

Code Amendment Engagement Plan

“Scotty’s Corner” Code Amendment

By YS Super Investments Pty Ltd

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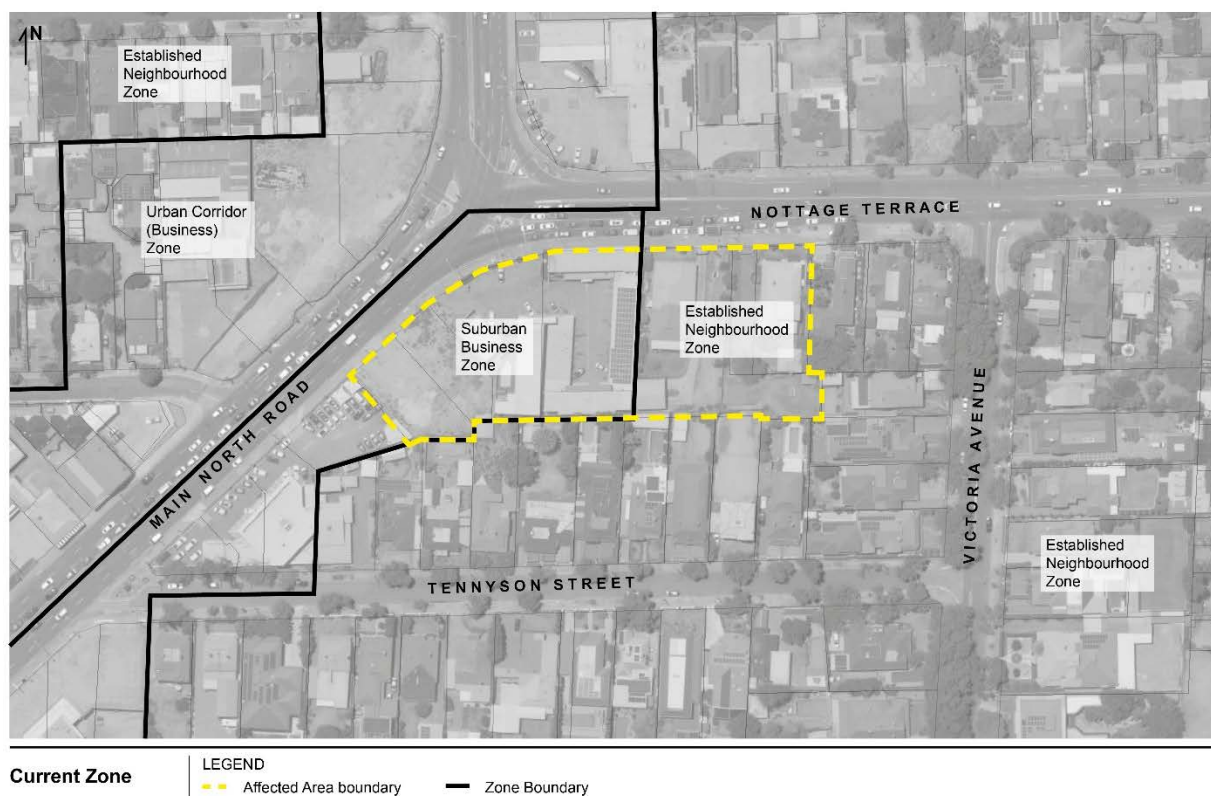
1. BACKGROUND INFORMATION

YS Super Investments Pty Ltd proposes a Code Amendment in relation to the land comprising seven contiguous allotments located at 1-5 Nottage Terrace, Medindie and 43 Main North Road, Medindie – more particularly described as Allotment 98 on Certificate of Title 5761/575, Allotment 99 on Certificate of Title 5761/569, Allotment 8 on Certificate of Title 5106/255, Allotment 15 on Certificate of Title 5106/256, Allotment 7 on Certificate of Title 5798/222, Allotment 3 on Certificate of Title 5228/569 and Allotment 2 on Certificate of Title 5228/570 (together the 'Affected Area').

The purpose of the Code Amendment is to rezone the Affected Area to the Urban Corridor (Business) Zone, currently located within the Suburban Business Zone and the Established Neighbourhood Zone. The Affected Area and current zoning is shown in **Figure 1.1** below.

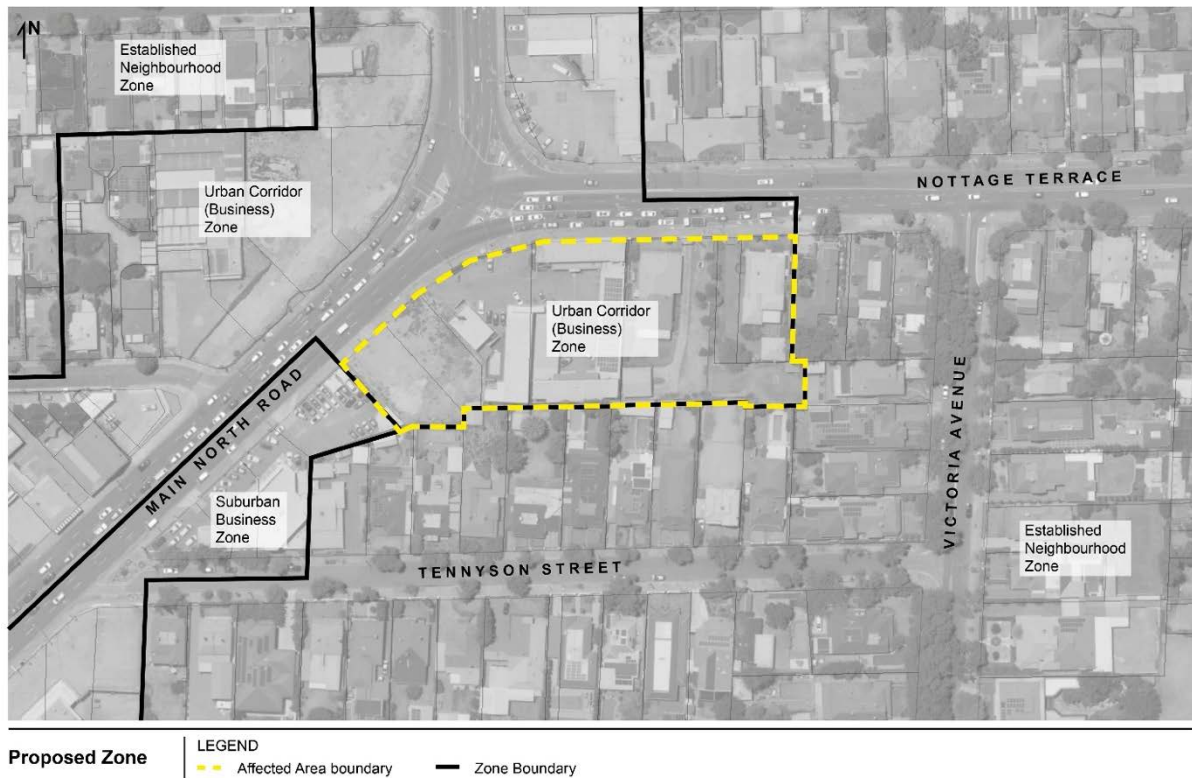
The Affected Area adjoins the Established Neighbourhood Zone to the east and south, the Suburban Business Zone to the south-west and the Urban Corridor (Business) Zone to the north and west.

Figure 1.1 Current Zoning & Affected Area



The overall intent and purpose of the Code Amendment is to rezone the Affected Area to the Urban Corridor (Business) Zone as shown within **Figure 1.2** below. The proposed Urban Corridor (Business) Zone will enable the orderly and economic development of the Affected Area consistent with outcomes anticipated for adjacent land located on the northern and north-west corners of the Main North Road and Nottage Terrace intersection, that are also located within the Urban Business (corridor) Zone. The rezoning will also facilitate a mixed use development outcome for the Affected Area comprising medium density residential together with small scale commercial / retail uses.

Figure 1.2 Proposed Zone



The proposed rezoning aligns with several State Planning Policies in relation to land supply, planning for growth, regenerating neighbourhoods, mixed-use developments around activity centres, promoting best practice design solutions for infill, providing diverse and affordable housing, enabling employment generating opportunities and maximising the use of existing infrastructure. The proposed also rezoning also aligns with key objectives of the 30 Year Plan for Greater Adelaide and the 2020-2024: Living in the Town of Walkerville a strategic community plan by providing opportunities for increased housing diversity and commercial uses that will utilise and strengthen the existing transport corridors, appropriately respond to and mitigate impacts on interface areas and strengthen connections to North Adelaide and the Adelaide CBD as outlined in the Code Amendment Report.

The subject land is currently underutilised, being developed at a low scale and intensity. The proposed rezoning has the potential to deliver a more compact urban form, whilst respecting the character and amenity of the adjoining Established Neighbourhood Zone.

Investigations undertaken to date include:

- Development Plan Amendment – 1 Nottage Terrace, Medindie, Transport Investigations, June 2019 (CIRQA); and
- Environmental Projects, Medindie Soil Sampling, April 2020 (Environmental Projects)

The investigation reports can be found within the Code Amendment Initiation Report.

It has been determined that further investigations are required to be undertaken which include:

- Infrastructure;
- Stormwater;
- Environmental noise;
- Preliminary site investigation; and

- Interface between land uses.

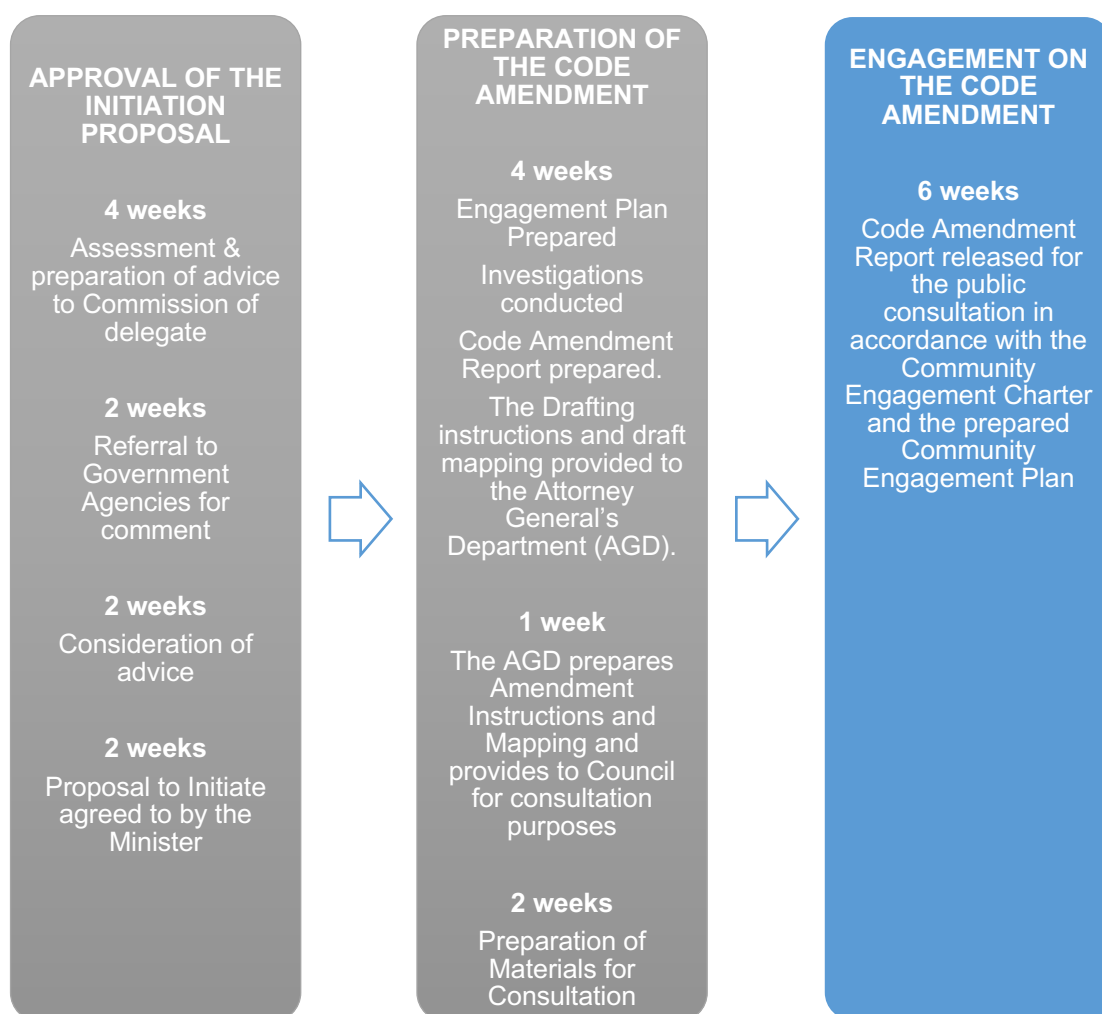
Preliminary engagement has been undertaken with the Town of Walkerville in accordance with Practice Direction 2.

In accordance with section 73(4)(a) YS Super Investments Pty Ltd will be the designated entity responsible for conducting the Code Amendment process.

2. STATUS OF THE CODE AMENDMENT

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step are outlined within **Figure 2.3** below. The steps which are greyed out have already been completed. The steps which are currently being undertaken refer to the 'Engagement on the Code Amendment'.

Figure 2.1 Status of the Code Amendment



3. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the Affected Area to facilitate a mixed-use development outcome comprising medium density residential together with small scale commercial / retail uses.

4. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

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

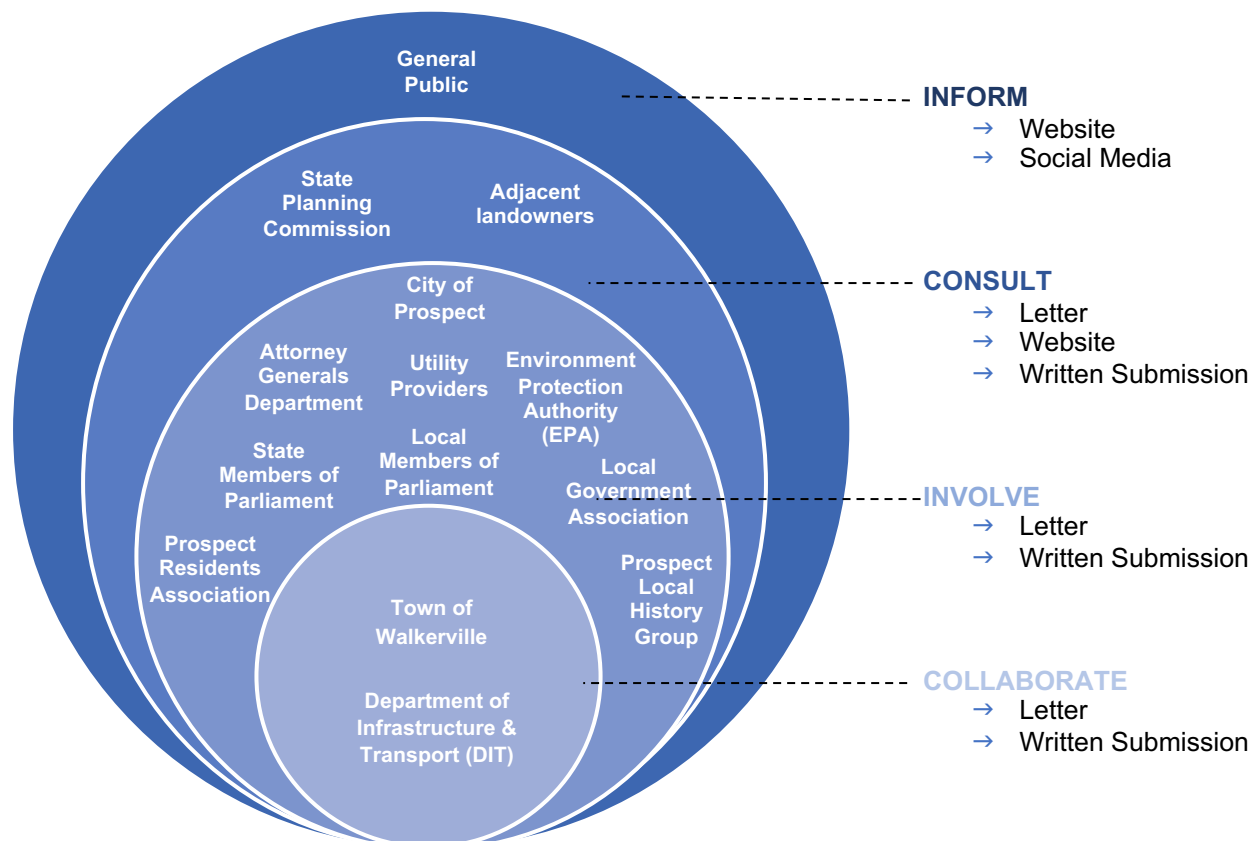
5. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The primary audience for the engagement of this Code Amendment are adjacent landowners within both the Town of Walkerville and the adjoining City of Prospect.

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

A stakeholder identification and analysis has been undertaken and the outcomes of this are provided in **Appendix 1**, with a summary of this analysis provided in **Figure 5.1** below.

Figure 5.1 Stakeholder Analysis Summary and Level of Influence



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

- Adjacent land owners and occupiers, within both the Town of Walkerville and the City of Prospect as identified by **Figure 5.2**;
- Town of Walkerville;
- City of Prospect;
- Department of Infrastructure and Transport (DIT);
- Environment Protection Authority (EPA);
- Utility providers including, SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunication providers;
- State Member of Parliament;
- Local Government Association;
- State Planning Commission;
- Attorney Generals Department;
- Prospect Residents Association;
- Prospect Local History Group; and
- General Public.

Figure 5.2 *Extent of adjacent landowners*



The stakeholders have been categorised to determine their level of interest (low, medium or high), which is outlined within **Appendix 1**, which will allow the engagement plan to collaborate with them appropriately.

Their nature of interest has been determined and / or how they can impact the project through how the project will change, alter and / or enhance their locality, needs or position. It has then been determined what their expectations may be which will result in being one or more of the following:

- Being informed and aware;
- Have an opportunity to participate;
- Influence the outcome; and
- Be kept informed throughout the process.

6. SCOPE OF INFLUENCE

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

- Spatial application of the Overlays;
- Spatial application of the Technical and Numeric Variations.

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

- Creation or amendment of policy contained within the Planning and Design Code;
- Geographic extent of the amendment; and
- Residential intent of the proposed Zone.

7. IMPLEMENTATION PLAN

An implementation plan has been prepared which detail the various engagement activities proposed for each of the phases of the project. This implementation plan is attached as **Appendix 2**.

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

The overall engagement will consist of one stage which is the Code Amendment Engagement.

The timing of the engagement is outlined within **Appendix 2**; however, the engagement is broken down into three key milestones which are:

- Commencement of engagement;
- Engagement concludes; and
- Report back to the Department and stakeholders.

8. APPLYING THE CHARTERS PRINCIPLES IN PRACTISE

The stakeholders have been considered in respect to their needs and requirements to ensure that the design of the engagement allows all stakeholders to contribute equally. **Table 8.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented.

Table 8.1 *Applying the Charter Principles*

Stakeholder	Engagement need or technique
English as a second language	<ul style="list-style-type: none"> • information that is easily translatable; • website accessibility for those who come from non-English speaking backgrounds.
The older population within the community	<ul style="list-style-type: none"> • offering different levels of communication via phone and website; • website accessibility for those with impairments that affect vision, reading ability or physical movement.

The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within **Figure 8.2** below.

Figure 8.2 *Charter Principles in Practice*

Charter Principles	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> • The engagement activities seek to provide clear and concise information that builds the community capacity to understand planning • The engagement process provides opportunity for stakeholders and the community to identify their issues and solutions and for these issues to be analysed and considered before finalizing the Code Amendment
Engagement is inclusive and respectful	<ul style="list-style-type: none"> • Affected and interested people had the opportunity to participate via website, direct letters and social media and had the opportunity to be heard via written submission.
Engagement is fit for purpose	<ul style="list-style-type: none"> • Clear and concise information will be publicly available to ensure people understand what is proposed and how to participate in the engagement.
Engagement is informed and transparent	<ul style="list-style-type: none"> • Information (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential

	<p>impacts, engagement process and invites feedback/participation;</p> <ul style="list-style-type: none"> • The community engagement report will summarise the feedback received and how it has been, or will be, used to inform the Code Amendment.
Engagement is reviewed and improved	<ul style="list-style-type: none"> • Measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report.

9. KEY MESSAGES

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

- The Proponent is planning to rezone the Affected Area from Suburban Business and Established Neighbourhood Zone to Urban Corridor (Business) to facilitate a mixed use development outcome comprising medium density residential together with small scale commercial / retail uses.
- The reason for this is the land is currently underutilised with current zone providing for low scale and density.
- A Code Amendment is required to enable this rezoning.

10. EVALUATION

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

- Address potential risks throughout the implementation;
- Alter the engagement process if needed to respond to feedback and/or mitigate risks to the project; and
- Maintain the quality of the engagement activities.

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

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

APPENDIX 1. STAKEHOLDER AND COMMUNITY MAPPING

Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Adjacent landowners.	High.	<ul style="list-style-type: none"> • High interest in the Code Amendment proposal and impact as the Zone change is located within their locality. • How the Zone change will affect the value of their property. • How the Zone change will affect the street and general locality. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult.
Town of Walkerville.	High.	<ul style="list-style-type: none"> • High interest in the Code Amendment proposal as the land proposed to be rezoned is within the Town of Walkerville Council area. 	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Collaborate.
City of Prospect	Medium	<ul style="list-style-type: none"> • Medium level of interest in the code Amendment proposal and impact as the Zone change is 	To work directly with throughout the process to ensure that concerns and aspirations are consistently understood and considered.	Involve

		<p>located within their Council.</p> <ul style="list-style-type: none"> • How the project will affect the locality. • To provide feedback on the project. 		
Department of Infrastructure and Transport (DIT)	High.	<ul style="list-style-type: none"> • High level of interest. • The land has frontage to a State Maintained Road. 	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Collaborate.
Environment Protection Authority (EPA).	Medium.	<ul style="list-style-type: none"> • Medium level of interest. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Utility providers including, SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunication providers.	Medium.	<ul style="list-style-type: none"> • Medium level of interest. • The proposed rezoning may generate infrastructure demands which require assessment. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.

State Members of Parliament.	High.	<ul style="list-style-type: none"> • High level of interest. • Any rezoning process is likely to engender interest within local communities. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Local Members of Parliament.	High.	<ul style="list-style-type: none"> • High level of interest. • Any rezoning process is likely to engender interest within local communities. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Local Government Association.	Low.	<ul style="list-style-type: none"> • Low level of interest as the Code Amendment is relevant to the Town of Walkerville. • It is a mandatory requirement to notify the Local Government Association in writing and to be consulted, as per the <i>Planning Development and Infrastructure Act 2016</i>. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Consult.
State Planning Commission	Medium.	<ul style="list-style-type: none"> • Medium level of interest. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult.

Attorney Generals Department.	Medium.	<ul style="list-style-type: none"> • Medium level of interest. • Identified as a required consultation. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Propsect Resident Association	Medium.	<ul style="list-style-type: none"> • Medium level of interest. • To provide feedback on the Code Amendment. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision	Involve
Prospect Local History Group	Medium.	<ul style="list-style-type: none"> • Medium level of interest. • To provide feedback on the Code Amendment. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision	Involve
General Public	Low.	<ul style="list-style-type: none"> • To keep informed in the overall process of the Code Amendment and Zone change. • To provide feedback on the Code Amendment. 	That they will be provided with balanced and objective information to assist them in understanding the problem. alternatives, opportunities and/or solutions.	Inform.

APPENDIX 2. PLANNING YOUR ENGAGEMENT APPROACH

Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing	Who's responsible? *	Resources required *	Risks and mitigation *
Code Amendment Engagement	<ul style="list-style-type: none"> share information with the public about the Code Amendment; create an understanding of the reasons for the Code Amendment; understand the views of the stakeholders; inform and improve the quality of the policy within the Code Amendment; and comply with the Community Engagement Charter and the Planning, Development and Infrastructure Act 2016 (PDI Act). 	<ul style="list-style-type: none"> Town of Walkerville Department of Infrastructure and Transport (DIT); 	Collaborate	<ul style="list-style-type: none"> Letter Written submission 	<ul style="list-style-type: none"> Date: 4 August 2021 Send letters to relevant stakeholders. Date: 9 August 2021 Information available on the website and social media. 	<ul style="list-style-type: none"> Future Urban on behalf of the Proponent. Plan SA (website) 	<ul style="list-style-type: none"> Plan SA website – Have Your Say Council Website Council Social Media Pages 	<ul style="list-style-type: none"> Allow for a wider Stakeholder audience to ensure all feedback, comments and concerns are captured to inform the Code Amendment process. Allow for a wide range of engagement resources to accommodate different stakeholder groups.
		<ul style="list-style-type: none"> City of Prospect; Department of Infrastructure and Transport (DIT); Environment Protection Authority (EPA); Utility providers including, SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunication providers; State Members of Parliament Local Membrs of Parliament Attorney Generals Department 	Involve	<ul style="list-style-type: none"> Letter Written submission 	<ul style="list-style-type: none"> Date: 9 August 2021 Invitation to provide a written submission. Date: 9 August 2021 Consultation open for 6 weeks. Date: 8 September 2021 Public Meeting Date: 19 September 2019 Consultation end. Date: Approximately October 2021 Feedback provided to Stakeholders on the consultation. 	<ul style="list-style-type: none"> All Stakeholders Future Urban on behalf of the Proponent. Future Urban on behalf of the Proponent. Future Urban on behalf of the Proponent. Future Urban on behalf of the Proponent. 	<ul style="list-style-type: none"> Letters / Notice 	

		<ul style="list-style-type: none"> adjacent land owners and occupiers, within both the Town of Walkerville and the City of Prospect Local Government Association; 	Consult	<ul style="list-style-type: none"> Letter Information provided on website Written submissions 				
		<ul style="list-style-type: none"> General Public 	Inform	<ul style="list-style-type: none"> Information provided on website Social Media 				

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

APPENDIX 3. MEASURE SUCCESS

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 Designated Entity will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report). The Engagement Report provides details and analysis of engagement activities undertaken for the Code Amendment, and is provided to the Minister for Planning and Local Government. This Engagement Report will also be referenced in the State Planning Commission's Parliamentary Report under section 74(3)(b) of the Act, which is issued to the Environment Resources and Development Committee of Parliament following adoption of a Code Amendment.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
1	Principle 1: Engagement is genuine	People had faith and confidence in the engagement process.	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.			
2	Principle 2: Engagement is inclusive and respectful	Affected and interested people had the opportunity to participate and be heard.	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.			
			Project Lead	The engagement reached those identified as community of interest.	Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
					community groups in engagement.				
3	Principle 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.	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.			
				I was given an adequate opportunity to be heard	Likert scale - strongly disagree to strongly agree	Per cent from each response.			
4	Principle 4: Engagement is informed and transparent	All relevant information was made available and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made.	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.			
5	Principle 5: Engagement processes are	The engagement was reviewed and improvements recommended.	Project Lead	Engagement was reviewed throughout the process and improvements	Reviewed and recommendations made	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
	reviewed and improved			put in place, or recommended for future engagement	Reviewed but no system for making recommendations Not reviewed				
6	Engagement occurs early	Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.	Project Lead	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	Per cent from each response.			
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	Engagement contributed to the substance of a plan or resulted in changes to a draft.	Project Lead	Engagement contributed to the substance of the final plan	In a significant way In a moderate way In a minor way Not at all	Per cent from each response.			
8	Engagement includes	Engagement included activities that 'closed the	Project Lead	Engagement provided feedback to	Formally (report or public forum)	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
	'closing the loop'	loop' by providing feedback to participants/ community about outcomes of engagement		community about outcomes of engagement	Informally (closing summaries) No feedback provided				
9	Charter is valued and useful	Engagement is facilitated and valued by planners	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide					

APPENDIX 4. CLOSING THE LOOP AND REPORTING BACK

Closing the loop and reporting back

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