



STRATEGIC GROWTH FRAMEWORK

Waterloo Corner and Bolivar Corridor Engagement Outcome Report
What We Heard Summary – July 2022



HOLMES DYER

Stakeholder Consultation

To inform the Strategic Growth Framework a stakeholder consultation process was undertaken to secure an understanding of the likely plans and development intentions of the approximately 300 landowners within the Study Area.

Ultimately, any zoning or land use changes that may be proposed by the Strategic Growth Framework, will be enacted through a future Code Amendment(s), that may be either Proponent or Council led. This future Code Amendment process will involve additional legislated community engagement delivered in accordance with the Community Charter under the Planning, Development and Infrastructure Act.

The engagement methodology adopted for the recent consultation sought to build open communication channels between Council staff and the landowners, identifying that there needs to be ongoing and more detailed communication between affected landowners as the detailed planning to guide delivery of any components of the Strategic Growth Framework progresses.

Engagement Planning

A comprehensive engagement plan was developed by Holmes Dyer to inform the scope and method of consultation undertaken to inform this Strategic Growth Framework.

The engagement plan was developed to align with the standard template and content required by the State Government Planning & Land Use Services for planning the consultation activities required for any future Code Amendment in line with the Community Engagement Charter as set out in the PDI Act.

While it was not necessary, for the purposes of the Strategic Growth Framework, to have a detailed engagement plan compliant with the charter, this was developed irrespective, with the intention by the City of Salisbury that this would form a starting template for any future Code Amendment Engagement Plans to ensure consistency and alignment with the identified stakeholders and methods for consistency and clarity of all parties. For this reason, a full copy of the adopted engagement plan for this project is provided in Appendix 4, for future reference of Council and planning consultants engaged to work on any subsequent Code Amendments that may follow.

Engagement Approach

The following stakeholders were engaged during the 21-day engagement period from the 2nd of May to the 27th of May;

- Owners and occupiers of the land within the study area and owners and occupiers of adjacent land to the study area boundaries and within the broader planning areas, with a direct letter sent to all owners/occupiers.
- Planning and Land Use Services
- City of Playford
- City of Salisbury

- Staff
 - » Elected members
 - » Other relevant City of Salisbury Interest Groups
- Relevant Government Departments
- Relevant Service Infrastructure Providers

The wider Salisbury & Playford Community outside Study Area were able to participate with information being made available on the City of Salisbury website relating to project scope. Due to the specific objectives of the engagement approach, widespread promotion was not undertaken. Relevant bodies, community members and groups were engaged on one of four different levels, including;

- Inform
- Consult
- Involve
- Collaborate

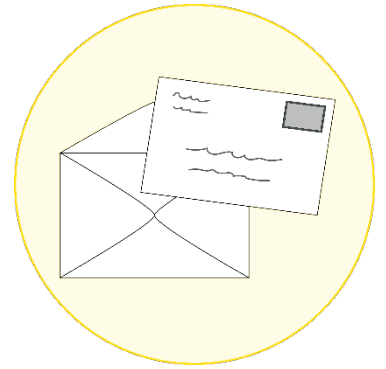
Responses from the consulted groups were collected via three primary means including verbal feedback, online survey response, two community drop-in sessions and written letters.

Relevant Government Departments were contacted by written correspondence in either a letter or email form with details of the proposal and invited to provide feedback. Feedback provided by Service Authorities who were directly contacted, are referenced in the Greenhills Service Investigation Report.

A workshop was coordinated by the Holmes Dyer team for both Planning and Land Use Services, Department of Infrastructure & Transport, and the City of Playford to secure early feedback and share outcome and technical investigations where applicable based on the preliminary information available at the time.

A drop-in session was held during week 2 and week 4 of the consultation period was held at the Salisbury North Community Centre and St Kilda Progress Association Hall. These sessions which were held during an evening timeslot providing owners and occupiers and State and Federal Members of Parliament an opportunity to speak to the City of Salisbury project lead and a Holmes Dyer Representative regarding the proposal, clarify questions and impact and provide direct feedback.

Owners and occupiers of the land within the study area and owners and occupiers of adjacent land to the study area boundaries and within the broader planning areas were contacted via written correspondence providing information about the Strategic Growth Framework, directing people to a website where additional project information can be found, providing opportunities to provide feedback through an online survey and with a



300+ Letters Sent



27 individuals provided verbal feedback

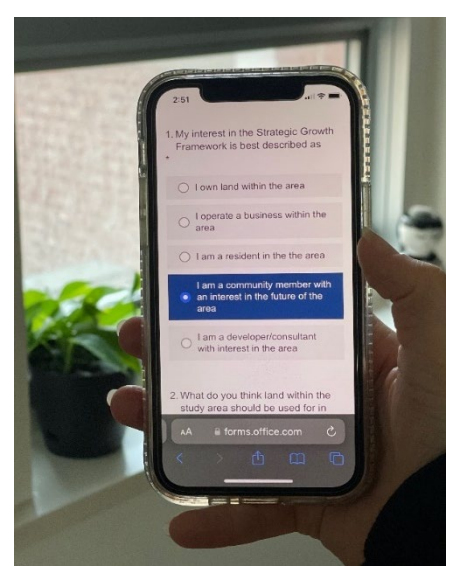
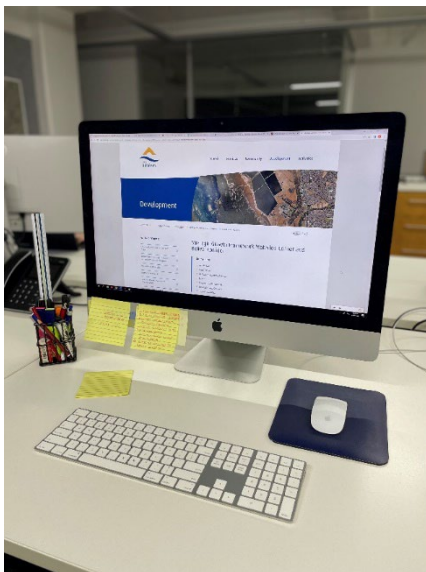


38 individuals completed an online survey

City of Salisbury contact to approach for further information. Alternatively, some individuals chose to contact the Council via phone and verbally provide responses to a set of questions about the proposal.

Prior to and during the consultation period, any planning consultants or landowners who had previously demonstrated interest in developing land within the study area were contacted by a City of Salisbury representative to draw attention to the consultation process and secure direct feedback such as to inform the development of the precincts, development timeline estimates and land use preferences.

The wider Salisbury & Playford community outside Study Area were made aware of the proposal via an information page accessible on Council's website, inclusive of the same information sent to stakeholders within the study area. The webpage included next steps and future opportunities for involvement in consultation activities.



Outcomes of the Engagement

This engagement report provides a high-level summary of the input received from various online survey response, verbal feedback, written submissions, drop-in session, workshops, and additional commentary from the engagement period of the 29th of April to the 27th of May 2022.

Confidentiality

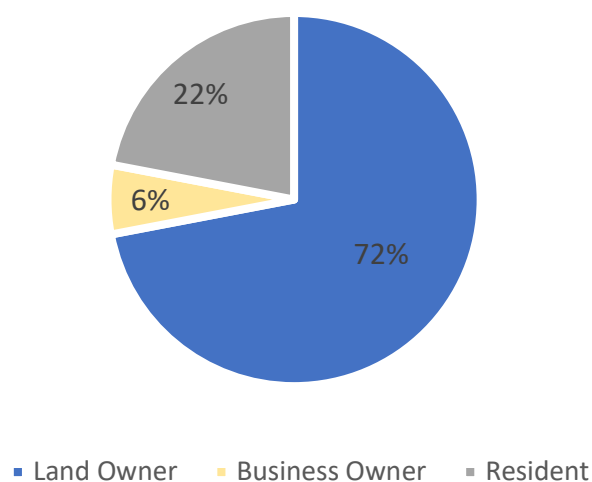
A full consultation summary report, including mapping of the development intentions of each individual landowner who responded during the consultation period has been provided to the City of Salisbury as a confidential document. This development intention information contained within this full document has 'commercial in confidence' elements for the individual property owners and was provided to Council in good faith to inform the strategic planning as part of this Strategic Growth Framework.

It is critical for the ongoing investigation and planning work that will be required to implement the Strategic Growth Framework that open communication channels are established and maintained between Council and the landowners relating to planning and development intentions, and it is appropriate that this early communication is able to be undertaken in a confidential manner to protect the identify and commercial interests of any individual party. While confidentiality had to be managed, it is possible to summarise the general attitude and concerns that were expressed during the engagement period which is summarised in the following sections for general information.

Engagement Survey Outcomes

There was strong interest in the project during the engagement period, and varied views on development timelines and priorities were shared by landowners within the study area. The online and verbal feedback survey tool generated a total of 65 responses. Of the survey responses received, 72% of respondents were landowners within the identified study area. The remaining 28% of respondents either operated a business or were tenants within the study area.

Figure 23. Survey respondent connection to Study Area



Most survey respondents detailed that land within the study area should be used for a wider range of business activities, including, industry, warehousing or commercial. Of the 37 respondents, 10 specified that broader business activities should be introduced along Port Wakefield Road, whereas 17 stated that business activities should be introduced across the entirety of the study area and 10 did not specify a preferred land use in their response

Seventeen (17) survey respondents (26%) recorded that land in the study area should be used for residential purposes, with three of these respondents supporting both employment and residential development opportunities.

The City of Salisbury received a 'standard form response' with sixteen (16) signatories by residents, objecting the interference to the existing rural residential area with potential industrial or commercial operations and proposing that no change is required to the zoning or land use.

Issues for Consideration

Issues that were raised through the survey as critical considerations for Council to consider as part of the future planning of the study area included;

- Rezoning of land for residential, commercial, or industrial uses;
- Encourage more business growth, new and existing;
- Development of commercial buildings and warehousing;
- Infrastructure provision and/or upgrade including:
 - » Access to arterial roads, including Port Wakefield Road;
 - » Upgrade road services;
 - » Sewer/wastewater/stormwater;
 - » Street lighting;
 - » Power supply;
 - » Greenspace;
- Increase housing provisions, residential development opportunities;
- Retain residential land
- Business and development support from Council to landowners; and
- Water allocation licenses.

25% of respondents identified some form of infrastructure upgrade was required for the future planning of the study area. Another 23% of respondents specifically identified a need for rezoning of land within the study area. Some respondents did not provide an answer or were unsure at the time.

Landowner Development Intentions

Survey respondents were asked if they were planning on establishing or expanding a business in the area. 43% answered yes, 37% no and 19% maybe. One respondent did not answer. Of those who responded yes, 22 stated they would proceed with a development in relation to their business “as soon as possible,” and 6 stated within a 2–5-year period.

Agency Responses

Environment Protection Authority (EPA)

The EPA provided a written response during the engagement period and highlighted that potential intensification of development in the study area should have consideration for:

- The interface with the Norther Connector
 - » Require sensitive land uses to be appropriately separated from the Northern Connector to manage noise and other environmental impacts.
- Stormwater management
 - » Due to the locality of the site, stormwater should be upgraded, and Water Sensitive Urban Design (WSUD) should be implemented (e.g., detention ponds, landscaping, infiltration).
- Interface with EPA licensed activities
 - » EPA regulated industries and activities (e.g., Bolivar Wastewater Treatment Plant and a Landfill Depot) should be considered in any intensification of development and it is recommended that a gas assessment is undertaken in relation to landfill sites prior to any development proposals or rezoning within the affected land parcel.

The EPA further stated that more targeted feedback would be provided during the designated public consultation period for future Code Amendments.

Federal Department of Defence

The Department of Defence provided feedback on the Strategic Growth Framework. They outlined their support of urban growth and development however made note that development must be strategically located as to not effect Defence facilities. Any development within proximity to a defence facility should therefore consider:

- Aircraft noise
- A reference to the ANEF system and AS2021 be included in the Strategic Growth Framework.
- Bird strike
- Avoid land uses that attract wildlife
- Extraneous lighting and glare
- Any future developments are to be comprised of non-reflective building materials
 - » Any future development of the land complies with the extraneous lighting controls detailed in NASF Guideline E
- Defence (Aviation Area) Regulations

- Building height control for aircraft safety
- Navigational, Communication and flight procedures
- Defence will need to assess the proposal for any impact on Defence navigational aids, Air Traffic Control communications and radar operations and any impact on IFR procedures.

Agency Workshops

Department for Infrastructure and Transport (DIT)

On 12 May 2022, a workshop was held with representatives from Department for Infrastructure and Transport (Andrew Excell and Marc Hycicuk), City of Salisbury, Cirqa and Holmes Dyer to discuss the strategic growth framework study area. The key position points represented by Department for Infrastructure and Transport as part of this meeting are summarised below:

- No more interchanges are proposed to this section of the North South Motorway.
- Port Wakefield Road will continue to serve as a through road and critical local area connectivity. The changes to traffic volume and type may support consideration of new signalised intersections, where demand required for right turn out to access the CBD. Department for Infrastructure and Transport will not support them in multiple locations and need to be strategically planned for where the broad network best requires this infrastructure.
- No immediate plan to consider a speed limit reduction, however as development intensity increases there may be some potential to explore a reduction to 80km p/h.
- General likelihood that existing service roads will be maintained.
- No scenario where a light rail tram between St Kilda and Salisbury would be supported, however a future public transport corridor to space allowance could be identified in the strategic framework to support future infrastructure in the long term.
- The PWR weigh bridge at the south of the study area, is historic infrastructure however the space is still required for other SAPOL road safety activities.
- More detailed Growth Modelling linked to Code Amendments will be required to inform Department for Infrastructure and Transport position on infrastructure funding. Agreement that this strategic framework, with additional analysis based on growth scenarios and associated traffic movements being provided by Cirqa could be used as an early test case for the Department for Infrastructure and Transport modelling. With initial outcomes likely to be able to be provided to CoS in June/July to inform future detailed planning post resolution of the high-level strategic growth framework.

Office of Recreation Sport and Racing

A meeting was held on 10 May 2022, with David Nash from Office Recreation Sport & Racing, CoS and Holmes Dyer Representatives, to discuss potential opportunities and any state alignment for zoning as part of the Strategic Growth Framework for a recreation zone to reinforce existing noisy sport activities relating to the Southern Go Kart Club and South Australian Gun Club and explore future land uses that are aligned to this general activity.

General support by ORSR to the concept, with confirmation that they receive regular enquiries from sports associations and clubs linked to motorcycling, motorsport, field archery and shooting that are difficult to locate in metropolitan locations and could be suited to this location and form of recreation zoning, with the benefit of improved access because of the North South Motorway.

There is no specific demand or initiative within the ORSR 4-year Infrastructure Plan but grant funding may become available and a supportive zone to capture this opportunity may assist Council to attract further investment into this precinct.

Planning and Land Use Services

A presentation to the Code Control Group (Meeting 2022.15 – Item 2) was held on 11 May 2022, involving City of Salisbury and Holmes Dyer representatives. The key discussion items from this discussion are summarised below:

- Support the coordination discussions that have occurred to date with the City of Playford on the growth framework and strategic employment planning and encourage this to continue to present a regional perspective to planning that will inform the Regional Planning to commence in 2022.
- PLUS acknowledged the challenges with multiple proponents led Code Amendments within the study area and agreed that there needs to be a collective agreement of which ones are positioned such as they are generally aligned with this strategic work and could proceed independent and which ones require wider coordination.
- PLUS confirmed that appropriate measures would be required to provision of infrastructure to the satisfaction of all relevant parties (including Council) prior to any Code Amendment Initiation.
- PLUS, preferred solution for multiple Code Amendment coordination would be either for the landowners to join together into coordinated precincts or Council to lead the Code Amendment. Alternative options, including government involvement and fee waivers would be open to discussions subject to regional perspective, timing and further detailed negotiations with PLUS following the finalisation of the initial Strategic Growth Framework to establish Council's preferred strategic position, staging and prioritisation.

Summary Findings

While there were different views, there was a majority view that the area does require detailed planning to investigate rezoning, with some areas and landowners, specifically those either directly fronting or immediately adjacent to Port Wakefield Road who are looking to redevelopment in the immediate term. The process has identified;

1. Areas of the study area where there are discreet groups of landowners with common views on redevelopment and timing that could form a precinct that could potentially proceed through a rezoning process early in the Strategic Growth Framework Timeline.
2. Other sections of the study area, where the landowner views are more mixed, with interspersed owners who both want intensification of development in the short term and landowners who want no change. These mixed areas will likely require Council to take a more leading role to form a view on the future direction and likely lead any required Code Amendments.

The feedback relating to development intentions and those landowners, who have already committed resources to the technical investigations and consultants required to lead a proponent led Code Amendment has been used by Holmes Dyer to inform the recommended precinct plans and staging as set out in the recommendations section of this report.

There was strong engagement and interest in the Strategic Growth Framework from landowners during the engagement period, with a high attendance rate at the two drop-in sessions. This level of interest was likely in part a result of the same group of land holders having been affected by the compulsory acquisitions process undertaken to establish the North South Motorway corridor. It will be important that regular communication be continued with the landowner group, as detailed planning progresses.

The key concern by survey respondents was the lack of infrastructure in the study area and the need for additional provisions including road infrastructure, sewer and wastewater before any commitment to development related investment in the area could be made.

It is recommended that any future Code Amendment Engagement Plan should extract and update as appropriate, the community and stakeholder mapping and engagement approaches included within the engagement plan provided in Appendix 4. A register has been created from this engagement process of all participants, ranging from those who lodged formal submissions to those who made telephone enquiries during the engagement period with this database enabling Council to keep people informed of the project outcomes and the future consultations activities.

It is recommended that Council retain the information on the City of Salisbury Major Projects website with all existing material. The outcomes of the study area and any additional information that may become available should be uploaded onto this website, to enable landowners and any consultants who may be working with them to have access to the most current information and contact details for the nominated City of Salisbury representative.