

1 Walkerville Terrace, Gilberton (Buckingham Arms Hotel) Code Amendment

Engagement Plan

*Pierce Matthews Pty Ltd, Buckingham Arms Hotel Pty Ltd, GBS Café Pty Ltd and
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Background information

- Why is this Code Amendment being initiated?
 - The Affected Area (1 Walkerville Terrace, Gilberton), commonly known as the Buckingham Arms Hotel, comprises eleven (11) contiguous Certificates of Titles consisting of approximately 6,200m² bounded by Northcote Terrace and Walkerville Terrace.
 - The Affected Area is identified as a strategic 'gateway' site by State and Local Government planning strategies, reflecting the Affected Area's location on a major intersection, entry to the Town of Walkerville and edge of the Adelaide Park Lands.
 - The Affected Area is currently zoned Local Activity Centre under the Planning and Design Code, which envisages shops, offices, health and community facilities with a maximum building height of three (3) levels. The current zoning places a constraint on development and is inconsistent with the site's strategic 'gateway' description.
 - The Affected Area includes the Local Heritage listed Buckingham Arms Hotel, with this listing relating only to the external form, materials and detailing of the hotel, excluding later additions and alterations.
 - The landowner (the 'Designated Entity') has resolved to seek a rezoning to facilitate sensitive infill development in the form of mixed-use development. The proposed outcome seeks to accommodate medium density housing and complementary non-residential uses, compatible with the locality being a consolidated gateway site located on high-frequency public transport corridors.
 - The proposed Code Amendment does not propose to create any new planning rules. Instead, it is limited to the spatial application of the zones, subzones, and overlays with technical and numerical variations published under the existing Planning and Design Code.
- What does this Code Amendment hope to achieve?
 - The proposed Code Amendment seeks to re-zone the land to the Urban Corridor (Living) Zone. This zone will allow for mixed-use development with a residential focus, supporting medium density housing of up to 6 levels and compatible non-residential land uses.
 - A change in zoning will facilitate future land uses that are better aligned with the strategic 'gateway' identifier of the Buckingham Arms Affected Area in State and Local Government planning strategies.
 - The Code Amendment will facilitate future opportunities for increased residential densities, housing choice and a revitalised urban realm to enhance the amenity of the locality.
- Are there any existing strategies, reports or plans relating to the Affected Area shown in the Code Amendment? If so, what do they say?
 - The Code Amendment aligns with the State Planning Policy and 30 Year Plan for Greater Adelaide volume of the Planning Strategy, promoting a more compact urban form on transit corridors that can positively contribute to the public realm.
 - The former Department of Planning, Transport and Infrastructure (DPTI) Inner Metro Rim Structure Plan (2012) identified the Affected Area as a 'gateway to the city', warranting an increased concentration of activity and greater engagement with the Park Lands.
 - The Code Amendment addresses Local Government strategies, including both *2020-2024 Living in the Town of Walkerville* and *A connected Community – the Town of Walkerville Urban*

Masterplan (2020), which identify the Affected Area as an important arrival gateway and sought opportunities for increased residential densities, housing choice and revitalised urban realm.

- What have any past engagement processes (if known) identified about the Affected Area or any relevant adjacent or comparable areas?
 - The Town of Walkerville has been consulted and supports the intention to undertake a Code Amendment, subject to a review of the detailed investigations and Code policy to be provided as part of the engagement process.
 - The former Department for Planning, Transport and Infrastructure was consulted regarding the policy approach and the potential impacts from the rezoning on the surrounding road network.
 - Preliminary discussions were held with the adjoining owners at 14 Northcote Terrace, Gilberton, who have not indicated a firm opinion on the Code Amendment. However, this owner raised concerns about the loss of access to the Buckingham Arms carpark for their visitor parking, despite this access not being secured by any formal agreement or land deed.

Engagement purpose

The purpose of the engagement is to:

- Raise community awareness of the proposal to rezone the land.
- Inform the community of the desired outcomes and guiding policies contained within the Urban Corridor (Living) Zone, which has not been previously applied within the Town of Walkerville.
- Provide information about the proposed changes and what they will enable/mean for the affected locality.
- Enable the community to seek clarification and provide their feedback regarding the proposal.
- Close the loop for the community to understand the future decision made regarding the Code Amendment proposal, including how feedback from the consultation process was considered for incorporation.
- Ensure compliance with the *Planning, Development and Infrastructure Act 2016* and the associated Community Engagement Charter.
- Establish pathways for communication with the community and stakeholders, including the Town of Walkerville, 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 zoning of the Affected Area, specifically the shift from Local Activity Centre Zone to Urban Corridor (Living) Zone.
- Obtain community and stakeholder input and feedback concerning the proposed Code Amendment.
- Inform participants in the engagement process of the outcome and final decision concerning the proposal.

Scope of influence

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

- Whether the proposed 'Urban Corridor (Living) Zone' is the most appropriate zone for the Affected Area.
- Whether the proposed maximum height of up to 6 building levels, and up to 24.5 metres in height (with incentive policies that could allow for taller buildings) is appropriate for the Affected Area and surrounding context.
- Whether the investigations associated with the Code Amendment have appropriately addressed the following key issues:
 - Transport and parking impact;
 - Impacts on the values of a Local Heritage Place;
 - Stormwater impact;
 - Interface impact (including noise, overshadowing and visual appearance); and
 - Infrastructure and servicing capacity and augmentation capability;
- Matters that may require further consideration/investigation before finalisation of the Code Amendment process.

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

- The geography of the Affected Area and the spatial extent of the Code Amendment proposal.
- The policies contained within the General Modules of the Planning and Design Code.
- The standard policies and wording contained in Zones and Overlays in the Planning and Design Code.

Key messages

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

- The Code Amendment proposes to change the zoning from Local Activity Centre Zone to Urban Corridor (Living) Zone. The proposed zone will allow for mixed-use development with a residential focus, supporting medium density housing of up to 6 levels and compatible non-residential land uses.
- The Urban Corridor (Living) Zone includes incentives for consolidated significant development sites that support increased development yield where a future development application can meet strict design criteria relating to management of off-site impacts and delivers broad community benefit including design quality, affordable housing or sustainability features.
- The proposed Code Amendment seeks to change the zoning of the land only. Separate development applications are required for any future development proposed on the land to address detailed issues relating to site access, carparking and design.
- The consultation will occur for a period of 6 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 – Planning and Land Use Services (mandatory)	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 process(es) achieve the intent of the Community Engagement Charter	Involve – provide engagement materials to the Department a minimum of two weeks before commencement of consultation.
Town of Walkerville (mandatory)	High	The proposal is in the Town of Walkerville (and was not initiated by the Council). However, while it will impact planning policy over a limited area, it is a key gateway site in the Council area.	That Council is made aware of the detail in the proposal, have an opportunity to input information in the process and be kept informed.	Consult – Notified in writing or via email of the proposal and invited to provide feedback. Pre-engagement information provided to brief staff ahead of consultation opening. Involve – an invitation to participate in the publication and distribution of materials to the community.
Adelaide City Council	Low	The proposal is on land that adjoins the Adelaide City Council area and Adelaide Park Lands.	That Council is made aware of the detail in the proposal and can participate and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
Owners and occupiers of the land and owners and occupiers of adjacent land (mandatory)	High	Impacts of the proposal on adjacent land	Neighbours are made aware of the proposal, have an opportunity to input information, raise issues, and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
Local Government Association of South Australia (LGA) (mandatory)	Low	The LGA has an interest in planning policy across Greater Adelaide and the Regions.	That it be made aware of the proposal, have an opportunity to participate and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
Office for Design and Architecture South Australia (mandatory)	Low	An interest in the spatial application of the Design Overlay and alignment to the ODASA <i>Principles of Good Design</i>	That ODASA is made aware of the detail in the proposal, have an opportunity to input information in the process and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
Environment Protection Authority	Low	The proposed approach protects sensitive development from noise and air emissions generated from transport corridors/mixed-use developments.	The EPA is made aware of the detail in the proposal, have an opportunity to input information in the process and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
Department for Infrastructure and Transport (DIT) (mandatory)	Low	Consideration is given to road widening requirements, traffic investigations and Affected Area access arrangement.	That DIT is made aware of the detail in the proposal, have an opportunity to input information in the process and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
State Members of Parliament (mandatory) Hon Rachel Sanderson MP, Member for Adelaide	Low	The proposal is in the State Electorate of Adelaide	They are made aware of the proposal to participate in the process, inform constituents, and be informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.

Federal Members of Parliament Mr Steve Georganas MP, Member for Adelaide	Low	The proposal is in the Federal Electorate of Adelaide	They are made aware of the proposal to participate in the process, inform constituents, and be informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
Utility Providers including but not limited to SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunications providers (mandatory)	Low	Impacts of the proposal on existing and new infrastructure	They are made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult – notified in writing or via email of the proposal and invited to provide feedback.
Wider Community	Medium	Impacts of the proposal on the broader community	They are made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult – information about the proposal is made publicly available on Plan SA.

Applying the Charter principles

Stakeholder	Engagement need or technique
Attorney General's Department – Planning and Land Use Services	Satisfy obligations in respect of Code Amendment processes and the timely provision of information for publication on the SA Planning Portal.
Town of Walkerville (Council)	<ul style="list-style-type: none"> • Written or email correspondence to the Council (Mayor and Chief Executive) providing information about the Code Amendment and inviting Council to provide feedback on the proposal. Correspondence to include: <ul style="list-style-type: none"> ○ An invitation for a representative of the Designated Entity and/or nominee to meet with relevant Council staff and provide a briefing for Elected Members. ○ Invite Council to inform its community via online and hard copy publications/ distribution through channels such as the Council website, Council Newsletter Publications, Municipal Office and Walkerville Library. Designated Entity to provide hard copies of resources such as fact sheet, website, and community article text for non-digital members of the community.
Adelaide City Council	Written correspondence (email and direct letter) providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information.
Owners and occupiers of the land and owners and occupiers of adjacent land within an adjusted 60-metre buffer of the Affected Area to 'specifically impacted' properties as per the definition within Section 73(6)(d) of the Act	<p>Written correspondence (direct letter) to landowners and occupiers to:</p> <ul style="list-style-type: none"> • Identify the piece or pieces of land about which the specific impact will apply • Describe the impact • Indicate where and when the amendment to the Planning and Design Code can be inspected • Provide information about the consultation that is to occur, alignment to the Community Engagement Charter, and participation opportunities • Provide contact details of the nominated representative of the Designated Entity for the community to direct any enquiries or clarifications on the proposal. • Direct people to continue to check the online portal for updates during the consultation period. • Invitation to attend a nominated drop-in session to seek more information to inform their submission.
Local Government Association of South Australia (LGA)	Written correspondence (email and direct letter attention to the Local Government Association Chief Executive) providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information.
Office for Design and Architecture South Australia	Written correspondence (email and direct letter) providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information.
Environment Protection Authority	Written correspondence (email and direct letter) providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information.
Department for Infrastructure and Transport (DIT)	Written correspondence (email and direct letter) providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information.

State Member of Parliament Hon Rachel Sanderson MP, Member for Adelaide	Written or email correspondence to the Member of Parliament providing information about the Code Amendment and opportunities to provide feedback. Correspondence will offer an invitation for a representative of the Designated Entity and/or nominee to meet with the Member and/or support staff.
Federal Members of Parliament Mr Steve Georganas MP, Member for Adelaide	Written or email correspondence to the Member of Parliament providing information about the Code Amendment and opportunities to provide feedback. Correspondence will offer an invitation for a representative of the Designated Entity and/or nominee to meet with the Member and/or support staff.
Utility Providers including but not limited to SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, Epic Energy, NBN and other telecommunications providers	Written correspondence (email and direct letter) providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information.
Wider Community	<ul style="list-style-type: none"> • Publication of the proposed Code Amendment on the SA Planning Portal. • Provide a range of options for feedback submissions including the SA Planning Portal, written letter distributed via post, or email to the nominated representative of the Designated Entity • Place a public notice in the digital edition of the Advertiser for the duration of the consultation. • Laminated information signage installed each road frontage of the Affected Area. • Provide information of the locations where hard copies of the information can be sourced for non-digital members of the community. • Provide contact details of the nominated representative of the Designated Entity for the community to direct any enquiries or clarifications on the proposal. • 73.6% of households in Walkerville LGA speak English at home, the second highest language spoken is Mandarin (3.2%), then Italian (2.5%), Greek (2.4%), Catonese (1.5%) and Vietnamese (1.4%) (Source: ABS 2016 Census). Translation services will be offered if anyone requests this service, but given this data translation of the information into a language other than English is not considered necessary. • Invitation to attend a nominated drop-in session to seek more information to inform their submission.

Staging your engagement

Stage	Objective	Stakeholders	Level of engagement	By when
Stage 1	Ensure consultation material is ready to “go live” on the SA Planning Portal from the date of commencement of the planned consultation	Attorney General’s Department	Involve	Two weeks before commencement of consultation.
Stage 2	Engage those parties with medium and high levels of interest in the proposal early in the process and refine the engagement method if required	Town of Walkerville – Pre- Engagement Meeting Copy of Draft Code Amendment	Consult	Minimum 7 business days before commencement of consultation
		Owners and Occupiers of adjacent land		Letters sent 4 days prior to the first day of the consultation period.
Step 3	Inform stakeholders and the community about the proposal	Adelaide City Council Local Government Association of South Australia (LGA) State and Federal Members of Parliament Environment Protection Authority Office of Design and Architecture South Australia Department for Infrastructure and Transport (DIT) Utility Providers	Consult	First day of the consultation period (29 October 2021)
		Community		Signage is installed on-site on the first day of the consultation period. Place an advertisement in the digital edition of ‘The Advertiser’ in the first week of the consultation period.

				Drop-in Session, 2 and 4 weeks into consultation period, weekend morning and weekday evening on-site. Consultation Period closes 10 December 2021.
Stage 4	Seek feedback on the effectiveness of the engagement process from participants	All participants	Consult	As soon as practicable following the close of the consultation period.
Stage 5	Inform stakeholders and the community about the impact of the engagement and outcome of the proposal	All participants who made a submission	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>Various opportunities to participate are provided, such as online, hard copy, written and face to face methods dependent on the stakeholder level of interest.</p> <p>Direct contact is made with those stakeholders most affected and with the highest level of interest</p> <p>Provide Council with an early opportunity to support engagement with their community</p> <p>The Designated Entity and/or nominee is available to the process</p> <p>There is adequate notice and time for participation</p>
Engagement is inclusive and respectful	<p>Tailor engagement method(s) to the stakeholder group</p> <p>All comments and feedback are recorded and considered</p>
Engagement is fit for purpose	<p>Engagement materials address specific matters of contention and/or question</p> <p>Engagement activities are appropriate to the scale and likely impact of the proposal</p> <p>Engagement materials for the community are written in everyday language, avoiding acronyms and planning jargon</p>
Engagement is informed and transparent	<p>Present information in a concise and easy to understand format (i.e. proposal fact sheet)</p> <p>Information about the proposal is readily available on the SA Planning Portal</p> <p>Engagement materials are explicit about the scope of influence of the engagement and specifically those areas that fall outside the scope of this process</p> <p>A summary of the engagement is prepared and used to inform any proposed refinements and the subsequent decision process</p>
Engagement is reviewed and improved	<p>Actively monitor the engagement plan as a live document and adjust if required during the engagement period</p> <p>Make a concerted effort to obtain feedback on the effectiveness of the engagement process from participants post-completion to provide continuous improvement</p> <p>learnings for future engagements</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 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
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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. 	Per cent from each response.
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> All relevant information was made available and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> The engagement was reviewed and improvements recommended. 	Project Lead	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed 	Per cent from each response.
6	Engagement occurs early	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> In a significant way In a moderate way In a minor way Not at all 	Per cent from each response.
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement 	Project Lead	Engagement provided feedback to community about outcomes of engagement	<ul style="list-style-type: none"> Formally (report or public forum) Informally (closing summaries) No feedback provided 	Per cent from each response.
9	Charter is valued and useful	<ul style="list-style-type: none"> 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		

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Keep a contact register of all participants who lodge formal submissions or make telephone or email enquiries during the engagement period to use to provide feedback on the process and outcomes	Designated Entity and/or nominee	Ongoing across the engagement period
Summarise and sort feedback into a set of key themes and provide to engagement participants for their information.	Designated Entity and/or nominee	As soon as practicable post-consultation
Seek feedback on the effectiveness of the engagement process from all participants through an evaluation survey distributed via an online survey platform to all community stakeholders who participated	Designated Entity and/or nominee	Incorporate outcomes from the online survey platform in the Engagement Summary Report
Request written feedback from the Council on the process.	Designated Entity and/or nominee	Incorporate feedback in the Engagement Summary Report
Prepare a Section 73 Engagement Report and make it available to all stakeholders identified in this Engagement Plan.	Designated Entity and/or nominee	As soon as practicable post-consultation
Publish the Section 73 Engagement Report on the SA Planning Portal	Attorney General's Department	As soon as practicable post-consultation
Inform stakeholders and the community of the outcome of the Code Amendment Process.	Designated Entity and/or nominee	As soon as practicable following a decision being made on the proposed Code Amendment.