area? If so, what do they say?
  - Previous reports and strategies demonstrate that this site is surplus to employment land supply requirements as there is sufficient employment land in the area to meet demand; and such land is not constrained by its proximity to residential uses. These reports support conversion of this former industrial land to residential use.
  - The proposed Code Amendment will assist in increasing residential land supply and improving housing affordability, choice, and residential amenity.
  - Previous reports and strategies include the Housing and Employment Land Supply Program (HELSP), Residential Broadhectare Land Supply Report (2018), City of West Torrens Community Plan, and City of West Torrens Employment Lands Investigation (2018).
- What have any past engagement processes identified about the subject area/issue?
  - The former Department for Planning, Transport and Infrastructure and the City of West Torrens have been consulted on the proposal.
  - The City of West Torrens supports rezoning of the land for residential purposes, however has some reservations about the resultant increase in residential density.

## Engagement purpose

The purpose of the engagement is to:

- Raise community awareness of the proposal to re-zone the land.
- Provide information about the proposed changes and what the changes will enable/mean for the locality.
- Enable the community to seek clarification and/or provide their thoughts/feedback regarding the proposal.
- Close the loop for the community so they understand any decision made in respect of the proposal, including any change made as a result of the consultation process.
- Ensure compliance with the Planning, Development and Infrastructure Act 2016 and the Community Engagement Charter.
- Establish pathways for communication with the community and stakeholders, including the West Torrens Council, state agencies and utility providers.

## Engagement objectives

The engagement objectives are to:

- Ensure the community and stakeholders are aware that changes are proposed to the Planning and Design Code as it relates to the affected area, specifically the change in zoning from Strategic Employment to Housing Diversity Neighbourhood
- Obtain community and stakeholder input and feedback in relation to the proposal
- Inform participants in the engagement process of the outcome and final decision in relation to the proposal.

## Scope of influence

Aspects of the project that stakeholders and the community *can* seek to influence are:

- The zone to be applied to the affected area
- The application of Technical and Numeric Variations (i.e. quantifiable measures such as maximum building height) over the affected area
- Matters that require further consideration/investigation before the Code Amendment process is finalised.

Aspects of the project that stakeholders and the community *cannot* seek to influence are:

- The geography of the affected area and spatial extent of the Code Amendment proposal
- The policies contained in the General Modules of the Planning and Design Code
- Standard policies and wording contained in Zones and Overlays in the Planning and Design Code.

## Previous Engagement

Aside from preliminary discussions with West Torrens Council and Government authorities, there has been no previous engagement relating to this Code Amendment.

No previous engagement has occurred with the community; however, it is likely there is a general awareness that Boral no longer operates on the affected area; and that remediation works have been undertaken.

## Key messages

The following key messages will underpin the engagement process regarding the *65-73 Mooringe Avenue, Plympton Code Amendment*:

- The affected area is currently zoned for industrial-type uses and can therefore only be developed for these uses.
- There is a reduced demand for industrial/employment land in this location.
- It is proposed to change the zoning of the affected area to Housing Diversity Neighbourhood so that it can be developed for housing, which would be a better fit with the surrounding neighbourhood than industrial uses.
- The proposed Code Amendment seeks to change the zoning over the land only. Separate applications would be required for any future development of the land, e.g. subdivision or housing.

- Consultation will occur for a period of 4 calendar weeks.

## Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Attorney General's Department	High	Preservation of the intent of the Planning and Design Code and compliance with <i>Practice Direction 2 – Preparation and Amendment of Designated Instruments</i>	That the Community Engagement Plan and processes comply with the Community Engagement Charter	Involve
City of West Torrens ( <i>mandatory</i> )	High	The proposal is in the City of West Torrens (and was not initiated by the Council) and will impact planning policy over a limited area of the Council area	That Council be made aware of the proposal, have an opportunity to provide feedback and be kept informed throughout the Code Amendment process	Consult
Owners and occupiers of adjacent land ( <i>mandatory</i> )	High	Impacts of the proposal on adjacent land	Neighbours to be made aware of the proposal and have an opportunity to provide feedback	Consult
Local Government Association of South Australia (LGA) ( <i>mandatory</i> )	Low	The LGA has an interest in planning policy across Greater Adelaide and the Regions	That the LGA is made aware of the proposal, have an opportunity to provide feedback and be kept informed	Consult
State and Federal Members of Parliament <ul style="list-style-type: none"> <li>Hon Mark Butler MP, Member for Hindmarsh [Federal]</li> <li>Mr Stephen Patterson, Member for Morphett [State]</li> <li>Ms Jayne Stinson MP, Member for Badcoe [State]</li> </ul>	Low	The proposal is in the State electorate of Morphett, near the boundary with Badcoe (and in near proximity of Colton and West Torrens); and the Federal electorate of Hindmarsh near the boundary of Adelaide. There may therefore be an interest in changes to planning policy/land use that might affect their constituents.	That the local MPs are made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed	Consult
Environment Protection Authority (EPA)	Low	The proposed Code Amendment relates to remediated land that has been independently audited by an Auditor accredited by the EPA to perform the services	That the EPA is made aware of the proposal, has an opportunity to participate, influence the outcome and be kept informed	Consult
Renewal SA (RSA)	Low	The proposal is for land diagonally opposite a large brownfield site under the control of Renewal SA	That RSA is made aware of the proposal, has an opportunity to participate, influence the outcome and be kept informed	Consult
Adelaide Airport Limited (AAL)	Low	The proposal will facilitate additional residential uses < 1km south-west of Adelaide Airport	That AAL is made aware of the proposal, has an opportunity to participate, influence the outcome and be kept informed	Consult
Department for Innovation and Skills (DIS)	Low	The proposal is for land to be rezoned to enable the opportunity for residential rather than employment uses	That DIS is made aware of the proposal, has an opportunity to participate, influence the outcome and be kept informed	Consult

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Department for Infrastructure and Transport (DIT)	Low	Mooringe Ave runs east-west between Morphett Road (council-maintained road) and Marion Road (State-maintained road). DIT may have an interest in any future implications for the intersection between Mooringe Avenue and Marion Road.	That DIT is made aware of the proposal, has an opportunity to participate, influence the outcome and be kept informed	Consult
Utility Organisations	Low	Impacts of the proposal on existing and new infrastructure	That the relevant utility organisations are made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed	Consult
Wider Community	Low	Changes to the zoning will facilitate the future development of the affected area for housing, which may be of interest to the wider community in terms of possible changes to traffic movements, the introduction of a new type of housing to the area etc	That the community is made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed	Consult

### Applying the Charter principles

Stakeholder	Engagement need or technique
Attorney General's Department	Satisfy obligations in respect of the Code Amendment process; the timely provision of information for publication on the SA Planning Portal
City of West Torrens (Council)	<ul style="list-style-type: none"> <li>Representatives of the Designated Entity to provide a pre-briefing to Council staff and Elected Members</li> <li>Written correspondence (email and letter) to the Council Chief Executive and Mayor providing information about the Code Amendment and inviting Council to provide feedback on the proposal.</li> <li>Council has agreed to assist with the consultation process by: <ul style="list-style-type: none"> <li>providing a landing page on its website, directing people to the SA Planning Portal to view the proposed Code Amendment</li> <li>making available at the Civic Centre, library and Plympton Community Centre, hard copies of the proposed Code Amendment and a Fact Sheet (prepared by the Designated Entity) outlining the proposal</li> </ul> </li> </ul>
Owners and occupiers of adjacent land	Written correspondence (direct letter) to landowners and occupiers of adjacent land to: <ul style="list-style-type: none"> <li>Identify the affected area subject to the Code Amendment</li> <li>Describe the proposed Code Amendment and intended outcome (e.g. future housing development)</li> <li>Indicate where and when the proposed Code Amendment may be inspected</li> <li>Provide information about the consultation process and how feedback can be provided.</li> <li>Advise who to contact for further information.</li> </ul>
Local Government Association of South Australia (LGA)	Written correspondence (email and direct letter to LGA CE) providing information about the Code Amendment, opportunities to provide feedback, and who to contact for further information.
State and Federal Members of Parliament (MPs)	Written correspondence (direct letter and email) to the below MPs, providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information. <ul style="list-style-type: none"> <li>Hon Mark Butler MP, Member for Hindmarsh (Federal)</li> <li>Mr Stephen Patterson MP, Member for Morphett (State)</li> <li>Ms Jayne Stinson MP, Member for Badcoe (State)</li> </ul>

Stakeholder	Engagement need or technique
Environment Protection Authority (EPA)	Written correspondence (email and direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Renewal SA (RSA)	Written correspondence (email and direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Adelaide Airport Limited (AAL)	Written correspondence (email and direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Department for Innovation and Skills (DIS)	Written correspondence (email and direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Department for Infrastructure and Transport (DIT)	Written correspondence (email and direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Utility Organisations	Written correspondence (email and direct letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Wider Community	<ul style="list-style-type: none"> <li>• Publication of proposed Code Amendment and consultation materials on the SA Planning Portal</li> <li>• Placement of a public notice in the Advertiser digital edition for the duration of the consultation period</li> <li>• Signage (A3 laminated information signage) located on each of the three road frontages of the affected area</li> <li>• The provision of a range of opportunities to submit feedback: via the SA Planning Portal, or by letter or email to the representatives of the Designated Entity.</li> <li>• The provision of advice as to who to contact for further information.</li> </ul>

## Staging your engagement

Stage	Objective	Stakeholders	Level of engagement	By when
Stage 1	To ensure consultation material is ready to 'go-live' on the SA Planning Portal from commencement of consultation.	<ul style="list-style-type: none"> <li>• Attorney General's Department</li> </ul>	Involve	2 weeks prior to commencement of consultation
Stage 2	To engage the local council early in the process and refine the engagement method if required.	<ul style="list-style-type: none"> <li>• City of West Torrens</li> </ul>	Consult	Two weeks prior to commencement of consultation (5 July 2021)
Stage 3	To inform stakeholders and the community about the proposal and provide an opportunity for feedback to be provided.	<ul style="list-style-type: none"> <li>• Owners and occupiers of adjacent land</li> <li>• Local Government Association of South Australia</li> <li>• State and Federal Members of Parliament</li> <li>• Environment Protection Authority</li> <li>• Renewal SA</li> <li>• Adelaide Airport Limited</li> <li>• Department for Innovation and Skills</li> <li>• Department for Infrastructure and Transport</li> <li>• Utility Organisations</li> <li>• Wider Community</li> </ul>	Consult	First day of the commencement of consultation (19 July 2021)

Stage	Objective	Stakeholders	Level of engagement	By when
Stage 4	To seek feedback on the engagement process	<ul style="list-style-type: none"> <li>• Council</li> <li>• All other participants</li> </ul>	Consult	As soon as practicable following the close of consultation
Stage 5	To inform stakeholders and the community of the outcomes of the engagement process and any changes made to the proposal as a result; and the outcome of the Code Amendment proposal	<ul style="list-style-type: none"> <li>• Stakeholders and community who made a submission</li> </ul>	Inform	As soon as practicable following a decision being made on the proposed Code Amendment



## Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<p>A variety of opportunities to participate are provided, including</p> <ul style="list-style-type: none"> <li>• online via the SA Planning Portal and a landing page on Council's website</li> <li>• hard copies made available at council's civic centre, library and Plympton Community Centre</li> <li>• via telephone</li> <li>• via dedicated email address</li> <li>• face to face where requested</li> </ul> <p>Direct contact is made with those most affected via letter and/or email            Council is given an early opportunity to support engagement of the community            Representatives of the Designated Entity are readily available to assist with any queries            Adequate notice and time is given for participation</p>
Engagement is inclusive and respectful	<p>Engagement method(s) are tailored to the stakeholder group            Comments and feedback are recorded in a register and duly considered            Engagement methods open to review during the engagement period</p>
Engagement is fit for purpose	<p>Engagement materials (letters, Fact Sheet, notice on the land) designed to be easy to interpret and to address specific matters that may be of interest to the stakeholders            Engagement activities are appropriate to the scale of the proposal and likely impact</p>
Engagement is informed and transparent	<p>Information is presented in an easy to understand format (such as Fact Sheet, notice on the land, letter to adjacent landowners)            Information about the proposal is readily available on the SA Planning Portal            Engagement materials are clear about what can be influenced and what is out of scope            A summary of engagement is prepared and used to inform the decision</p>
Engagement is reviewed and improved	<p>The engagement plan is actively monitored and adjusted if required            Concerted effort is made to obtain feedback on the engagement process from participants by follow up emails/letters and an online survey distributed to participants at the close of consultation</p>

## Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator <sup>2</sup>	Evaluation tool <sup>3</sup> Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> <li>People had faith and confidence in the engagement process.</li> </ul>	Community	<ul style="list-style-type: none"> <li>The community/stakeholders <b>actively participated</b> and engaged in the process</li> <li><b>Number</b> of submissions received</li> </ul>	Likert scale – strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> <li>Affected and interested people had the opportunity to participate and be heard.</li> </ul>	Community	Participants were given an <b>opportunity to participate</b> in the engagement process	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The <b>engagement reached</b> those identified as community of interest.	<ul style="list-style-type: none"> <li>Representatives from most community groups participated in the engagement</li> <li>Representatives from some community groups participated in the engagement</li> <li>There was little representation of the community groups in engagement.</li> </ul>	Per cent from each response.
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> <li>People were effectively engaged and satisfied with the process.</li> <li>People were clear about the proposed change and how it would affect them.</li> </ul>	Community	The <b>information provided</b> helped me make an informed view on the proposal.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				The proposed Code Amendment was <b>explained clearly</b> .	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> <li>All relevant information was made available and people could access it.</li> <li>People understood how their views were considered, the reasons for the outcomes and the final decision that was made.</li> </ul>	Community	<ul style="list-style-type: none"> <li>All <b>relevant information</b> was made available and was <b>readily accessible</b></li> <li><b>Participants understood</b> how their views had been considered in the process</li> </ul>	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> <li>The engagement was reviewed and improvements recommended.</li> </ul>	Project Lead	<b>Engagement was reviewed</b> throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> <li>Reviewed and recommendations made</li> <li>Reviewed but no system for making recommendations</li> <li>Not reviewed</li> <li>Peer review undertaken</li> </ul>	Per cent from each response.
6	Engagement occurs early	<ul style="list-style-type: none"> <li>Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.</li> </ul>	Project Lead	Engagement <b>occurred early enough</b> for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> <li>Engaged when there was opportunity for input into scoping</li> <li>Council engaged when there was opportunity for input into first draft</li> <li>Engaged when there was opportunity for minor edits to final draft</li> <li>Engaged when there was no real opportunity for input to be considered</li> </ul>	<p>Number of improvements/changes made during engagement period in response to feedback</p> <p>Extent and significance of change</p>
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> <li>Engagement contributed to the substance of a plan or resulted in changes to a draft.</li> </ul>	Project Lead	Engagement <b>contributed to the substance of the final plan</b>	<ul style="list-style-type: none"> <li>In a significant way</li> <li>In a moderate way</li> <li>In a minor way</li> <li>Not at all</li> </ul>	<p>Number of improvements/changes made during engagement period in response to feedback</p> <p>Extent and significance of change</p>
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> <li>Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement</li> </ul>	Project Lead	Engagement <b>provided feedback to community about outcomes</b> of engagement	<ul style="list-style-type: none"> <li>Formally (report or public forum)</li> <li>Informally (closing summaries)</li> <li>No feedback provided</li> </ul>	Formal feedback provided in a timely manner
9	Charter is valued and useful	<ul style="list-style-type: none"> <li>Engagement is facilitated and valued by planners</li> </ul>	Project Lead	Identify <b>key strength</b> of the Charter and Guide Identify <b>key challenge</b> of the charter and Guide	Internal review post-engagement undertaken to determine key strength /challenges	Formal feedback provided to the Department

## Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Summarise feedback received via key themes and provide to participants for their information  (NB: A register will be kept of all participants, ranging from those who lodge formal submissions to those who make telephone enquiries during the engagement period so they can be kept informed of the project and engagement outcomes)	Representative of the Designated Entity	As soon as practicable post-consultation
Provide a cross-section of participants with an opportunity to participate in an evaluation survey to inform the Engagement Report	Representative of the Designated Entity	As soon as practicable post-consultation
Prepare a s73 Engagement Report and make it available to stakeholders and the community	Representative of the Designated Entity	As soon as practicable post-consultation
Publish the Engagement Report on the SA Planning Portal ( <i>mandatory</i> )	Attorney General's Department	As soon as practicable post-consultation