

65-73 Mooringe Avenue Plympton Code Amendment

Engagement Report

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

*Prepared by Holmes Dyer Pty Ltd
on behalf of the Designated Entity
ACP Mooringe Pty Ltd*

Contents

1	Purpose	4
2	Introduction	5
	2.1 What is the Code Amendment?	5
	2.2 Why was this Code Amendment initiated?	5
	2.3 What does the Code Amendment hope to achieve?	6
	2.4 What was the purpose of the engagement?	6
3	Engagement Approach	7
	3.1 Overview	7
	3.2 Engagement Activities	7
	Pre-engagement	7
	Engagement	7
	3.3 Mandatory Requirements	8
4	Engagement Outcomes	9
	4.1 Public Submissions	9
	4.2 Other Submissions	9
	4.3 Summary of Key Matters	9
	Zone Selection	9
	Technical and Numeric Variations (TNVs)	9
	Density	10
	Building Height	10
	Traffic and Car Parking	10
	Vehicle Access	10
	Open Space / Recreation	11
	Urban Tree Canopy	11
	Concept Plan	11
	Impact on Industrial Uses	11
	4.4 Post-Engagement Changes to the Code Amendment	12
5	Evaluation of Engagement	13
	5.1 Performance Indicators for Evaluation	13
	Evaluation of Engagement by Community Members	13
	Evaluation of Engagement by the City of West Torrens	13
	Evaluation of Engagement by the Designated Entity	14
	5.2 Evaluation against the Charter principles	14

Principle 1 - Engagement is genuine	14
Principle 2 - Engagement is inclusive and respectful	15
Principle 3 - Engagement is fit for purpose	16
Principle 4 - Engagement is informed and transparent	17
Principle 5 - Engagement processes are reviewed and improved	18
6 Conclusion	20
7 Refer to the Minister for Planning and Local Government.....	21
8 Attachments	22
Attachment 1 – Engagement Documents	23
Attachment 2 - Summary of Written Submissions and Response.....	24
Attachment 3 –Submissions Received	33
Attachment 4 - Post-Engagement letter.....	34
Attachment 5 – Survey Responses	35
Attachment 6 – Project Lead Evaluation.....	36

1 Purpose

This report has been prepared by Holmes Dyer Pty Ltd on behalf of *ACP Mooringe Pty Ltd* (the Designated Entity) for consideration by the Minister for Planning and Local Government (the Minister) in adopting the *65-73 Mooringe Avenue Plympton Code Amendment* (the Code Amendment).

The report details the engagement that has been undertaken and the outcomes of the engagement, including a summary of the feedback received, the responses to the feedback, and subsequent changes made to the proposed Code Amendment.

In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

2 Introduction

2.1 What is the Code Amendment?

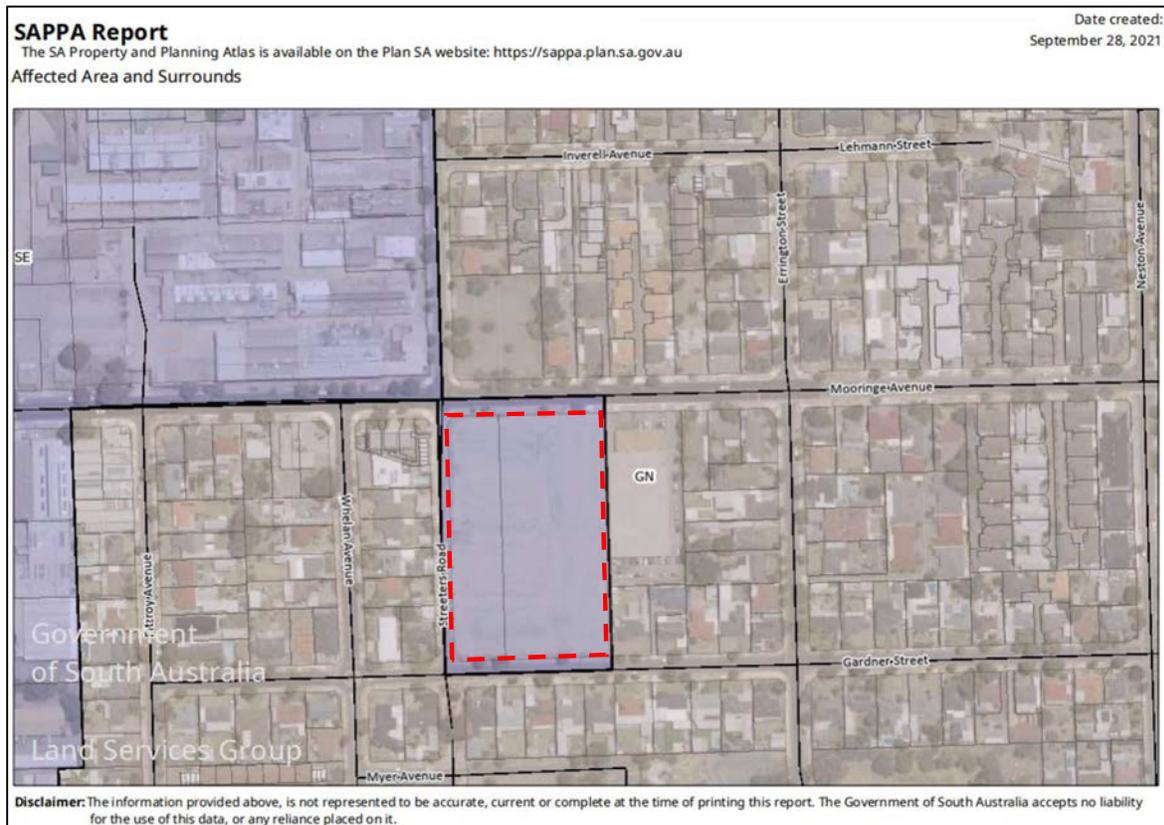
The Code Amendment seeks to change the Planning and Design Code zone applied to 65-73 Mooringe Avenue, Plympton (the Affected Area) from Strategic Employment to Housing Diversity Neighbourhood.

2.2 Why was this Code Amendment initiated?

The Affected Area comprises 1.2 hectares of land formerly used as a Boral Batching plant. The Affected Area is currently zoned Strategic Employment to reflect its longstanding use for industrial purposes.

The Affected Area is largely surrounded by land zoned General Neighbourhood that is predominately developed with residential land uses. Land to the north-west is zoned Strategic Employment and comprises the former New Castalloy site, now owned by Renewal SA. Refer to Figure 1 below.

Figure 1 – Affected Area and Surrounds



When Boral operations ceased on the land approximately 4 years ago, there was limited demand for industrial land in such close proximity to residential areas. The landowner therefore resolved to seek a rezoning in order to facilitate the future residential development of the site.

Over \$4M has since been invested in the remediation of the land such that it is now suitable for residential development.

2.3 What does the Code Amendment hope to achieve?

The proposed Code Amendment seeks to change the zoning of the Affected Area to Housing Diversity Neighbourhood.

The change in zoning will facilitate the redevelopment of the Affected Area with land uses that are more compatible with the surrounding residential areas. This will result in improved amenity for existing residents through the creation of a more appealing streetscape, removal of heavy vehicles from the local road network, reduction in interface impacts, and increased urban tree canopy cover.

It is intended that the land will be developed with approximately 60 dwellings and will include a range of housing options at varying price points to appeal to a wide demographic.

Any future development of the Affected Area will be the subject a development application/s, the merits of which will be assessed against the relevant provisions of the Planning and Design Code.

2.4 What was the purpose of the engagement?

The purpose of the engagement was to raise general awareness of the proposed Code Amendment, provide sufficient information to enable interested / impacted parties to form a view on the proposal, and provide opportunities for feedback.

3 Engagement Approach

3.1 Overview

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). The Act requires public engagement to take place in accordance with the Community Engagement Charter.

The Designated Entity prepared an Engagement Plan to apply the principles of the Community Engagement Charter by planning out the engagement activities that would be undertaken to deliver the following key purposes:

- Raise community awareness of the Code Amendment
- Provide information about the Code Amendment and what it will enable / mean for the area
- Enable the community to seek clarification and / or provide feedback on the Code Amendment
- Ensure compliance with the the Act and the Community Engagement Charter
- Establish pathways for communication between interested / impacted parties and the Designated Entity.
- Close the loop for the community so they understand any decision made in respect of the Code Amendment, including any change made as a result of the consultation process.

The engagement activities outlined in Section 3.2 below occurred as per the Engagement Plan, except where varied as follows:

- The 4 week public engagement period was extended by 10 calendar days to account for the 7-day Level 5 Statewide lockdown that occurred in July 2021.
- A public notice was placed in the online edition of *The Advertiser* that ran for the duration of the engagement instead of the local Messenger or a one-off notice in the *The Advertiser* newspaper as it was considered that this would reach a wider audience.

3.2 Engagement Activities

Pre-engagement

A pre-engagement briefing was held with the City of West Torrens Elected Members on 6 July 2021, prior to the commencement of the formal engagement period.

The briefing provided the Elected Members with:

- An overview of the proposed Code Amendment
- Details of changes that have occurred since the previous DPA (Development Plan Amendment) was proposed over the land
- An opportunity to ask questions of the Designated Entity (represented by Holmes Dyer Pty Ltd).

Engagement

The formal engagement period commenced on 19 July 2021 and ran until 26 August 2021 for the public and key stakeholders, and until 31 August 2021 for the City of West Torrens.

The engagement involved:

- Letters* being sent to the owners and occupiers of land considered to be impacted by the proposed Code Amendment (91 letters in total).

- The letters included information about the proposed Code Amendment and advised how further information could be obtained and how feedback could be provided.
- Letters* (and emails, where addresses known) being sent to the Mayor and CEO of the City of West Torrens advising of the proposed Code Amendment, the commencement of the engagement and offering the opportunity to give feedback.
- Letters* (and emails, where addresses known) being sent to the relevant external stakeholders (e.g. LGA, Local MPs, State government agencies and utility providers) advising of the proposed Code Amendment and offering the opportunity to give feedback.
- All documentation and correspondence included the name and direct contact details for the responsible Holmes Dyer representative (acting for the Designated Entity)
 - A dedicated engagement email address was established to ensure all emails were captured
 - All emails and phone calls were responded to within 24 hours or less and a register maintained of the nature of the query, the response, and whether the matter was satisfactorily addressed.
- Information signage (A3 laminated) attached to all three street frontages of the land for the duration of the engagement period.
- A 'Have Your Say' public notice in the online edition of *The Advertiser* for the duration* of the engagement period (*original 4 week engagement period).
- A Fact Sheet outlining the proposed Code Amendment was made available at no cost at the Council Civic Centre, library and Plympton Community Centre.
- Hard copies of the proposed Code Amendment were made available at no cost at the Council Civic Centre, library and Plympton Community Centre.

*All letters were prepared using the templates provided in the Code Amendment Toolkit on the SA Planning Portal.

A copy of the engagement material is contained in **Attachment 1**.

3.3 Mandatory Requirements

The following mandatory engagement requirements have been met:

- Notice and consultation with the City of West Torrens
- Notice and consultation with the Local Government Association
- Notice and consultation with Owners and Occupiers of Land which is Specifically Impacted.

4 Engagement Outcomes

4.1 Public Submissions

A total of 15 written submissions were received from members of the public / local community.

The submissions were either received through the SA Planning Portal or emailed directly to Holmes Dyer via the dedicated engagement address. No submissions were received by post or sent to the City of West Torrens in error.

4.2 Other Submissions

In addition to the public submissions, submissions were also received from the following key stakeholders:

- City of West Torrens
- Local Member for Badcoe
- Adelaide Airport Limited
- Department for Infrastructure and Transport
- EPA
- SA Water
- APA Group
- ElectraNet
- Epic Energy
- NBN

4.3 Summary of Key Matters

While there was general support for the introduction of a neighbourhood zone over the land, a number of concerns were raised in the submissions, as summarised below.

Zone Selection

It was suggested that the General Neighbourhood Zone would be a more appropriate zone as it would match the zoning of surrounding residential land.

Response: No change required.

The application of the Housing Diversity Neighbourhood Zone will better support an integrated new housing development and the objective for a diversity of housing typologies. The Affected Area is sufficiently separated from the surrounding residential areas to accommodate new dwelling forms without compromising the existing character of these areas.

Technical and Numeric Variations (TNVs)

Additional TNVs (e.g. minimum site area, minimum frontage width) were requested to guide future development of the Affected Area.

Response: No change required.

It is considered that additional TNVs are not required. There is sufficient policy within the Code to guide the appropriate future development of the Affected Area.

Density

A number of submissions were concerned that the proposed zone would result in 80+ dwellings being built on the land.

Response: No change required.

The Affected Area could theoretically accommodate 80+ dwellings, however in practice, once land is subtracted for roads and a minimum 12.5% open space is provided, it is estimated that the capacity of the land is closer to 60 dwellings.

Building Height

It was requested that the maximum building height for future buildings is limited to 9 metres / 2 levels to match the surrounding residential areas.

Response: No change required.

A Maximum Building Height (Metres) TNV of 12 metres currently applies over the Affected Area. The Code Amendment proposes to retain this TNV and add a Maximum Building Height (Levels) TNV of 3 levels.

The maximum building height TNVs will provide greater flexibility when designing a diverse range of housing for the site.

The Code provides sufficient policy to guide an appropriate interface between the Affected Area and the surrounding residential areas.

Traffic and Car Parking

There was concern that the existing traffic, car parking and safety problems associated with the nearby school would be exacerbated by the proposed re-zoning; and that increased traffic along Streeters Road may affect access into existing properties and require the road to be widened.

Response: No change required.

WGA was engaged to undertake additional traffic studies in response to the concerns raised in the submissions. The studies indicated that there is sufficient capacity within the existing local road network to accommodate the likely volume of traffic generated from the future development of the Affected Area in accordance with the proposed zoning. In terms of on-street car parking, WGA acknowledged that this is an existing concern and recommended that this should be addressed jointly by the school and Council. It is noted that the Planning and Design Code requires the provision of 0.33 on-street car parking places per dwelling. This will be taken into consideration in the design of the proposed subdivision, which will include internal roads with on-street car parking capacity.

Vehicle Access

There was some concern that there would not be enough access points into the site; and that any future access to Streeters Road would make it difficult for land owners on Streeters Road to access their properties.

Response: No change required.

Indicative concepts for the Affected Area suggest that two way access could be provided via Mooringe Avenue and Gardner Street, with the potential for egress only to Streeters Road. The exact location and number of access points will be given due consideration at land division stage.

Open Space / Recreation

There was general concern that not enough open space would be provided for the future residents of the site.

Response: No change required.

Any future development of the Affected Area will require the provision of a minimum 12.5% open space in accordance with Section 198 of the Act.

Urban Tree Canopy

There was concern that the Housing Diversity Neighbourhood Zone enables the developer to elect to pay into the Urban Tree Canopy Off-Set Fund rather than undertake tree planting.

Response: No change required.

The Off-Set Scheme primarily allows for instances where reactive soils are not conducive to tree planting or minimum setback requirements do not provide a sufficient deep soil area for tree planting.

The Affected Area does not comprise soil types that would limit tree health and it is anticipated that sufficient setback will be incorporated into the design of future allotments to ensure that the majority will be able to accommodate a tree in accordance with the requirements of the Urban Tree Canopy Overlay.

Concept Plan

A Concept Plan should be developed over the Affected Area that details anticipated building heights, building envelopes and setbacks; and that captures connections to the existing road network, public open space, street widening of Streeters Road and any stormwater detention requirements.

Response: No change required.

Concept Plans are only intended to show the location of key infrastructure. Given the site is not particularly complex it is considered that a Concept Plan is not warranted.

Impact on Industrial Uses

There was some concern that the proposed Code Amendment does not consider the impact of existing industrial uses on the amenity of future residents or conversely, the impact of the rezoning on the viability of existing industrial uses.

Response: No change required.

No submissions were received from the owners / occupiers of surrounding non-residential land. It is noted that the nearest land zoned for industry (Strategic Employment) is the former New Castalloy site, which ceased operations in 2019 and has since been purchased by Renewal SA. Any future use of the New Castalloy site will need to consider surrounding residential land uses, noting that the site is currently bound by the General Neighbourhood Zone on three sides.

The EPA's submission gives consideration to the potential for future land uses to experience noise and air quality impacts from the surrounding industrial uses and has advised that it has no objection to the proposed Code Amendment.

A detailed summary of the issues raised and the responses to the issues is provided in **Attachment 2**.

A copy of the submissions in full is contained in **Attachment 3**.

4.4 Post-Engagement Changes to the Code Amendment

No changes have been made to the proposed Code Amendment in response to submissions.

WGA was engaged to undertake additional traffic investigations in response to the concerns raised in the submissions regarding impact on the local street network and the existing on-street car parking and traffic movement issues, particularly during school hours.

The investigations included additional site visits and an on-street parking assessment on Thursday 23 September 2021 during the morning and afternoon peak student drop off and pick up periods; and a traffic count survey on Errington Street between Sunday 19 September and Saturday 25 September 2021.

WGA provided the following updates to the findings of the original Traffic Assessment Report provided as part of the draft Code Amendment:

- *The impacts of the proposed re-zoning and traffic generated from Access Point 2 (AP2) onto Gardner Street have been considered against the existing traffic issues created by school drop offs on and around Gardner Street.*
- *It is acknowledged that there are some local issues with minor congestion and road user "mix" around Gardner Street / Errington Street intersection during peak times, particularly the morning peak.*
- *These issues are relatively commonplace for locations within close proximity to a school. Generally, these are relatively well managed with the assistance of the Emu Crossing controlling vehicle speeds, and temporary bike lanes restricting parking on Errington Street.*
- *Existing traffic management issues related to the school could be improved through the development of a Traffic Management Plan, which would be the responsibility of the school and the City of West Torrens to develop.*
- *Traffic management on Gardner Street could be improved by consideration of parking controls limiting school drop offs in congested "high activity" locations where there is high road user interaction.*
- *The volumes predicted to enter Gardner Street from the development (via AP2) are relatively low and would not create discernible traffic impacts to the immediate local network, or the operation of the general area during peak school activities.*

5 Evaluation of Engagement

To ensure the principles of the Community Engagement Charter (the 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.

Evaluation of Engagement by Community Members

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.

Post-Engagement Letter

Following the close of the engagement period, a letter was sent to all community members who contacted the Designated Entity (via Holmes Dyer) during the engagement period and / or who made a submission on the proposed Code Amendment. The letter provided:

- A 'What We Have Heard' summary of the submissions that had been received
- An overview of the next steps in the Code Amendment process
- A link and QR Code to access a survey on the engagement process.

A copy of the post-engagement letter is provided in **Attachment 4**.

Engagement Evaluation Survey

The online engagement evaluation survey was created through Survey Monkey and peer reviewed by an engagement expert from URPS. The survey ran for a period of 2 calendar weeks following the close of the engagement period.

The engagement survey and results can be found in **Attachment 5**.

Evaluation of Engagement by the City of West Torrens

As part of its written submission on the proposed Code Amendment, the City of West Torrens provided feedback on the engagement, summarised as follows:

- It was appreciated that the consultation period was extended in response to the Level 5 restrictions, noting that this was as the discretion of the Designated Entity.
- The consultation was not adequate for the community either in activities undertaken nor information made available.
- The policy was not clearly extracted from the Code for the community to easily understand what was being sought, nor displayed in a manner that many could visualise what the end outcome may be.

Summary:

The engagement sought to engage interested parties in a variety of ways and via a number of different tools and methods.

It is considered that the varied response to this survey question is more reflective of the lack of confidence communities have in engagement processes in general rather than the specific engagement that was undertaken for this Code Amendment. It is considered that Principle 1 has been achieved to an acceptable standard.

Principle 2 - Engagement is inclusive and respectful

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

Principles in Action:

- Engagement was tailored to support people of different ages, backgrounds, abilities and perspectives to participate.
 - Correspondence was sent via post and email.
 - A public notice was placed in the online edition of *The Advertiser* to capture a wide range of interested parties.
 - Information regarding the Code Amendment was made available online and in hard copy at a number of locations to ensure it was readily accessible to a range of people.
 - Interested parties were given the opportunity to call Holmes Dyer directly if they wished to ask questions about the Code Amendment.
- Effort was made to ensure that those affected or interested were aware of the proposal and engaged through the most direct means possible.
 - Direct letters were sent to the owners and occupiers of land considered to be specifically impacted by the proposal.
 - Signage was placed on the three road frontages of the Affected Area to capture foot traffic and people generally impacted by the proposal.
- Comments and views are captured and considered.
 - All phone calls, emails and formal submissions were logged in a dedicated engagement register.
 - All phone calls and emails were responded to within 24 hours.
 - All formal submissions were acknowledged via return email.
 -

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I found it easy to obtain the information I needed to help me understand the Code Amendment.	16.67%	16.67%	66.67%	0.00%	0.00%

Evaluation statement	Letter	Signage	Public Notice	Neighbour	Council	Other
I found out about the proposed Code Amendment through... (pick all that apply).	66.7%	0.00%	0.00%	50.00%	16.67%	33.33%
Evaluation statement	Portal	Telephone	Email	Neighbour	Council	Other
I found out more information about the proposed Code	33.33%	50.00%	50.00%	33.33%	16.67%	0.00%

Amendment via... (pick as many as apply)						
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Summary:

The results of the survey indicate that the range of ways in which additional information could be accessed was well used.

It is considered that Principle 2 has been achieved to an acceptable standard.

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

Principles in Action:

- The reach of the engagement was determined based on the extent of the impact of the proposal
 - Letters were sent to the owners and occupiers of adjacent land as it was considered that they would be specifically impacted by the proposal.
 - To reach people generally impacted by the proposal:
 - Signage was placed on the three frontages of the Affected Area
 - a public notice was placed in the online edition of *The Advertiser*
 - Fact Sheets were made available at the Council Civic Centre, library and Plympton Community Centre
- Engagement activities were appropriate to the significance and likely impact of the proposal
 - Due to the relatively small scale of the proposal and the concern regarding COVID-19, engagement was provided via 'contactless' options such as letters, emails, online services and telephone communication.

Evaluation Statement	Strongly Agree	Agree	Somewhat Agree	Neither Agree nor Disagree	Somewhat Disagree	Disagree	Strongly Disagree
The information that was provided helped me form a view on the proposal.	16.67%	0.00%	16.67%	66.67%	0.00%	0.00%	0.00%

Evaluation Statement	I would like to provide the following feedback on how the engagement process could be improved
Responses received from 50% of responders	Hopefully every household in and around the proposed site were notified
	Public meeting
	More info please

Summary:

The engagement activities were determined by the extent of the impact, which was considered to be limited to the land immediately surrounding the Affected Area.

Consideration was given to holding a public meeting however due to the concern regarding COVID-19 and the restrictions in place at the time, it was determined that a public meeting was not feasible.

A review of the survey responses provided by the person who requested 'more info' indicate that they only accessed the portal for information and did not make use of the other available avenues (e.g. phone call, email, Council).

It is considered that Principle 3 has been achieved to an acceptable standard.

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

Principles in Action:

- Information about the proposal was provided in a timely fashion and was readily available online or at request.
 - Letters were sent to all interested parties in advance to ensure they were received by the start date of the engagement period.
 - All information regarding the Code Amendment was available on the SA Planning Portal for the duration of the engagement.
 - Copies of the Code Amendment and Fact Sheet were made available ahead of the start date.
- Information was presented in an easy-to-understand language and format.
 - All documentation was peer reviewed by an independent communication consultant to ensure the information was presented appropriately.
- Engagement materials and activities articulate the key drivers for the proposal.
- The potential impacts of the proposal and on-ground development outcomes are clearly articulated.

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I understand how my views will be considered in the Code Amendment process.	0.00%	33.33%	66.67%	0.00%	0.00%

Evaluation Statement	Strongly Agree	Agree	Somewhat Agree	Neither Agree nor Disagree	Somewhat Disagree	Disagree	Strongly Disagree
I think the proposed Code Amendment has been explained clearly.	0.00%	50.00%	16.67%	16.67%	16.67%	0.00%	0.00%

Summary:

Of the 15 members of the community who lodged a submission, 40% responded to the evaluation survey. The survey results indicate that the majority of the respondents thought that the Code Amendment had been clearly explained.

However, the submissions indicated that there was some confusion regarding on-ground development outcomes that would be enabled by the Code Amendment, particularly in terms of density. Although it is difficult to demonstrate what future development of the land would look like at re-zoning stage - when the future use is still conceptual - it is considered that additional information could have been included to provide greater clarity around this.

This notwithstanding, it is considered that Principle 4 has been achieved to an acceptable standard.

Principle 5 - Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

Principles in Action:

- As the engagement plan was implemented, debriefs occurred to determine if any changes were required.
- At the conclusion of the engagement process, debriefs occurred that identified lessons learned.
- Engagement reports were written that measure the outcomes of the engagement.

Summary:

The engagement plan was peer reviewed prior to the commencement of engagement to ensure compliance with the Community Engagement Charter. Once engagement commenced, a register of calls and emails was maintained to keep track of the nature of enquiries and identify any gaps in the engagement.

A total of 91 letters were sent to impacted property owners / occupiers in the vicinity of the Affected Area. At the close of the engagement process, 6 phone calls and 3 emails had been received from people seeking further information on the proposal. Each call and email was evaluated at the conclusion of the interaction to determine whether any further action was required and to gauge the level of satisfaction of the caller / emailer with the response that had been given. Based on this on-going review, it was determined that no changes were required to engagement activities.

When the Statewide 7-day lockdown was announced, Holmes Dyer responded by extending the engagement period by 10 days to ensure those needing to access information in person or wishing to discuss the proposal with their neighbours could do so. Letters were re-sent to all impacted property owners / occupiers, state agencies and other stakeholders to advise of the extended timeframe and a notice was placed on the Code Amendment page of the SA Planning Portal. Aside from the extended timeframe, no changes were made to the engagement plan during the engagement period.

At the conclusion of the engagement, an evaluation survey was sent (via letter and email) to all community members who either made a submission on the proposal or who contacted Holmes Dyer during the engagement period. Of the 18 surveys distributed, 6 were returned (33%). The results of the survey were largely neutral or positive.

The City of West Torrens' submission on the Code Amendment included feedback on the engagement, which has been taken into consideration and will inform future engagement processes.

Key learnings from the engagement process were:

- Further consideration needs to be given to how 'on the ground' outcomes of the proposed Code Amendment can be better communicated.
- A high level overview of the Housing Diversity Neighbourhood Zone would have been useful to include in the draft Code Amendment. This has since been added into the final Code Amendment Report. It is recommended that the Department gives consideration to amending the Code Amendment template to include this as a standard requirement.
- A community meeting could have been held via Zoom in place of a face-to-face meeting. While this would potentially have excluded some members of the community who are not 'tech savvy', it could have provided an additional way in which the community could access information on the Code Amendment.
- The title of the Code Amendment should include the common name for the Affected Area where relevant, e.g. former Boral site, to assist people in better identifying the land. It is considered that this

is something that the Department should place greater emphasis on at pre-initiation stage, given the name of a Code Amendment cannot be renamed post-initiation.

- Templates from the Code Amendment Toolkit require amendment to ensure they are clear, easy to understand and free of jargon, in line with the principles of the Community Engagement Charter.
- The inclusion of a QR Code on all documentation and signage would provide easier access to information regarding the proposal.

6 Conclusion

The Affected Area is identified as 65-73 Mooringe Avenue, Plympton, and is more commonly known as the former Boral site.

Comprising 1.2 hectares of land historically used for industrial purposes, the Affected Area is now vacant and has recently undergone significant remediation to ensure it is suitable for sensitive uses.

The Code Amendment proposes to change the zoning applied to the Affected Area from Strategic Employment to Housing Diversity Neighbourhood to facilitate a master planned residential development of approximately 60 dwellings, offering a range of housing options at varying price points.

It is anticipated that the change in zoning will result in improved amenity for neighbouring residential areas through the creation of a more appealing streetscape, removal of heavy vehicles from the local road network, reduction in interface impacts, and increased urban tree canopy cover.

As part of the process for amending a designated instrument, public engagement has been undertaken in accordance with the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter and a review of the effectiveness of the engagement has occurred.

The engagement was undertaken for a period of 5 weeks and elicited 15 submissions from community members, 8 from State agencies / utility companies, 1 from the City of West Torrens, and 1 from a local Member of Parliament. In response to concerns raised in some of the submissions, the traffic investigations were reviewed and additional traffic studies undertaken to further consider the impact of the future development of the land on traffic flow and on-street car parking in the locality. The additional investigations concluded that the traffic generated by the future development of the land, in accordance with the proposed zone, can be accommodated by the existing local road network. Traffic recommendations were also made regarding how the existing car parking concerns in the area could be better managed, however the report suggests that this is the joint responsibility of the local school and Council to address, outside of this Code Amendment process.

The concerns raised in each of the submissions have been reviewed and considered in relation to the zone selection and scope of the Code Amendment. Where possible, responses to each of the concerns have been given. There are a number of the concerns that cannot be fully addressed at Code Amendment stage and that require further consideration when it comes time to develop the land, e.g. the location and number of access points, number of dwellings, on- and off-street car parking provision. Any future development of the land will require careful design and additional investigations and will be subject to a detailed assessment against the relevant provisions of the Planning and Design Code.

On balance, it has been determined that no changes are required to the Code Amendment in response to submissions.

An evaluation of the engagement has been undertaken via an online survey sent to all community members who participated in the engagement; and an evaluation undertaken by the project lead.

On balance, it has been determined that the engagement was undertaken in accordance with the principles the Community Engagement Charter.

The Engagement Report and Code Amendment Report are finalised for consideration by the Minister.

7 Refer to the Minister for Planning and Local Government

On 20 October 2021 the Designated Entity approved the Code Amendment and this Engagement Report to be furnished on the Minister for Planning and Local Government.

8 Attachments

- 1 Engagement Documents
- 2 Summary of Submissions and Response
- 3 Submissions received
- 4 Post-engagement letter to participants
- 5 Survey responses
- 6 Evaluation of Engagement by Project Lead

Attachment 1 – Engagement Documents

Attachment 2 - Summary of Written Submissions and Response

PUBLIC SUBMISSIONS

Sub. No.	Name	Key Concerns
1	A Galbraith	<ul style="list-style-type: none"> School traffic will be exacerbated Too many houses proposed Increased traffic congestion
2	B Gonis	<ul style="list-style-type: none"> Height of buildings Increased traffic Number of dwellings proposed is too high 'Affordable Housing' – Social housing not appropriate in the area
3	B Gonis	<ul style="list-style-type: none"> General Neighbourhood Zone is more appropriate as it allows maximum of 2 storeys and is more consistent with the existing area Sufficient on-site car parking should be provided Public open space should be provided Local traffic will increase
4	B Osborne	<ul style="list-style-type: none"> Would prefer the land to be developed as a park
5	D Osborne	<ul style="list-style-type: none"> 80 houses to be built at 2 and 3 levels will result in 300 people on the land, which is too many Increased traffic Low density more appropriate
6	D Djurasevich	<ul style="list-style-type: none"> Skate park requested
7	F Lum	<ul style="list-style-type: none"> Number of allotments allowed by the zone is too high Increase in traffic Exacerbation of existing car parking and rubbish collection conditions
8	H Duncan	<ul style="list-style-type: none"> Skate park requested
9	M Jones	<ul style="list-style-type: none"> Density not consistent with surrounding areas – 40-50 allotments max, 1 and 2 storey maximum height On-street car parking is already a concern Traffic congestion will increase Conflict with neighbouring school traffic Streeters Road will need to be widened Gardner St should not be the main road in and out
10	M Scott	<ul style="list-style-type: none"> Skate park requested
11	M Woolley	<ul style="list-style-type: none"> 80+ allotments is excessive Will create safety and parking concerns for school students and affect integrity of the neighbourhood
12	P & Margaret Carberry	<ul style="list-style-type: none"> Density proposed will cause additional and significant congestion of Gardner Street, both sides of which are used for car parking During school drop off and pick up times of the Plympton International College, Gardner Street is flooded with vehicles Proper studies need to be undertaken to consider the parking and traffic load placed on Gardner Street by the development and adjust the housing density accordingly.
13	R Fopp	<ul style="list-style-type: none"> No objection in principle Concerned that access to existing properties along Streeters Road will be affected Traffic flow along Streeters Road may increase substantially Potential egress to Streeters Road (as indicated in the Traffic Report) is strongly opposed as it is too narrow and will affect access into existing properties Suggest future houses are not provided with direct access to Streeters Road, rear lane access provided only
14	S Tsiaparis	<ul style="list-style-type: none"> Seeks General Neighbourhood Zone to compliment surrounding land Adequate on-site parking should be provided Appropriate WSUD should be incorporated, with greening and tree planting Adequate public open space should be provided

15	S Hodgson	<ul style="list-style-type: none"> Concerned that 2 and 3 level townhouses will cause overlooking. 80+ houses is too many Needs to include a playground/park for future residents Existing car parking issues will be exacerbated
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COUNCIL SUBMISSION

Sub. No.	Name	Key Concerns
16	West Torrens Council	<ul style="list-style-type: none"> Council does not support the Housing Diversity Neighbourhood Zone for this site and suggests that consideration is given to the General Neighbourhood Zone; <u>or</u> the inclusion of appropriate TNVs to guide future development if the Housing Diversity Neighbourhood Zone is pursued The implications of the Housing Diversity Neighbourhood Zone on the surrounding residential and industrial areas needs to be thoroughly investigated The proposal does not consider impacts of zoning on surrounding industrial land in terms of impacts on the amenity of future residents and on viability of existing industrial uses Small lot housing has greater reliance on public realm. There is an undersupply of open space within West Torrens - Council will seek 15% open space provision The Housing Diversity Neighbourhood Zone enables the developer to elect to pay into the Urban Tree Canopy Off-Set Fund rather than undertake tree planting. A zone that does not promote greening is not ideal in this location. A Concept Plan should be included that details anticipated building heights, building envelopes and setbacks; and that captures road connections to the existing network, public open space, street widening of Streeters Road and any stormwater detention requirements. <p>Engagement feedback:</p> <ul style="list-style-type: none"> Council appreciated that the consultation period was extended in response to the Level 5 restrictions. The consultation was not adequate for the community either in activities undertaken nor information made available. The policy was not clearly extracted from the Code for the community to easily understand what was being sought, nor displayed in a manner that many could visualise what the end outcome may be.

OTHER STAKEHOLDER SUBMISSIONS

Sub. No.	Name	Key Concerns
17	Local Member for Badcoe Jayne Stinson MP	<ul style="list-style-type: none"> Up to 85 dwellings on the land would detrimentally impact the community Density proposed is at odds with the existing density in the area A lack of off-street parking would place significant pressure on local roads Only two access points to the site is insufficient The claims of ease of access to public transport are inaccurate There is a lack of recreational space Lack of green space.

STATE AGENCY/UTILITIES SUBMISSIONS

Sub. No.	Name	Key Concerns
18	Adelaide Airport Limited	<ul style="list-style-type: none"> No objection The land is located outside the ANEF 20 contour (Australian Noise Exposure Forecast)
19	DIT	<ul style="list-style-type: none"> The Department of Infrastructure and Transport supports the proposed code amendment.

20	EPA	<ul style="list-style-type: none"> • No objection. • The EPA considers that the investigations into air and noise emissions and site contamination demonstrate that rezoning of the affected area from Strategic Employment Zone to Housing Diversity Neighbourhood Zone is appropriate. The EPA has no further comment to make on the proposed Zone or Overlays.
21	nbn	<ul style="list-style-type: none"> • No objection • The subject land is within the existing NBN fixed line network footprint so there would likely be no backhaul charges to service this development with Fibre to the Premises (FttP) services with capacity to cater for residential grade connections • General comments provided in respect to any future residential development of the land.
22	SA Water	<ul style="list-style-type: none"> • No objection • General comments provided in respect to any future residential development of the land.
23	APA Group	<ul style="list-style-type: none"> • APA does not have any objection to the Code Amendment but may require the Developer to contribute financially to the removal of the gas inlet service that supplied the previous land use. • The existing high pressure main in Mooringe Ave has sufficient capacity to support the load of 60 proposed dwellings.
24	ElectraNet	<ul style="list-style-type: none"> • ElectraNet does not have any assets which will be affected by the proposed rezoning. Accordingly, ElectraNet has no objection to the proposal.
25	Epic Energy	<ul style="list-style-type: none"> • Epic Energy is a gas transmission pipeline operator and has no infrastructure in this area

RESPONSE TO SUBMISSIONS

Sub. No.	Key Issue	Summary	Response	Change required (Y/N)
3, 14, 16,	Zone Choice	A number of submissions requested the application of the General Neighbourhood Zone instead of the Housing Diversity Neighbourhood Zone.	<p>The General Neighbourhood Zone applies to the existing residential areas to the south, east and west. These existing residential areas primarily accommodate single storey detached dwellings on traditional 700sqm blocks. The General Neighbourhood Zone is appropriate for these areas as it provides opportunities for infill development that compliments the existing streetscapes and adjoining dwellings.</p> <p>The application of the General Neighbourhood Zone to the Affected Area would be a missed opportunity for the coordinated uplift of an aging residential area that currently lacks housing diversity and affordable housing options.</p> <p>The Affected Area is sufficiently separated from the surrounding residential areas (by road on three sides) to accommodate new dwelling forms without compromising the existing character of the area.</p>	No change required.
16	Additional TNVs	Additional TNVs have been requested to provide more guidance and certainty on the future development of the land.	<p>The Housing Diversity Neighbourhood Zone has TNV capabilities for maximum building height, minimum site area per dwelling type and minimum frontage width per dwelling type, however TNVs are not mandatory and there are many instances of Housing Diversity Neighbourhood Zones that do not have TNVs.</p> <p>It is considered that TNVs are not required in this instance as they could hinder the future master-planned development of the land, which may seek a broader mix of allotment sizes and dwelling types than TNVs would allow.</p> <p>There is sufficient policy within the Code to guide the appropriate development of the Affected Area.</p>	No change required.
1, 2, 5, 6, 9, 11, 12, 15, 16, 17	Density	The Housing Diversity Neighbourhood Zone allows for low to medium residential density, which equates to 35-70 dwellings per hectare. Many of the submissions expressed concern that the land will be developed at the upper limit of 70d/ha (≈84 dwellings) and the associated impact this would have on	The Affected Area could technically accommodate 80+ dwellings if all 1.2 hectares was to be dedicated to housing, however in practice, once land is subtracted for roads and a minimum 12.5% open space is provided, it is estimated that the capacity of the land is closer to 60 dwellings.	No change required.

		traffic, on-street car parking, and existing residential amenity/character.		
2, 3, 5, 9, 15	Building Height	The proposed re-zoning intends to carry over the existing maximum building height (metres) TNV of 12 metres and seeks to add a maximum building height (level) TNV of 3 levels. A number of submissions raised this as a concern as the surrounding residential areas predominately feature single level buildings and the maximum building height in the General Neighbourhood Zone is 9 metres / 2 levels.	<p>The proposed maximum building height TNVs are intended to provide greater flexibility when designing a diverse range of housing for the site.</p> <p>The Housing Diversity Neighbourhood Zone provides some guidance on the location of higher density development, suggesting that is best placed close to areas of public open space, public transport and activity centres. In respect of the Affected Area, this would mean that higher density development would be located towards the centre of the site (where public open space is likely to be located) and towards Mooringe Avenue, which is considered acceptable. Good urban design would also require an appropriate stepping down of building heights along Gardner to reflect the surrounding low density areas.</p> <p>This notwithstanding, in the event that 12m / 3 level development is proposed along Gardner Street, there would be a 17 metre separation distance between the new built form and existing dwellings to the south, provided by the combination of a 3m minimum primary street setback required by the Housing Diversity Neighbourhood Zone, the existing 9 metre-wide road reserve and 5m primary street setback required by the General Neighbourhood Zone, which would minimise potential visual impacts.</p>	No change required.
1, 2, 3, 5, 7, 9, 13	Traffic Impacts	A common concern raised in the submissions related to increased traffic and on-street car parking demand.	<p>The Affected Area is located in close proximity to the Plympton International College (located on Errington Street, which runs off Gardner Street to the east of the Affected Area). As occurs with most schools, traffic in and around the school during drop off and pick up times can be inconvenient and disruptive for nearby residents.</p> <p>The traffic investigations undertaken as part of the Code Amendment process indicated that the proposed development is likely to generate 54 traffic movements (trips into and out of the site) during peak hours. Not all peak hours would overlap with school drop off/pick up times, noting that peak PM times typically occur later in the day after school has ended.</p> <p>It is considered that during school drop off/pick up times, residents of the new development can (and most likely will) choose to avoid the school traffic by exiting</p>	No change required.

			<p>the development directly onto Mooringe Avenue instead of Gardner Street. Typical driver behaviour suggests that drivers generally choose the path of least resistance / the quickest route, therefore it is considered that the proposed development is unlikely to contribute to an unreasonable increase in traffic in the area, bearing in mind that any future development of the Affected Area will result in <i>some</i> increase in traffic.</p> <p>A traffic assessment has been undertaken by WGA in response to the submissions that indicates that the surrounding local road network has the capacity to accommodate the additional traffic generated by the future development of the site. In terms of on-street car parking, WGA has acknowledged that this is an existing concern and recommended that this should be addressed jointly by the school and Council. It is noted that the Planning and Design Code requires the provision of 0.33 on-street car parking places per dwelling. This will be taken into consideration in the design of the proposed subdivision, which will include internal roads with on-street car parking capacity.</p> <p>It is noted that Council's submission did not raise traffic as a concern.</p>	
9, 11, 14, 15, 17	Car Parking	<p>Car parking in the area was a common concern, which is thought to stem from the nearby school.</p> <p>Car parking is currently <u>unrestricted</u> on both sides of Gardner Street, which can make it difficult for residents to negotiate their driveways and for rubbish trucks to empty bins on collection day.</p>	<p>The school has an ≈88 space off-street car park for staff and visitors located to the rear of the school (accessed from Myer Street) plus an additional off-street car park at the front of the school (Errington Street) providing 12 short-stay parks and an associated drive-through 'kiss and drop' area. This notwithstanding, car parking still occurs on surrounding streets.</p> <p>Although a cause for concern for residents, on-street car parking is entirely reasonable along public roads where there are no parking restrictions in place. If car parking is of concern, residents should request that Council investigate the possibility of putting parking restrictions in place to limit the location or duration of parking.</p> <p>While it is important that the proposed re-zoning and future development of the site considers the existing car parking pressures in the area, this should not preclude the re-zoning or place unreasonable restrictions on the future development of the land.</p> <p>Any future development of the land – irrespective of zoning – will need to comply with the Traffic, Access and Parking Module of the Code, which includes specific car</p>	<p>No change required.</p> <p>On- and off-street car parking provision will to be given due consideration at land division and land use stage.</p>

			<p>parking rates for different development types to ensure sufficient on-site vehicle parking is provided. The density of the future development of the site will be guided by this requirement (and other quantitative provisions), as future allotments will need to be able to demonstrate that they can accommodate the required number of on-site car parking spaces.</p> <p>It is further considered that any future development of the land could allow for some on-street car parking within the subdivision to further reduce reliance on the surround road network.</p>	
13 17	Access Points	Concern has been raised regarding vehicle access into the Affected Area, particularly as it relates to Streeters Road, which has a very narrow 6m carriageway.	<p>At this stage, it is anticipated that two, two-way access points will be created: one to Mooringe Avenue and the other to Gardner Street.</p> <p>Access to Streeters Road will be restricted to either no access or possibly egress only. This is in response to concerns raised by Council early on in the re-zoning process regarding the narrow width of this section of Streeters Road (6m). Any further access to Streeters Road may require the road to be widened to ensure the safe movement of traffic and provide unrestricted access to properties on the other side of Streeters Road.</p>	<p>No change required.</p> <p>Vehicle access points will be given due consideration at land division stage.</p>
15	Overlooking	Overlooking was raised as a concern in one submission.	The Code contains a policy that requires upper-level windows and balconies to be obscured to a height of 1.5 metres, which is considered to be sufficient to minimise the potential for overlooking.	No change required.
2	Affordable Housing	One submission expressed concern that the land will be developed with Affordable Housing and that this would affect the character of the area. It is understood from the submission that the term 'affordable housing' was taken to mean social housing or 'shelters'.	Affordable Housing refers to the requirement for all development comprising 20 or more dwellings to provide a minimum of 15% of the proposed dwellings at an affordable price point (determined by the SAHT) to ensure a range of incomes is catered for, including low to medium incomes, which encourages demographic diversity and reduces reliance on social housing providers.	No change required.
3, 4, 6, 8, 10, 14, 15, 16, 17	Recreational Use /Open Space	<p>A number of submissions requested that the land be developed as a skate park or public park. Other submissions sought to ensure that sufficient open space would be provided for the future residents of the land.</p> <p>Council's submission states that small lot housing has a</p>	<p>As the land is privately owned, there is no requirement to develop the land for a public purpose. That being said, any future development of the Affected Area will require a minimum 12.5% of the land to be dedicated public open space.</p> <p>It is agreed that there is a greater reliance on the public realm where small lot housing is contemplated. To this end, it is intended that any future development of the land will</p>	No change required.

		greater reliance on public realm and advises that there is a shortage of open space in the City of West Torrens.	incorporate well designed and well located areas of open space to service the needs of the future residents. It is noted that although the City of West Torrens LGA has a shortage of open space, the suburb of Plympton does not. Council's report advises that in 2018, there was 7.4ha of open space per 1000 Plympton residents, which is nearly 2.5 times the best practice standard of 3ha per 1000 people. It is therefore considered that the provision of 12.5% open space is sufficient.	
16	Tree Canopy	Concern has been raised that the Housing Diversity Neighbourhood Zone allows for the developer to pay into the Urban Tree Canopy Off-set Scheme rather than undertake tree planting as required by the Urban Tree Canopy Overlay.	While the Housing Diversity Neighbourhood Zone is one of three zones where a developer can elect to pay into the scheme rather than undertake tree planting, the intent is that trees <u>will</u> be planted in accordance the Urban Tree Canopy Overlay requirements as this will significantly improve the amenity and value of the allotments and development as a whole. The Off-Set Scheme primarily allows for instances where reactive soils are not conducive to tree planting, or where minimum setback requirements do not allow for sufficient soil area within the development site. It is understood that the soils at the site are not reactive and that sufficient setbacks will be incorporated into the design of the proposed allotments to ensure that the majority will be capable of accommodating a tree in accordance with the overlay requirements.	No change required.
17	Public Transport	One submission stated that the site is not well connected to public transport.	There are four bus routes that service the locality of the Affected Area. Bus routes 167 and 168 provide regular services between Glenelg and the City, and the J7 and J8 bus routes provide services between Marion Centre Interchange and West Lakes Centre Interchange. Additional bus routes are available along Marion Road. It is therefore considered the Affected Area is well serviced by public transport.	No change required.
16	Impact of the zoning on existing residential and industrial uses	Council has questioned whether sufficient consideration has been given to the impact of the proposed zoning on the existing residential and industrial uses in the area.	The impact on the residential areas has been considered in the above response to concerns raised by residents. In terms of impact on industrial uses in the area, it is noted that no submissions were received from the surrounding non-residential land uses. It is also noted that the nearest land zoned for industry (Strategic Employment) is the New Castalloy site, which ceased operations	No change required.

			<p>in 2019 and has since been sold to Renewal SA. This change in ownership gives some assurance that the New Castalloy site is unlikely to be used for industrial purposes into the future, however in the event that the site is developed for industrial purposes (subject to a development application), such development will need to take into consideration surrounding land zoned for sensitive uses, including existing land immediately adjacent zoned General Neighbourhood, and the Affected Area in the event the land is re-zoned.</p> <p>The EPA's submission gives consideration to the potential noise and air quality impacts of the surrounding industrial uses (New Castalloy, Ace Chemical Company, S.T and H.M Investments, and Milford Industries) on the future residential use of the Affected Area and advises that the EPA has no objection to the rezoning.</p> <p>With regard to any future residential use stifling existing industrial uses in the area, it is considered that there is sufficient policy in the Noise and Air Emissions Overlay and the Interface Between Land Uses General Module to protect the continuation of these uses.</p>	
16	Concept Plan	<p>Council's submission requests the inclusion of a Concept Plan over the site to address building height, building envelopes and setbacks; and that shows future road connections, public open space, future road widening of Streeters Road and any stormwater detention requirements.</p>	<p>The Housing Diversity Neighbourhood Zone does have a TNV capability for Concept Plans, therefore a Concept Plan could be created in theory, however it is not clear what the benefit would be.</p> <p>Heights, building envelopes and setbacks are not appropriate to include on Concept Plans, which are only intended to show the location of key infrastructure and access points. Given the site is not particularly complex it is suggested that a Concept Plan is not warranted.</p>	No change.

Attachment 3 –Submissions Received

Attachment 4 - Post-Engagement letter

Attachment 5 – Survey Responses

Attachment 6 – Project Lead Evaluation

The engagement was evaluated by Nitsan Taylor, Principal, Holmes Dyer

Evaluation statement		Response options
1	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	<input checked="" type="checkbox"/> Engaged when there was opportunity for minor edits to final draft
	<p><i>Comment:</i> As a proponent-led Code Amendment, the scope of influence was limited to consultation, whereby the public, Council and key stakeholders were provided the opportunity to learn more about the Code Amendment and how it will affect them and provide feedback on the proposed re-zoning.</p>	
2	Engagement contributed to the substance of the Code Amendment (Principle 1)	<input checked="" type="checkbox"/> In a minor way
	<p><i>Comment:</i> As a proponent-led Code Amendment, the substance of the Code Amendment had largely been determined following extensive investigations. The scope of influence was therefore limited to consultation on the substance of the proposed Code Amendment, with the view to any feedback provided offering opportunities for minor amendments to be made where appropriate.</p>	
3	The engagement reached those identified as the community of interest (Principle 2)	<input checked="" type="checkbox"/> Representatives from most community groups participated in the engagement
	<p><i>Comment:</i> It was identified that the local community would be the most interested in the proposed Code Amendment, and this was reflected in the submissions that were received. The submissions and calls received during the engagement period indicated that a good cross section of the community participated in the engagement, with submissions/calls received from students from the nearby school, retirees, people who have lived in the community for many years, and others who had recently moved into the area.</p>	
4	Engagement included the provision of feedback to community about outcomes of their participation	<input checked="" type="checkbox"/> Formally (report or public forum) <input checked="" type="checkbox"/> Informally (closing summaries)
	<p><i>Comment:</i> A post-engagement letter was sent to all members of the community who had been involved in the engagement. The letter provided a summary of the submissions received ("What We Have Heard") and provided an outline of the next steps in the Code Amendment process. The letter advised that the formal Engagement Report prepared in accordance with section 73 of the Act would be made publicly available and that a follow up letter would be sent to all those involved in the engagement to advise them of the outcome of the Code Amendment.</p>	
5	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)	<input checked="" type="checkbox"/> Reviewed and recommendations made in a systematic way
	<p><i>Comment:</i> Following the commencement of engagement, a register of all calls and emails to Holmes Dyer was maintained to keep track of the nature of enquiries and identify any gaps in the engagement. Each call / email was evaluated at the conclusion of the interaction to determine whether any further action was required and to gauge the level of satisfaction of the caller / emailer with the response that had been given. Based on this on-going review, it was determined that no adjustments were required to engagement activities during the engagement period.</p> <p>The engagement timeframe was extended in response to the State-wide COVID-19 lockdown in July 2021, which is considered to be an appropriate response.</p>	
6	Identify key strength of the Charter and Guide	
	<p><i>Comment:</i> The intent of the Charter to provide greater flexibility in the engagement process is welcomed, as this allows for engagement to be tailored to reflect the Code Amendment and local community.</p>	

	Evaluation statement	Response options
7	Identify key challenge of the charter and Guide	
	<p><i>Comment:</i> While the charter and guide offer flexibility to the engagement process, the absence of guidance around how to determine what is acceptable in terms of timeframes and engagement activities resulted in a high level of uncertainty and discomfort for all parties involved in the engagement process. It is recommended that this is reviewed and greater guidance provided on what minimum level of engagement is acceptable.</p> <p><i>It is considered that the evaluation statements are leading and limiting and do not necessarily reflect the varying scopes of influence that can occur within the Code Amendment process. The Engagement Plan provides the opportunity to define the scopes of influence, however this scope is not reflected in the evaluation statements.</i></p> <p><i>Greater consideration needs to be given to how a flexible system can be appropriately quantified and measured in the absence of minimum baselines being provided.</i></p>	

Community Engagement Charter

ENGAGEMENT PLAN



Designated Entity:

ACP Mooringe Pty Ltd

65-73 Mooringe Avenue, Plympton Code Amendment Engagement Plan

19 July 2021

Contact details

Name: Nitsan Taylor

Position: Principal, Holmes Dyer Pty Ltd

Email: engagement@holmesdyer.com.au

Phone: (08) 7231 1889

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"> Hon Mark Butler MP, Member for Hindmarsh [Federal] Mr Stephen Patterson, Member for Morphett [State] Ms Jayne Stinson MP, Member for Badcoe [State] 	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"> Representatives of the Designated Entity to provide a pre-briefing to Council staff and Elected Members 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. Council has agreed to assist with the consultation process by: <ul style="list-style-type: none"> providing a landing page on its website, directing people to the SA Planning Portal to view the proposed Code Amendment 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
Owners and occupiers of adjacent land	<p>Written correspondence (direct letter) to landowners and occupiers of adjacent land to:</p> <ul style="list-style-type: none"> Identify the affected area subject to the Code Amendment Describe the proposed Code Amendment and intended outcome (e.g. future housing development) Indicate where and when the proposed Code Amendment may be inspected Provide information about the consultation process and how feedback can be provided. Advise who to contact for further information.
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)	<p>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.</p> <ul style="list-style-type: none"> Hon Mark Butler MP, Member for Hindmarsh (Federal) Mr Stephen Patterson MP, Member for Morphett (State) Ms Jayne Stinson MP, Member for Badcoe (State)

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"> • Publication of proposed Code Amendment and consultation materials on the SA Planning Portal • Placement of a public notice in the Advertiser digital edition for the duration of the consultation period • Signage (A3 laminated information signage) located on each of the three road frontages of the affected area • 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. • The provision of advice as to who to contact for further information.

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"> • Attorney General's Department 	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"> • City of West Torrens 	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"> • Owners and occupiers of adjacent land • Local Government Association of South Australia • State and Federal Members of Parliament • Environment Protection Authority • Renewal SA • Adelaide Airport Limited • Department for Innovation and Skills • Department for Infrastructure and Transport • Utility Organisations • Wider Community 	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"> • Council • All other participants 	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"> • Stakeholders and community 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>A variety of opportunities to participate are provided, including</p> <ul style="list-style-type: none"> • online via the SA Planning Portal and a landing page on Council's website • hard copies made available at council's civic centre, library and Plympton Community Centre • via telephone • via dedicated email address • face to face where requested <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 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	<ul style="list-style-type: none"> The community/stakeholders actively participated and engaged in the process Number of submissions received 	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	Participants were given an opportunity to participate in the engagement process	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	The information provided 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 explained clearly .	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	<ul style="list-style-type: none"> All relevant information was made available and was readily accessible Participants understood how their views had been considered in the process 	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 Peer review undertaken 	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 Council 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 	<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"> 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 	<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"> 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 	Formal feedback provided in a timely manner
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	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

13 July 2021

Dear Sir/Madam

Notice of Consultation by ACP Mooringe Pty Ltd on the 65-73 Mooringe Avenue Plympton Code Amendment

ACP Mooringe Pty Ltd has now released the '65-73 Mooringe Avenue Plympton Code Amendment' for consultation as required under the *Planning, Development and Infrastructure Act 2016 (the Act)*.

Please see the **attached** Notice as required under Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The Notice provides details of the land which is specifically impacted by the Code Amendment, including a description of the impact on that land. The Notice also provides details of where you can inspect the Code Amendment and information about other consultation which will occur on the Code Amendment.

Should you have any questions regarding the Code Amendment, please contact:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd

(08) 7231 1889

engagement@holmesdyer.com.au

Kind Regards,



Nitsan Taylor

Principal, Holmes Dyer Pty Ltd

(on behalf of ACP Mooringe Pty Ltd)

Notice of Code Amendment to Owner or Occupier of Land

Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*

This Notice is provided to you as an owner or occupier of land (or owner or occupier of adjacent land) under section 73(6)(d) of the *Planning, Development and Infrastructure Act 2016* (the Act) and Regulation 20 of the *Planning Development and Infrastructure (General) Regulations 2017*. This Notice relates to land in a particular zone or subzone which will be specifically impacted by a draft amendment to the Planning and Design Code (the Code Amendment).

Area of Land Impacted

The piece (or pieces) of land which will be specifically impacted by the Code Amendment are:

65-73 Mooringe Avenue, Plympton, as shown in Figure 1 below.

Figure 1 – Area Affected



Impact on the Land

The land described above will be specifically impacted by the Code Amendment by re-zoning the land from **Strategic Employment** to **Housing Diversity Neighbourhood**.

The land comprises 1.2 hectares of disused industrial land that was formerly used by Boral as a concrete batching plant. The Strategic Employment Zone was applied to the land to reflect its historical use for industrial purposes; however there is now a lack of demand for industrial land in this location, in part due to its proximity to established residential areas.

It is proposed to rezone the land Housing Diversity Neighbourhood, which envisages medium density housing to support a range of needs and lifestyles within easy reach of a diversity of services and facilities. The land has undergone significant remediation to ensure it is suitable for residential use.

Inspection of the Code Amendment

The Code Amendment can be inspected on the Plan SA website at plan.sa.gov.au/en/code_amendments

Hard copies of the Code Amendment will be available at no cost at the City of West Torrens principal office, 165 Sir Donald Bradman Drive, Hilton SA 5033, and its libraries.

Information on Consultation under the Community Engagement Charter

Consultation on the Code Amendment will take place in accordance with the Engagement Plan prepared by *ACP Mooringe Pty Ltd* and as required by the Community Engagement Charter under the Act.

The Code Amendment is on consultation from 19 July 2021 to 16 August 2021. During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be sent to:

- Email: engagement@holmesdyer.com.au - attention to 65-73 Mooringe Avenue, Plympton Code Amendment
- In writing: c-/ Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000 - attention to 65-73 Mooringe Avenue, Plympton Code Amendment
- Online: via the Plan SA website
www.plan.sa.gov.au/have_your_say/code_and_development_plan_amendments#current_code_amendments

A copy of the Engagement Plan and the Community Engagement Charter can be found at the below link/s:

- https://plan.sa.gov.au/resources/planning/community_engagement_charter.
- plan.sa.gov.au/en/code_amendments

[← Back to My Orders](#)

Order id: 1188083805

Publications

Publication	Date	Deadline	Status
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Digital listings

Destination	Duration (days)	Start date	End date
Buy Search Sell listing	30	19/07/2021 09:00 am	18/08/2021 11:29 pm

Payment Transactions

Time	Type	Status	Amount	Ids	Error
16/07/2021 05:36:39 pm	Payment	Success	\$250.00	txn_1JDm4Cle77q3Y3UD8Wgcsrkl ch_1JDm4Ble77q3Y3UDOFbTjjrx	

Digital Ad Previews

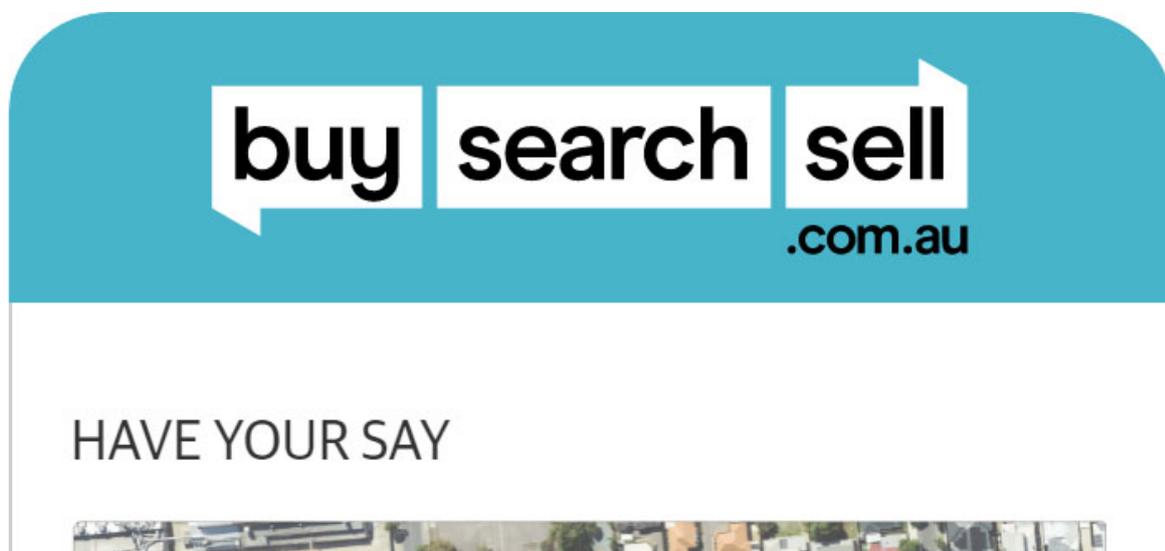


Image 1 of 1

Versions

Version	Created	Status	Plan	Preview	Cost
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1 16/07/2021 05:19 pm Submitted General Notices BSS V2

\$250.00
\$22.73 GST

Re-send tax invoice

Rebook

Cancel Order



PROPOSED CODE AMENDMENT FACT SHEET



65-73 MOORINGE AVENUE PLYMPTON CODE AMENDMENT

PROPOSED RE-ZONING OF THE FORMER BORAL BATCHING PLANT MOORINGE AVENUE, PLYMPTON

This fact sheet has been prepared to provide information on the proposed rezoning of the former Boral Batching Plant at Plympton.

Where is the Subject Site?

The subject site comprises 1.2 hectares of land located at 65-73 Mooringe Avenue, Plympton. The land has frontages to Mooringe Avenue to the north, Streeters Road to the west, Gardner Street to the south, and land zoned General Neighbourhood to the east. The site is shown in the above photograph.

What is being proposed?

The landowner, ACP Mooringe Pty Ltd, is undertaking a Code Amendment to rezone the land for residential purposes.

What is the current zone?

The land is currently in the Strategic Employment Zone under the Planning and Design Code. Prior to the implementation of the Planning and Design Code on 19 March 2021, the land was located in the Industry Zone of the West Torrens Development Plan.

What can be built under the current zone?

The site can currently be developed for:

- Automotive collision repair
- Fuel depot
- General industry
- Light industry
- Motor repair station
- Public service depot
- Retail fuel outlet
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Training facility
- Warehouse

Why is a different zone being sought?

The Boral Batching Plant has ceased operations on the site. Given the site is surrounded by residential areas, it is considered more appropriate to zone the land to facilitate development of the site with residential uses that are more compatible with the surrounding area.

What zone is the Code Amendment seeking?

The Housing Diversity Neighbourhood Zone is proposed, which envisages medium density housing that supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities.

Is the site suitable for residential development?

The site has been fully remediated so that it is suitable for residential use.

What could future development of the land look like?

The landowner's vision is for smaller lot properties that can accommodate a range of high quality housing types, including affordable housing options. It is intended to develop a master plan for the site to ensure future development is undertaken in a coordinated manner. This has the benefit of facilitating an optimal mix of housing types, complementary housing design, high quality public realm and well-designed infrastructure and traffic access.

Will the future development of the land provide open space?

Council has the ability to require up to 12.5% of the land be provided for open space purposes.

Where can I view the proposed Code Amendment?

The Code Amendment can be inspected on the Plan SA website at: plan.sa.gov.au/en/code_amendments

Hard copies are available at no cost at the City of West Torrens, 165 Sir Donald Bradman Drive, Hilton SA 5033, and its libraries.

How can I have a say?

You can make a submission on the proposed Code Amendment online or via email or post:

- Online: via the Plan SA website plan.sa.gov.au/en/code_amendments
- Email: engagement@holmesdyer.com.au - attention to 65-73 Mooringe Avenue, Plympton Code Amendment
- In writing: c-/Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000 - attention to 65-73 Mooringe Avenue, Plympton Code Amendment

When are submissions due?

The closing date for submissions is 5:00pm 16 August 2021

Need further information?

If you require further information on the proposed Code Amendment, please contact:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd
via

Phone: (08) 7231 1889

Email: engagement@holmesdyer.com.au

PROPOSED CODE AMENDMENT

65-73 MOORINGE AVENUE PLYMPTON SUBMISSIONS DUE 5:00PM 16 AUGUST 2021

Designated Entity
ACP Mooringe Pty Ltd

Proposal
Re-zoning of land

From
STRATEGIC EMPLOYMENT

To
HOUSING DIVERSITY NEIGHBOURHOOD



Code Amendment Details

ACP Mooringe Pty Ltd is proposing to rezone 1.2 hectares of disused industrial land at 65-73 Mooringe Avenue, Plympton, to facilitate development of the site for residential purposes. The land has undergone significant remediation to ensure it is suitable for residential use.

The land is currently zoned Strategic Employment and was formerly used by Boral for industrial purposes. It is proposed to rezone the land Housing Diversity Neighbourhood, which envisages medium density housing of up to three levels in height to support a range of needs and lifestyles within easy reach of a diversity of services and facilities.

Make a submission

Online

Plan SA website at plan.sa.gov.au/en/code_amendments

Email

engagement@holmesdyer.com.au
attention to: 65-73 Mooringe Avenue Plympton Code Amendment

Post

c-/ Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000
attention to: 65-73 Mooringe Avenue Plympton Code Amendment

View the Code Amendment

Online

Plan SA website at plan.sa.gov.au/en/code_amendments

In person

Hard copies of the Code Amendment are available at no cost at the City of West Torrens principal office, 165 Sir Donald Bradman Drive, Hilton SA 5033, and its libraries.

SUBMISSIONS MUST BE RECEIVED BY 5:00PM 16 AUGUST 2021

Public Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 20 August 2021 6:31 PM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: Annette

Family name: Galbraith

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: This to me is not what a residential area is all about, I live on Gardner Street, and with the school traffic and build up of so many units on this sized block is ridiculous. I believe it is only going to make the nearby roads congested and dangerous. With the nearby school, congested streets is an issue my neighbours and myself already share. I do not approve of this many houses on one block. Quarter of what has been proposed would be acceptable but don't ruin our residential area or we are out. We have been here for over 20 yrs so sad to see council getting on this band wagon of congested living, please don't approve this and ruin our suburb.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to

proponent engagement@holmesdyer.com.au

email:

From: Betty Gonis [REDACTED]
Sent: Saturday, 21 August 2021 5:59 PM
To: Engagement
Subject: 65-73 Mooringe avenue Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

I'm writing in regards to the proposed dwellings. I'm a resident on Gardner street and I'm very concerned and strongly oppose this plan. 12 metre high dwellings in a quiet residential street ? I'm obviously concerned of the height, the view I look at directly across from my house and the extra traffic it will bring into a quiet family street. Also the number of units/apartments is also quite concerning. So many people crammed onto a block. We've been told it's "affordable housing" so what does this actually mean and what groups of people will this be for? We already have issues with a number of men's shelters. I would like some honest information please as to who exactly will be living there. I'm definitely against so many dwellings and the ridiculous height. It's a no from me.

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 25 August 2021 11:18 AM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Other

Given name: Bill

Family name: Gonis

Organisation: private resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: My view is General Neighbourhood Zone should be applied to the site to compliment the immediate surroundings. GNZ allows for up to 2 storeys and 9m in height which is somewhat sensitive to the current built-form. GNZ allows for suitable lot sizes, frontages and private open space requirements. Any proposed height limit increases should be sensitive to the current built-form and attempt to reduce overshadowing and overlooking. 2+ bedrooms should require a minimum of 2 off-street car parks (1 covered), especially for high-density residential flat buildings. Adequate on-site visitor car parking should be provided, minimising reliance on surrounding streets to act as a bulk owner/occupier or visitor car park. Page 14 of the social infrastructure assessment indicates a heavy reliance on vehicle ownership. Traffic report also indicates that the VPD will increase by 533, highlighting reliance on vehicles. Page 18 of the draft housing assessment indicates that 44.6% of households in Plympton own 1 motor vehicle and 32.5% own two. The numbers are similar across Greater Adelaide & CoWT highlighting the absolute need for adequate on-site parking. Adequate and appropriate public open space should be provided on the site as part of any development. Local traffic will significantly increase, especially with a major school around the corner will present safety and congestion issues.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent engagement@holmesdyer.com.au
email:

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 26 August 2021 8:18 PM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: Brigitta

Family name: Osborne

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: My parents house is on Gardner Street, Plympton therefore I grew up here for most of my life. My Dads old boral work site used to be on the site you will be building on. I always imagined a park on this lot would make the street look attractive and lush. I would imagine the local residents would appreciate this. Also, having an establishment owned by the state government, does this mean they will contribute a donation to the West Torrens council for this to go ahead? And put money before neighbours concerns? We are not looking forward to a concrete jungle thanks.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent engagement@holmesdyer.com.au
email:

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 26 August 2021 7:58 PM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: David

Family name: Osborne

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: It's proposed more than 80 houses to be built 2 & 3 story, over 300 people on an allotment of just over 1 acre. This is outrageous, why not have bigger allotments to suit the areas landscape? This plan is not well suited for the area - it will be an eyesore. My concerns are the increased number of vehicles on nearby roads, particularly on Gardner street. Gardener street is a quiet side street and will not be able to cope with further congestion, especially with the R-12 school nearby which already creates enough traffic and continues to grow. I am not an anti developer, however the volume of housing is problematic and is just too much for the size of land. My question is - with the virus at our doorstep is this a good move? Plympton has been a desirable location to reside in due to its low density. Please do not spoil it.

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sent to
proponent engagement@holmesdyer.com.au
email:

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 12 August 2021 4:45 PM
To: DIT:Local Design Review
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Office for Design and Architecture SA,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: diana

Family name: Djurasevich

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Skate park

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From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 22 August 2021 6:05 PM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: Foo

Family name: Lum

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: To whom it may concern, I am the homeowner of [REDACTED] and I have concerns about the number of allotments planned for this site. The significant increase in residents in such a small area will no doubt increase the volume of traffic and further deteriorate car parking conditions. With the increase of traffic, it increases the risk of car accidents with pedestrians, in particular with school children, as this site is in close proximity to the Plympton International College. It will also exacerbate current street car parking and garbage collection conditions on Gardner St, particularly during school days. Regards, Foo

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sent to
proponent engagement@holmesdyer.com.au
email:

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 12 August 2021 4:52 PM
To: DIT:Local Design Review
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Office for Design and Architecture SA,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: Hayley

Family name: Duncan

Organisation: I am in school not an organisation

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Hi as a teenager that lives in the area me and all of my mates at school have said we want a skate park. We all hang out together after school and on weekends and me and the boys would love it if we could go to a skatepark that would be right around the corner from school. So pretty please can you put in a skatepark in the vacant spot. :) have a good day

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From: Michael Jones [REDACTED]
Sent: Wednesday, 25 August 2021 10:11 PM
To: Engagement
Cc: Caitlin Rorke-Wickins
Subject: attention to 65-73 Mooringe Avenue, Plympton Code Amendment

Categories: Plympton Code Amendment, Saved To File

Dear Nitsan Taylor,

I am writing to you as a resident of Gardner St Plympton about the proposed amendment at 65-73 Mooringe Ave (former Boral Bitumen Site).

We are not opposed to the rezoning of the block for residential purposes, but Medium Density seems too large compared to the surrounding suburb.

We want it to be Low Density, quality dwellings, that enhance the neighbourhood, not turn Plympton into a ghetto.

It needs to be no more than 40 – 50 allotments, containing both one and two storey homes, allowing for additional car parking, footpath access with ample landscaping & shade.

As far as the data findings that were published, we think they are outdated, misleading and have affected the overall reporting on this project.

This data should be reassessed using the the latest Census that has been recently completed.

Most households have at least two cars and more than 2.3 people living there.

(especially in the “affordable household” market)

Due to the current proposal, the following issues will be unavoidable if it proceeds.

- parking of cars.
- Traffic congestion at various hours of the day (especially on school days)
- conflict with the neighbouring School

Streeters Road will have to be widened and the block to be setback too, as we don't want Gardner Street to be a main road in & out.

Also based on the incorrect data, the proposed area wont have sufficient waste & water facilities.

(majority of this should be done off Mooringe Ave, not Gardner St)

We bought in this area for an investment, lifestyle and our future retirement, so your current proposal won't enhance the area it will devalue our current home.

We'd have to be compensated for both land and relocation costs.

Regards,

Michael Jones & Family.



From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 12 August 2021 4:45 PM
To: DIT:Local Design Review
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Office for Design and Architecture SA,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: State Agency

Given name: Molly

Family name: Scott

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Skate Park.

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From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 25 August 2021 11:59 AM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: Morgan

Family name: Woolley

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Hi, the new proposed dwelling will have a major impact on my life in the community. Being a resident two doors up from the site I worry about the amount of additional people that is trying to be fit in. I worry for safety of the neighbourhood, parking for the school students and for the integrity of the neighbourhood. While I understand the need for housing, I believe 80+ small allotments is excessive and unnecessary. The amount of housing that are going up along ANZAC Highway is enough another reason why the Gardner St population are coming together to have our voice heard. Thank you for taking the time to read my thoughts.

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sent to
proponent engagement@holmesdyer.com.au
email:

From: Paul Carberry [REDACTED]
Sent: Tuesday, 24 August 2021 3:26 PM
To: Engagement
Subject: 65-73 Mooringe Avenue. Plympton Code Amendment

Categories: Saved To File, Plympton Code Amendment

Hello

We are residents of [REDACTED] which is located close to the site referred to above.

We are concerned that a high-density development, such as is being proposed, will place significant, additional congestion onto Gardner Street, with a much larger volume of traffic, as residents enter and leave this development.

Additionally, unless there is adequate provision for parking within the development, residents will need to park their vehicles on Gardner Street. With both sides of Gardner Street being used as the permanent parking location for many additional vehicles, the street will become quite dangerous, as only one car can pass at a time.

Immediately south of our section of Gardner Street is the Plympton International College, a large reception to year 12 high school. During school drop off and pick up times Gardner Street is flooded with vehicles, leaving along the street ;looking for somewhere to pull over to allow their children to get in or out of their vehicle. Many of them park and walk to or from school with their children. Also, staff who are not able to park within the school, park in Gardner Street for the day.

If the street is already permanently overcrowded with permanent parkers from the development, the situation during school days will become completely chaotic.

We believe that proper studies need to be undertaken to consider the parking and traffic load placed on Gardner Street by this development, and adjust the proposed housing density of the site to avoid the scenarios we have described above.

Regards

Paul & Margaret Carberry

SUBMISSION TO CONSULTATION
by ACP MOORINGE PTY LTD
on the 65-73 Avenue Plympton Code Amendment
by Dr Rodney Fopp
Resident of [REDACTED]

Introduction

The following is my submission regarding the above Consultation.

While my address is [REDACTED] I have another entrance to my property which is from the most southern end of Streeters Road (ie south of the intersection with Mooringe Avenue). In fact, all the properties on Streeters Road south of Mooringe Avenue have addresses to Whelan Ave and have second entrances on to Streeters Road.

Moreover, all the properties along Streeters Road at this point, including mine, abuts the site which is the subject of the Code Amendment. Consequently, the Code Amendment proposed for the old Boral site directly impacts the area in which I reside.

Commensurate with the number of properties permitted per acre, I have no general objection to the plan to construct residential properties on the area. However, I am concerned that (1) access to my entrance on Streeters Road may be adversely affected and that (2) traffic flow along the western border of the site on Streeters Road may increase substantially, rendering access to our properties more difficult.

Access points to Streeters Road from the proposed development site

It appears from my reading of the relevant document that, currently, there is no proposal to have any entry and exit points to and *from the* development site that use Streeters Road. On 3 occasions in the Report (Figure 2 p. 3, Figure 8, p. 17, Figure 15, p. 27) there are similar diagrams of the proposed development with no access from Streeters Road. The diagrams indicate 3 east-west roads traversing the site which end with cul de sacs on the western end of the site abutting Streeters Road.

Consequently, there appears to be are no egress or ingress points from or to the site from the 'southern leg' (p. 6) of Streeters Road Thus, at this stage in the approval process, vehicular entry and exit points from Streeters Road are not envisaged. I strongly support this approach.

However, Figure 8 on page 17 of the Report alludes to possible egress of vehicles from the site into Streeters Road. In this Figure, there is a note identifying the 3 cul de sacs abutting Streeters Road, but with the words '*potential for out access only*' in parenthesis (emphasis added). This is a major problem which I staunchly oppose, and the note renders the Report on this issue ambiguous. Is access to Streeters Road from within the sit envisaged or not?

As the report acknowledges, Streeters Road at this point is only 6 metres wide (p, 5), compared to 9 metres on Whelan Ave (p.6). Although it is true that the southern leg of Streeters Road 'has very low traffic volumes' (p 6), it is currently far too narrow to allow for any additional vehicular movement from the site, despite the possibility of widening the road (mentioned in the *Report*, p. 5).

There is also a suggestion that parking bans on Streeters Road would be required if the Code Amendment was approved (p. 5). Currently, the western side of Streeters Road is used by residents to park cars . I strongly oppose this suggestion regarding parking restrictions. Parking is essential when accessing properties into or from Streeters Road (e.g., to alight cars in order to open gates and shed doors).

Thus, I was very alarmed by the suggestion in the Report that the 'new development will likely require parking bans along the length of the road unless indented parking is provided ... (p. 5)' Residents should not be disadvantaged by even more parking bans in the area, and particularly bans which will effectively impede access to their properties.

Conclusion

In general, I *support* the Code Amendment but have strong concerns and misgivings about (1) some aspects of it which could adversely affect access to existing properties via the southern leg of Streeters Road and (2) implications of increase traffic flow and parking bans.

I *support* the statement in the Report:

- a) 'that Council has expressed a desire to limit access to the rezoning from Streeters Road adjacent to the development'(p5);
- b) about the widening of the southern leg of Streeters Road, and agree that the widening of the Road 'requires further assessment to gauge the impact on the proposal (p.5).'

I generally *support* the widening of Streeters Road but have concerns and misgivings that:

- a) the acquisition of land for widening the most southern section of Streeters Road 'could be dealt with at the land division stage'. This seems to be a belated move which might outmaneuver resident concerns and input. Additional land for road widening can only really come from the relevant aspects of the proposed development site, and should be part of the Amendment Code;
- b) I am also concerned that widening the road will adversely affect the ability of residents on the western side of Streeters Road to access their own properties by vehicle. Additional cars on the Road will make access more difficult, and the possibility of parking bans could prevent the ability of residents to alight and enter their cars in order to open gates and shed doors prior to leaving or entering.

To protect the rights of exiting residents on Streeters Road I *strongly advocate* that:

(a) there be no housing frontages in the proposed development facing west with driveways entering directly on to Streeters Road;

(b) the 3 cul de sacs on the western side of the site become a mandatory part of the Amendment, and development approval be contingent upon them (that is, no 3 cul de sacs proscribing access to Streeters Road, no approval).

I look forward to hearing about future stages in the development.

Yours sincerely

Rod

Dr Rodney Fopp
26th August 2021

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 24 August 2021 9:13 AM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: Simon

Family name: Tsiaparis

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments:

- General Neighbourhood Zone (GNZ) should be applied to the site to compliment the immediate surroundings, while still encouraging a range of housing types with the intent of increasing diversity and supply by introducing new dwelling typologies.
- GNZ would discourage a Lightsview-style development.
- GNZ allows for up to 2 storeys and 9m in height which is somewhat sensitive to the current built-form. GNZ allows for suitable lot sizes, frontages and private open space requirements. Any proposed height limit increases should be sensitive to the current built-form and attempt to reduce overshadowing and overlooking.
- 2+ bedrooms should require a minimum of 2 off-street car parks (1 covered), especially for high-density residential flat buildings.
- Adequate on-site visitor car parking should be provided, minimising reliance on surrounding streets to act as a bulk owner/occupier or visitor car park. Car stackers shouldn't be considered because people do not use them if there is 'easier' parking available – they only work in the CBD where on-street parking is non-existent or is limited/timed.
- Page 14 of the social infrastructure assessment shows that 66.1% of Plympton residents use a car to get to work & in the CoWT it is 66.2%, while greater Adelaide is 70.5% which indicates a heavy reliance on vehicle ownership. Traffic report also indicates that the VPD will increase by 533, highlighting reliance on vehicles. Page 18 of the draft housing assessment indicates that 44.6% of households in Plympton own 1 motor vehicle and 32.5% own two. The numbers are similar across Greater Adelaide & CoWT highlighting the absolute need for adequate on-site parking.
- Appropriate WSUD should be incorporated, with greening, tree planting and other natural habitat included to reduce heat-mapping in the area. Permeable paving and other solid surface solutions should also be used.
- Adequate and appropriate public open space should be provided on the site as part of any development.

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sent to

proponent engagement@holmesdyer.com.au

email:

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 25 August 2021 9:17 AM
To: Engagement
Subject: Public Consultation submission for 65-73 Mooringe Avenue, Plympton Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: 65-73 Mooringe Avenue, Plympton Code Amendment

Customer type: Member of the public

Given name: Stuart

Family name: Hodgson

Organisation: Resident at [REDACTED]

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: As a resident and living right along side the proposed site i would not wish to see 2 to 3 story townhouses built and over looking my back yard.I am not against development but to build 80 odd houses on this patch of land is far too many.I can not see any park/playground in place for the future residents who may have small kids wanting to play somewhere,other than their future backyard which will be extremely small.My other concern is parking in the area,with a school just around the corner,morning drop offs & afternoon pickups the traffic is high with no where to park.People often blocking local residents driveways.I dont expect anyone to agree to my suggestion as it is all about the \$\$\$ money for the Government,Council & of course the developers.Thanks for nothing.

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sent to
proponent engagement@holmesdyer.com.au
email:

13 July 2021

The Hon Vickie Chapman MP,
Deputy Premier, Minister for Planning and Local Government
GPO Box 464
Adelaide SA 5001
DX 336

Dear Minister Chapman,

RE: Private Proponent Planning and Design Code Amendments

At its meeting held on 6 July 2021, Council passed the following resolution that it:

- 1. Seeks a review of the private proponent led Planning and Design Code Amendment process to ensure appropriate rigour, checks and balance are in place; and; reduce the potential for errors and poorly informed policy changes that may have long term impacts on West Torrens and its community;*
- 2. Requests that Code Amendments be put on hold pending the outcome of this review.*

The introduction of the private proponent led Planning and Design Code Amendment process presents an opportunity for agile consideration of how Code Amendments respond to changing demand and landscapes in a timely manner. However, this process should not be without clear guidance for all stakeholders with regard to their roles, opportunities to participate and capacity for review and/or recourse.

West Torrens Council recently received advice of two separate private proponent led Code Amendments, each to be run by a respective privately appointed designated entity.

This experience has identified that the reality of the requirements for private proponent led Code Amendment lacks rigour, integrity and probity and so gives rise to concern regarding the eventual outcomes and potential long term impact on the West Torrens Council (infrastructure and resourcing) and its community.

Despite refinement to *Practice Direction 2 - Preparation and Amendment of Designated Instruments* and evolving toolkits, the following risks that have been identified with the process, remain problematic:

- Insufficient requirements for investigations to be undertaken to inform suitable policy application.
- Inherent *conflict of interest* during consultation with community and stakeholders (both pre-initiation and post) for the designated entity.
- Capacity for inappropriate development occurring during parliamentary scrutiny process.

Planning policy amendments were previously carried out by public officers (whether Local Government or State Government). The transition to a process that enables *private proponents* to undertake what was previously a public administration function necessitates additional checks and balances in the legislation and process.

This is particularly important when a person who has an interest in the land (private proponent) is able to engage a private and paid planning professional as the designated entity to:

- Initiate the Code amendment, including pre-consultation, identify and undertake investigations;
- Undertake community engagement and consultation (without the need to have the engagement plan approved by Minister, SPC or AGD) and then self-report on the effectiveness of the engagement they developed and undertook;

and, of particular concern;

- The *same designated entity/ies* (generally planning consultancies) can subsequently lodge a development application as soon as the Code amendment is released on the portal **during, and prior to completion of**, the parliamentary scrutiny phase.

As such, the designated entity may be perceived as having a vested interest in the consultation process outcomes which could lead to the process being open to criticism due to a perceived lack of independence.

It is the view of West Torrens Council that **current, and additional private proponent Code Amendments should be put on hold** pending review of the private proponent led Code Amendment process to ensure there are adequate processes and legislation in place that promotes trust and transparency in the process.

The review should address the following:

1. Accreditation requirements for planning professionals who can be engaged to act as a designated entity for the purpose of Code amendments or advise on Code amendments rather than stating that *equivalent experience* is required. Currently the legislation states that a person with qualifications and experience that is equivalent to an Accredited Professional - Planning Level 1 under the Act may fulfil this role (i.e. not that they must *actually be accredited* as per the Accredited Professionals Scheme).
2. Amendments required to the existing Code of Conduct so that planning professionals undertaking functions associated with a Code Amendment are required to abide by it.
3. Implementation of *Regulation 30 PDI (Accredited Professionals Scheme) Regulation 2019, Circumstances in which an accredited professional may not act* (as provided below) so that it extends to planning professionals performing/functioning for the purpose of a private proponent led Code Amendment:
 - An accredited professional must not perform any function of an accredited professional in relation to a development—
 - (a) if the accredited professional has been involved in any aspect of the planning or design of the development (other than through the provision of preliminary advice of a routine or general nature); or

- (b) if the accredited professional has a direct or indirect pecuniary interest in any aspect of the development or any body associated with any aspect of the development; or
 - (c) if the accredited professional is employed by any person or body associated with any aspect of the development.
4. Identification of minimum timeframes for engagement associated with a Code Amendment.
 5. The way in which engagement responses are captured, shared and responded to.
 6. The process for third party review of the Code Amendment process for private proponents.
 7. In instances where a Code Amendment necessitates new infrastructure (e.g. road/s, open space, stormwater) that will be vested to a council, that a private proponent Code Amendment require more extensive engagement and/or partnership with the relevant council.
 8. Consideration of when a Code Amendment becomes active and exploration of this occurring **after** parliamentary scrutiny, particularly in relation to private proponent led Code Amendments.

It is imperative that Council stakeholders are consulted on any suggested improvements resulting from the review **prior to** any formal decisions being made. It is requested that such a review occur as a matter of urgency and **prior to** accepting the initiation of any new private proponent Code Amendments, to ensure clear guidance for all stakeholders with respect to their roles, opportunities to participate and capacity for review and/or recourse.

Council strongly reinforces the suggestion that current, and additional private proponent Code Amendments be **put on hold** pending review of the private proponent led Code Amendment process to ensure there are adequate processes and legislation in place that promote trust, transparency and confidence in the process.

Should you require further information or would like to discuss this matter further, please contact Sue Curran, Manager Business and Strategy on 8416 6333 or scurran@wtcc.sa.gov.au

Yours sincerely



Terry Buss PSM
Chief Executive Officer
City of West Torrens

cc
Anita Allen, Planning and Land Use Services
Stephen Smith, Local Government Association of SA

CITY OF WEST TORRENS



Confidential Report Items 21.1, 21.2, 21.3 and 21.4

of the

COUNCIL MEETING

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 6 JULY 2021
at 7.00pm

Pursuant to Section 83 (5) of the *Local Government Act 1999* the Confidential Items for the Council meeting are delivered to the Council Members upon the basis of my recommendation that the matters to which the Agenda relates be received, considered and discussed by the Council in confidence under Part 3 of the Act.

Terry Buss PSM
Chief Executive Officer

City of West Torrens Disclaimer

Please note that the contents of these Council and Committee Agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the formal Council decision.

INDEX

21 Confidential **1**

 21.1 Kerbside Waste Management Services 1

 21.2 Public Lighting Rebate Dispute 16

 21.3 Proponent Led Code Amendment 1 49

 21.4 Private Proponent Code Amendment 2 128

Released

21.3 Proponent Led Code Amendment 1

Reason for Confidentiality

The Council is satisfied that, pursuant to Section 90(3)(j)(i) and (j)(ii) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (j)(i) information the disclosure of which - would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council).
- (j)(ii) information the disclosure of which - would, on balance, be contrary to the public interest.

RECOMMENDATION

It is recommended to Council that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.3 - Proponent led Code Amendment 1, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(j)(i) and (j)(ii) because this information is required to be dealt with in confidence to ensure that Council does not divulge confidential information provided to it by a Minister for the Crown.
2. At the completion of the confidential session the meeting be re-opened to the public.

Brief

This reports presents information and initial feedback with regard to a private proponent led Planning and Design Code Amendment, in relation to land located at 65-73 Mooringe Avenue, Plympton, which has been initiated by the Minister for Planning and Local Government.

RECOMMENDATION

It is recommended to Council that the Chief Executive writes to the Minister of Planning and Local Government:

1. Detailing the issues raised in this report with regard to the *65-73 Mooringe Avenue, Plympton Code Amendment*.
2. Seeking more detailed investigations be undertaken to inform zone selection and inclusion of appropriate technical and numeric variances (TNV) in the *65-73 Mooringe Avenue, Plympton Code Amendment*.
3. Seeking the inclusion of a concept plan in the *65-73 Mooringe Avenue, Plympton Code Amendment* that details:
 - a) anticipated building heights;
 - b) building envelope and setbacks;
 - c) infrastructure layout;

in order to:

- i. provide policy that is compatible with the surrounding character of the area; and

- ii. ensure that environmental audit advice that has been provided applies to the intended design of development at the site in order to protect human health; and
 - iii. future-proof infrastructure associated with any development that takes place as a result of the *65-73 Mooringe Avenue, Plympton Code Amendment*
3. Advising that, to be consistent with surrounding zones, the *65-73 Mooringe Avenue, Plympton Code Amendment* should give consideration to the 'General Neighbourhood Zone' as an alternative option for the conversion of this site to residential uses (subject to appropriate site remediation if required).

FURTHER

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the Item 21.3 - Proponent led Code Amendment 1, the Minutes arising, attachments and any associated documentation, having been considered by the Council in confidence under Section 90(3)(j)(i) and (j)(ii), be kept confidential and not available for public inspection for a period of 6 months from the date of this meeting, on the basis that this information is required to be dealt with in confidence to ensure that Council does not divulge confidential information provided to it by a Minister for the Crown..
2. Council delegates the power of review, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

Introduction

Council has received notification from the Minister for Planning and Local Government that she has initiated a private proponent led Code Amendment at 65-73 Mooringe Ave, Plympton (image one) (**Attachment 1**). The proponent is ACP Mooringe Pty Ltd and the consultant assisting is Holmes Dyer.



Image one: Subject area highlighted in blue

The subject land of 1.2 hectares is located in the Plympton Ward (image two), in close proximity to Morphett Ward, noting the boundary runs down Streeters Road, Plympton.

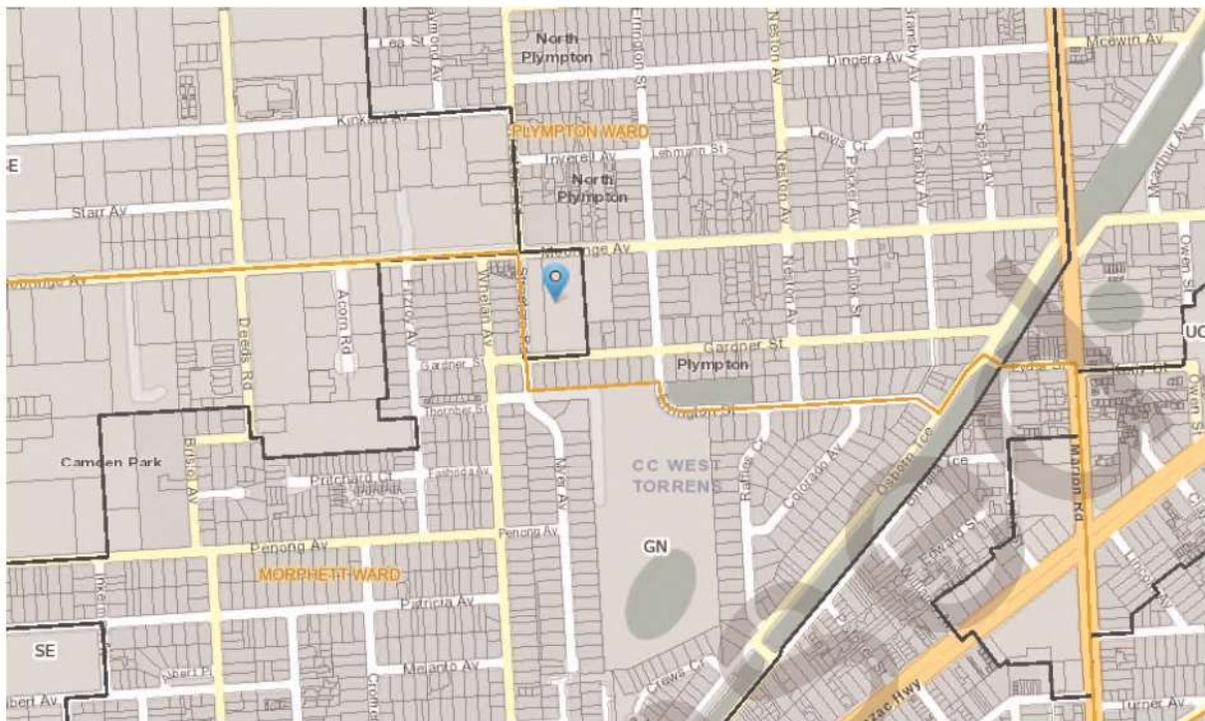


Image two: LGA Wards identified by yellow border and text

The proposed Code amendment does not seek to create new planning rules, and is limited to the spatial application of a standard zone provided for under the published Planning and Design Code (Code).

On that basis, the designated entity must (mandatory) consult in writing with:

- The City of West Torrens; and
- Owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017.

The proposed Code amendment seeks to rezone the subject land from the Strategic Employment Zone which was applied to the site through the introduction of the Planning and Design Code (Code). The private proponent has indicated the following zones as options for further investigation as part of the Code Amendment:

- Master Planned Neighbourhood Zone; or;
- Housing Diversity Neighbourhood Zone (as suggested by the Minister for further exploration).

In the newly introduced private proponent-led Code Amendment process, Council is no longer a decision-maker in the code (policy) amendment process. Council's formal input into the Code amendment is limited to being consulted as a stakeholder in the engagement/consultation phase.

Due to the nature of a private proponent Code Amendment, the Administration is seeking early input from the Members and a pre-engagement position to shape feedback to the public consultation that is proposed to be undertaken in July for a period of 4 weeks. With regard to this Code Amendment, and while there is no obligation to consult with Council prior to release for public consultation, the proponent, via their consultant, has indicated an intention that Council would be engaged 2 weeks prior to the broader community engagement. (This is yet to be formalised).

Discussion

Background

The earlier proposed Development Plan Amendment (DPA) that commenced in 2017 relating to the subject site is no longer proceeding, with Council resolving to **not support** the policy provided at Council meeting held 10 December 2019. Correspondence to the private proponent is attached (**Attachment 2**). The DPA presented an opportunity to investigate appropriate housing mix, and formulation of planning policy that could facilitate appropriate residential development that was both attractive *and* provided a range of price points. It sought to enable local people to remain in the area should they choose, whether they be new arrivals, first home buyers, families or down-sizers.

A private proponent led Code amendment has now been initiated (**Attachment 5**). It should be acknowledged that this is a new process brought about by the implementation of the *Planning, Development and Infrastructure Act 2016* and an initiative of the planning reform.

The Code has introduced standardised policy across the State. In some zones the system allows for policy overlays which include technical and numeric variations (TNVs) to reflect the existing character of built form. Where TNVs exist for zones this policy mechanism presents the opportunity for policy variations that respond to localised community aspirations and help alleviate concerns.

Private Proponent Led Code Amendment Process

The process of proponent led Code Amendments run by a designated entity on their behalf, is new to South Australia and was introduced as part of the planning reform that recently came into effect on 19 March 2021 for Phase 3 councils, of which Council is one. This process enables 'a person with an interest in the land' to engage with a private planning consultancy to:

1. initiate the proposed Code Amendment (at which point the Minister may choose to approve the initiation or otherwise);
2. undertake relevant investigations and community engagement; and
3. provide relevant investigations and reporting on the engagement back to the Minister

Following this, at the completion of the Code Amendment process, the Minister will make a determination on whether to approve the proposed amendment.

The Code Amendment process appears to be undergoing a process of refinement, with a number of amendments to *Practice Direction 2- Preparation and Amendment of Designated Instruments* (PD 2) evident over the last month, including the most recent iteration which requests:

Evidence that the Private Proponent has undertaken preliminary consultation with the Chief Executive Officer of the relevant Council and/or with a relevant Joint Planning Board on the Proposal to Initiate and details of any matters raised on the Proposal to Initiate as a result. If consultation with the Chief Executive Officer of the relevant Council or with the relevant Joint Planning Board has not been undertaken by the Private Proponent, consultation will be undertaken by the Department.

The above requirement was not in place when the Plympton Code amendment was initially commenced and the relevant PD2, version 2 is attached (**Attachment 3**).

The Community Engagement Charter (Charter) (**Attachment 4**) and PD2 do not identify minimum requirements for duration of a Code Amendment engagement process. Council has not yet been formally advised of the content of the proposed engagement plan, or indeed of the engagement plan itself, although at a minimum owners or occupiers of adjacent land will be notified of the Code Amendment in writing and be directed to the PlanSA portal to provide their input.

The scope of influence for this Code Amendment is yet to be advised, but may include parameters related to TNV including site area, minimum frontage and building height along with concept plans which relate to infrastructure including open space, connectivity e.g. road, pedestrian, road widening and stormwater detention.

While the engagement process is designed and undertaken by the private proponent, the Administration will facilitate engagement when possible, including:

- offering to keep hardcopies of relevant documents at the Civic Centre, Hamra Centre and any community centres in close proximity to the affected land;
- pushing messages out through social media; and
- promoting the opportunity to participate the Code amendment engagement process via council's website which will direct parties to the PlanSA portal.

A Council pre-brief has been arranged for July 2021, at which the consultant will present the proposed Code Amendment to Members.

Below depicts the engagement requirements with regard to Code Amendments (being the last column entitled 'Policy Setting'.



Image three: Community Engagement in the Planning System as per the Community Engagement Charter

The application of the following principles, as outlined in the Charter are mandatory and they must be considered when a decision maker determines the appropriate approach to engagement:

1. Engagement is genuine
2. Engagement is inclusive and respectful
3. Engagement is fit for purpose
4. Engagement is informed and transparent
5. Engagement processes are reviewed and improved

Affected Area

The proposal seeks to amend the Code for the area which comprises two allotments identified as Allotment 75, Filed Plan 6524 and allotment 76, Filed Plan 6524 within the City of West Torrens. The land is located within the suburb of Plympton.

The subject land comprises an area of 1.2 hectares, with frontage to Mooringe Ave, Streeters Road and Gardner Ave. The land is now vacant and has undergone partial site remediation due to the previous land use as the Boral batching plant, in an effort to clean it up to a standard suitable for a sensitive land use such as residential development. Reports provided by the environmental auditor suggest that further remediation may yet be required to address potential harm to human health.

The Code identifies the subject land as being located within the Strategic Employment Zone. Adjacent land to the north, east, south and west is classified as General Neighbourhood Zone. To the north-west, sits the Castalloy site and Strategic Employment zone, (see image four, which identifies current zoning that surrounds the site).

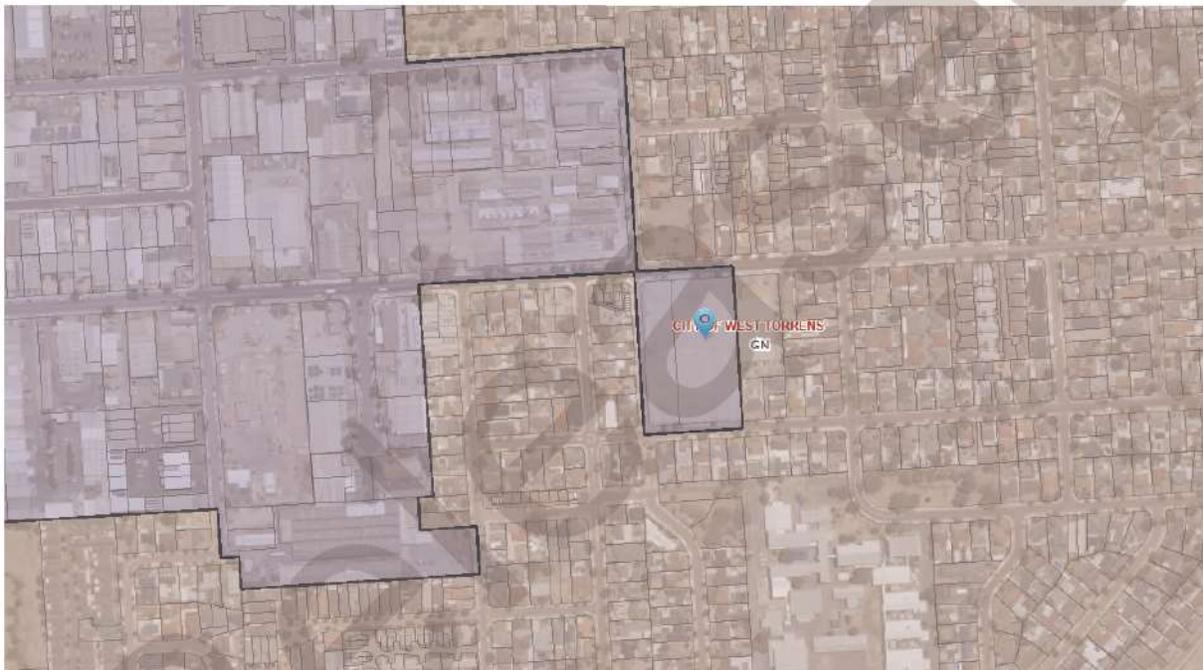


Image four: Current zoning in the locality as per the Planning and Design Code
(Shaded area is Strategic Employment Zone, surrounding area is General Neighbourhood- as indicated by "GN")

For context, the Code identifies the following desired outcome/s for each of the current zones. The desired outcome (DO) is the overarching intent for the zone of which subsequent provisions should help achieve the desired outcome.

- Strategic Employment Zone:

DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state
DO 2	Employment-generating uses are arranged to: <ol style="list-style-type: none"> a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities

	<p>b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries</p> <p>c) create new and enhance existing business clusters</p> <p>d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes</p> <p>e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.</p>
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

- **General Neighbourhood Zone**

DO 1	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.
------	--

Proposed Zone Policy

Below is a summary of the two zones that were suggested for the affected area, one was put forward by the private proponent (Master Planned Neighbourhood Zone) and the other by the Minister on advice from AGD and the Commission (Housing Diversity Neighbourhood Zone).

- **Master Planned Neighbourhood Zone**

The desired outcome seeks a new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. There should be an emphasis on addressing the majority of planning, design and infrastructure matters through a master planned approach, with a flexible assessment pathway applied for dwellings at the individual allotment scale. This may include the introduction of an accepted pathway (no planning consent is required) for new houses in master planned areas where they are consistent with an approved building envelope plan.

b) The Master Planned Neighbourhood Zone looks to provide a low to medium density neighbourhood (medium net residential density means 35 to 70 dwelling units per hectare) with a low to medium rise residential character (low-rise means up and including 2 building levels and medium-rise means 3 to 6 building levels). It is noted that medium to high density (high density means greater than 70 dwellings units per hectare) is supported close to activity centres, open space and/or public transport and buildings above 3 levels and up to 6 levels be located close to activity centres, open space and/or public transport.

The following land uses are identified as suitable within the Master Planned Neighbourhood Zone:

- Ancillary accommodation
- Community facility
- Consulting room
- Display home
- Dwelling
- Educational establishment
- Indoor recreation facility

- Office
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation.

The Planning and Design Code Amendment Engagement Report prepared by the Attorney-General's Department indicates the Master Planned Neighbourhood Zone as suitable for use in broad hectare areas. Land is classified as broad hectare if it is residentially zoned (including mixed use zones), greater than 4,000 square metres, ([Broadhectare Report 2019.pdf \(dpti.sa.gov.au\)](#))

- Housing Diversity Neighbourhood Zone
Development in this zone will generally retain a low-rise residential character and will involve replacing existing dwellings with medium density housing, primarily in the form of terrace housing, group dwellings or residential flat buildings. The application of this zone in transitioning Development Plans to the Code occurred in areas that were medium-density residential areas.

The Housing Diversity Neighbourhood Zone, seeks to support a diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood. The following land uses are identified as suitable within the zone:

1. Ancillary accommodation
2. Consulting room
3. Community facility
4. Dwelling
5. Educational establishment
6. Office
7. Place of Worship
8. Pre-school
9. Recreation area
10. Residential flat building
11. Retirement facility
12. Shop
13. Supported accommodation.

Housing Diversity Zones should be located in close proximity to daily services, public transport and open space.

Following investigations undertaken to date, the private proponent's consultant has advised that the community engagement phase would present Housing Diversity Neighbourhood Zone (as suggested by the Minister/AGD) as the most suitable zoning for the subject site.

To reaffirm, the private proponent led Code amendment process, enables a person who can demonstrate an interest in the affected land to propose a rezoning with policy that suits their needs. The selection of policy appears to occur prior to completion of adequate investigations and in the absence of engagement with Council and Council administration to share information to help inform policy selection and discuss infrastructure needs. It is yet to be made clear (by the proponent and/or the Minister/AGD) how community feedback may shape policy and whether possible variances in policy may be captured in concept plans or technical and numerical variances offered by the selected zoning in response to any of community feedback received.

A summary of the investigations which have been undertaken and provided by the proponent in support of the proposed zoning (Housing Diversity Neighbourhood Zone) is included at **Attachment 6**.

Importantly the Environmental Auditor's findings conclude that site contamination exists at the Audit site, however, no further remediation remains necessary for the range of uses envisaged, **based on the plan** provided (image five).

The conditions included in the report identify that if the future redevelopment of the site includes any changes to the road alignments, a decrease in the number of individual allotments or construction of below ground structures (e.g. basements, carparks, etc.), then another Site Contamination Audit Report that considers the alternative land use must be prepared by a Site Contamination Auditor accredited under Division 4 of Part 10A of the Environment Protection Act 1993 and must be provided to the planning authority.



Image five: Site contamination audit statement annexure 1

Administration Response based on Proposal to Initiate

Based on the documents provided by the Minister, the Administration has reviewed the subject site and written materials and provides the following **preliminary feedback** for Council's consideration in readiness for the invitation for Council to respond formally as part of the community engagement process:

It is evident from the investigations undertaken, and the proposed amendment, that the proponent desires to achieve a greater housing diversity and density than that seen in the immediate surrounding locality. This is sought through implementing zoning that enables a variety of development through land use, lot size and dwelling type. Investigations to date do not appear to explore the impact of the newly introduced Planning and Design Code and consideration of implementing the General Neighbourhood Zone that surrounds the subject site.

There is capacity for the proposed rezoning to consider policy that acts as a transition between industrial and low density residential development with the aim to introduce a new residential form by way of small lot housing. This raises further need to consider the implications of policy zoning that supports medium density in close proximity to industry and the potential for industrially zoned allotments to be inhibited by an increase in residents who are likely to expect a higher level of amenity than can be afforded by virtue of proximity to industry. The impact of such density may further limit or reduce the viability of industrial uses in the area.

The Plympton industrial precinct is approximately 45 hectares bordered by Morphett Rd and Adelaide Airport, with main access from the city via Mooringe Ave from Marion Rd. The Plympton industrial precinct has largely been developed since the 1960s with most land uses being low scale light industry however, there are some major industrial premises in the precinct, including:

- A Solo waste transfer facility on Council owned land at the northern end of Morphett Rd,
- Campbells distribution warehouse on Deeds Rd,
- The former Manuele Engineering site, now the Council works depot, and
- New Castalloy manufacturing plant on Mooringe Ave.

Standard planning practice when looking at development of particularly sensitive land uses on, or near, zone boundaries, includes the aim to minimise adverse impact and conflict between land uses, protect community health and amenity from the adverse impacts of development, and protect desired land uses from the encroachment of incompatible development.

Much of the investigation undertaken to date has highlighted that the proposed rezoning of the subject land from industry to residential will provide benefit to the adjacent residential zones, in part due to the affected area's geographical location as a discrete and small zone nestled amongst the existing residential zone.

The critical component is finding an appropriate zone policy that strikes a balance between the existing low density residential zone and the industry that is in close proximity, to mitigate the interference on amenity (through emissions of odour, smoke, fumes, dust and other airborne pollutants, noise, vibration, electrical interference, light spill, glare, hours of operation and traffic). The land use assessment provided by the private proponent supports the proposed rezoning of the affected area from industry to residential with a medium density policy area.

Assumptions have been made around the ongoing operations of New Castalloy, which, following discussion with the land owner appears to be accurate. However, as it stands, the land use at the New Castalloy site, or similar industrial uses, could recommence in accordance with existing land use rights, and therefore the subject site needs to consider its very close proximity to industrial development and the Strategic Employment zone interface.

Increasing residential density within such a locality can further exacerbate issues of poor amenity for both existing and new residents as well as impacting the longevity of industrial business in the locale. Review of the studies undertaken consider the uncertainty around any future use of the New Castalloy site for an industrial purpose, with ERM (the consultants that undertook the air quality assessment for the proponent) providing commentary regarding the potential for the proposed rezoning to encroach on the existing Industry Zone (assuming the site will remain industrial).

ERM do not expect that any future operations at the New Castalloy site would pose any particular risk of air quality impacts at the affected area if the residential development would be of a similar nature to surrounding residential areas (single and two storey) since compliance over the existing residential areas would already be required and interface issues with the existing residential area would have to be addressed as part of any new industrial redevelopment.

Given the existing residential area surrounding the Industry Zone is predominantly one to two storeys, the advice of ERM is that there is a potential that development over two storeys may require a specific setback or separation distance from the New Castalloy site. This would ultimately depend on the future use of the land and whether the use had potential for air quality impacts (noting at this time any future use is unknown and may not require any separation, such as a warehouse use).

In the absence of any certainty of future land use at the New Castalloy site, ERM has indicatively suggested a 100m evaluation distance as a generic smaller scale industrial activity (subject to advice from the EPA) or further dispersion modelling (once the future use of the New Castalloy site is known). While there are mitigation strategies that can be applied to individual buildings for air quality impacts, the assessment by ERM is that this approach would need to be tailored to the specific development situation (at a later stage).

In terms of the rezoning proposal, ERM notes that the proposed rezoning of the affected area offers the potential for improvement in local air quality for the residential areas that currently surround the smaller isolated industrial zoning area resulting in a positive benefit.

With regard to the proposed policy put forward by the proponent, small lot housing requires greater reliance on public realm to achieve areas for recreation, exercise, landscaping amongst other considerations. A best practice standard of 3 hectares per 1000 people was nominated as the basis for future public open space provision within West Torrens as per *City of West Torrens-Open Space and Public Place Plan*. This study highlighted that as of 2011 Plympton had a ratio of 8.1 Ha of open space per 1000 people (based on a population of 4541). The ABS estimates that resident population in 2018 for Plympton is 4932, which equates to approximately 7.4Ha per 1000 residents. Projections in line with the State Government 30 year plan indicate that moving forward this would decrease to 4.9Ha per 1000 people.

When analysed, there is a general undersupply of open space within West Torrens. With respect to distribution, the *Open Space and Public Place Plan* recognises a contemporary approach of open space provision within 400 metres of residents and playground within 250 metres. As the crow flies, the affected land is located approximately 120 metres from Errington Reserve, which is classified as Neighbourhood level open space. Likewise, the subject land is approx. 76 metres to Myer Avenue Reserve, 258 metres to Sandringham Reserve and 360 metres to Parkin Reserve which are all local level open space.

Open space contribution scheme is provided through the *Planning, Development and Infrastructure Act, 2016*. The scheme provides for a land contribution of up to 12.5% of the area for the purpose of public open space or a monetary contribution in-lieu of land provision. Council has previously highlighted a desire to gain a higher level of open space, 15% opposed to the legislated 12.5%. The proponent is not compelled to provide more than the minimum stated within the *Planning, Development and Infrastructure Act, 2016*.

It is worth noting that there is capacity for Council to elect to receive payment for each block created although Council has indicated that this is not its preference. There appears to be capacity for smaller lot sizes to be supported by open space in line with best practice minimum open space requirements,

The Housing Diversity Neighbourhood zone also seeks medium density of up to 70 dwellings per hectare when no TNV is applied. It is noted that there is capacity for TNV to site area, site frontage and building height in this zone.

Pre-engagement Position

Based on the documents provided by the Minister, Attorney-General's Department and the planning consultant, Council administration has reviewed the subject site and written materials and provide the following preliminary feedback for Council's consideration:

- Investigate alternate zoning of General Neighbourhood Zone, as is in place surrounding the subject site. The General Neighbourhood Zone provides low rise, low and medium density housing,
- In the event of Housing Diversity Neighbourhood Zone being the preferred option by the Minister that further investigation and inclusion of appropriate TNV to better reflect the existing character and provide for appropriate parameters to protect surrounding employment lands;
- Inclusion of a concept plan that captures road connections to existing network, public open space, street widening on Streeters Road and any stormwater detention requirements.

On the understanding that no stringent timeframes are provided for in the PDI Act and associated practice directions or Community Engagement Charter, it is considered prudent to present available information to the proponent with the above points and request for further investigations to be sought in order to help the Minister for Planning form an informed position in relation to the Code amendment at Plympton.

Summary of Discussion

The Housing Diversity Neighbourhood Zone has been identified by the private proponent as their preference and desired outcome in respect of the subject land. However, this is in the absence of sound planning principles underpinned by investigations and consideration of adjoining land use, pattern of development and, most importantly, consideration of other 'persons with an interest in land' in the locality, being the community and their aspiration and concerns.

Unfortunately, due to the pre-initiation of the Code Amendment not including Council in discussions, it is apparent that there has been a missed opportunity to identify further investigations, share information between all agencies (private proponent, Council and State Government) and identify all appropriate zoning for further consideration prior to community engagement.

The proposed Code Amendment process does not offer clear timeframes or expectations for stakeholders to actively engage in the front end loading of policy making as was intended by the mandatory Community Engagement Charter. However, recent discussions with the proponent indicate that amended studies and additional studies may yet to be received by Council however no timeframes have yet to be provided.

Due to some uncertainty in this new Code Amendment process, a **pre-consultation position** is being sought by Council. This position is to be provided to the private proponent's consultant and the Minister as soon as practicable in an effort to inform policy selection and ensure that adequate investigations occur preferably prior to community engagement.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

Council's ability to future-proof existing and potential infrastructure requirements through the new private proponent-led Code Amendment process is limited. This may have impacts on outcomes for future development sites where Council would otherwise build in policy protections to mitigate the effects of climate impact factors such as urban heat island effect and stormwater management.

Conclusion

This report outlines information received in relation to the private proponent led *65-73 Mooringe Avenue, Plympton Code Amendment*, highlights the proponent's proposed process and recommends an advocacy approach to influence policy process and outcomes in preparation for Council's formal response when the Code Amendment is released for public consultation

Attachments

1. Letter from Minister for Planning approving initiation of proposed Code Amendment
2. Plympton Residential DPA Decision Letter from Council
3. Practice Direction 2 Version 2
4. Community Engagement Charter
5. Plympton Code Amendment: Proposal to Initiate the Planning and Design Code endorsed by the Minister for Planning
6. Summary of Proponent's Consultant reports as Summarised by Council Administration

The Hon Vickie Chapman MP

21MPL1434


 May 2021

Mayor Michael Coxon
City of West Torrens

By email: mayorcoxon@wtcc.sa.gov.au

**Government
of South Australia**

Deputy Premier

Attorney-General

Minister for Planning
and Local GovernmentGPO Exchange
10 Franklin Street
Adelaide SA 5000GPO Box 464
Adelaide SA 5001
DX 336Tel 08 8207 1723
Fax 08 8207 1736

Dear Mayor Coxon

I write to advise that under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the 65-73 Mooringe Avenue, Plympton Code Amendment.

The initiation approval is on the basis that ACP Mooringe Pty Ltd will be the Designated Entity under section 73(4)(b) of the Act.

Pursuant to section 73(5) of the Act, the approval is also subject to the following conditions:

- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional - Planning Level 1 under the Act.

In addition, the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport
- Environment Protection Authority
- Utility providers including SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water and EPIC Energy, NBN and other telecommunications
- State Members of Parliament for the electorates in which the proposed Code Amendment applies

In addition, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following investigations or information requirements in addition to that outlined in

- 2 -

the Proposal to Initiate:

- Explore the application of the Housing Diversity Neighbourhood Zone (the Urban Tree Canopy and Stormwater Management Overlays, amongst others, would be applicable with the use of this zone) as an alternative to the Master Planned Neighbourhood Zone.
- Explore application of the Affordable Housing and Noise and Air Emissions Overlay.

In addition, it should be noted that further investigations may be required in response to feedback or advice received through the engagement process.

Notes:

1. In accordance with sections 44(6) & 73(6)(d) of the Act, consultation in writing must be undertaken with:
 - The City of West Torrens
 - Owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017.
2. Engagement must meet the Community Engagement Charter as guided by the Community Engagement Charter toolkit at:
https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

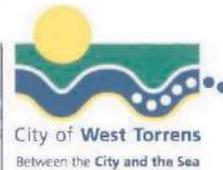
Please contact Ms Nadia Gencarelli, A/Team Leader, Code Amendments, from the Attorney-General's Department on _____ or email _____ if you would like to discuss further.

Yours sincerely



VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6333
Fax 08 8443 5709
Email: csu@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au



4 February 2020

Sent by email to _____ and _____

ACP Mooringe Pty Ltd ACN 613 747 818
C/- Rawson Verco Need
38 Greenhill Road
Wayville SA 5034

Attention: Mr Andrew Gerlach

Dear Andrew,

RE: Plympton Residential Development Plan Amendment

I am writing to advise that, at the Meeting held Tuesday 10 December, Council considered the report presented by the Administration, which recommended the Plympton Residential DPA be progressed to public and agency consultation.

After considerable debate, the members amended the motion and ultimately resolved that,

1. *The report be received.*
2. *The proponent be advised that Council does not support the proposed draft Plympton Residential Development Plan Amendment for the former Boral Batching Plant located at 65-73 Mooringe Ave, Plympton.*

While it is understandable that you may be disappointed in the outcome, I would like to thank you for the manner in which you and your planning consultants, Holmes Dyer, have worked with the Administration to progress the DPA to this stage.

Should you require additional information or would like to discuss further, please contact: Pauline Koritsa, General Manager Business and Community Services on _____ or Sue Curran, Manager Strategy and Business on _____

Yours sincerely

Terry Buss PSM
Chief Executive Officer
City of West Torrens

CC:
Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, ADELAIDE SA 5000



Practice Direction 2 Preparation and Amendment of Designated Instruments

This practice direction is issued by the State Planning Commission under section 42 of the *Planning, Development and Infrastructure Act 2016*.

Introduction

Section 42 of the Planning, Development and Infrastructure Act 2016 allows the State Planning Commission (the Commission) to issue practice directions for the purposes of the Act. Generally, practice directions specify procedural requirements or steps in connection with a matter arising under the Act. In certain cases, the Act requires a particular matter to be addressed or dealt with by a practice direction.

This practice direction is provided by the Commission to support the operation of Part 5 Division 2 Subdivision 5 of the Act with respect to the requirements for:

- engagement required by the Community Engagement Charter is to be undertaken and reported on under section 73 of the Act. The direction sets out:
 - (a) the preparation and implementation of a community engagement plan that meets the principles and performance outcomes of the Charter as required under section (73)(6) of the Act
 - (b) the details of the report required to be provided to the Minister under section 73(7) of the Act. The report is intended to:
 - describe the engagement undertaken and the outcomes of that engagement including how it has or has not influenced the preparation or proposed amendment of a designated instrument
 - evaluate the effectiveness of the engagement in delivering on the principles of the Charter
 - how the report is to be published on the SA planning portal under section 73(8) of the Act.
- Code Amendments. The direction sets out:
 - (a) The details of the proposal required to be provided to the Minister under section 73(2) of the Act for approving the initiation of an amendment to the Code.
 - (b) The requirements for the preparation of an amendment to the Code for consultation and approval.
 - (c) For the purposes of preparing its advice to the Minister, the Commission will provide an opportunity for landowners who are objecting to the listing of their places as a place of local heritage value to be heard before Commission representatives.
- The information requirements for requesting a Complying Change to the Code after completing a regional plan under section 75 of the Act.

This instrument is certified pursuant to section 52(1) of the *Planning, Development and Infrastructure Act 2016*

- The information requirements for requesting early commencement of a code amendment as part of a Code Amendment under section 78 of the Act.

Part 1 – Preliminary

1 – Citation

This practice direction may be cited as the State Planning Commission Practice Direction – 2 Preparation and Amendment of Designated Instruments.

2 – Commencement of operation

This practice direction will come into operation on the day on which it is published on the SA Planning Portal.

3 – Object of practice direction

The object of this practice direction is to specify:

1. how under section 73 of the Act engagement as required by the Charter is to be undertaken and reported on in relation to the preparation or proposed amendment of a designated instrument
2. requirements under section 73 of the Act for the preparation of a proposal to initiate, consult and lodge for approval an amendment to the Planning and Design Code
3. requirements under section 75 of the Act for requesting a complying change to the Planning and Design Code
4. requirements under section 78 of the Act for requesting early commencement of an amendment proposed as part of a code amendment.

4 – Interpretation

In this practice direction, unless the contrary intention appears –

Act means the Planning, Development and Infrastructure Act 2016

Charter means the Community Engagement Charter

Code means the Planning and Design Code

Code amendment means an amendment to the Planning and Design Code

Department of Planning Transport and Infrastructure means the Department

Designated instrument means the instruments set out in section 70 of the Act

Designated entity means a person or entity authorised or approved to prepare a draft of a proposal to prepare or amend a designated instrument

Proponent means the Chief Executive, another agency or instrumentality of the Crown, a joint planning board, a council, a provider of essential infrastructure, a scheme coordinator, or a person who has an interest in land, as listed in section 73 (2)(b) of the Act

Private proponent means a provider of essential infrastructure or a person who has an interest in the land, as listed in section 73(2)(b)(v) or (vii) of the Act.

This instrument is certified pursuant to section 52(1) of the *Planning, Development and Infrastructure Act 2016*

Note: Section 14 of the Acts Interpretation Act 1915 provides that an expression used in an instrument made under an Act has, unless the contrary intention appears, the same meaning as in the Act under which the instrument was made.

Part 2 – Consultation for Designated Instruments

5– Requirements in relation to preparing an Engagement Plan

- (1) The entity authorised to prepare or amend a designated instrument is responsible for preparing a community engagement plan that:
 - (a) meets the principles and performance outcomes of the Charter
 - (b) describes the persons or bodies to be consulted
 - (c) outlines any relevant previous engagement undertaken to inform the proposal
 - (d) describes the evaluation framework for the engagement.
- (2) the community engagement plan must be submitted to the Commission for approval with the exception of an amendment to the Code and a Design Standard.
- (3) The Commission, in reviewing the proposal to initiate the community engagement plan for the purposes of section 73(2)(b), may specify that the entity engage with a particular person or body.

6– Requirements in relation to preparing an Engagement Report following consultation

- (1) At the completion of engagement on a draft of a proposal to prepare or amend a designated instrument an engagement report must be provided to the Minister by the designated entity.
- (2) The report must set out:
 - (a) details of the engagement undertaken and how that engagement met the agreed community engagement plan, and reasons for variations, if any to that plan
 - (b) the outcome of the engagement including a summary of the feedback made
 - (c) the response to the details of, and reasons for, changes to the proposal to prepare or amend a designated instrument when compared to the proposal that was engaged on. This should specifically indicate:
 - (i) where changes are proposed to the designated instrument based on the engagement; and
 - (ii) any other changes proposed based on additional investigations or information not available when the proposal was released for engagement.
- (3) The engagement report must also include an evaluation of the effectiveness of the engagement that considers whether:
 - (a) the principles of the Charter have been achieved; and
 - (b) all mandatory requirements identified in the Charter have been met where the consultation category is applicable.

This instrument is certified pursuant to section 52(1) of the *Planning, Development and Infrastructure Act 2016*

- (4) The engagement report will be placed on the SA Planning Portal by the Department:
 - (a) in relation to a regional plan, the Planning and Design Code or a design standard -five days after the Minister has made a decision on the proposal to prepare or amend the designated instrument under section 73(10) of the Act;
 - (b) in relation to a state planning policy -five days after the Governor has approved the preparation or amendment of a state planning policy under section 73(12)(a) of the Act.

Part 3 – Planning and Design Code Amendments

7– Requirements in relation to initiating a code amendment pursuant to section 73 of the Act

- (1) To initiate a code amendment the proponent must provide a proposal to the Commission. That proposal must set out:
 - (a) Scope- an explanation of the reasons for the preparation of the amendment and a description of the changes in circumstance leading the need for the amendment and the range of issues to be addressed in the amendment
 - (b) Code Modules- an outline of any overlay, general policy, zone or subzones being considered for amendment and/or the intended spatial application of an overlay, general policy, zone or subzone over an identified area, or draft instructions for the proposed amendments
 - (c) Area Affected- A map or description of the area affected by the proposed amendment
 - (d) State Planning Policies- an identification of the relevant key state planning policies and a statement of assessment of the amendment's consistency with those policies
 - (e) Regional Plans- An indication of how the matters or issues proposed to be addressed by the amendment will relate to the relevant regional plan and any relevant infrastructure planning
 - (f) Infrastructure Provision-
 - a. an explanation of any infrastructure provision that is required and how the infrastructure provision will be provided and
 - b. an indication whether it is likely that an infrastructure agreement or agreements will need to be entered into in connection with the code amendment process, identifying the tools that will be used for this process
 - (g) Council and Joint Planning Board Comments- demonstrate that the proponent has discussed the proposal with the relevant Council and relevant Regional Planning Board
 - (h) Consultation- Information regarding any other consultation that has occurred

This instrument is certified pursuant to section 52(1) of the *Planning, Development and Infrastructure Act 2016*

- (i) To designate a place as a place of local heritage value or a heritage area- the proponent must provide a heritage review prepared by a heritage architect or historian or similar occupation in accordance with the Commission's guidelines prepared under section 67 (2)(c)
 - (j) To designate a tree a significant tree- the proponent must provide an assessment of the tree against the criteria under section 68(1)(a) of the Act
 - (k) To designate a stand of trees to be significant trees- the proponent must provide an assessment of the trees against the criteria under section 68(1)(b) of the Act.
- (2) In addition, a designated entity must provide:
- (a) Timetable- an outline of the proposed timetable for each step of the process (ensuring that the process is completed within reasonable time limits), and a commitment on the part of the entity that it will take steps to update this timetable if it appears at any stage that the entity will require an extension;
 - (b) Investigations- An outline of the investigations and justifications that will be undertaken (and those that may have already been undertaken) and the form that those investigations will take in order to address the strategic and social, economic and environmental issues of the proposed amendment, or an explanation and summary of the investigations undertaken and how these support the amendment;

8– Requirements in relation to preparation of the draft proposal prior to consultation and decision

- (1) Prior to consultation the designated entity must provide to the Department:
- (a) instructions that set out the intent of the proposed policy amendment for the purposes of the Department writing the draft Code Policy for the designated entity
 - (b) any maps in an industry standard GIS format to the Department to enable the production version of mapping to be prepared and returned to the designated entity
 - (c) In relation to heritage lists a local heritage data sheet and a significant trees data sheet.
- (2) If amendments are proposed to the consultation versions, the designated entity must provide to the Department:
- (a) instruction to write the amendments to the Code Policy
 - (b) amendments to the maps in an industry standard GIS format to the Department to enable the production version of mapping to be prepared and returned to the designated entity;

9– Requirements in relation to preparation of the draft proposal for consultation

- (1) For engagement purposes code amendment must be supported by the following information:
- (a) an explanation about why and how the Code is proposed to be amended
 - (b) an assessment of the amendment against the relevant provisions of State Planning Policies and the relevant regional plan

This instrument is certified pursuant to section 52(1) of the *Planning, Development and Infrastructure Act 2016*

- (i) Any amendment that is not fully consistent with the State Planning Policies or the region plan must be specifically identified and an explanation setting out the reason or reasons for the inconsistency must be included
- (c) an explanation and summary of the investigations undertaken and how these support the amendment
- (d) an explanation of any infrastructure provision that is required and how the infrastructure will be provided.

10– Requirements in relation to the objectors to local heritage listings

- (1) In the case of an amendment that designates a place as a place of local heritage value under section 67(1) of the Act the Commission will give the owner of the land if an objection was received reasonable opportunity to make a submission before them.

11– Requirements in relation to Complying Changes under section 75

- (1) A proposal to agree to a complying change must provide the following information to the department:
 - (a) reference to the documentation and recommendation in relation to the proposed amendment in the relevant regional plan
 - (b) a summary of the consultation in accordance with the Charter that has occurred in relation to the proposed which should include reference to the Engagement Report prepared for the regional plan and any additional consultation that has occurred
 - (c) instructions that set out the intent of the proposed policy amendment for the purposes of the Department writing the draft Code Policy for the designated entity
 - (d) any maps in an industry standard GIS format to the Department to enable the production version of mapping to be prepared and returned to the designated entity.

12– Requirements in relation to Early Commencement under section 78

- (1) A request for a code amendment to come into operation without delay must provide to the department:
 - (a) an explanation about how early commencement is required to counter applications for undesirable development (development that would detract from, negate the object of the amendment) during consultation and consideration of the code amendment
 - (b) instructions that set out the intent of the proposed policy amendment for the purposes of the Department writing the draft Code Policy for the designated entity
 - (c) any maps in an industry standard GIS format to enable the production version of mapping to be prepared and returned to the designated entity.

Practice Direction 2 *Consultation on the Preparation or Amendment of a Designated Instrument 2018* issued by the Commission on the 9 August 2018 is revoked.

Issued by the State Planning Commission on 28 November 2019.

This instrument is certified pursuant to section 52(1) of the *Planning, Development and Infrastructure Act 2016*

6



COMMUNITY ENGAGEMENT CHARTER

April 2018



sapanningportal.sa.gov.au



Community Engagement Charter

Released

Community Engagement Charter
State Planning Commission
April 2018

PRINT ISBN 978-0-7590-0288-3
ONLINE ISBN 978-0-7590-0283-8



Government of South Australia
Department of Planning,
Transport and Infrastructure

Message from the State Planning Commission

The new *Planning, Development and Infrastructure Act 2016* was designed to improve the way we plan in South Australia.

The Act establishes the Community Engagement Charter, an initiative to change the way we consult our communities. In the past, our system for notifying affected communities about establishing or changing planning policy has been too rigid and restricted and has not always reached the people affected. Advancements in technology provide new and innovative opportunities to engage with communities in a more interactive way. New ways of gathering and using data, such as 3D modelling and visualisation, can enhance the way we perceive challenges and provide a better platform to work with communities on the future they want.

The Charter defines a more flexible, effective and meaningful framework for engagement that will:

- foster better planning outcomes that take account of the views and aspirations of communities
- establish trust in the planning process, and
- improve the understanding by communities of the planning system.

The State Planning Commission wants to see a vast improvement in the engagement process. This means finding new and innovative ways to engage with communities and other interest groups as the new planning system is rolled-out.

The Commission will also be responsible for making sure the Charter is complied with and may provide direction, or step in, if it considers the standard of engagement anticipated by the Charter has not been met.

A community panel process has been used to help shape the principles and outcomes of this Charter, supported by further community, council and industry consultation. In response to the feedback, a Community Engagement Charter Guide has been prepared for release with the Charter. It provides guidance on engagement processes, practices and behaviours that satisfy the principles.

The Charter will help build trust and confidence in the planning system by providing an engagement framework that is robust and adaptable. We intend to promote genuine engagement through our own activities.

Community Engagement Charter

What is the role of the Charter?

The Charter has a statutory role under the *Planning, Development and Infrastructure Act 2016*. The Act prescribes that the Charter must be used to guide public participation with respect to the preparation and amendment of designated policies, strategies and schemes as set out in the table below. The Charter also contains methods to measure the success and effectiveness of the engagement process and is supported by a Guide that provides step-by-step advice on putting the Charter into practice.

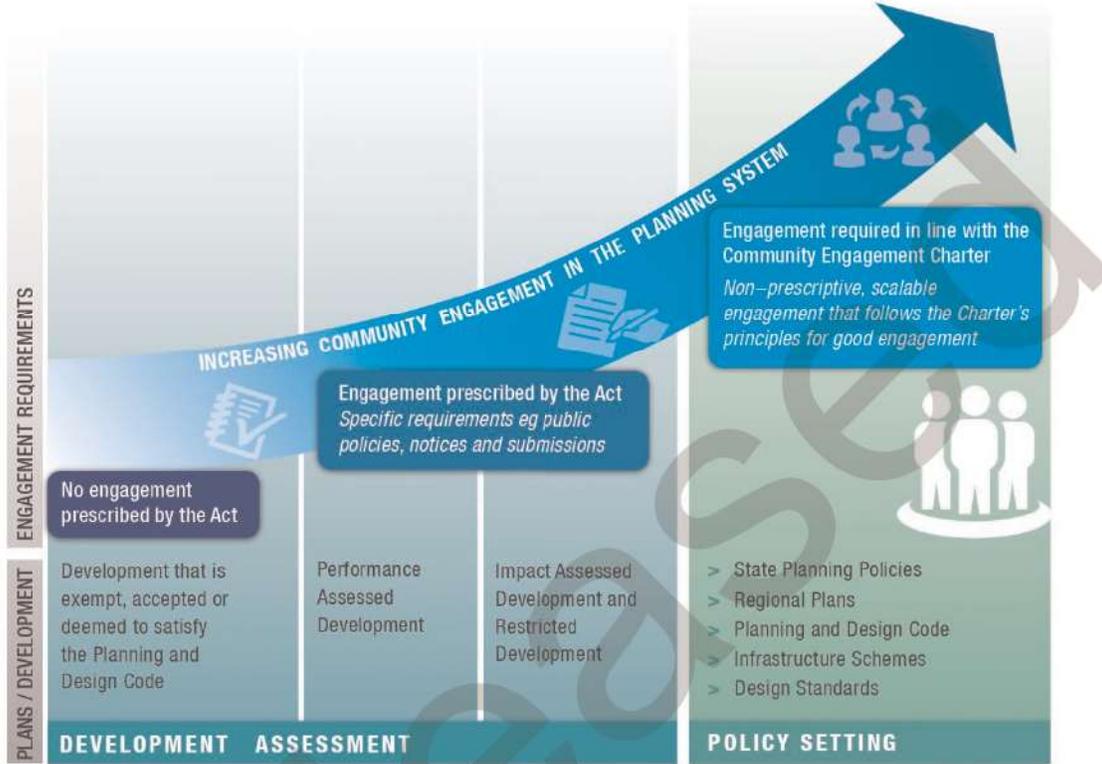
Designated Policies, Strategies and Schemes	Entity
State Planning Policies	State Planning Commission
Regional Plans	Joint Planning Board State Planning Commission
The Planning and Design Code	Chief Executive Officer of DPTI State Planning Commission Council Joint Planning Board Government Agency
Design Standards	State Planning Commission
Infrastructure Delivery Scheme	Scheme Co-ordinator

Under the Act, entities that are responsible for preparing or amending designated policies, strategies and schemes are required to comply with the Charter for the purposes of consultation. They are responsible for the preparation and implementation of a community engagement plan that meets the principles and performance outcomes of the Charter. However, the State Planning Commission may specify that the entity consults with a particular person or body.

If the State Planning Commission considers an entity has not complied with the Charter, it may require that entity to do so. The State Planning Commission or the Minister for Planning is not compelled to accept any of the above documents until it is satisfied with the engagement process. If necessary, the State Planning Commission may undertake the engagement on behalf of the entity and recover the associated costs.

The Charter seeks to strengthen engagement up front in the development of planning policies, strategies and schemes. It does not have a statutory role in the assessment of development applications. Separate and specific requirements for the public notification of certain classes of development applications are outlined in the Act and the procedures to be followed will be subsequently determined by regulation (see adjacent figure).

Community Engagement Charter



COMMUNITY ENGAGEMENT IN THE PLANNING SYSTEM
(As required by the Planning, Development and Infrastructure Act, 2016)

Review

Community Engagement Charter

Structure of the Charter

The Charter includes the following components:

- Mandatory requirements: Actions that must be included in engagement plans.
- Principles: A set of principles which guide engagement.
- Performance outcomes: The outcomes you would see from successful engagement.
- Measuring performance: Types of measures for measuring performance.

Mandatory requirements

An entity to which this Charter applies must comply with the following mandatory requirements that are applicable, based on the consultation category below. Where the mandatory requirements do not apply, an entity must have regard to, and seek to achieve, the principles and performance outcomes that apply under the Charter.

The State Planning Commission, or an entity acting with the approval of the State Planning Commission, may adopt an alternative way to achieving compliance with the mandatory requirements if the State Planning Commission is satisfied that the alternative way is at least as effective in achieving the public consultation requirements under the Charter. An entity will therefore need to obtain the approval of the State Planning Commission for any variation of the mandatory requirements.

Consultation Category	Mandatory requirement
Proposals that are specifically relevant to a particular Council or Councils (where Council did not initiate the proposal).	That Council or Councils must be directly notified of the proposal and consulted.
Proposals that are generally relevant to Councils.	The Local Government Association must be notified in writing and consulted.
A proposal to enter a place within the Planning and Design Code as a place of local heritage value.	The owner of any land on which the place resides, must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.
A proposal to amend the Planning and Design Code to include any heritage character or preservation policy that is similar in intent or effect to a local heritage listing.	The owner of any land on which the place resides, must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.
Infrastructure delivery scheme.	Landowners affected by the scheme must be directly notified in writing of the scheme under section 166 of the PDI Act for a minimum of four weeks.

Community Engagement Charter

Principles

The following principles describe what is important when engaging under this Charter. The principles guide good engagement.

The application of the principles is mandatory and they must be considered when a decision maker determines the appropriate approach to engagement. Each engagement may have a different purpose, and may be undertaken in different places, with different outside influences and with different people involved.

The principles are a reference point for good engagement. If a decision maker can 'tick off' on each of the principles as the engagement plan is designed and delivered, then the public can have confidence that the engagement will be appropriate and effective.

It is acknowledged that the decision making authority may not necessarily be able to accommodate all views in a final outcome. However engagement should enable the full spectrum of views to be captured and reported.

The principles are:

- 01 Engagement is genuine**
- 02 Engagement is inclusive and respectful**
- 03 Engagement is fit for purpose**
- 04 Engagement is informed and transparent**
- 05 Engagement processes are reviewed and improved**

Community Engagement Charter



Performance outcomes

To provide clarity about these principles the following descriptions and performance outcomes have been developed to inform what successful achievement of each principle would look like. The performance outcomes must be considered in the preparation of the engagement process and must be reported against at the conclusion of the process.

Engagement is genuine

All parties are genuine and honest in their participation. Those conducting the engagement use their best endeavors to proactively seek participation of communities and genuinely listen to and understand the range of views. Those participating are open to a range of perspectives and are well informed. Participants respect that their views may not prevail.

Performance outcomes

People had faith and confidence in the engagement process.

Engagement is inclusive and respectful

Affected and interested people can have their say and be heard, regardless of background or status. People are invited/encouraged to participate early so that they can influence the process and the thinking from the start. All views are acknowledged and considered.

Performance outcomes

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

Community Engagement Charter

Engagement is fit for purpose

The process matches the significance of the planning change. It is value-for-money, targeted, flexible, scalable and timely. Innovative forms of technology-based public engagement should be considered where appropriate. For example, use of 3D models to visualise and interact with the proposals and smart phone applications notifying users of engagement opportunities nearby.

Performance outcomes

People were effectively engaged and satisfied with the process.

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

Engagement is informed and transparent

People have access to all relevant information at the time it is needed so that they can participate fully. They understand what is happening, why it is happening, what the consequences are and what they can and cannot influence. When decisions are made, the reasons behind them will be explained. Technology-based engagement products can be used to provide digital feedback and evidence based reporting.

Performance outcomes

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.

Engagement processes are reviewed and improved

After each engagement exercise, the process is reviewed to see whether the principles have been met and what can be done to improve the process next time.

Performance outcomes

The engagement was reviewed and improvements recommended.

Measuring performance

Engagement is undertaken to achieve better outcomes, decisions, projects and policies. Establishing engagement objectives, and then measuring progress helps to gauge how successful the engagement process has been. Evaluation can build transparency and accountability. It can contribute to the evidence base, identify good engagement practice and improve future practice.

Planning for evaluation should commence as early as possible in the engagement process. The scope of activities in the evaluation will vary based on the purpose and scale of the engagement. Early planning enables identification of the criteria that could be used to measure success and the information to be collected to support this, as well as what tools and resources are required. Early evaluation planning also provides an opportunity to clarify the purpose and objectives of the engagement process.

Community Engagement Charter

There are a range of ways that performance can be measured including surveys, capturing the number of responses received, the general tone of feedback and a range of other techniques.

Following are some examples of the types of measures that could be considered when preparing an engagement plan. The Guide assists in planning for evaluation in the engagement plan.

Consideration in measuring performance		
Principles	Performance outcomes	Types of measures
Engagement is genuine	People had faith and confidence in the engagement process	<p>Was there an opportunity for different knowledge and perspectives to be shared?</p> <p>How well did the engagement process enable stakeholders and community issues and solutions to be identified?</p> <p>How did people interact with each other? Did the process build community capacity about planning?</p> <p>Would people participate in a similar process in the future?</p>
Engagement is inclusive and respectful	Affected and interested people had the opportunity to participate and be heard.	<p>Did everyone who is impacted and/or interested have an opportunity to participate?</p> <p>Was there an opportunity for different knowledge and perspectives to be shared?</p>
Engagement is fit for purpose	<p>People were effectively engaged and satisfied with the process.</p> <p>People were clear about the proposed changes and how it may affect them.</p>	<p>Did people feel the process enabled appropriate input?</p> <p>Did people understand how to participate in the engagement?</p> <p>Did people understand what was being proposed?</p>
Engagement is informed and transparent	<p>All relevant information was made available and people could access it.</p> <p>People understood how their views were considered, the reasons for the outcomes and the final decision.</p>	<p>Did people have access to the information they needed?</p> <p>How was participant input considered in the final decision? How did it add value?</p> <p>Does reporting adequately capture the spectrum of participant views?</p>
Engagement processes are reviewed and improved	The engagement was reviewed and improvements recommended.	Were learnings about the process documented?

Definitions

State Planning Policies

The State's overarching goals or requirements for the planning system (and to be given effect through the various instruments prepared in the system).

www.saplanningportal.sa.gov.au/our_new_system/state_planning_policies

Regional Plans

A long-term vision for a region or area, including provisions about the integration of land use, transport infrastructure and the public realm, and including maps and plans that relate to spatial patterns that are relevant to the long-term vision.

www.saplanningportal.sa.gov.au/our_new_system/regional_planning

Planning and Design Code

A comprehensive set of policies, rules and classifications which may be selected and applied in the various parts of the State for the purposes of development assessment and related matters within the State. The Code will include the use of zones, subzones, overlays and policies.

www.saplanningportal.sa.gov.au/our_new_system/planning_and_design_code

Design Standards

A design standard that relates to the public realm or infrastructure, which may specify design principles, design standards, or design guidelines.

Infrastructure Delivery Schemes

A scheme approved by the Minister for Planning in relation to the provision of basic or general infrastructure, and the funding arrangements associated with the provision of that infrastructure.

www.saplanningportal.sa.gov.au/our_new_system/infrastructure_schemes

Designated Entity

A person or entity that is approved by the Minister for Planning to undertake the legislative processes, (including engagement) involved in preparing or amending a designated instrument.

Designated Instrument

A state planning policy, regional plan, the planning and design code and a design standard are Designated instruments.



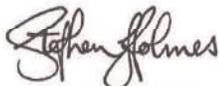
saplanningportal.sa.gov.au



PROPOSAL TO AMEND THE PLANNING & DESIGN CODE

65-73 Mooringe Avenue, Plympton Code Amendment

On behalf of ACP Mooringe Pty Ltd



ACP Mooringe Pty Ltd

Date: 22/03/2021

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.

MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date:



4.5.21

1 INTRODUCTION

- 1.1 Designated Entity
- 1.2 Rationale for Amendment

2 SCOPE OF CODE AMENDMENT

- 2.1 Affected Area
- 2.2 Scope of Proposed Amendment

3 STRATEGIC ALIGNMENT AND INVESTIGATIONS

- 3.1 Alignment of Investigations to State Planning Policies
- 3.2 Consideration of Regional Plans
- 3.3 Consideration of other relevant documents
- 3.4 Infrastructure provision

4 THE CODE AMENDMENT PROCESS

- 4.1 Engagement to Date
- 4.2 Code Amendment Process
- 4.3 Timetable

ATTACHMENTS:

- Area Affected
- Investigations

Released

1 INTRODUCTION

Pursuant to section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act) the proponent, *ACP Mooringe Pty Ltd* proposing a Code Amendment in relation to land located at 65-73 Mooringe Avenue, Plympton.

ACP Mooringe Pty Ltd is the owner of the subject land.

This proposal details the scope, relevant strategic and policy considerations, nature of investigation to be carried out and the timeframes to be followed in preparing the Amendment.

The purpose of this Proposal to Initiate is to seek the Minister for Planning's (the Minister's) agreement to commence a Code Amendment. It is understood that the Minister may also specify conditions on approving this initiation.

1.1 Designated Entity for Preparing the Code Amendment (When the proponent is a Private Proponent)

ACP Mooringe Pty Ltd requests that, pursuant to section 73(4)(a) of the Act, it be the designated entity responsible for conducting the Code Amendment process.

ACP Mooringe Pty Ltd will be contracting *Holmes Dyer Pty Ltd* for Planning advice and conducting the Code Amendment process.

The person who will receive all official documents relating to this Code Amendment is:

Stephen Holmes

(e)

(t)

(m)

This person has a planning qualification (Graduate Diploma in Town Planning, 1981) and significant experience (40 years) in the areas of planning policy preparation and land use investigations. In addition, this person has experience in engagement and the preparation of engagement plans

It is understood however, the Minister may decide that the Chief Executive of the Attorney General's Department prepare the DPA. The proponent is willing to pay for the reasonable costs associated with this.

1.2 Rationale for the Amendment

A significant land holding of 1.2 hectares on Mooringe Avenue at Plympton (former Boral Batching site) is available for rezoning from industrial purposes to residential purposes. The current Industry zoning reflects historic land uses but the land most recently operated as an operation centre with no processing activities on site. The site had been available for sale for some time in its current zoning but due to its location and contamination it was not sold for industrial purposes. This is primarily due to the site being an isolated parcel of industrial land surrounded by residential development. This limits the economic viability of industrial uses given the modern requirements for interface mitigation, freight access and shop floor trends which can significantly conflict with the sensitivities of adjacent residential development. The landowner has completed the site remediation process (expenditure to date is approximately \$4 million) and the site is now vacant having undergone site demolition. Future development is pending an appropriate policy framework for the land.

Plympton is characterised by 1960's and 1970's detached dwellings on separate allotments. While some of the housing stock is ageing there is good residential amenity. The City of West Torrens considers that the residential area is of a homogenous built form that is less affordable than is desired.

A significant land holding of approximately 1.2 hectares in Plympton is now available for rezoning from industrial purposes to residential purposes. The site has the potential to be a key strategic infill site that can provide an opportunity for increased density (up to 70 dwellings per hectare) and a diverse housing product, including housing affordability and choice that better meets changing demographics. This supports the urban regeneration and housing supply goals in *The 30-Year Plan for Greater Adelaide 2017* to better utilise established urban areas for residential infill development and encourage population growth near major transport corridors.

It is considered practical for the land to be rezoned and a policy framework implemented which supports the renewal of the site for low to medium rise, medium density residential use – particularly as the land is considered to have limited value for industrial purposes given a lack of demand for industrial uses in this location, and the established residential development surrounding parts of the area affected.

2 SCOPE OF THE CODE AMENDMENT

2.1 Affected Area

The proposal seeks to amend the Code for the area described as CT 5899/548 (Filed Plan 6524, Allotment 76) and CT 5899/549 (Filed Plan 6524, Allotment 75) within the City of West Torrens.

Refer to Attachment A for a location map.

2.2 Scope of Proposed Amendments

Site 1- 65-73 Mooringe Avenue, Plympton

Current Policy¹	<p>List all layers that apply- the current zone, relevant subzones, overlays, TNVs.</p> <p>Zone:</p> <ul style="list-style-type: none"> • Industry <p>TNVs:</p> <ul style="list-style-type: none"> • Development Constraints <ul style="list-style-type: none"> » Zone C: All Structures Exceeding 15 metres above existing ground level <p><i>Search the location on the Planning and Design Code- What policies apply to this address?</i></p> <p>Zone:</p> <ul style="list-style-type: none"> • Strategic Employment <p>Overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Airport Building Heights (Regulated) <ul style="list-style-type: none"> » All structures over 15 metres • Building Near Airfields • Hazards (Flooding General) • Prescribed Wells Area • Regulated Trees
Amendment Outline	<p>The overall intent of this Code Amendment is to remove all current / proposed zonings, and rezone the affected area Master Planned Neighbourhood Zone.</p> <p>No removal of overlays will occur, however the following additional overlays are proposed:</p> <ul style="list-style-type: none"> • Affordable Housing Overlay • Design Overlay • Interface Management Overlay • Noise and Air Emissions Overlay

¹ Note: for sites within the Phase 3 (Urban Areas) Code the Current Policy is draft and may change until the Phase 3 Code is implemented.

	<p>The following TNV's for the subject site are proposed:</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) <ul style="list-style-type: none"> » Maximum building height is 12m • Maximum Building Height (Levels) <ul style="list-style-type: none"> » Maximum building height of 3 levels • Minimum Frontage <ul style="list-style-type: none"> » Minimum frontage for a detached dwelling is 8m; semi-detached is 7m; row dwelling is 5m; group dwelling is 15m; residential flat building is 15m • Minimum Site Area <ul style="list-style-type: none"> » Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm
<p>Intended Policy / Amendment Outline</p>	<p><i>Briefly outline what layers are being proposed to amend and any specific aims at this point.</i></p> <p>Zone:</p> <ul style="list-style-type: none"> • Master Planned Neighbourhood Zone <p>Overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Airport Building Heights (Regulated) <ul style="list-style-type: none"> » All structures over 15 metres • Building Near Airfields • Design Overlay • Hazards (Flooding General) • Interface Management Overlay • Noise and Air Emissions Overlay • Prescribed Wells Area • Regulated Trees <p>TNVs:</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) <ul style="list-style-type: none"> » Maximum building height is 12m • Maximum Building Height (Levels) <ul style="list-style-type: none"> » Maximum building height of 3 levels • Minimum Frontage <ul style="list-style-type: none"> » Minimum frontage for a detached dwelling is 8m; semi-detached is 7m; row dwelling is 5m; group dwelling is 15m; residential flat building is 15m • Minimum Site Area <ul style="list-style-type: none"> Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm

STRATEGIC ALIGNMENT AND INVESTIGATIONS

Proposed Code Amendments occur within a state, regional and local strategic setting and are grouped as follows:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

For more complex proposals, it is recommended that you meet with Departmental representatives. In order to determine the strategic alignment, it may be necessary for investigations to occur at this stage.

Where there are significant government agency issues that may require investigation and discussion with other Government departments, the Attorney-General's Department (AGD) may assist in convening these meetings.

3.1 ALIGNMENT OF INVESTIGATIONS TO STATE PLANNING POLICIES

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Pursuant to section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

This proposal should be initiated because it seeks to implement the following SPPs:

Relevant State Planning Policies (SPP)	How this proposed Code Amendment is aimed at achieving these SPPs:
State Planning Policy 1: Integrated Planning	
<p>1.1</p> <p>An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The City of West Torrens is experiencing urban renewal including an increase in residential development, townhouses and higher density dwellings from mixed use and infill development. Three key drivers influencing housing demand surrounding the affected area are:</p> <ul style="list-style-type: none"> • A new compact urban form and increased residential densities; • Housing choice and affordability, including opportunities for an ageing population, people living with a disability and new arrivals; and • Reduced demand for industrial lands and conversion of some lands to residential and mixed use. <p>An assessment of future housing needs undertaken by Holmes Dyer Pty Ltd found that it is desirable for the inner western metropolitan housing market to diversity in response to population growth and changing demographic characteristics. While there is expected to be continued demand for separate houses, demand for infill development will continue as household formation and dwelling occupancy preferences change. Under current planning policy, demand is likely to be met through an over-reliance on minor infill (one into two) residential development. Without greater housing diversity, the dominance of</p>

	<p>separate housing and a lack of housing choice is expected to continue to place pressure on housing affordability.</p> <p>Based on the population change for Plympton between 2006 and 2016, the projected growth of western Adelaide from 2016 to 2031 is likely to see a population increase of 1.1% per annum. The availability of land will influence the densities and location of infill growth. Minor infill sites present an opportunity to achieve coordinated development of higher density developments with higher quality built form and public realm outcomes.</p> <p>The subject site provides an opportunity to deliver approximately 1.2 hectares of new residential land in a planned and coordinated manner, reducing the reliance upon minor infill to meet housing demand in the City of West Torrens. Under a medium density residential scenario, the subject land is anticipated to yield in the order of 60 or more dwellings.</p> <p>The site is well serviced with infrastructure, with only minor enhancement required to facilitate for residential purposes.</p>
<p>1.3</p> <p>Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p>	<p>The subject site is able to be appropriately connected to and integrated with existing public transport routes, infrastructure, services and employment lands. The site is within an established urban area and is well supplied with social infrastructure.</p> <p>The Plympton International R-12 College is located directly adjacent the affected area, and has close access to the Westside Bikeway. This site is just under one kilometre from a mixed retail, health and supermarket centre located at the corner of Marion Road and ANZAC Highway, and is under 1.5 kilometres from the Adelaide and Glenelg tramline.</p> <p>Child care facilities are located within 600 metres east of the site (Mooringe World of Learning), with a further nine child care, out-of-school hours care, and vacation care located within the Plympton locality. As mentioned above the nearest school to the site (Plympton International R-12 College) is located 180 metres south, which also incorporates the Errington Special R-12 School which provides education for children with disability. St John's Baptist Catholic Primary School, Plympton Primary School, Immanuel College and Immanuel Primary School can be located within 1km – 1.7km from the site. Based on the number of educational facilities available it is envisaged that any additional demand created through the proposed rezoning can be met through these existing facilities.</p> <p>The site is well located to medical facilities, with the Mooringe Avenue Medical Centre located directly opposite Mooringe Avenue to the north. Galway Medical Centre, Kurralta Park Surgery and Morphettville Medical Centre are all located just over 2 kilometres from the site, with the Ashford Private Hospital located 3.5 kilometres to the east along</p>

	<p>ANZAC Highway. Two centres predominantly provide the available allied health and pharmaceutical services can be located 1 kilometre to the south-east (Plympton Shopping Centre) and 2.2 kilometres to the east (Kurralta Park District). Based on the availability of medical and allied health and pharmaceutical services to the site, it is expected that existing service providers can meet additional demand created through the rezoning of the site.</p> <p>The site is central to two community centres, Plympton Community Centre which is located 1 kilometre to the east, and Camden Community Centre which is located just under 2 kilometres on Carlisle Street. The site is also serviced by the City of West Torrens Mobile Library, which attends Mooringe Avenue (corner of Packer Avenue) 400 metres to the east of the site 5 days per week. A community bus is also provided by Council which collects residents wishing to attend local shopping centres such as Kurralta Park.</p> <p>The site has ease of access to a comprehensive network of existing bikeways including the Westside Bikeway. This bikeway is a dedicated off-road sealed path for cycling and walking that extends between the City of Adelaide and the Coast, and provides direct walking and cycling links to the Glenelg / Adelaide tramline bikeway, and to the airport retail and employment areas via the Sturt River and the Anna Meares Bike Paths. This network also facilitates access to areas of interest and open space (foreshore and parklands) and is a viable option for non-motorised transport / commuting or multi-modal transport by connecting walking and cycling with public transport.</p> <p>The area affected is well serviced by public transport, including light rail (Adelaide and Glenelg tram line as mentioned above), and the J7 and J8 bus routes which travel between West Lakes shopping centre and Marion shopping centre. The site is directly connected to employment and retail centres by public transport.</p> <p>As such, the site represents an opportunity to increase the population within near proximity to existing infrastructure.</p>
<p>1.6</p> <p>Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability</p>	<p>This proposal is not in relation to the land known to be required for strategic infrastructure, and thus does not present any negative impacts on the State's strategic infrastructure. Nonetheless, the increase in population which would result from the rezoning of this area will support demand for existing and future services.</p>
<p>1.9</p> <p>Plan neighbourhoods to support walking and cycling, particularly in</p>	<p>The subject land is well positioned to support existing walking and cycling routes within the locality of Plympton. The Westside Bikeway, which is an existing shared pedestrian and cyclist path, runs adjacent Osborne Terrace located just under 500m to the south-east of the site.</p>

Greater Adelaide and regional townships.	<p>These cycling and walking (shared) facilities are expected to attract patronage from the subsequent development for both recreational and commuting activities, as the path connects “off road” as far as Mile End north-easterly and Novar Gardens south-westerly. The path can be accessed via Gardner Street and Errington Street, Plympton.</p> <p>Alternatively, bike lanes connect to the Westside Bikeway at the Marion Road intersection. Mooringe Avenue and Errington Street have part time bike lanes that provide safe cycling links to the nearby Plympton College. Mooringe Avenue, Marion Road, Morphett Road and the Westside Bikeway have relatively more cycling patronage than the surrounding local areas. Pedestrian linkages are also accessible along Streeters Road, connecting through to Myer Avenue.</p>
State Planning Policy 2: Design Quality	
<p>2.12</p> <p>Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.</p>	<p>The current industrial zoning of the site, with particular regards to the requirements for interface mitigation, can significantly conflict with the sensitivities of adjacent residential development. The rezoning of the site to facilitate for residential development is considered appropriate, due to the site predominantly interfacing with residentially zoned land to the north, east, south and west. Exceptions are made directly to the north-west of the site where the New Castalloy site (zoned Industry / Suburban Employment) is present. It should be noted that the New Castalloy site is currently being investigation for possible residential conversion. Redevelopment of the subject site enables for an enhanced community with compatible interfaces with surrounding development.</p>
State Planning Policy 6: Housing Supply and Diversity	
<p>6.1</p> <p>A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p>	<p>With reference to the above SPP 1.1 (<i>Integrated Planning</i>) projected growth within western Adelaide from 2016 to 2013 is likely to see a population increase of 1.1% per annum. The availability of land will influence the densities and location of infill growth. Infill sites, such as that represented by the subject site, present an opportunity to achieve coordinated development of higher density developments with high quality built form and public realm outcomes.</p> <p>The subject site provides an opportunity to deliver approximately 1.2 hectares of new residential land in a planned and coordinated manner reducing the reliance upon minor infill to meet housing demand in the City of West Torrens. It is the proponent’s intention that the future housing supply developed within the site embody the vision of being diverse, well designed and affordable to support the needs of both current and future residents.</p>
<p>6.2</p> <p>The timely supply of land for housing that is integrated with, and connected to, the range of</p>	<p>Given the location of the site the rezoning of the land would require low levels of infrastructure investment, and is most proximate to facilities provided in the adjacent existing urban area. The site is well connected to and will be integrated with a range of services, facilities,</p>

services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.	public transport, infrastructure etc. needed to support a liveable and walkable neighbourhood. The delivery of subsequent residential housing (post rezoning of the land) is expected to be completed within three years, with it being the proponent's intention to commence the project as soon as the land is suitably rezoned.
6.3 Develop healthy neighbourhoods that include diverse housing option; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.	As referenced within SPP 1.3 (<i>Integrated Planning</i>) social infrastructure investigations have identified that the location of the site is suitably supported by existing social infrastructure. The site is within close proximity to numerous educational, child-care, retail, medical and public transport facilities. The area affected is within 400 metres of open space. This includes a reserve (Errington Street Reserve) located 120 metres to the south-east along Errington Street, Plympton. The site is within 250 metres from Sandringham Reserve located on the intersection of Raymond Avenue and Kinkaid Avenue (to the north), and 350 metres from Parkin Reserve, situated on the Neston Avenue and Lewis Crescent intersection to the north-east. A large school oval and playing courts located at the Plympton International College (R-12) is within walking distance (approximately 180 meters) and is accessible to the public and used for club-based community sport. The location of the site enables the promotion of active travel and public transport use, with the Westside Bikeway located 500m to the south-east of the site and is expected to attract patronage from the subsequent development for both recreational and commuting activities.
6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	The rezoning of the land would facilitate for residential development which would become a complementary extension to existing residential development within the locality and general proximity of the site. It is the intention that subsequent residential development incorporate a diverse range of housing typologies which are able to cater for different life stages and lifestyles.
6.8 Ensure a minimum of 15% of new housing in all significant development that meets the criteria for affordable housing.	A review of population characteristics and housing market activity by Holmes Dyer Pty Ltd suggests demand for affordable residential housing applies in the locality of the subject site. It is the intention of this proposal that an Affordable Housing Overlay be included over the subject land.
State Planning Policy 11: Strategic Transport Infrastructure	
11.2 Development that maximises the use of current and planned investment in transport	As referenced above (within SPP 1.9), the subject site is already well serviced by existing public transport models and reasonably good connections to cycling and pedestrian facilities and networks within the local area.

<p>infrastructure, corridors, nodes and services.</p> <p>11.5</p> <p>Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.</p>	<p>Bus Routes 167 and 168, which provide services to Glenelg and the Adelaide CBD are available from this location. Additional bus routes (such as J7 and J8) provide services between Marion and West Lakes, along with school buses are accessible from Mooringe Avenue. Public transport infrastructure (bus stop 12) is located mid-block on Mooringe Avenue between Streeters Road and Errington Street. Bus stops located within the general locality of the subject site (12 both directions and 13 eastbound only) have shelters and are well placed to service the area affected.</p> <p>The site is well positioned to support existing walking and cycling routes within the locality of Plympton. The Westside Bikeway, which is an existing shared pedestrian and cyclist path, runs adjacent Osborne Terrace located just under 500m to the south-east of the site. These cycling and walking (shared) facilities are expected to attract patronage from the subsequent development for both recreational and community activities, as the path connects "off-road" as far as Mile End north-easterly and Novar Gardens south-westerly. The path can be accessed via Gardner Street and Errington Street, Plympton. Alternatively, bike lanes connect to the Westside Bikeway at the Marion Road intersection. Mooringe Avenue and Errington Street have part time bike lanes that provide safe cycling links to the nearby Plympton College. Mooringe Avenue, Marion Road, Morphett Road and the Westside Bikeway have relatively more cycling patronage than the surrounding local areas. Pedestrian linkages are also accessible along Streeters Road, connecting through to Myer Avenue.</p>
<p>11.11</p> <p>Encourage housing in metropolitan Adelaide in proximity to current and proposed fixed line (rail, tram, O-Bahn and high frequency bus routes.</p>	<p>The site is located within good proximity to high frequency bus routes and fixed tramlines. Bus routes 167, 167c and 168, which are accessible along Mooringe Avenue, frequent the area every twenty minutes. While the J7, J7m and J8 routes (which provide services from West Lakes Interchange to Marion Centre Interchange) are every thirty minutes. The site is also located just under 1.5 kilometres from the Glenelg / Adelaide tramline.</p>
<p>State Planning Policy 16: Emissions and Hazardous Activities</p>	
<p>16.2</p> <p>Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</p>	<p>Within SPP 16 it is acknowledged that site contamination is a complex and broad issue impacting large areas of land across the state. With the increasing focus on urban renewal and reinvigoration of existing urban areas it is critical that site contamination issues are identified and addressed to safeguard communities and the environment.</p> <p>Site contamination investigations undertaken by Mud Environmental determined that the site was considered to have a medium-high risk of significant and widespread contamination being present that would adversely affect the proposed residential land use. The landowner commenced the site remediation process in 2018 which has now been completed (expenditure to date is approximately \$4 million).</p>

	The transition of the subject land from an Industrial (soon to be Strategic Employment) zoning to one which contemplates residential development can be considered appropriate, as the site had been available for sale for some time but due to its location and contamination was not sold for industrial purposes. This is primarily due to the site being an isolated parcel of industrial land surrounded by residential development. This limits the economic viability of industrial uses given the modern requirements for interface mitigation, freight access and shop floor trends which can significantly conflict with the sensitives of adjacent residential development.
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Identifying Investigations

To ensure that investigations meet the requirements of the State Planning Commission and government agencies, use the standard investigation table in the Code Amendment. This reference table will assist in identifying the investigations required to inform the proposal to amend the Code.

The table is divided into three parts to help guide the user in identifying relevant planning considerations:

- PART 1: Principles of Good Planning & State Planning Policies (SPPs)
- PART 2: Regional Plans
- PART 3: Other Planning Documents & Relevant Legislation.

Note: if an Overlay applies to the area that you are seeking to amend, this must be addressed as an investigation and will need to be identified as a relevant SPP.

In addition, the table below outlines what SPP principles are relevant to the proposed Amendment and the investigations that will be undertaken, or have been undertaken, to ensure the issue has been addressed and is consistent with the SPPs.

Investigation to be/has been undertaken.	Further explain the issue, particularly where the issue may significantly influence the proposal's consideration e.g. native vegetation cover.	Relevant State Planning Policies
Environmental Site History (former Boral Batching site)	<p>Preliminary assessment of the contamination status of the former Boral Batching site was undertaken by environmental consultant, Mud Environmental Pty Ltd on behalf of the landowner. The preliminary assessment confirmed that the area affected had good remediation potential for possible residential land use. A substantial body of environmental data has now been collected at the site and Mud Environmental has developed both a Detailed Site Investigations (DSI) Report and a Remediation Management Plan (RMP).</p> <p>Third-party Interim Audit Advice prepared by the independent site Auditor further demonstrates the land's suitability for</p>	Emissions and Hazardous Activities

	<p>residential use. The Auditor, employed by AAA Environmental, is accredited by the SA Environmental Protection Authority (EPA) to perform the services.</p> <p>Interim Audit Advice has been prepared by the Auditor to support the proposed rezoning of the former Boral Batching site and future residential development of the site. The interim determination by the Auditor indicated that based on the knowledge available at the time, the land should be able to be made suitable for residential use(s).</p> <p>The area affected is a known site for contamination and the contamination status, risk and remediation potential are well documented. Based on the advice of Mud Environmental Pty Ltd and the Interim Audit Advice by the independent Site Auditor, it is considered that the site should be able to be made suitable for residential uses.</p> <p>Since these investigations were undertaken the proponent has now completed all remediation processes for the site.</p>	
Noise	<p>An environmental noise assessment was undertaken by Sonus to evaluate the potential impact of noise from traffic, existing industrial and uses surrounding the site, and the potential impacts of future industrial uses and aircraft.</p> <p>Observations were conducted around the existing Castalloy site to the northwest. At the time of the observations, there was no significant noise being emitted from the site, and it is understood that the site was in the process of being shut down. Given the existing low level of activity and noise from the Castalloy site, a future use of the Castalloy site would need to ensure that appropriate noise levels are achieved at existing residences, including the existing double storey units on Mooringe Avenue between Streeters Road and Whelan Avenue. As these units are closer to the Castalloy site then the subject land achieving appropriate noise levels at the units would result in appropriate noise levels also being achieved within the subject site.</p> <p>Notwithstanding, the inclusion of acoustic treatments for traffic noise at the closest residences to Mooringe Avenue will provide a further buffer to noise from industry.</p> <p>Based on the assessment of potential environmental noise impacts, the following aspects were established:</p>	

	<ul style="list-style-type: none"> • Noise from Mooringe Avenue can be adequately attenuated with practical residential building construction. • The noise from the current Castalloy site is not significant. • The presence of residences on the subject site will not constrain future industry on the Castalloy site beyond the constraints imposed by existing residences. • The site is unconditionally acceptable for residential development with respect to aircraft noise. 	
<p>Air Quality</p>	<p>An air quality assessment was prepared by ERM to review the potential for air quality impacts. The assessment considered:</p> <ul style="list-style-type: none"> • Review of activities in the North Plympton industrial area and relevant air quality related evaluation distances as identified. • Exposure potential from industrial activities considering wind conditions. • Complaints data from the area. • Background air quality data. • Council land use interface objectives and principles. <p>During the time that this assessment was being prepared New Castalloy closed operations. This is very significant, since the New Castalloy operations was the largest industrial site in North Plympton industrial area and located immediately to the northwest of the land proposed for rezoning.</p> <p>The closure of the New Castalloy operations means the New Castalloy site, which is understood to be located on state owned land, will be redeveloped at some stage. As part of any redevelopment it is expected that it would have to address interface issues with existing residential areas.</p> <p>The review of wind data showed that there is very little wind blowing from the industrial area towards the Mooringe Avenue land proposed for rezoning. This means that there is little exposure potential from the North Plympton industrial area.</p> <p>The complaints data showed a declining trend since 2008 with no complaints in 2018. It is expected that the complaints situation for the area will be improved with New Castalloy having closed operations.</p>	

	<p>Background air quality data shows consistency with regional trends and local levels and does not highlight any specific concerns. Adelaide Airport is not an air quality concern for the subject site.</p> <p>The closure of New Castalloy means that there is no existing industry that the rezoning of the Mooringe Avenue site will provide encroachment on. Any future industrial developments at the New Castalloy site would need to demonstrate compliance over the nearby residential areas. Considering that the subject land is surrounded with residential areas both to the north and to the west (these areas are to the east and south of the adjacent industrial land) it is reasonable to expect that the additional residential presence from the rezoning would not be limiting of similar character to surrounding residential areas.</p>	
Social Infrastructure	<p>The area affected is in an established urban area and is generally well supplied for social infrastructures, including near proximity of existing urban aged care accommodation, child care, preschool (early learning) and educational (primary and secondary) facilities, community centres, shops, and health and medical facilities. Some of these social infrastructures also serve the area affected for the <i>Morphettville Racecourse Ministerial DPA</i> (approved by the Minister 7th May 2020).</p> <p>The social infrastructure for that rezoning concluded that no changes were required as social infrastructure in the location were adequate to provide for any additional population growth consistent with the targets of <i>The 30 Year Plan for Greater Adelaide</i>. In general terms, western Adelaide is considered well catered for in terms of social infrastructure.</p> <p>This is consistent with the assessment undertaken by Holmes Dyer Pty Ltd, which identified that the capacity of existing social infrastructure was adequate to meet the expected demand from the rezoning, with no additional provisions required to support the rezoning of the land. Anticipated population growth is expected to further support the viability of existing services and facilities.</p>	Integrated Planning
Open Space	<p>The area affected is within 400 metres of open space. This includes a reserve (Errington Street Reserve) located 120 metres to the south-east along Errington Street, Plympton. The site is within 250 metres from Sandringham Reserve located on the intersection of Raymond Avenue and Kinkaid Avenue (to the north), and 350 metres from Parkin Reserve, situated on the Neston Avenue and Lewis Crescent</p>	

	<p>intersection to the north-east. A large school oval and playing courts located at the Plympton International College (R-12) is within walking distance (approximately 180 meters) and is accessible to the public and used for club-based community sport.</p> <p>The assessment of open space by Holmes Dyer Pty Ltd is that current provision exceeds Council’s benchmark for open space provision in the location. Based on the proportion of open space per population and open space types within 400 metres of the area affected it is envisaged that any additional demand created through the proposed rezoning can be met by the existing open space and facilities.</p>	
<p>Transport and Movement</p>	<p>WGA has undertaken an analysis of the existing and proposed future traffic impacts to determine traffic requirements for the proposed rezoning based on the West Torrens Council Development Plan, City of West Torrens Transport Strategy (2009), relevant Australian Standards and Austroads guidelines. A summary of the key findings and recommendations is provided below:</p> <ul style="list-style-type: none"> • The proposed rezoning would likely increase local traffic by around 533 vehicles per day, with around 54 vehicle trips generated during peak hour traffic. • Most of the rezoning traffic will access the arterial road via Mooringe Avenue, however it is likely that some development traffic will redistribute to Whelan Avenue and Errington Street via Gardner Road. • The rezoning has no impact on programmed road upgrades in the area, nor do any programmed upgrades impact the proposal. Given the narrow verge on Streeters Road, Council’s proposal to widen Streeters Road will likely benefit traffic behaviour for the Rezoning but requires further assessment to gauge the impact on the proposal. Council has suggested that land could be provided from the subject site to enable a wider verge to be provided to accommodate future footpath and landscaping requirements. • The existing road network flows reasonably well during peak hour, with observations indicating only minor increase in delays experienced for traffic entering Mooringe Avenue for adjacent side roads. • Crash history indicates that crashes in the vicinity of the rezoning are at established “conflict points” (intersections and junctions). All intersections and junctions reviewed are considered to be performing 	<p>Strategic Transport Infrastructure</p>

	<p>adequately for the types of intersection and volumes experienced.</p> <ul style="list-style-type: none"> • An assessment of three theoretical access points to the site show all sight distances are likely to be achieved, and do not warrant nor will require any turning treatments. • Traffic modelling indicates that the Mooringe Avenue / Streeters Road intersections performs to an acceptable level of service for the estimated post-development traffic flows. Traffic performance will remain similar to existing levels of service, creating only minimal delays to traffic on the minor legs of the intersection. No significant changes to the Mooringe Avenue / Streeters Road intersection are required to cater for the traffic impacts generated by the rezoning. • Traffic modelling for the Mooringe Avenue / Marion Road traffic signals with the anticipated 54 veh/hr increase during peak times, indicated minimal impact on the performance of the signalised intersection with levels of service remaining the same. 	
<p>Public Transport, Pedestrian and Cycling Network</p>	<p>An assessment undertaken by Wallbridge, Gilbert Aztec (WGA) identified that the area affected is already well serviced by existing public transport modes and reasonably good connections to cycling and pedestrian facilities and networks within the local area. A summary is provided below:</p> <ul style="list-style-type: none"> • Bus routes 167 and 168 services the Adelaide CBD and Glenelg from this location. Addition bus routes (such as J7, J8 service between Marion and West Lakes) – and school buses utilise Mooringe Avenue. Public transport infrastructure (bus stop 12) is located mid-block on Mooringe Avenue between Streeters Road and Errington Street. The bus stop (12 both directions and 13 eastbound only) have shelters and are well placed to service the area affected. • Mooringe Avenue is a designated “Secondary Road Bike Lane” directly north of the area affected in the West Torrens Council Development Plan (<i>Overlay Map WeTo/12 Transport</i>). • There is an existing shared pedestrian and cyclist path that runs adjacent to Osborne Terrace (Westside Bikeway), which is identified as an “Off Road Sealed Path”. These cycling and walking (shared) facilities are expected to attract patronage from the subsequent development for both recreational and commuting activities, as the path connects “off road” as far as Mile End north-easterly and Novar Gardens south-westerly. 	<p>Integrated Planning</p> <p>Strategic Transport Infrastructure</p>

	<p>The path can be accessed via Gardner Street and Errington Street, Plympton. Alternatively, Mooringe Avenue bike lanes connect to the Westside Bikeway at the Marion Road intersection. Other links include the footpath at the south end of Streeters Road connecting through to Myer Avenue.</p> <ul style="list-style-type: none"> Mooringe Avenue and Errington Street have part time bike lanes that provide safer cycling links to the nearby Plympton International College. Mooringe Avenue, Morphett Road, Marion Road and the Westside Bikeway have relatively more cycling patronage than the surrounding local areas. Comparatively Cross Road, Anzac Highway and Marion Road attract much higher cycling activities. 	
Potable Water	<p>Investigations undertaken by WGA identified a 200mm potable water main located within Mooringe Avenue, and a 100mm main located in Gardner Street.</p> <p>The site is expected to be connected into the 200mm main in Mooringe Avenue, however, interconnecting into the 100mm main may also be required.</p> <p>SA Water has advised that the land is not within a Gazetted augmentation area, and consequently there will be no augmentation fees. Given the size of the adjacent mains and the former use of the site, it is likely that the SA Water assessment will be positive to support supply for the land.</p>	Integrated Planning
Sewer	<p>SA Water has advised that there would be no major augmentation works required for the sewer services to the area affected.</p> <p>There is a 150mm VC gravity sewer main located within Gardner Street, and a 525mm PVCU gravity main located in Mooringe Avenue. The site is relatively flat, so a connection to either main should be feasible, however this would need to be confirmed in more detail later based on the invert levels of the mains. There are currently two connections from the site to the Mooringe Avenue main. As part of the construction works, these connections would need to be disconnected. The site is expected to be connected into the main in Mooringe Avenue, however, this would need to be confirmed by SA Water.</p> <p>Given the size of the adjacent mains within Mooringe Avenue and Gardner Street, and the former use of the land, it is likely that the SA Water assessment will be positive to support supply to the rezoned land. SA Water has advised that the subject land is not within a Gazetted augmentation area, and consequently there will be no augmentation fees.</p>	Integrated Planning
Electricity	<p>SA Power Networks (SAPN) have advised that given the site was previously an industrial site, the network should have</p>	Integrated Planning

	<p>sufficient capacity to cater for the rezoning. This is however subject to the final loading from the rezoned land.</p> <p>In terms of the site infrastructure, it is likely that a pad-mount transformer would be required for the site. Also, some of the allotment connections could be provided from the street (either Mooringe Avenue, Streeters Road or Gardner Avenue)</p>	
Communications	NBN have confirmed that there is an active network within the area that could service the area affected. Fibre can be delivered for future development.	Integrated Planning
Gas	APA Group has undertaken a preliminary assessment of the area affected. There are existing gas mains adjacent to the land within Mooringe Avenue with adequate capacity to service the proposed rezoning. The gas mains extensions will be subject to a future evaluation and approval process.	Integrated Planning
Stormwater	<p>WGA has undertaken a stormwater assessment to identify the impact of the proposed rezoning on existing stormwater infrastructure and any potential options and upgrades that may be required. The assessment finds that stormwater generated on-site can be adequately managed in terms of quantity and quality, and discharged at acceptable flow rates to the existing stormwater pipe system which originates in Gardener Street and drains towards Morphett Street. This pipe discharges to a swale running around the south of the Airport, which then discharges into the Patawalonga Creek.</p> <p>Preliminary modellings shows that onsite detention storage would be required in the order of 55m³ which could be accommodated for either within a detention basin, or storage provided underground within pipes/detention tanks.</p> <p>The area affected is within the broader Brownhill Keswick Creek catchment. Flood mapping (prepared as part of the BHKC Flood Study (2006)) demonstrated that there is no flood risk for the site in a 1 in 100 year storm event.</p>	Integrated Planning

3.2 CONSIDERTATION OF REGIONAL PLANS

As with the SPPs the directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development in a region and include consideration of land use integration, transport infrastructure and the public realm.

What are the current Regional Plans?

The State Planning Commission has "identified" that the existing volumes of the South Australian Planning Strategy prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to 'What are Regional Plans?' on the Regional Plans and Joint Planning Arrangements page of the PlanSA Portal.

Note: where there is conflict between a Regional Plan and an SPP, the SPP will prevail.

The *30-Year Plan for Greater Adelaide* volume of the Planning Strategy is relevant for this Code Amendment.

Relevant Regional Plan and Priorities Identified Notes:	How will this proposed Code Amendment achieve the priorities identified in the relevant Regional Plan?
<ul style="list-style-type: none"> Do not need to identify priorities that repeat an SPP. Note: for inconsistency between a SPP and a Regional Plan refer to the SPP. Focus on any spatial information. 	
Target 1. Containing Our Urban Footprint and Protecting Our Resources	
1.1 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.	The affected area is within an established urban area. In accordance with the intent of this target, the rezoning will enable new infill housing to be established within metropolitan Adelaide.
Target 2. More Ways to Get Around	
60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045.	The rezoning of this land will enable new housing to be established which may utilise the existing public transport network and key bus routes along Streeters Road (west) and Mooringe Avenue (north) that bound the area affected.
Target 3. Getting Active	
Increase the share of work trips made by active transport mods by residents of Inner, Middle and Outer Adelaide by 30% by 2045.	This proposed Code Amendment will allow for an increased number of dwellings in proximity to key employment locations. A bike lane commences at the intersection of Errington Street and Mooringe Avenue (located to the east of the site). The site is 470 metres from the Westside bikeway which runs adjacent to Osborne Terrace providing for an off-road sealed path linking to key employment destinations including the Adelaide CBD and the coast.

Target 4. Walkable Neighbourhoods	
Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.	This proposed Code Amendment will support residential development of land with ease of walking access to a range of local shopping and services. Connections will be made through the area affected to the existing footpath network. The proposal will seek to ensure that development provides a walkable environment that is accessible and supported by a range of critical infrastructure including transport, education, and goods and services.
Target 5. A Green Liveable City	
Urban green cover is increased by 20% in metropolitan Adelaide by 2045.	The proposal will meet relevant policies pertaining to landscaping and open space provision.
Target 6. Greater Housing Choice	
Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.	The proposed Code Amendment provides for housing diversity and will ensure there is an adequate supply of a range of housing through provision of smaller allotment sizes and new housing product to meet changing household and market needs. The proposal seeks to deliver the targets of the Code by providing an opportunity for a diversity of housing, including affordable and medium density housing within inner suburban Adelaide, in proximity to transport corridors and established infrastructure and services that will support population growth.
Transit Corridors, Growth Areas and Activity Centres	
P1 Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport.	The proposal will provide an opportunity for coordinated residential development that will assist in the delivery of a compact residential urban form within this part of Plympton. The area affected is adequately serviced by infrastructure and is accessible by public transport.
P4 Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.	The proposed Code Amendment provides for low to medium rise development and a policy framework that supports compatible development at the interface with existing low-density residential development including specific building height limits along Gardner Street, Plympton.
A4 Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.	Part of area affected abuts or is adjacent existing residential development and rezoning of this land will enable new housing to be established as infill development contiguous to existing established residential areas and utilise existing public transport infrastructure.
Design Quality	
P25 Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that	The proposal would facilitate an opportunity for enhanced tree planting and street fronting development.

<p>supports the community and responds to climate change.</p> <p>P29 Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with street and public open spaces.</p> <p>P30 Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p>	
<p>P26 Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.</p>	<p>The acceptance of this proposal would facilitate for a range of housing types to meet the demands of the current and future population, contribute to the diversity of the housing stock, and provide a range of price points.</p>
Housing Mix, Affordability and Competitiveness	
<p>P36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p>	<p>The proposal provides for housing in proximity to key employment locations and with ease of access to employment by active travel and public transport including Adelaide Airport and the CBD.</p>
<p>P37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> • Ancillary dwellings such as granny flats, laneway and mews housing • Dependent accommodation such as nursing homes • Assisted living accommodation • Aged-specific accommodation such as retirement villages • Small lot housing types • In-fill housing and renewal opportunities 	<p>This Code Amendment proposal provides flexibility to facilitate a range of housing types to meet the demands of a change in household profile and age structure.</p> <p>It is proposed within this Code Amendment to implement an Affordable Housing Overlay.</p>
Health, Wellbeing and Inclusion	

<p>P47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • Diverse housing options that support affordability • Access to local shops, community services and facilities • Access to fresh food and a range of food services • Safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity • Diverse areas of quality public open space (including local parks, community gardens and playgrounds) • Sporting and recreational facilities • Walkable connections to public transport and community infrastructure (school). 	<p>This proposal provides for residential infill development and housing choice to support the current and future population.</p> <p>The area affected has ease of access to a range of local shops, services, community facilities and open space, and is adequately serviced with public transport.</p> <p>The area affected is within close walking distance to community infrastructure such as the Plympton International College (R-12 school) and West Side bikeway.</p>
Transport	
<p>P77 Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.</p> <p>(Infrastructure) P84 Protect major economic infrastructure such as airports, ports and intermodals from encroachment by incompatible development and facilitate further economic activity in these locations.</p>	<p>This proposal is informed by noise and air quality assessments. These assessments identify that noise impacts can be effectively managed through existing and new policy, including designating part of the area affected on the Noise and Air Emissions Overlay.</p> <p>The area affected is within Zone C for Airport Building Heights which requires all proposed structures exceeding 15 metres above existing ground level to be referred to the relevant body for direction (in relation to a development assessment decision). Existing planning policy in the context of the site's proximity to Adelaide Airport is considered adequate for the purpose of this proposal.</p>
Climate Change	
<p>P107 Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p>	<p>The proposal facilitates for a range of housing types including low-rise, medium density development that could include attached dwellings and small lot housing.</p>
Emergency Management and Hazard Avoidance	
<p>P121 Ensure risk posed by known or potential contamination of sites is adequately managed to enable</p>	<p>The proponent has completed the site remediation process for the subject site.</p>

appropriate development and safe use of land.	
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Released

3.3 CONSIDERATION OF OTHER RELEVANT DOCUMENTS

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment and/or directly to the Area Affected and therefore are identified for consideration in the preparation of the Code Amendment. (Note there may not be other relevant documents and if this is case insert nil)

The following table identifies other documents relevant to this proposed initiation:

Documents	How this proposed Code Amendment will be informed by content in the relevant document:						
<i>Housing and Employment Land Supply Program (HELSP)</i>	<p>The Housing and Employment Land Supply Program (HELSP) is a review of the supply, demand and consumption, and the regional constraint and opportunities of housing and employment lands (together with population trends) in the Greater Adelaide area. It is guided by <i>The 30-Year Plan for Greater Adelaide 2017</i>, and supports the achievement of the targets of that Plan by ensuring the government can deliver a long-term supply of land to support housing and jobs growth, guide rezoning by councils and the government, support the transition to a new urban form through increased infill development and housing diversity, and aligning land supply with infrastructure planning and investment.</p> <p>The Residential broad hectare land supply report 30 June 2018 notes that in recent years significant progress has been made on structure plans, investigations and subsequent Code Amendments for key infill areas and transit corridors across the inner and middle regions of metropolitan Adelaide. This provides for significant future community growth in a manner that supports both function and amenity.</p> <p>In the past decade, a large amount of infill broad hectare land has become available in the inner / middle ring of Adelaide such as Fletchers Slip, Glenside, Mawson Lakes and Northgate, however, this supply is rapidly diminishing and the challenge now is to progress the identified major infill areas and continually identify opportunities to create more capacity, such as that at Plympton. In the West Torrens Council area, there is only one parcel of land identified as residential broad hectare and this site is owned by the Housing Trust.</p>						
<i>City of West Torrens 'Toward 2025' Community Plan 2017</i>	<p>The proposed rezoning is aligned with Council's Community Plan 'Towards 2025', prepared in 2017. The Plan is based on six themes (four community and two corporate). The theme of 'Built Environment' which aspires to create a well-designed built environment, is most relevant to the rezoning. Within this theme, the following long-term and short-term strategies are directly relevant to the DPA.</p> <table border="1"> <thead> <tr> <th colspan="2">Aspiration: A well designed built environment</th> </tr> <tr> <th>Long-term Strategy</th> <th>Short-term Strategies</th> </tr> </thead> <tbody> <tr> <td>Facilitate development that meets the needs of the community</td> <td> <ul style="list-style-type: none"> Support a range of housing types and densities across the city, while conserving areas of character and heritage value. Advocates for the provision of adequate public places within the urban form. </td> </tr> </tbody> </table>	Aspiration: A well designed built environment		Long-term Strategy	Short-term Strategies	Facilitate development that meets the needs of the community	<ul style="list-style-type: none"> Support a range of housing types and densities across the city, while conserving areas of character and heritage value. Advocates for the provision of adequate public places within the urban form.
Aspiration: A well designed built environment							
Long-term Strategy	Short-term Strategies						
Facilitate development that meets the needs of the community	<ul style="list-style-type: none"> Support a range of housing types and densities across the city, while conserving areas of character and heritage value. Advocates for the provision of adequate public places within the urban form. 						

	<p>The rezoning supports the Council's community plan in that it will minimise the interface between industrial and residential zoning (and land uses), provide interface treatments to industrial and residential uses, and support increased residential density in a location with ease of access to services, existing infrastructure, and within the metropolitan area as per provisions of <i>The 30-Year Plan for Greater Adelaide</i>.</p>
<p><i>Residential Broadhectare Land Supply Report (2018)</i></p>	<p>Guided by government policy, the City of West Torrens is experiencing urban renewal including an increase in residential development, townhouses and higher density dwellings from mixed use and infill development. Three key drivers influencing housing demand surrounding the affected area are:</p> <ul style="list-style-type: none"> • A new compact urban form and increased residential densities • Housing choice and affordability, including opportunities for an ageing population, people living with a disability and new arrivals • Reduced demand for industrial lands and conversion of some lands to residential and mixed use. <p>An assessment of future housing need was undertaken by Holmes Dyer Pty Ltd identified that it is desirable for the inner western metropolitan housing market to diversify in response to population growth and changing demographic characteristics. While there is expected to be continued demand for separate houses, demand for infill development will continue as household formation and dwelling occupancy preferences change. Under current planning policy demand is likely to be met through an over-reliance on minor infill (one into two) residential development. Without greater housing diversity, the dominance of separate housing and a lack of housing choice is expected to continue to place pressure on housing affordability.</p> <p>The DPTI (now known as DIT and/or the Attorney Generals Department PLUS) Residential Broadhectare Land Supply Report (2018) identified that as of the 30th June 2017, West Torrens had just under one hectare of residentially zoned (within a medium density policy area) broadhectare land supply (0.4 ha under Housing SA ownership). The report also identified the use of rezoning to create opportunities for higher density infill development within inner metropolitan suburbs where land availability is low. This was evidenced through dwelling yields that included:</p> <ul style="list-style-type: none"> • Prospect (51.2 lots per hectare); • Norwood, Payneham St. Peters (43.3 lots per hectare – due mainly to a development in Hackney); and • Charles Sturt (30.7 lots per hectare – largely impacted by development in St. Clair) <p>The recent rezoning of the existing Commercial Zone located between the Glenelg tram line and Anzac Highway to Urban Core Zone (south-west of the area affected) as part of the Morphettville Racecourse DPA, supports medium to high density mixed use and residential development. For comparison, the Urban Core Zone is intended to achieve an average net residential site density of 200 dwellings per hectare in the core area with a transition area adjacent the existing surrounding residences of up to 4 storeys and 70 dwellings per hectare. The land available for growth through infill development because of the rezoning has</p>

	<p>increased from 0.4 hectares (Housing SA land) to in the order of 3.1 hectares with this land development.</p> <p>The area affected provides an opportunity to deliver approximately 1.2 hectares of new residential land in a planned and coordinated manner, reducing reliance on minor infill to meet housing demand in the City of West Torrens. Under a medium density residential scenario, the area affected is anticipated to yield in the order of 60 dwellings.</p>
<p><i>Employment Lands Investigation (2018)</i></p>	<p>The City of West Torrens commissioned an Employment Land Investigation prepared by Property & Advisory, April 2018, to understand the current and potential economic activities and viability of existing employment lands in the city to inform future development policy. The area affected is identified in the 'Plympton Industrial' precinct and is identified as having significant redevelopment potential.</p> <p>The report identified several locations in the Plympton Industrial Precinct that are prospective for conversion to residential uses, including the former Boral batching site which is the identified area sought to be rezoned. The report notes enormous change in the employment landscape for South Australia associated with a decline in manufacturing and disruption caused through the internet and automation. On a broader scale, the availability of industrial land supply interstate was reported as a barrier to demand for industrial land in Adelaide, and by extension, West Torrens.</p> <p>Implications for the industrial suburbs of West Torrens such as Plympton includes a need to transition from industrial uses to broader employment lands, or residential use through Code Amendments and management of residential interfaces. The Employment Lands Investigation concludes that conversion of industrial land to residential (or mixed use) could be argued based on:</p> <ul style="list-style-type: none"> • A lack of demand for industrial development of the type envisaged and provided for in the current Development Plan for a given locality; • A demand for residential development of a kind that is not provided for elsewhere in West Torrens' Development Plan, or a demand from the market to reside in a locality where industry currently predominates; and/or • A significant extant intermixing of residential and industrial uses such that the prevailing residential amenity is degraded. <p>The land sought to be rezoned provides good opportunity to facilitate for residential development.</p>

3.4 INFRASTRUCTURE PROVISIONS

A detailed overview of infrastructure provisions that may relate to the scope of the proposed Code Amendment, are provided in the Standard Investigations Table.

If infrastructure cannot be provided through standard augmentation and resolved through the development application process, the proponent will be required to undertake further investigations and negotiation with the infrastructure provider. Any Agreements entered into for infrastructure provision will need to be in place prior to approval of the Code Amendment.

The following investigations have been undertaken in regard to infrastructure provision for this rezoning:

- Air Quality
- Communications
- Electricity
- Gas
- Noise
- Open Space
- Potable Water
- Public Transport, Pedestrian and Cycling Network
- Sewer
- Site Contamination
- Social Infrastructure
- Stormwater
- Transport and Movement

Refer to Attachment B for a copy of these investigations.

At this stage it is unlikely that an infrastructure agreement/s will be required to be entered in connection with the Code Amendment Process.

4 CODE AMENDMENT PROCESSES

4.1 ENGAGEMENT TO DATE

In accordance with Practice Direction 2, the City of West Torrens and the former Department of Planning, Transport and Infrastructure have been consulted on this proposal

In May 2017, Holmes approached the West Torrens Council on behalf of the proponent seeking their support for a rezoning of the subject land and provided a Statement of Justification to Council for the preparation of a privately funded DPA. Council provided in-principle support in June 2017. Holmes Dyer then approached DPTI for their in-principle support, which was received in September 2017. Council approved a Statement of Intent (SOI) in April 2018, and in August 2018 the Minister advised Council that the SOI formed an appropriate basis for the preparation of the proposed DPA.

In May 2019, Holmes Dyer provided Council with its detailed investigations to underpin the rezoning. Holmes Dyer brief Elected Members in June and August 2019, as a means of seeking clarity regarding the policy position to be taken by the DPA. This position was confirmed with the Mayor, Ward Councillors, other Elected Members and senior staff in attendance at a meeting with Holmes Dyer on the 3rd of October 2019.

The proposed DPA Amendment and Explanatory Statement were provided to Council on the 14th October 2019, reflecting what the Consultants understood to be the agreed policy position for the site. Indeed, Council's staff report to the 10th of December 2019 Council Meeting recommended support for the document as submitted as a basis for proceeding to public consultation. This report has been provided for within the appendices.

On the 4th February 2020, Council informed the proponent that they were no longer supportive of the proposal.

Understanding what has occurred in the consultation to date, will assist in the preparation of an Engagement Plan.

It is preferred that written advice is received from the Council and/or Regional Planning Board (emails from administration is fine) and attached to this document however it is understood that this is not always possible. If written advice has not been received then the Department may contact the Council and/or Regional Planning Board as part of assessing the proposal.

4.2 . CODE AMENDMENT PROCESS

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

Holmes Dyer Pty Ltd will prepare an Engagement Plan prior to the commencement of engagement. This Engagement Plan will be considered by the State Planning Commission, together with the Section 73 Engagement Report, during the final stages of the amendment process.

The Engagement Plan will include the following:

- Mandatory consultation requirements:
 - » The Local Government Association must be notified in writing of the proposed rezoning and consulted.
 - » The owners or occupiers of the land and owners or occupiers of each piece of adjacent land will be notified in writing of the proposed rezoning in accord with regulation 20 as follows:
 - Identify the piece or pieces of land in relation to which the specific impact will apply.
 - Describe the impact.
 - Indicate where and when the relevant amendment to the Planning and Design Code may be inspected.
 - Provide information about the consultation that is to occur under the Community Engagement Charter.

The following persons and agencies (at a minimum), would be consulted during the Code Amendment process:

Key Stakeholders

- Owner / Tenants of adjoining / surrounding properties to the affected area

Members of Parliament

- Mr Stephen Patterson – State Member for Morphett
- Hon Mark Butler - Federal Member for Hindmarsh

State Government Agencies

- Attorney General's Department (Planning and Land Use Services)
- Department of Infrastructure and Transport

Local Government Agencies

- City of West Torrens

Utility Organisations

- APA Group
- NBN
- SA Power Networks (SAPN)
- SA Water

4.3 TIMETABLE

ACP Mooringe Pty Ltd is committed to achieve the timeframes outlined in the timetable below, which it believe to reasonable timeframes to complete each step. If a timeframe is exceeded an amended timetable with an explanation of the delay will be provided to the Attorney-General's Department to agree to an extension of time.

Code Amendments Timetable

Steps	Responsibility	Timeframes
Approval of the Initiation Proposal		
Assessment, and preparation of advice to Commission or delegate. Timeframe will be put on hold if further information is required.	AGD	4 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Full Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to the AGD	Designated Entity	1 weeks
The AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	2 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	8 weeks
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	2 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate	AGD	4 weeks

Steps	Responsibility	Timeframes
<i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>		
Consideration of Advice	Commission (Delegate)	2 weeks (includes 1 week to process through Minister's office)
	Full Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks

ATTACHMENT A

LOCATION MAP

- *Take an extract out of the SAPPAs of the existing zones, subzones and overlays*

- *To assist in assessing the proposal, it is recommended that maps are provided to show the following where relevant:*
 - *aerial base*
 - *cadastre*
 - *land ownership*
 - *road names*
 - *key landmarks*
 - *descriptions of existing uses*
 - *location of heritage items or areas of environmental significance*
 - *location of any known hazards*
 - *current zoning, subzones and overlays applying*
 - *surrounding zoning, subzones and overlays applying (to an extent required to provide general context of surrounding land uses and development)*
 - *consider splitting the Area Affected Map into 'current zoning' and 'proposed zoning' to assist in conveying complex rezoning.*

Released



Summary of Investigations submitted by Proponent to support Plympton Code Amendment- as summarised by Council Administration

This attachment contains details of the investigations which have been undertaken and provided (by the proponent) in support of the proposed rezoning to the Housing Diversity Neighbourhood zone, as summarised by Council's Administration.

Housing Assessment: Mooringe Ave, Plympton:

Prepared by Holmes Dyer for ACP Mooringe Pty Ltd- dated 14 February 2019.

The Housing Assessment: Mooringe Ave, Plympton intended to identify residential land and housing products appropriate for development of the affected land and to ensure a suitable policy framework is created to facilitate the development. After investigating existing demographics, projected population and sales data the report concludes that it is proposed to include a range of housing types across the area affected in response to demands for different types of housing to match a diverse community. More specifically, providing a range of medium density dwellings, noting, in response to potential for affordable housing, that some forms of higher density residential development can provide affordable housing options as smaller dwelling sizes can reduce the overall costs of living.

Social Infrastructure Assessment: Mooringe Ave, Plympton:

Prepared by Holmes Dyer for ACP Mooringe Pty Ltd- dated 13 February 2019.

The report states that the proposed rezoning of the area affected is likely to contribute demand in the order of 70 additional dwellings and 161 additional residents projected to comprise a younger age profile but with a similar family demographic and ageing segment as identified for the Plympton SA2 at the 2016 Census. The report advises, based on the availability of relevant key services and facilities to the area affected, it is envisaged that the capacity of existing social infrastructure is adequate to meet expected demand and that no additional provision is required to support the proposed rezoning of the land.

Plympton DPA- Environmental Noise Assessment:

Prepared by Sonus- dated March 2019

The conclusion of the noise assessment is that:

- The noise from Mooringe Avenue can be adequately attenuated with practical residential building construction and the report provided indicates example acoustic treatments for residential development within 10 metres of Mooringe Avenue, and 10-25 metres of Mooringe Avenue.
- The noise from the current Castalloy site is not significant;
- The presence of residences on the subject site will not constrain future industry on the Castalloy site beyond the constraint imposed by existing residences;
- The site is unconditionally acceptable for residential development with respect to aircraft noise.

Air Quality Assessment- Rezoning of 65-73 Mooringe Avenue:

Prepared by ERM- dated 1 April 2019

Conclusions from this report are:

This air quality assessment was prepared to review the potential for air quality impacts at 65-73 Mooringe Avenue, which is proposed to be rezoned from industrial to residential.

The assessment considered:

- Review of activities in the North Plympton industrial area and relevant air quality related evaluation distances as identified.
- Exposure potential from industrial activities considering wind conditions.
- Complaints data from the area.
- Background air quality data.
- Council land use interface objectives and principles.

During the time that this assessment was being prepared, New Castalloy ceased operations. This is very significant since the New Castalloy operation was the largest industrial site in North Plympton industrial area and located immediately to the northwest of the land proposed for the proposed rezoning.

The closure of the New Castalloy operation means that the New Castalloy site, which is understood to be located on now state owned land, will be redeveloped at some stage. As part of any redevelopment it would be expected that the site would require remediation and that any new industrial developments would have to address interface issues with existing residential areas.

The review of wind data showed that there is very little wind blowing from the industrial area towards the Mooringe Avenue land proposed for rezoning. This means that there is little exposure potential from the North Plympton industrial area.

The complaints data showed a declining trend since 2008 with no complaints in 2018. It is expected that the complaints situation for the area will be improved with New Castalloy having ceased operations.

Background air quality data shows consistency with regional trends and local levels and does not highlight any specific concerns. Adelaide Airport is not an air quality concern at the land proposed for rezoning.

The closure of New Castalloy means that there is no currently existing industry for the proposed rezoning of the Mooringe Avenue site to encroach upon. Any future industrial development at the former New Castalloy site would need to demonstrate compliance over the nearby residential areas.

Considering that the Mooringe Avenue land proposed for rezoning is surrounded with residential areas both to the north and to the west (these areas are to the east and south of the New Castalloy site) it is reasonable to expect that the additional residential presence from the proposed rezoning would not be limiting if of similar character to surrounding residential areas.

Should policy allow for development that is higher than surrounding residential housing (more than two stories), this would present a potential encroachment issue for the industrial zone and former New Castalloy site since there could be plume interception issues if tall

residential buildings are located too close to stack sources in the industrial zone. To account for this, it is suggested that a setback be considered for any three storey residential buildings (or higher) from the industrial area. The setback should apply from where a stack source may be located (and should also include any future setback at the industrial site to accommodate interface issues with existing residential receptors).

It is recommended a suitable setback or separation distance to specifically address taller buildings is discussed with the EPA. Dispersion modelling could be performed to assess the situation but would need to be based on generic/worst case assumptions to address uncertainty regarding potential future industrial developments.

Preliminary Site Investigation (PSI):

Prepared by MUD Environmental- dated 21 July 2017.

The aim of the PSI was to identify current and historical activities at the site that have the potential to cause significant site contamination issues that could adversely affect the proposed redevelopment of the site for residential land use. Several Potentially Contaminating Activities (PCAs) as defined in South Australian legislation were identified at the site and surrounds.

On site, the bitumen works, fuel storage, potential asbestos and fill importation have been assessed as medium to high risk and on this basis, adversely affect the proposed residential land use.

The interpretations presented in the PSI are qualitative and it was recommended that quantitative investigations be undertaken to confirm site contamination. It was recommended that a sampling plan be developed in consultation with the Site Contamination Auditor to adequately characterise the nature and extent at the site, noting some of the characterisation would be better completed post demolition to enable access.

Interim Audit Advice 69 Mooringe Avenue, Plympton

Prepared by AAA Environmental- dated 17 December 2018.

The Auditor has concluded that in its current condition the site is unlikely to be suitable for the proposed residential development due to identified soil and soil vapour contamination. Therefore, the Auditor recommends that the Remediation Management Plan (RMP) prepared for the site is implemented at the site. The Auditor also recommends that the local residents are informed of the proposed remediation works as part of formal Community Engagement activities.

Following the completion of the remediation works, the Auditor will review the available information and determine whether there is sufficient information to complete a Site Contamination Audit Report for the site.

Site Contamination Audit Report 65-73 Mooringe Avenue, Plympton

Prepared by AAA Environmental Pty Ltd- dated 18 January 2021.

AUDITOR'S DETERMINATIONS & OUTCOMES

The Auditor's determinations and outcomes are:

1. Nature and Extent of Site Contamination or Remaining on or Below the Surface of the Site

Human Health

The Auditor considers there is potential harm posed onsite to human health with respect to the remaining residual TRH impacted soils exceeding the ASC NEPM Management Limits and/or ASC NEPM vapour intrusion HSL A&B remaining within the saturated zone of the groundwater table within Excavation Areas 1, 2, 3, and 5 and remaining beneath the road reserve. No actual or potential harm to human health was identified for offsite areas, as concentrations of contaminants exceeding human health screening values were not identified during the investigations.

Water

The Auditor considers that site contamination of groundwater, as defined in the Environment Protection Act 1993, exists at the site with respect to reported concentrations of TRH C10-C40, benzene, xylenes, naphthalene, methyl ethyl ketone, 4-methyl-2-pentanone, acetone, manganese and nitrate (as N). Groundwater contamination therefore presents a potential harm to site receptors should the groundwater be extracted for potable or irrigation purposes. Given that offsite wells have not reported concentrations of contaminants exceeding the laboratory reporting limits, the contamination appears to be confined to the site boundaries and is expected to remain within the site boundaries, therefore no actual or potential harm is posed to offsite receptors.

The Auditor concludes that contaminated groundwater can be appropriately managed through the implementation of conditions to ensure that there is no risk to future users of the site.

Environment

The Auditor concludes that concentrations of TRH F1, TRH F2, TRH F3, copper and benzo(a)pyrene may pose potential harm to plants and ecological receptors for backfilled soils placed at depths greater than 1 m across the site.

In addition, imported fill materials used to cap the site were noted to comprise a poorly graded natural sand and commercially sourced quarry materials. These materials were considered to have poor nutrient value and moisture retention and therefore would not be suitable for use as a growing medium for plants.

Therefore, if garden bed areas or grassed areas are proposed, the existing surface material should be removed to a depth of at least 0.5m and replaced with a suitable topsoil material for the growth of plants sourced from a commercial supplier.

No actual or potential harm to environmental health for offsite areas was identified during the investigations.

2. The Suitability of Site for a Sensitive Use or Another Use or Range of Uses

The Audit site is suitable for the following sensitive uses or another use or range of uses, including:

- b) Sensitive use – residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments;
- c) Sensitive use – childcare centres, kindergartens, preschools and primary schools;
- d) Public open space such as parks, playgrounds, playing fields (e.g. ovals) secondary schools and footpaths;
- e) Commercial use such as shops, offices, consulting rooms;
- f) Commercial use such as petrol filling stations and warehouses;
- g) Industrial use such as light, service, general or special industry.

3. Restrictions on Site Use

The remediation of the site has been completed to comply with a specific development plan and TRH impacted soils remain in some areas of the site. Therefore the following restrictions will apply:

- The development of the site is restricted to the attached development plan. If the future redevelopment of the site includes any changes to the road alignments, a decrease in the number of individual allotments or construction of below ground structures, then another Site Contamination Audit will be required.
- A Civil Earthworks Environmental Management Plan (CEEMP) will be required to manage the civil earthworks, to ensure the health of construction workers is appropriately protected.
- The imported fill materials placed across the site are not a suitable growth medium for plants and will need to be removed and replaced with topsoil material should garden bed or grassed areas be proposed
- Shallow groundwater at the site is contaminated and must not be extracted for any use without prior testing by a suitably qualified environmental consultant.

4. What Remediation is or Remains Necessary for a Specified Use or Range of Uses

The Auditor concludes that site contamination exists at the Audit site, however, no further remediation remains necessary for the range of uses detailed above.

The above assessment is based on the plan below (image five), and should this change the conditions included in the report identify that if the future redevelopment of the site includes any changes to the road alignments, a decrease in the number of individual allotments or construction of below ground structures (e.g. basements, carparks, etc.), then another Site Contamination Audit Report that considers the alternative land use must be prepared by a Site Contamination Auditor accredited under Division 4 of Part 10A of the Environment Protection Act 1993 and must be provided to the planning authority.



Image five: Site contamination audit statement annexure 1

Traffic Assessment Report

Prepared by Wallbridge Gilbert Aztec- dated 30 October 2019

The traffic assessment has provided a background on the existing conditions of the site, the likely traffic generated by the proposed rezoning and its impacts on the external road network. From the assessment, the following key findings and recommendations are summarised below:

- The proposed rezoning is proposed to amend land use from industrial to residential in the form of medium density townhouses. The Rezoning proposes an internal road access of approximately 2300 square meters of road network, accessing via two access

points (Gardner Street and Mooringe Avenue). The rezoning's internal road network still requires detailed design and assessment.

- The proposed rezoning would likely increase local area traffic by around 533 vehicles per day, with around 54 vehicle trips generated during peak hour traffic.
- The majority of the rezoning traffic will access the arterial road network directly from Access Point 1 (AP1 via Mooringe Avenue), however it is likely that some development traffic will redistribute to Whelan Avenue and Errington Street via Access Point 2 (Gardner Road), potentially lessening the volumes placed on AP1 assumed in the traffic model.
- The rezoning has no impact on programmed road upgrades in the area, nor do any programmed upgrades impact the proposal. Given the narrow verge on Streeters Road, Council's proposal to widen Streeters Road will likely benefit traffic behaviour for the rezoning but requires further assessment to gauge the impact on the proposal. Council has suggested that land could be provided from the subject site to enable a wider verge to be provided to accommodate future footpath and landscaping requirements.
- The existing road network flows reasonably well during peak hour, with observations indicating only minor increase in delays experienced for traffic entering Mooringe Avenue from adjacent side roads.
- Crash history indicates that crashes in the vicinity of the rezoning are at established "conflict points" i.e. intersections and junctions. All intersections and junctions reviewed are considered to be performing adequately for the types of intersection and volumes experienced.
- The rezoning site is already well serviced by existing public transport modes and reasonably good connections to cycling and pedestrian facilities and networks within the local area. Internal road network design should consider the requirements in the CWTDP for pedestrian and cyclist connectivity to infrastructure.
- The City of West Torrens has determined that the rezoning will fit under Residential Medium Density Policy Area 18, and the parking requirement would be determined by PDC12 and 16, and Table WeT0/2. In essence this requires 1 covered and 1 uncovered off-street park and 0.5 on street parks, per dwelling local area.
- All sight distances are likely to be achieved for the proposed access points onto Mooringe Avenue, Streeters Road and Gardner Avenue.
- In consideration of the Austroad Guidelines, the proposed access points for the proposed rezoning do not warrant and will not require any turning treatments for Mooringe Avenue, Streeters Road or Gardner Street.
- Traffic modelling (SIDRA) indicates that the Mooringe Avenue / Streeters Road intersection performs to an acceptable level of service for the estimated post-development traffic flows. Traffic performance is expected to remain similar to existing

levels of service, creating only minimal delays to traffic on the minor legs of the intersection. No significant changes to the Mooringe Avenue/Streeters Road intersection are required to cater for the traffic impacts generated by the proposed rezoning.

- Traffic modelling (SIDRA) indicates that the Mooringe Avenue/Access Point 3 intersection performs to a good level of service for the estimated post-development traffic flows. Traffic flow on Mooringe Avenue will be generally unimpeded and delays to the traffic queuing out of Access Point 3 are expected to be minimal. No significant changes to the proposed Mooringe Avenue/Access Point 3 intersection are required to cater for the traffic impacts generated by the proposed rezoning.
- Traffic modelling for the Mooringe Avenue/Marion Road traffic signals with the anticipated 54 veh/hr increase during peak times, indicated minimal impact on the performance of the signalised intersection with levels of service remaining the same.

Dwelling Parking Rates

Prepared by Wallbridge Gilbert Aztec- dated 6 August 2019

The table below provides an indication of the number of parks that would be required to be provided for the Plympton development, at differing levels of on-street parking utilisation. The requirements from the CWT Development Plan are also shown as a comparison.

	On-Street Parking percentage utilisation					CWTDP Requirements
	80%	70%	60%	50%	40%	
Numbers of Dwellings	82	82	82	82	82	82
Total Number of Parks	115	131	164	205	246	164
Total On-Street Parks	33	49	82	82	82	Not Defined
Total Off-Street Parks	82	82	82	123	164	164
Total Car Parks per Dwelling	1.4	1.6	2.0	2.5	3.0	2.0

Based upon the Lightsview modelling, and adoption of a similar development model for the proposed Plympton Development, 1 park off-street and 1 park on-street per medium density dwelling (2-3-bedroom), will still provide a 40% surplus of on-street parking capacity for dwelling visitors etc (non-residents).

The proposal of 1 on-street and 1 off-street park per dwelling still represents a potential amount of parking space that could possibly be better utilised for other purposes and consideration of further reduction of the requirements for the total parking component, where on-street parking is reduced to, for example, a ratio of 1 on-street park to 2 dwellings (1.5 total car parks per dwelling).

This ratio provides approximately 25% surplus of on-street parking capacity and could in fact enhance the liveability of the development if surplus parking space were devoted to other, more sociable uses.

The suggested reduction in parking rates per dwelling will likely encourage the reduction in vehicle ownership rates and adoption of alternative transport modes, considering the Plympton Development has excellent bus services, shared path networks nearby and the tram within 1 linear km.

The proposed parking rates assume that the adjoining street provides necessary parking spaces for the balance of on-street parking requirements (on a bin collection day), and adequate width for parking both sides IE road width of 7.5m wide or wider.

Stormwater Report

Prepared by Wallbridge Gilbert Aztec- dated 1 May 2019

The intent of this study was to identify the impact the proposed rezoning would have on the existing stormwater infrastructure. The study identified that detention storage would be required on site, to ensure that the runoff for the residential site does not exceed the runoff from the industrial site. For a minor storm event, approximately 25m³ of storage would be required so the site runoff does not exceed the predevelopment runoff and approximately 55m³ is required for a major storm event.

This study also identifies that, as part of the detailed design for the site, further consideration will need to be given to understand how this detention storage will be accommodated on site.

Either a detention basin could be installed or the storage could be provided underground within pipes/detention tanks. Given the low volume of storage required, it is likely than an underground system will be installed however, this will be dependent on the inverts of the adjacent stormwater network.

In addition, the study identifies that water sensitive urban design treatment approach will be adopted for the site and water quality treatment requirements that comply with relevant defined standards. Lastly, a soil and erosion drainage management plan is to be implemented in accordance with the Environment Protection Act 1993.

Services Report

Prepared by Wallbridge Gilbert Aztec- dated 1 May 2019

The services report seeks to identify the impact that the proposed rezoning will have on existing service infrastructure including potable water, sewer, electrical, communications and gas.

Water:

A request for SA Water to undertake a detailed assessment, to confirm that there is sufficient capacity within the network to cater for the re-zoning, has been lodged with SA Water's Treatment and Network Planning Team. This review is currently underway.

Sewer:

A request for SA Water to undertake a detailed assessment, to check that there is sufficient capacity within the network to cater for the proposed rezoning, has been lodged with SA Water's Treatment and Network Planning Team. This review is currently underway.

Electrical:

SA Power Networks (SAPN) have advised that, given the site was previously an industrial site, the network should have sufficient capacity to cater for the proposed rezoning. This is however subject to the final loading from the rezoned land.

In terms of the site infrastructure, it is likely that a pad-mount transformer would be required for the site. In addition, some of the allotment connections could be provided from the street (either Mooringe Avenue, Streeters Road or Gardner Avenue) if the properties are Torrens titled. However, this would be non-contestable works that would need to be completed by SAPN.

Communications:

NBN have confirmed that there is an active network within the area that could service the rezoned land.

Currently, they are unable to undertake a feasibility assessment for the project as there are less than 100 premises expected.

NBN are able to undertake a detailed planning assessment and confirm exact costs once a Development Application is submitted.

Gas:

APA Group have undertaken a preliminary assessment of the re-zoning site.

The natural gas reticulation for the site would commence from either Mooringe Avenue or Gardner Street, however APA prefer that the connection comes off the high-pressure gas main in Mooringe Avenue.

CITY OF WEST TORRENS



MINUTES

of the

Council & Committee Meetings

- City Services and Climate Adaptation Standing Committee

of the

CITY OF WEST TORRENS

held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

and the public gallery via electronic platform

on

TUESDAY, 6 JULY 2021

at 7.00pm

A handwritten signature in black ink that reads "Terry Buss".

Terry Buss PSM
Chief Executive Officer

RESOLUTION

Moved: Cr Graham Nitschke

Seconded: Cr Cindy O'Rielly

That pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.2 - Public Lighting Rebate Dispute, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(h) and (i) because the report contains legal advice and relates to litigation that council believes on reasonable grounds will take place.

CARRIED

8.32pm the meeting moved into Confidence and the confidential session commenced.

Council also resolved that:

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999*, Council orders that the Item 21.2 - Public Lighting Rebate Dispute the Minutes arising, attachments and any associated documentation, having been considered by the Council in confidence under Section 90(3)(h) and (i), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that the report contains legal advice and relates to litigation that council believes on reasonable grounds will take place.
2. Council delegates the power of review, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

8.33pm the Confidential session for Item 21.2 - Public Lighting Rebate Dispute closed.

Note: The Confidential Minutes are kept separately from this document.

21.3 Proponent Led Code Amendment 1

8.34pm Cr John Woodward declared a perceived conflict of interest in this item as he owns a property approximately 400 metres from the proposed site and intended to leave the meeting for the discussion and vote of the item.

8.35pm Mayor Michael Coxon declared a material conflict in this item as he owns a property within proximity of the development, and left the meeting for the discussion and vote on the item.

8.36pm After having heard the disclosure of interest from Mayor Coxon, Cr John Woodward amended his declaration to a material conflict of interest based on the proximity of his property to the proposed development and left the meeting for the discussion and vote on the item.

As Mayor Michael Coxon, Presiding Member, left the meeting for the discussion and vote on the item, Cr Jassmine Wood as Deputy Mayor, assumed the Chair as Presiding Member for the conduct of this item.

Reason for Confidentiality

The Council is satisfied that, pursuant to Section 90(3)(j)(i) and (j)(ii) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (j)(i) information the disclosure of which - would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council).
- (j)(ii) information the disclosure of which - would, on balance, be contrary to the public interest.

RECOMMENDATION

It is recommended to Council that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.3 - Proponent Led Code Amendment 1, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(j)(i) and (j)(ii) because this information is required to be dealt with in confidence to ensure that Council does not divulge confidential information provided to it by a Minister for the Crown.
2. At the completion of the confidential session the meeting be re-opened to the public.

RESOLUTION

Moved: Cr Daniel Huggett

Seconded: Cr Kym McKay

That pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.3 - Proponent Led Code Amendment 1, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(j)(i) and (j)(ii) because this information is required to be dealt with in confidence to ensure that Council does not divulge confidential information provided to it by a Minister for the Crown.

CARRIED

8.34pm the meeting moved into Confidence and the confidential session commenced.

Council also resolved that:

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the Item 21.3 - Proponent led Code Amendment 1, the Minutes arising, attachments and any associated documentation, having been considered by the Council in confidence under Section 90(3)(j)(i) and (j)(ii), be kept confidential and not available for public inspection for a period of 6 months from the date of this meeting, on the basis that this information is required to be dealt with in confidence to ensure that Council does not divulge confidential information provided to it by a Minister for the Crown.
2. Council delegates the power of review, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

8.41pm the Confidential session for Item 21.3 - Proponent Led Code Amendment 1 closed.

Note: The Confidential Minutes are kept separately from this document.

8.42pm Cr John Woodward returned to the meeting.

8.42pm Mayor Michael Coxon returned to the meeting and assumed the Chair.

21.4 Private Proponent Code Amendment 2

Reason for Confidentiality

The Council is satisfied that, pursuant to Section 90(3)(j)(i) and (j)(ii) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (j)(i) information the disclosure of which - would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council).
- (j)(ii) information the disclosure of which - would, on balance, be contrary to the public interest.

RECOMMENDATION

It is recommended to Council that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.4 - Private Proponent Code Amendment 2, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(j)(i) and (j)(ii) because this information is required to be dealt with in confidence to ensure that Council does not divulge confidential information provided to it by a Minister for the Crown
2. At the completion of the confidential session the meeting be re-opened to the public.

RESOLUTION

Moved: Cr Jassmine Wood

Seconded: Cr Daniel Huggett

That the recommendation be adopted.

CARRIED

8.43pm the meeting moved into Confidence and the confidential session commenced.

16 August 2021

The Hon Vickie Chapman MP
Deputy Premier
Minister for Planning and
Local Government
GPO Box 464
Adelaide SA 5001
DX 336

Dear Ms Chapman,

RE: Private Proponent Code Amendment at 65-73 Mooringe Ave, Plympton

At its meeting on 6 July 2021, Council resolved that:

"The Chief Executive writes to the Minister of Planning and Local Government:

1. Detailing the issues raised in this report with regard to the *65-73 Mooringe Avenue, Plympton Code Amendment*.
2. Seeking more detailed investigations be undertaken to inform zone selection and inclusion of appropriate technical and numeric variances (TNV) in the *65-73 Mooringe Avenue, Plympton Code Amendment*.
3. Seeking the inclusion of a concept plan in the *65-73 Mooringe Avenue, Plympton Code Amendment* that details:
 - a) anticipated building heights;
 - b) building envelope and setbacks;
 - c) infrastructure layout;

in order to:

- i. provide policy that is compatible with the surrounding character of the area; and
 - ii. ensure that environmental audit advice that has been provided applies to the intended design of development at the site in order to protect human health; and
 - iii. future-proof infrastructure associated with any development that takes place as a result of the *65-73 Mooringe Avenue, Plympton Code Amendment*.
4. Advising that, to be consistent with surrounding zones, the *65-73 Mooringe Avenue, Plympton Code Amendment* should give consideration to the 'General Neighbourhood

Zone' as an alternative option for the conversion of this site to residential uses (subject to appropriate site remediation if required)."

Please find attached West Torrens submission on the Planning and Design Code amendment at 65-73 Mooringe Ave, Plympton. In general, Council is not supportive of the Housing Diversity Neighbourhood Zone being implemented over the affected site and seeks further investigation of the General Neighbourhood Zone which largely appears to reflect the intent of medium density sought by the proponent. The General Neighbourhood Zone also has the capacity to better respond to the industry located in close proximity, the existing residential zoning surrounding this discrete site and supports greening and increasing the urban tree canopy.

Attached with this letter is a copy of the Council report and a copy of Council's earlier correspondence dated 14 July 2021, which raised concerns with the private proponent Code amendments process, this concern remains.

Should you require further information or would like to discuss this matter further, please contact Sue Curran, Manager Business and Strategy on 8416 6333 or s.curran@wtcc.sa.gov.au

Yours sincerely



Terry Buss PSM
Chief Executive Officer
City of West Torrens

Attached:

- Letter to the Minister for Planning regarding private proponent led Code amendments
- Council report and resolution from meeting held 6 July 2021

Introduction

On 14 July 2021, Council wrote to you requesting a review of the private proponent Code Amendment process. This letter also requested that all existing private proponent Code amendments be placed on hold including the 65-73 Mooringe Avenue, Plympton Code Amendment.

While Council's preferred position is that Code Amendments be put on hold until the process is reviewed, in the event that this request is not granted, Council provides the following feedback on the Code Amendment for 65-73 Mooringe Avenue, Plympton.

Discussion

The subject site is currently zoned Industry Zone and is surrounded by residential areas which transitioned to the Code as General Neighbourhood Zone. The Code Amendment for 65-73 Mooringe Avenue seeks to implement the Housing Diversity Neighbourhood Zone, a medium density zone which supports 70 dwellings per hectare or an average site area of 142m². This is in contrast to the surrounding General Neighbourhood Zone which supports site areas of 300m² for most dwellings and 250m² for row and terrace dwellings. The current housing stock in the area consists of low density residential, older housing on larger allotments and the General Neighbourhood Zone provides a reasonable transition for the redevelopment of the area.

To date community consultation including the Elected Member pre-brief held on 6 July 2021 has not discussed or shown the use of concept plans or Technical and Numeric Variances (TNVs) for building height or site area, although consultation documents note that is something which could be considered and Council is supportive of exploring that option.

Implementation of the Housing Diversity Neighbourhood Zone raises the need to consider the implications of a zone that supports medium density in close proximity to industry and the potential for industrially zoned allotments to be inhibited by an increase in residents who are likely to expect a higher level of amenity than can be afforded by virtue of proximity to industry. Importantly, the impact of such density may further limit or reduce the viability of lawfully established industrial uses in the area.

The Plympton industrial precinct located nearby is approximately 45 hectares bordered by Morphett Rd and Adelaide Airport, with the main access from the city being via Mooringe Ave from Marion Rd. The Plympton industrial precinct has largely been developed since the 1960s with most land uses being low scale light industry however, there are some major industrial premises in the precinct, including:

- A Solo waste transfer facility on Council owned land at the northern end of Morphett Rd,
- Campbells distribution warehouse on Deeds Rd,
- The former Manuele Engineering site, now the Council works depot, and
- New Castalloy manufacturing plant on Mooringe Ave.

Standard planning practice when looking at development of sensitive land uses on, or near, zone boundaries, includes:

- the aim to minimise adverse impact and conflict between land uses,
- protect community health and amenity from the adverse impacts of development, and
- protect desired land uses from the encroachment of incompatible development.

Much of the investigation undertaken to date has highlighted that the proposed rezoning of the subject land from industry to residential/neighbourhood type zone will provide benefit to the adjacent residential/neighbourhood zones, in part due to the affected area's geographical location as a discrete and small zone nestled amongst the existing residential zone.

The critical component is finding an appropriate zone policy contained within the Planning and Design Code, that strikes a balance between the existing low density residential form and the industry that is in close proximity, to mitigate the interference on amenity (through emissions of odour, smoke, fumes, dust and other airborne pollutants, noise, vibration, electrical interference, light spill, glare, hours of operation and traffic). The land use assessment provided by the private proponent supports the proposed rezoning of the affected area from industry to residential with a medium density policy area.

With regard to the proposed policy put forward by the proponent, small lot housing requires greater reliance on public realm to achieve areas for recreation, exercise, landscaping amongst other considerations. When analysed, there is a general undersupply of open space within West Torrens.

The open space contribution scheme is provided through the *Planning, Development and Infrastructure Act, 2016*. The scheme provides for a land contribution of up to 12.5% of the area for the purpose of public open space or a monetary contribution in-lieu of land provision. Council has previously highlighted a desire to gain a higher level of open space, 15% opposed to the legislated 12.5%. The proponent is not compelled to provide more than the minimum stated within the *Planning, Development and Infrastructure Act, 2016*. It is worth noting that there is capacity for Council to elect to receive payment for each block created although Council has indicated that this is not its preference.

Worth noting is that the Housing Diversity Neighbourhood enables the developer to elect to pay into the Urban Tree Canopy Off-set Fund as per the scheme established by the Minister for Planning. The 2017 thermal mapping and Western Adelaide Urban Heat Mapping Report identifies where heat builds up across the region during hot weather, creating hotspots and 'heat islands', areas where built structures and impervious materials have replaced natural surfaces (subject site shown below). The project provided a 'snapshot' of surface temperatures of the study area, to gain a better understanding of how materials, urban design, different land uses and even housing density can impact or improve the liveability of public areas and private homes during our often long, dry and hot summer periods. The Western Adelaide Region is already experiencing longer, hotter and more frequent heatwaves which have the potential to impact the health and well-being of our community, as well as the Council's ability to deliver key services. A zone that does not promote greening would not be ideal in this location.

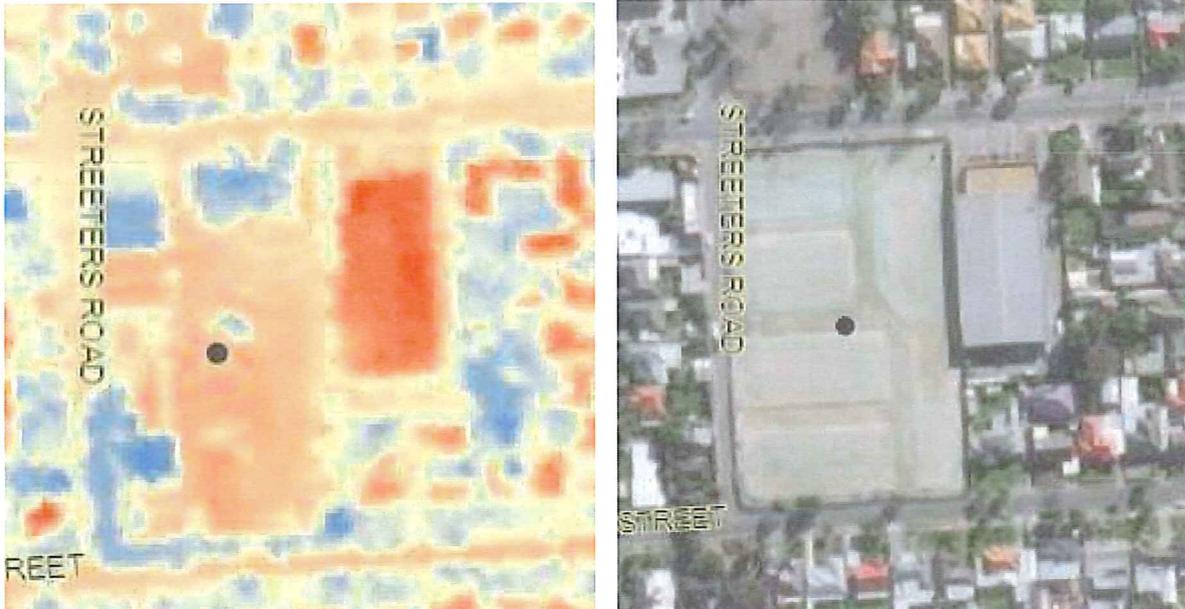


Image One: subject site with thermal mapping applied and without

Privately Funded DPA

An earlier Development Plan Amendment (DPA) commenced in 2017 relating to the subject site was ceased, with Council resolving to **not support** the policy proposed by the proponent's consultant at Council meeting held 10 December 2019. The policy contained in the DPA would have transitioned to Housing Diversity Neighbourhood Zone in the Code.

The proposed current Code amendment remains largely the same as the previous DPA and it is evident from the investigations undertaken, and the proposed amendment, that the proponent desires to achieve a greater housing diversity and density than that seen in the immediate surrounding locality.

Council still do not support the introduction of the Housing Diversity Neighbourhood Zone over this discrete parcel of land and suggest that the surrounding zoning (as per the Code, General Neighbourhood Zone) be investigated for the reasons outlined above (interface and proximity to industrial land uses, amenity and character of existing residential development and emerging policy implemented in the Code through the General Neighbourhood zone and a desire to improve the environment through increased greening). These factors were highlighted to the consultant during discussions on the DPA, but as was the process for DPAs, the private proponent sought to have a higher medium density be put before Council for a decision.

Consultation

It was appreciated that the consultation period was extended to counter the impact of the Level 5 restrictions implemented on residents hoping to engage with their neighbours. It is acknowledge that this is at the discretion of the private proponent to decide whether or not to extend.

The consultation in its current form is not adequate for the community either in activities undertaken to engage nor information made available. It is noted that the policy was never clearly extracted from the Code for the community to easily understand what was being sought, nor is it displayed in a manner that many may be able to visualise what the end outcome maybe.

As it stands, consultation on a Code amendment is very much akin to public notification for any development application requiring notification (including, for example, a carport that may have exceeded boundary length by mere centimetres). It is worth noting that in public notification for a development application there are clear parameters about expectation and information to be provided and displayed.

The above points are a reflection of a private proponent Code amendment process that requires review by the State Government, to provide a process which better reflects the intent of the Community Engagement Charter.

Conclusion

Investigations to date do not appear to explore the impact of the newly introduced Planning and Design Code and consideration or investigation of implementing the General Neighbourhood Zone that surrounds the subject site. Based on the documents provided by the Minister, Attorney-General's Department, the planning consultant and Council's own investigations, Council provides the following feedback for the Minister's consideration:

- Council report and resolution from meeting held 6 July 2021 following a pre-brief by the planning consultant acting on behalf of the private proponent (attachment 2).
- Investigate alternate zoning of General Neighbourhood Zone, as is in place surrounding the subject site. The General Neighbourhood Zone provides low rise, low and medium density housing and seeks additional tree planting. It is worth noting that the existing residential built form surrounding the subject site is not reflective of the policy contained within the General Neighbourhood Zone and is largely low density and considerably different .
- In the event of Housing Diversity Neighbourhood Zone being the preferred option by the Minister, that further investigation and inclusion of appropriate TNV to better reflect the existing character and provide for appropriate parameters to protect surrounding employment lands with particular regard to building height, street frontage and site area; and
- Inclusion of a concept plan that captures road connections to existing network, public open space, street widening on Streeters Road and any stormwater detention requirements.

JAYNE STINSON MP

Member for Badcoe



Ms Nitsan Taylor
Principal
Holmes Dyer Pty Ltd
Level 3, Featherstone Place
ADELAIDE SA 5000

By email: engagement@holmesdyer.com.au

RE: 63 – 75 Mooringe Avenue, Plympton

Dear Ms Taylor,

I write in relation to the proposed re-zoning (Code Amendment) of land at 63-75 Mooringe Avenue at Plympton, which lies in my electorate of Badcoe.

Over recent days I have been contacted by a number of my constituents who have raised significant concerns about this proposal.

While residents broadly understand that this site will become residential housing, many strongly believe that allowing up to 85 dwellings on this 1.2 hectare block would detrimentally impact our local community. Many people have pointed out this development is at odds with current density levels in the area, which largely consists of single dwelling allotments.

Aside from density, residents have raised a number of key issues including:

- Car parking and transport: A lack of off-street parking would place significant pressure on local roads
- Access points: Only having two access points to the site is insufficient.
- Transport: The claims about ease of access to public transport in the area are inaccurate.
- Lack of recreational space
- Lack of green space: If 85 dwellings are squeezed onto the site, there will be no room for green space.

I am also assessing the City of West Torrens position, which has been provided to me this afternoon.

/2...

Based on the information available to me and the representations made to me by my constituents, I am concerned about the local impacts of this development, if it proceeds as outlined.

I, and the people of Badcoe broadly, are not opposed to development per se, but we are very keen to see sustainable, responsible and sensitive development which considers the dynamics and needs of our community.

In order to better understand the proposal and its potential impacts, I kindly request a formal briefing on the project.

Can you please contact my office on 8371 5600 or badcoe@parliament.sa.gov.au to find a suitable time for us to meet and discuss the proposal.

Warm regards

A handwritten signature in blue ink that reads "Jayne." with a horizontal line underneath the name.

Jayne Stinson MP
Member for Badcoe

26 August 2021

Agency Submissions

30 July 2021

Mr Nitsan Taylor
Principal
Holmes Dyer Pty Ltd (on behalf of ACP Mooringe Pty Ltd)
3/15 Featherstone Pl,
ADELAIDE SA 5000

Dear My Taylor,

Re: Consultation by ACP Mooringe Pty Ltd on the 65-73 Mooringe Avenue Plympton Code Amendment – Adelaide Airport Limited response.

We refer to your letter dated 13 July 2021 regarding the above Code Amendment. Adelaide Airport Limited appreciates the opportunity to provide feedback on the proposed re-zoning of the above site.

As you may be aware, the Australian Noise Exposure Forecast (ANEF) system is the aircraft noise exposure forecasting system currently adopted in Australia for land use planning. The ANEF system provides a scientific measure of noise exposure from aircraft operations around airports, providing guidance on the siting and construction of new buildings against aircraft noise intrusion and on the acoustical adequacy of existing buildings in areas near airports.

In regards to the Aircraft Noise Exposure Overlay, the proposed site development is outside the 20 ANEF and therefore is **Acceptable** and does not require any further upgrade for purpose of aircraft noise attenuation.

Therefore, AAL have no objections to this rezoning based on the land being outside the ANEF 20 contour.

However, we would like to note that although the development is outside the 20 ANEF, the area is still likely to experience aircraft noise exposure from arriving and departing aircraft as well as on ground activity and therefore it should not be inferred that aircraft noise will be unnoticeable in areas outside the ANEF 20 contour and may be of concern for some individuals.

If you require any further information, please do not hesitate to contact Jenny Harris on ph 83089228 or email jharris@aal.com.au

Yours sincerely,
Adelaide Airport Limited



Kym Meys
Executive General Manager Planning and Infrastructure

From: Psyridis, Jim (DIT) [REDACTED]
Sent: Thursday, 12 August 2021 5:08 PM
To: Engagement; Nitsan Taylor (Holmes Dyer)
Cc: Svetec, Reece (DIT)
Subject: Attention: Nitsan Taylor, DIT response: 65-73 Mooringe Avenue Plympton Code Amendment
Attachments: DOCS_AND_FILES-#17394622-v1-Incoming_CE_Correspondence_from_Nitsan_Taylo....pdf
Categories: Saved To File, Plympton Code Amendment

OFFICIAL

Hello Nitsan

Thank you for the opportunity to provide comment on the 65-73 Mooringe Avenue Plympton Code Amendment.

I advise that the Department for Infrastructure and Transport supports this code amendment.

Please ring me on [REDACTED] should you have any queries.

Regards
Jim Psyridis
Manager Transport Assessment
[REDACTED]



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 587-362

Ms Nitsan Taylor
Principal, Holmes Dyer Pty Ltd
City Of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Ms Taylor

65-73 Mooringe Avenue Plympton Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the 65-73 Mooringe Avenue Plympton Code Amendment.

When reviewing documents such as this Code Amendment, the key interest of the EPA is to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in the potential environmental and human health impacts that would result from any development that may be proposed subsequent to this Code Amendment.

At the Code Amendment stage, the EPA works to ensure that appropriate zoning and overlays are applied in the Code to allow proper assessment at the development application stage. The EPA may also provide comments on any environmental reports that are included with the Code Amendment in order to assist with assessment of environmental issues at the development application stage.

The EPA understands that the affected area is to be rezoned from Strategic Employment Zone to Housing Diversity Neighbourhood Zone. The Noise and Air Emissions Overlay and Stormwater Management Overlay are proposed to be applied to the affected area.

Air Quality

A report, *Air quality assessment – Rezoning of 65-73 Mooringe Avenue* (1 April 2019), was prepared by ERM to assess the potential impacts of nearby land uses and activities on air quality at the area affected by the Code Amendment.

The air quality assessment focussed on the applicable evaluation distances, as listed in the document, *Evaluation distances for effective air quality and noise management* (2016). The evaluation distances were measured from nearby activities to determine whether there is any

overlap with the affected area. There are four sites of interest, being New Castalloy (now closed), Ace Chemicals, S.T. and H.M. Investments and Milford Industries.

New Castalloy ceased operations in 2019 so is therefore not currently of concern to the affected area. It is understood that the land is owned by the State Government (through Urban Renewal Authority). Any redevelopment will be subject to proper and effective assessment for compliance with the requirements of the *Environment Protection Act 1993*.

Ace Chemical Company – In accordance with the *Evaluation distances for effective air quality and noise management* (2016) a 500m evaluation distance is recommended for the activities undertaken at Ace Chemical Company. However, the Ace Chemical Company does not appear to have an impact that extends to the recommended evaluation distance for their type of activity, and since the western boundary of the proposed land rezoning at 65-73 Mooringe Avenue is approximately 420m from Ace Chemicals, which is still substantial, the EPA believes this is sufficient.

S.T. and H.M. Investments – The facility is an abrasive blasting and spray painting shop that is licensed by the EPA and a 300m evaluation distance is recommended under the *Evaluation distances for effective air quality and noise management* (2016). The distance from the stacks at the site to the affected area is approximately 340m. Consequently, the EPA does not consider the facility to be of concern for the affected area.

Milford Industries – This site is licensed by the EPA to undertake abrasive blasting, surface coating and fuel burning. The recommended evaluation distance under the *Evaluation distances for effective air quality and noise management* (2016) is 300m. The current separation between Milford Industries and the affected area is approximately 260m. Potential air quality impacts of Milford Industries on the affected area were not addressed in the ERM report. The EPA believes that this may be due to Milford Industries only being licensed by the EPA at about the same time as the ERM report was published. Hence, ERM may not have been aware of the Milford Industries site. The EPA has had involvement in assessment of air quality impacts from Milford Industries and believes that it is unlikely that there would be any impacts on the affected area.

The EPA notes that the ERM report advises that three or four storey buildings may be considered as part of any future development and that setback distances for taller buildings, and possibly future air pollutant dispersion modelling at height, may be required.

It is further noted that the Noise and Air Emissions Overlay is proposed to be applied to the affected area.

The EPA believes that the ERM assessment has satisfactorily addressed the potential air quality risks associated with the rezoning of the 65-73 Mooringe Avenue site, and that these risks are low enough for the EPA to not oppose the rezoning on air quality grounds.

Noise

An Environmental Noise Assessment was conducted by SONUS (S5869C2, March 2019). It assessed potential impacts from the Castalloy Industrial Site, road traffic noise and aircraft noise on the affected area.

It is understood New Castalloy has ceased operating at the site just to the northwest of the affected area in the Strategic Employment Zone. Any proposed uses in the future for the New Castalloy site will need to ensure that appropriate noise levels are achieved at existing residences and the affected area.

The affected area is not within any Australian Noise Exposure Forecast (ANEF) Contours. If a residential area is within the 20 ANEF Contour or higher, it may require additional treatments (as per AS2021:2015 Acoustics - Aircraft noise intrusion – Building siting and construction). Given that the affected area is outside of these contours, there are no requirements to upgrade building construction.

In terms of road traffic noise, measured levels of 61 dB(A) were recorded at the Mooringe Avenue boundary. A series of indicative acoustic treatments (see Appendix B of SONUS Environmental Noise Assessment S5869C2, March 2019) have been developed which would achieve appropriate levels of amenity from road traffic noise. It is recommended that these set architectural treatments (or a similar set) be implemented into residences with distances of less than 10m from the road corridor and between 10m and 25m of the road corridor. At distances greater than 25m, suitable levels of amenity would be achieved with standard building techniques.

It is further noted that the Noise and Air Emissions Overlay is proposed to be applied to the affected area.

The EPA does not oppose the rezoning on noise grounds.

Site Contamination

The EPA understands that the affected area has been the subject of site contamination and that remediation works have been undertaken at the site. A site contamination audit statement dated 18 January 2021 was submitted to the EPA by David Nunn of AAA Environmental Pty Ltd. The audit statement identified that, subject to certain restrictions and conditions, the audit site is suitable for sensitive uses including residential with limited access to soils, and childcare centres, kindergartens, preschools and primary schools. It is stated in the audit statement that no further remediation is necessary for the range of uses detailed in the statement.

Collectively, the *Planning, Development and Infrastructure (General) Regulations 2017, Practice Direction 14 - Site Contamination Assessment 2021* and the Planning and Design Code contain processes for site contamination assessment when land use changes to a more sensitive use. Any future development applications at the affected area will be subject to the site contamination assessment scheme provisions.

The EPA does not oppose the rezoning on site contamination grounds.

Conclusion

The EPA considers that the investigations into air and noise emissions and site contamination demonstrate that rezoning of the affected area from Strategic Employment Zone to Housing Diversity Neighbourhood Zone is appropriate.

The EPA has no further comment to make on the proposed Zone or Overlays.

For further information on this matter, please contact Geoff Bradford on 8204 9821 or geoffrey.bradford@sa.gov.au.

Yours sincerely

James Cother

ACTING MANAGER, PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

24 August 2021

From: Kamie Ang [REDACTED]
Sent: Wednesday, 18 August 2021 2:28 PM
To: Engagement
Cc: Nitsan Taylor
Subject: attn: 65-73 Mooringe Avenue Plympton Code Amendment

NBN Classification - Commercial

To Whom It May Concern:

The proposed development at 65-73 Mooringe Avenue Plympton is within the existing NBN fixed line network footprint so there would likely be no backhaul charges to service this development with Fibre to the Premises (FttP) services with capacity to cater for residential grade connections. If required, we can also explore the availability of enterprise grade 1Gbps ethernet services.

A standard capped per premises contribution would apply to service the development (invoiced on a stage by stage basis). We will review this contribution charge subject to further discussions on the developers requirements as well as other current and future developments with NBN.

Under our standard Master Developer Agreement the developer would be responsible for the design and construct of the pit and pipe to NBN guidelines.

This advice excludes the cost of moving any existing NBN assets that may need to be relocated to service the development as well as any assets within the development boundary that need to be relocated as part of the site works. Dial Before You Dig info will indicate any NBN assets that may clash with the proposed development. Further details on asset relocations (including obtaining a quote) can be found at <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/commercial-works>. We could also potentially minimise any of these costs by allowing pit and pipe for the asset relocation to be designed and built under a Master Developer Agreement.

Feel free to reply with any questions or clarifications.

Kind Regards,

Kamie Ang
Senior Account Manager (WA/SA/NT) - New Developments

M [REDACTED] | E [REDACTED]



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PLEASE CONSIDER OUR ENVIRONMENT BEFORE PRINTING

24 August 2021

c/- Holmes Dyer Pty Ltd
Level 3
15 Featherstone Place
Adelaide SA 5000

Dear Sir/Madam,

Re: 65-73 Mooring Avenue Plympton Code Amendment

I refer to the letter dated 13 July 2020 received from your office seeking our comments on the above Code Amendment and wish to advise the following:

SA Water currently provides water and sewerage services to the area subject the above code amendment. Networks augmentation may be required should the proposed rezoning generate an increase in demands.

We note the comments made in the draft code amendment document under the section 4.2 "Infrastructure Planning" in regard to the water and sewer network's capacity to accommodate future developments generated by the proposed rezoning.

Please note that a fresh investigation needs to be undertaken to identify updated infrastructure requirements once the final scope and layout of the proposed developments is confirmed. The extent of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;
 - Landfill area to include leachate collection facilities;

- Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
- Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere, or obstruct a watercourse.
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits.
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Guidelines and Fact Sheets](#)

Thank you for the opportunity to comment on the 65-73 Mooringie Avenue Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email peter.iliescu@sawater.com.au in the first instance should you have further queries regarding the above matter.

Yours sincerely

per Matt Minagall
Senior Manager, Customer Growth

Phone: [REDACTED]

Email: [REDACTED]

From: Cooper, Daniel [REDACTED]
Sent: Friday, 17 September 2021 2:31 PM
To: Nitsan Taylor <nitsan@holmesdyer.com.au>
Subject: NEP-1722_Mooringe Avenue, Plympton
Importance: High

Good afternoon Nitsan,

Thank you for the notification of amendment plan for Mooringe Av, Plympton.

Following a review of the proposal I can advise APA would not have any objection to the Amendment but may require the Developer to contribute financially to the removal of the gas inlet service that supplied the previous land use. Whilst I am aware a gas meter was removed prior to demolition of the old property, the service inlet and isolation vale remain connected to the 150mm steel high pressure gas main in Mooringe Av. Any future development would not make use of this connection and thus it would need to be disconnected at a cost to the Developer.

If the Amendment Plan is approved, please feel free to contact me prior to any land development works commencing and I will be able to arrange a quotation to disconnect the existing gas service inlet. Future connections would be arranged through the New Connections procedure.

Please feel free to contact me if you require further information.

Regards,

The logo for APA, consisting of the lowercase letters 'apa' in a bold, red, sans-serif font.

Daniel Cooper
Third Party Works Officer
Integrity Engineering SA

[REDACTED]

W apa.com.au

always powering ahead



Your ref: ACP Mooringe Pty Ltd
Our ref: A75 & A76 F6524 CT 5899/548 & 549

17 September 2021

By email: [REDACTED]

Mr Nitsan Taylor
Principal
Holmes Dyer
Level 3 Reid House
15 Featherstone Place
Adelaide SA 5000

Dear Nitsan

**re: Proposed Rezone from Strategic Employment to Housing Diversity Neighbourhood
65-73 Mooringe Avenue Plympton**

I refer to your email dated 16 September 2021.

ElectraNet does not have any assets which will be affected by the proposed rezoning. Accordingly, ElectraNet has no objection to the proposal.

If you have any queries please do not hesitate to contact the writer on 8404 7131 or headland.tamra@electranet.com.au

Yours sincerely

A handwritten signature in black ink that reads "Headland".

Tamra Headland
Property Services Advisor

ElectraNet Pty Ltd

ABN 41 094 482 416 ACN 094 482 416

Postal Details: PO Box 7096, Hutt Street Post Office, Adelaide, South Australia, 5000

Telephone: +61 8 8404 7966 **Toll Free:** 1800 243 853 **Facsimile:** +61 8 8404 7956

Email: enquiry@electranet.com.au electranet.com.au

From: Adrian Tero [REDACTED]
Sent: Friday, 17 September 2021 4:17 PM
To: Nitsan Taylor <nitsan@holmesdyer.com.au>
Subject: RE: Comments sought on Proposed Rezoning of Land at 65-73 Mooringe Avenue, Plympton

Hi Nitsan,

Thanks for the email, however you are seeking information from the wrong company. Epic Energy is a gas transmission pipeline operator and has no infrastructure in this area.

APA is the gas distribution company that maybe impacted. and you should direct all your enquiries to APA.

Sorry I do not have a contact I can refer you to.

Regards

Adrian Tero

Risk and Compliance Advisor



Epic Energy South Australia Pty Ltd
26 High Street Dry Creek SA 5094



epicenergy.com.au

10 September 2021

Reference: 0102a

Dear Sir/Madam

Proposed Code Amendment of 65-73 Mooringe Avenue, Plympton by ACP Mooringe Pty Ltd – Post-Engagement Feedback

Thank you for your interest in the proposed Code Amendment of the former Boral site at 65-73 Mooringe Avenue, Plympton.

The community engagement on the Code Amendment has now ended; therefore I am writing to provide you with some feedback on the submissions that we received, and seek your evaluation of the engagement process.

Summary

We received 22 submissions in total:

- 15 x submissions from members of the public
- 1 x submission from a local Member of Parliament
- 1 x submission from the City of West Torrens
- 5 x submissions from State government agencies.

What We Heard

The main issues that were raised related to:

- **Zone Selection**

It was suggested that the General Neighbourhood Zone would be a more appropriate zone as it would match the zoning of surrounding residential areas.

- **Density**

The Housing Diversity Neighbourhood Zone allows low to medium density housing (between 35 and 70 dwellings per hectare), which in the case of the former Boral site is between 42 and 84 dwellings. A number of submissions were concerned that the re-zoning would result in 80+ dwellings being built on the land.

- **Traffic and Car Parking**

There was concern that the existing traffic, car parking and safety problems associated with the nearby school would be exacerbated by the proposed re-zoning; and that increased traffic along Streeters Road may affect access into existing properties and require the road to be widened.

- **Vehicle Access**

There was some concern that there would not be enough access points into the site; while others were concerned that access to Streeters Road would make it difficult for owners of property on Streeters Road to access their properties.

- **Building Height**

The proposed maximum building height for the affected area (12 metres/3 levels) caused some concern, and it was requested that the height is limited to the same as surrounding areas (9 metres/2 levels).

- **Open Space / Recreation**

It was suggested by some that the land should be used entirely for open space / recreation purposes instead of residential purposes. Others were concerned that not enough open space would be provided for the future residents of the site.

- **Impact on Industrial Uses**

There was some concern that the proposed re-zoning would affect the viability of existing non-residential/industrial uses in the area.

Where to from here?

We will now make recommendations to the Designated Entity, ACP Mooringe Pty Ltd, as to any amendments that should be made to the proposed Code Amendment in response to the submissions.

We will then prepare an Engagement Report that summarises the submissions that were received and outlines any changes that have been made to the proposed Code Amendment as a result.

The Engagement Report and final proposed Code Amendment will then be sent to the Attorney-General's Department, Planning and Land Use Services (the Department) for review.

If the Department is satisfied that the Engagement Report complies with the Community Engagement Charter and the final proposed Code Amendment meets the information requirements, the Engagement Report and proposed Code Amendment will be provided to the Minister for Planning for approval.

If the Minister resolves to approve the Code Amendment, it will be consolidated within the online Planning and Design Code and reflected in the online mapping tool; and the Engagement Report will be published on the SA Planning Portal as a public document.

The Minister may resolve to refuse the proposed Code Amendment or make alterations to the Code Amendment.

In due course, I will write to advise you of the outcome of the Code Amendment and where you can access a copy of the Engagement Report.

Can you help us improve our engagement process?

As part of the Code Amendment process, it is a requirement that we undertake an evaluation of the engagement.

To assist us with this, we would appreciate it if you could take a few moments (2-3 minutes) to respond to the following survey:

Follow this link or copy it into your browser:

<https://www.surveymonkey.com/r/GXB9ZQ8>

Or use this QR Code:



The evaluation survey will be open until **Friday 24 September 2021** and will help determine whether the engagement was appropriate and provide us with areas for improvement.

Questions?

If you have any questions regarding the Code Amendment process or the survey, please do not hesitate to contact me on 7231 1889 or engagement@holmesdyer.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nitsan Taylor'.

Nitsan Taylor
Principal Consultant

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 10, 2021 2:56:34 PM
Last Modified: Friday, September 10, 2021 3:02:38 PM
Time Spent: 00:06:04
IP Address: 124.184.168.192

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the Code Amendment of 65-73 Mooringe Avenue, Plympton as a...

Q2 **a letter from Holmes Dyer,**
West Torrens Council,
Other (please specify):
Advertiser & Local Newspaper

I found out about the proposed Code Amendment through...(pick all that apply)

Q3 **True**

I have lodged a written submission on the proposed Code Amendment of 65-73 Mooringe Avenue, Plympton.

Page 2

Q4 **Telephone - Holmes Dyer engagement number,**
Email - Holmes Dyer engagement address,
West Torrens Council

I found out more information about the proposed Code Amendment via...(pick as many as apply)

Page 3

Q5 **Agree**

I found it easy to obtain the information I needed to help me understand the Code Amendment.

Q6 **Neither agree nor disagree**

The information that was provided helped me form a view on the proposal.

Q7 **Disagree**

I feel that the engagement genuinely sought my input.

Q8

Agree

I think the proposed Code Amendment has been explained clearly.

Q9

Neither agree nor disagree

I understand how my views will be considered in the Code Amendment process.

Q10

I would like to provide the following feedback on how the engagement process could be improved.

Hopefully every household in and around the proposed site were notified by all concerned with this future development.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 20, 2021 4:42:50 PM
Last Modified: Monday, September 20, 2021 4:46:45 PM
Time Spent: 00:03:54
IP Address: 101.185.88.108

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the Code Amendment of 65-73 Mooringe Avenue, Plympton as a...

Q2 **a letter from Holmes Dyer**

I found out about the proposed Code Amendment through...(pick all that apply)

Q3 **True**

I have lodged a written submission on the proposed Code Amendment of 65-73 Mooringe Avenue, Plympton.

Page 2

Q4 **Telephone - Holmes Dyer engagement number,**

I found out more information about the proposed Code Amendment via...(pick as many as apply) **Email - Holmes Dyer engagement address**

Page 3

Q5 **Strongly agree,**
Please let us know more about why you chose this response.:
Only because Nitsan was so helpful and neutral.

Q6 **Strongly agree,**
Please let us know more about why you chose this response.:
I was sent additional information about my main concern

Q7 **Strongly agree**

I feel that the engagement genuinely sought my input.

Q8

Agree

I think the proposed Code Amendment has been explained clearly.

Q9

I understand how my views will be considered in the Code Amendment process.

Neither agree nor disagree,

Please let us know more about why you chose this response.:

Those who undertook the public consultation were excellent. How much influence on the final amendment my views may have is a different question.

Q10

I would like to provide the following feedback on how the engagement process could be improved.

I have nothing to add.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 20, 2021 4:47:55 PM
Last Modified: Monday, September 20, 2021 4:50:29 PM
Time Spent: 00:02:33
IP Address: 1.124.19.90

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the Code Amendment of 65-73 Mooringe Avenue, Plympton as a...

Q2 **a letter from Holmes Dyer,
a neighbour**

I found out about the proposed Code Amendment through...(pick all that apply)

Q3 **True**

I have lodged a written submission on the proposed Code Amendment of 65-73 Mooringe Avenue, Plympton.

Page 2

Q4 **the SA Planning Portal,
a Neighbour**

I found out more information about the proposed Code Amendment via...(pick as many as apply)

Page 3

Q5 **Neither agree nor disagree**

I found it easy to obtain the information I needed to help me understand the Code Amendment.

Q6 **Somewhat agree**

The information that was provided helped me form a view on the proposal.

Q7 **Somewhat agree**

I feel that the engagement genuinely sought my input.

Q8

Somewhat agree

I think the proposed Code Amendment has been explained clearly.

Q9

Agree

I understand how my views will be considered in the Code Amendment process.

Q10

I would like to provide the following feedback on how the engagement process could be improved.

Public meeting

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 21, 2021 4:49:49 PM
Last Modified: Tuesday, September 21, 2021 4:51:27 PM
Time Spent: 00:01:37
IP Address: 49.184.233.241

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the Code Amendment of 65-73 Mooringe Avenue, Plympton as a...

Q2 **a neighbour**

I found out about the proposed Code Amendment through...(pick all that apply)

Q3 **True**

I have lodged a written submission on the proposed Code Amendment of 65-73 Mooringe Avenue, Plympton.

Page 2

Q4 **Email - Holmes Dyer engagement address**

I found out more information about the proposed Code Amendment via...(pick as many as apply)

Page 3

Q5 **Neither agree nor disagree**

I found it easy to obtain the information I needed to help me understand the Code Amendment.

Q6 **Neither agree nor disagree**

The information that was provided helped me form a view on the proposal.

Q7 **Agree**

I feel that the engagement genuinely sought my input.

Q8

Agree

I think the proposed Code Amendment has been explained clearly.

Q9

Neither agree nor disagree

I understand how my views will be considered in the Code Amendment process.

Q10

I would like to provide the following feedback on how the engagement process could be improved.

Na

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 23, 2021 6:01:19 PM
Last Modified: Thursday, September 23, 2021 6:03:32 PM
Time Spent: 00:02:13
IP Address: 1.124.24.32

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the Code Amendment of 65-73 Mooringe Avenue, Plympton as a...

Q2 **a letter from Holmes Dyer, a neighbour**

I found out about the proposed Code Amendment through...(pick all that apply)

Q3 **True**

I have lodged a written submission on the proposed Code Amendment of 65-73 Mooringe Avenue, Plympton.

Page 2

Q4 **Telephone - Holmes Dyer engagement number, a Neighbour**

I found out more information about the proposed Code Amendment via...(pick as many as apply)

Page 3

Q5 **Neither agree nor disagree**

I found it easy to obtain the information I needed to help me understand the Code Amendment.

Q6 **Neither agree nor disagree**

The information that was provided helped me form a view on the proposal.

Q7 **Neither agree nor disagree**

I feel that the engagement genuinely sought my input.

Q8

Neither agree nor disagree

I think the proposed Code Amendment has been explained clearly.

Q9

Agree

I understand how my views will be considered in the Code Amendment process.

Q10

Respondent skipped this question

I would like to provide the following feedback on how the engagement process could be improved.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 23, 2021 6:22:10 PM
Last Modified: Thursday, September 23, 2021 6:24:06 PM
Time Spent: 00:01:55
IP Address: 49.178.73.35

Page 1

Q1 **Member of the public from outside the area**

I am interested in the Code Amendment of 65-73 Mooringe Avenue, Plympton as a...

Q2 **Other (please specify):**

I found out about the proposed Code Amendment through...(pick all that apply)
A mate at school

Q3 **True**

I have lodged a written submission on the proposed Code Amendment of 65-73 Mooringe Avenue, Plympton.

Page 2

Q4 **the SA Planning Portal**

I found out more information about the proposed Code Amendment via...(pick as many as apply)

Page 3

Q5 **Neither agree nor disagree**

I found it easy to obtain the information I needed to help me understand the Code Amendment.

Q6 **Neither agree nor disagree**

The information that was provided helped me form a view on the proposal.

Q7 **Somewhat disagree**

I feel that the engagement genuinely sought my input.

Q8

Somewhat disagree

I think the proposed Code Amendment has been explained clearly.

Q9

Neither agree nor disagree

I understand how my views will be considered in the Code Amendment process.

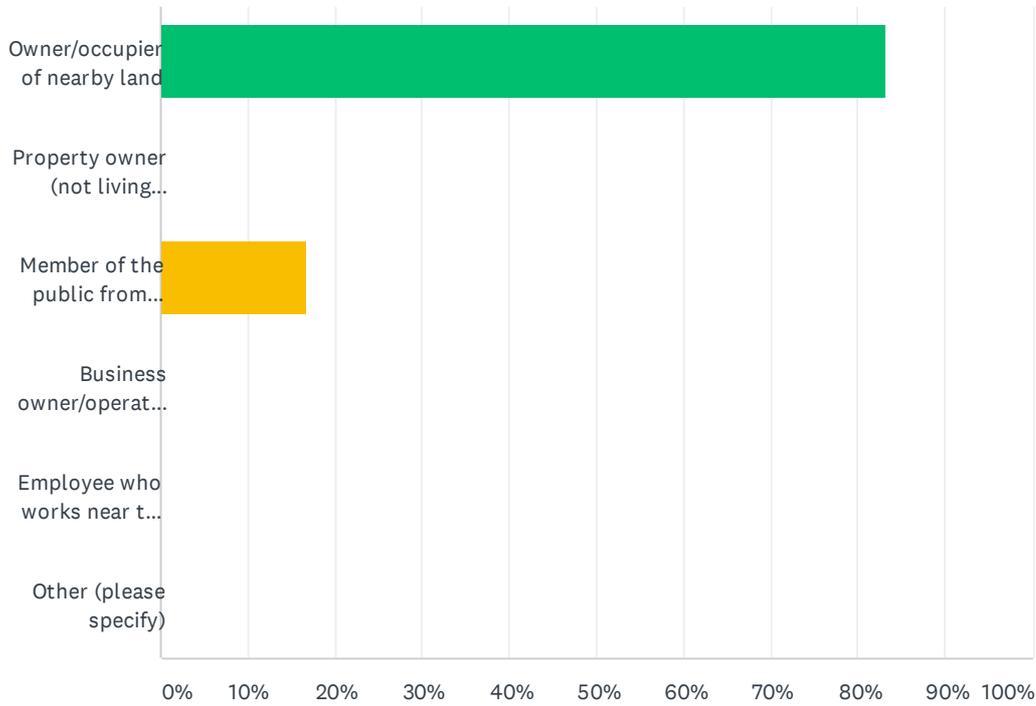
Q10

I would like to provide the following feedback on how the engagement process could be improved.

More info please.

Q1 I am interested in the Code Amendment of 65-73 Mooringe Avenue, Plympton as a...

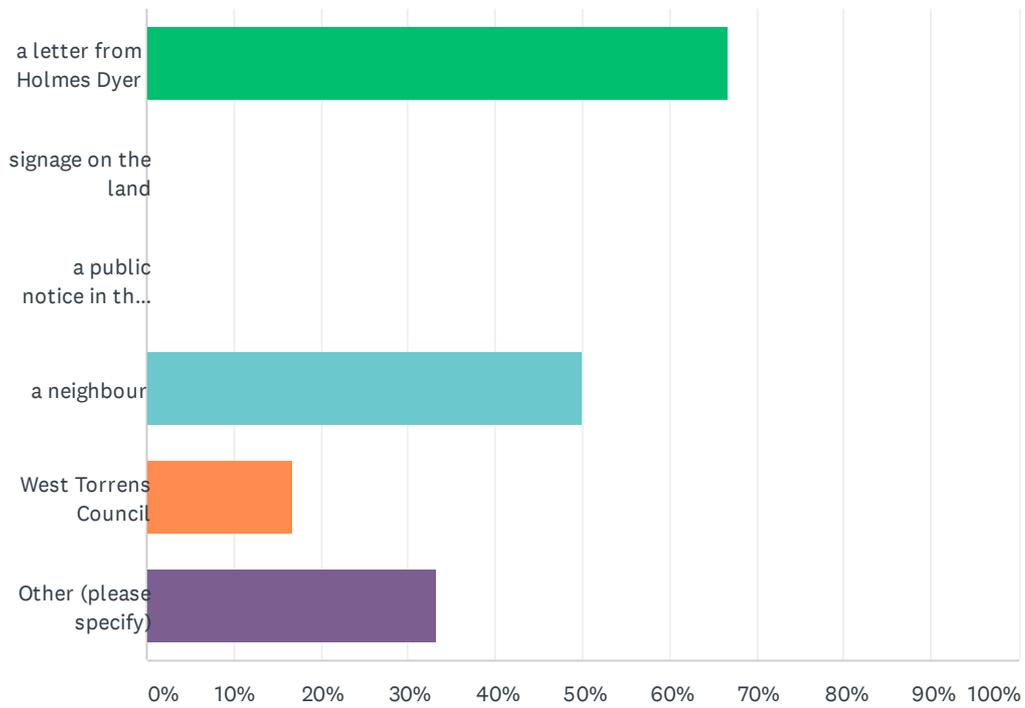
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Owner/occupier of nearby land	83.33%	5
Property owner (not living near the site)	0.00%	0
Member of the public from outside the area	16.67%	1
Business owner/operator near the site	0.00%	0
Employee who works near the site	0.00%	0
Other (please specify)	0.00%	0
TOTAL		6

Q2 I found out about the proposed Code Amendment through...(pick all that apply)

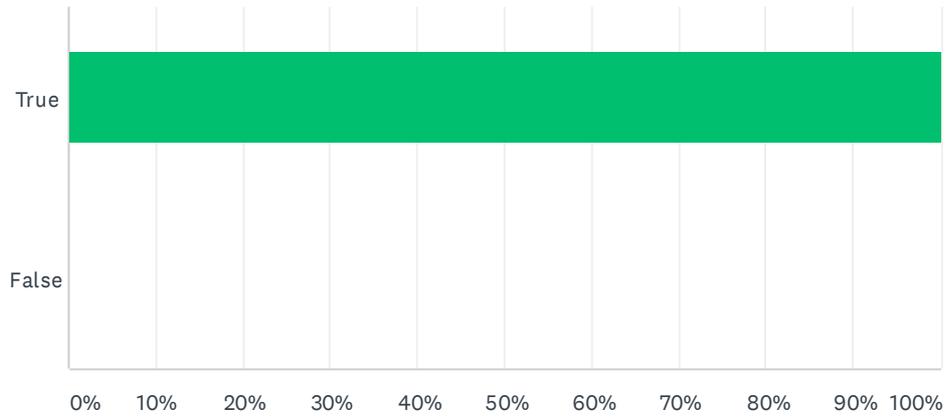
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
a letter from Holmes Dyer	66.67%	4
signage on the land	0.00%	0
a public notice in the on-line Advertiser	0.00%	0
a neighbour	50.00%	3
West Torrens Council	16.67%	1
Other (please specify)	33.33%	2
Total Respondents: 6		

Q3 I have lodged a written submission on the proposed Code Amendment of 65-73 Mooringe Avenue, Plympton.

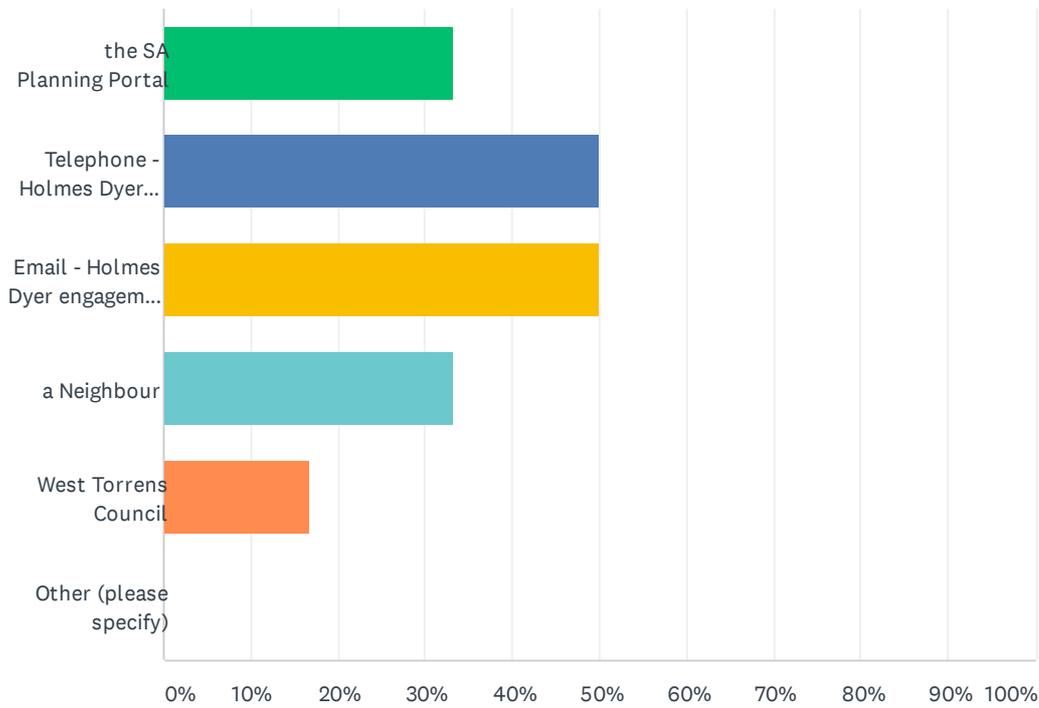
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
True	100.00%	6
False	0.00%	0
TOTAL		6

Q4 I found out more information about the proposed Code Amendment via...(pick as many as apply)

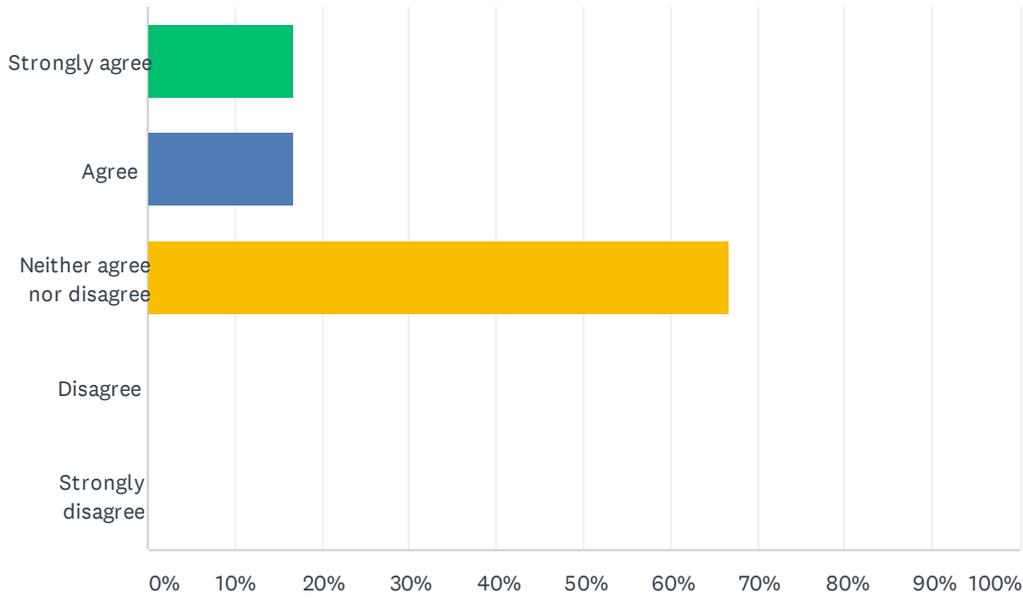
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES
the SA Planning Portal	33.33% 2
Telephone - Holmes Dyer engagement number	50.00% 3
Email - Holmes Dyer engagement address	50.00% 3
a Neighbour	33.33% 2
West Torrens Council	16.67% 1
Other (please specify)	0.00% 0
Total Respondents: 6	

Q5 I found it easy to obtain the information I needed to help me understand the Code Amendment.

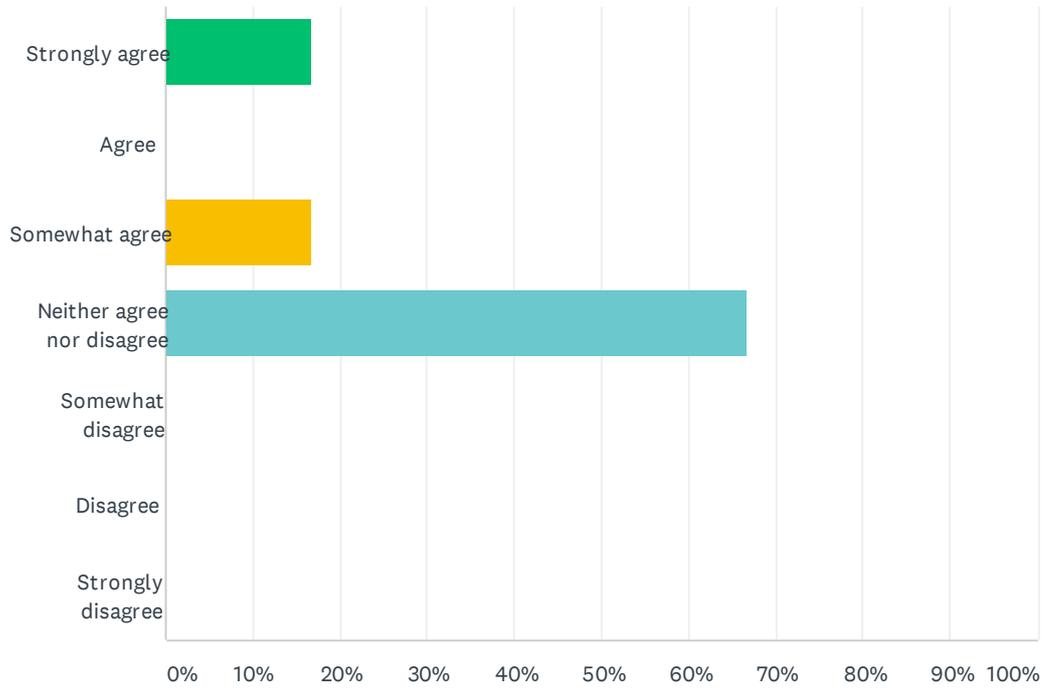
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	16.67%	1
Agree	16.67%	1
Neither agree nor disagree	66.67%	4
Disagree	0.00%	0
Strongly disagree	0.00%	0
TOTAL		6

Q6 The information that was provided helped me form a view on the proposal.

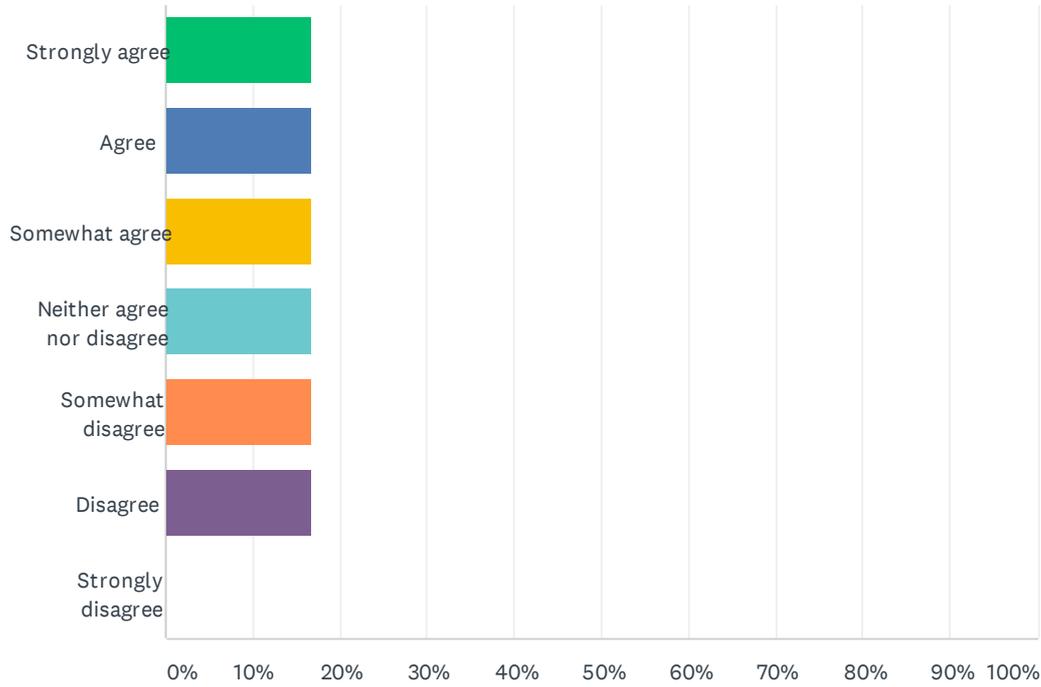
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	16.67%	1
Agree	0.00%	0
Somewhat agree	16.67%	1
Neither agree nor disagree	66.67%	4
Somewhat disagree	0.00%	0
Disagree	0.00%	0
Strongly disagree	0.00%	0
TOTAL		6

Q7 I feel that the engagement genuinely sought my input.

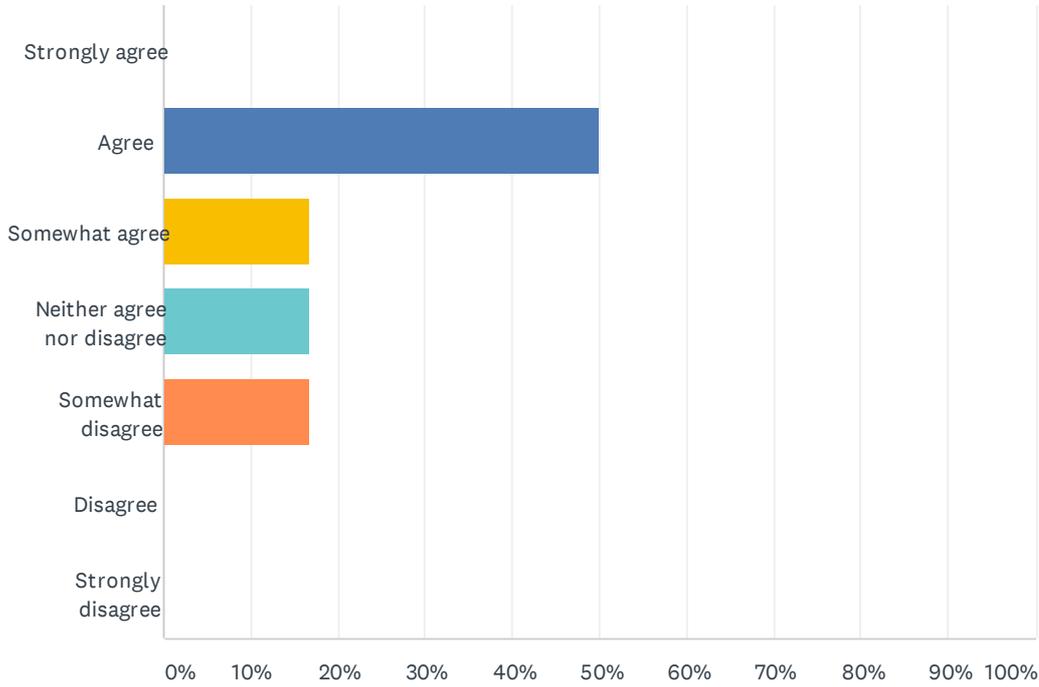
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES
Strongly agree	16.67% 1
Agree	16.67% 1
Somewhat agree	16.67% 1
Neither agree nor disagree	16.67% 1
Somewhat disagree	16.67% 1
Disagree	16.67% 1
Strongly disagree	0.00% 0
TOTAL	6

Q8 I think the proposed Code Amendment has been explained clearly.

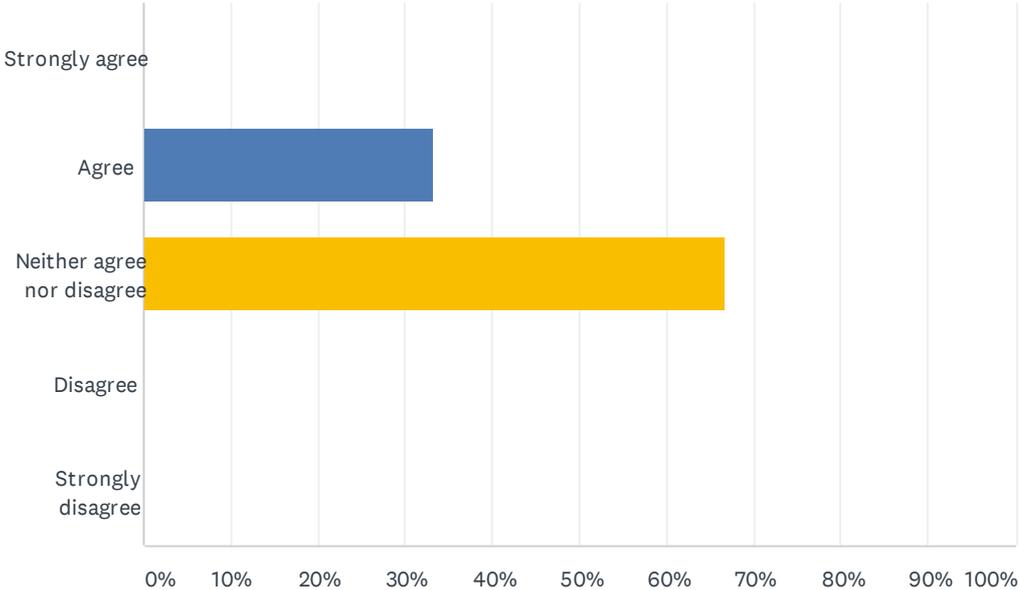
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	50.00%	3
Somewhat agree	16.67%	1
Neither agree nor disagree	16.67%	1
Somewhat disagree	16.67%	1
Disagree	0.00%	0
Strongly disagree	0.00%	0
TOTAL		6

Q9 I understand how my views will be considered in the Code Amendment process.

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	33.33%	2
Neither agree nor disagree	66.67%	4
Disagree	0.00%	0
Strongly disagree	0.00%	0
TOTAL		6

Q10 I would like to provide the following feedback on how the engagement process could be improved.

Answered: 5 Skipped: 1