

Buckland Park Suburban Activity Centre Zone Code Amendment

Engagement Plan

Designated Entity:

Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd)

Legoe Road (Riverlea Boulevard), Buckland Park

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1.0 BACKGROUND INFORMATION

The Walker Corporation¹ has recently commenced the construction of the first stages of the master planned community at Buckland Park. Walker Corporation have named the development project 'Riverlea' and the proposed future suburb name is "Riverlea Park"².

The master planned community is currently marketed as "Riverlea" (<https://www.riverlea.com.au>). Riverlea is projected to accommodate a population of 33,000 people when fully developed and comprise some 12,000 dwellings, district centre, neighbourhood centres, schools, community facilities and a range of other services.

Development of Buckland Park as a new master planned community in the north west of Metropolitan Adelaide has been proposed for approximately 20 years. The area was declared as a Major Development Area in 2003. A number of amendments have been made to the Major Development Area over the years and a range of development applications submitted and approved to develop the area in stages.

1.1 Why Is This Code Amendment Being Initiated

The planning policies to guide the development of Buckland Park were incorporated into the City of Playford Development Plan in 2010 via the Buckland Park Urban Growth Development Plan Amendment. In establishing these planning policies, a District Centre Zone was included on both the north and south sides of the principal access road (formerly Legoe Road and now known as Riverlea Boulevard). At that time, the District Centre Zone was approximately 60.0 hectares and proposed to cater for a broad range of district level activities to provide employment and support the new community and surrounding areas, including education, civic, health, emergency services, retail, commercial, and service industries.

An allowance of 60.0 hectares was a conservative approach to ensure enough land to provide flexibility of service delivery. Since 2010 there has been substantial change in retailing and service delivery, which has reduced the demand for land to accommodate these uses.

1.2 What Does This Code Amendment Hope to Achieve

The Code Amendment seeks to rationalise the area required to provide the district level activities and extend the area of residential development as an entry statement to the Riverlea Park estate.

¹ Designated Entity means a person or entity authorised or approved to prepare a draft of a proposal to prepare or amend a designated instrument under section 73 of the Planning, Development and Infrastructure Act, 2016 (the Act). Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd) is the Designated Entity (pursuant to Section 73(4)(a) of the Planning, Development and Infrastructure Act, 2016) responsible for undertaking the Code Amendment process.

² The owners and developer of Buckland Park is referred to as the Walker Corporation and they have named the development project 'Riverlea' and the proposed future suburb name is "Riverlea Park".

Walker Corporation are marketing the vision for the area via the website (<https://www.riverlea.com.au>) illustrating the location of the district centre south of Riverlea Boulevard and residential development to the north, as shown on the concept plan (Figure 2 **below**).

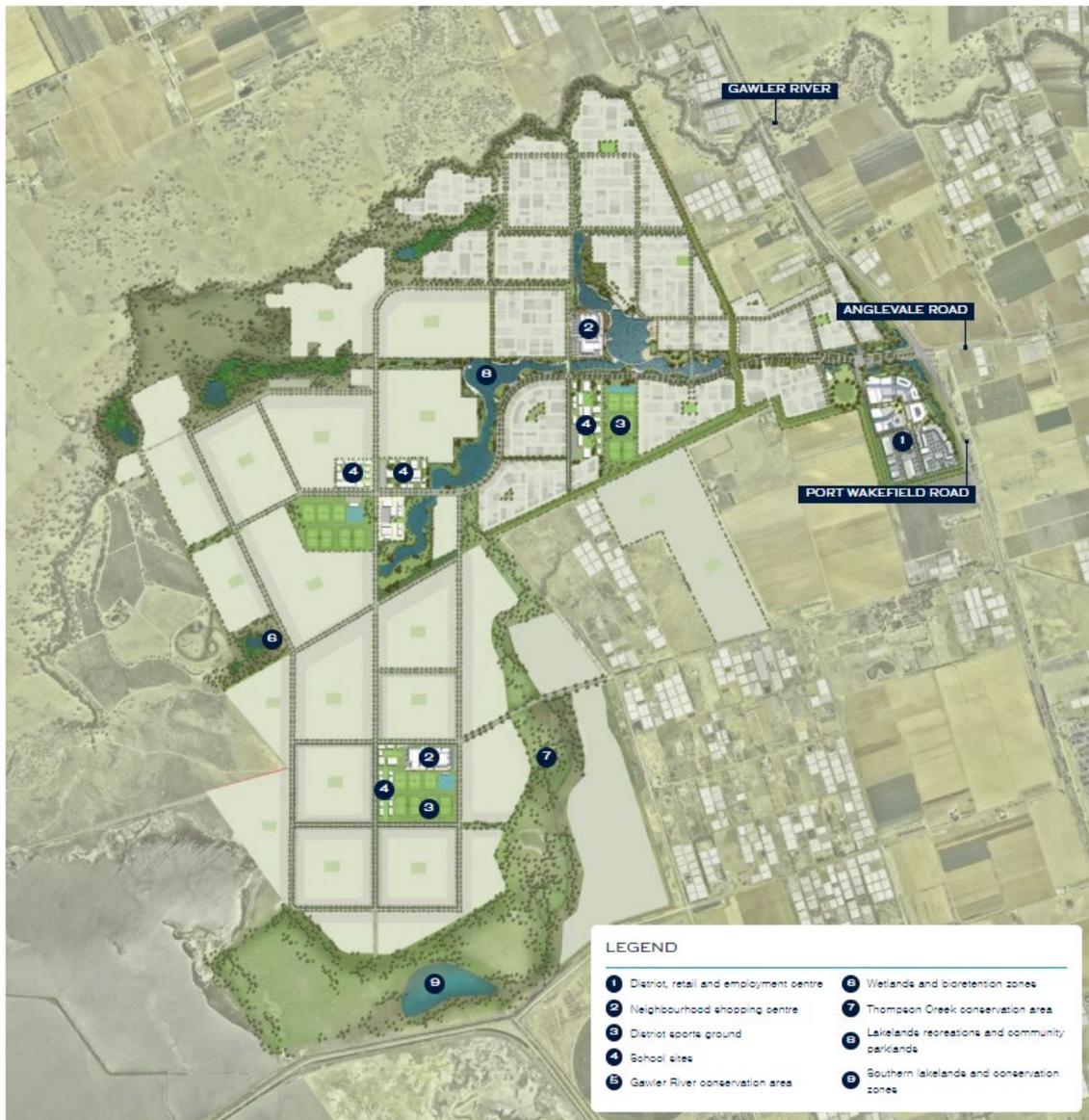


Figure 2: Riverlea Vision from Riverlea website.

1.3 Previous Investigations

The various steps in the development of Riverlea, including the major project investigations, the Buckland Park Urban Growth Development Plan Amendment and various land division stages have been informed by a variety of technical reports. Investigations already undertaken in support of the proposed Stage 7 residential development have included:

- Stormwater Management Plan.

- Transport Impact Assessment.
- Traffic Noise Impact Assessment.
- Detailed Site Investigation.
- Air Quality Monitoring Report.

In addition, there has been an initial transport access options review undertaken for the district centre.

1.4 Past Engagement

Buckland Park is being undertaken in consultation with the City of Playford and Planning and Land Use Services of Attorney-General's Department (formerly the Department for Planning, Transport and Infrastructure).

The City of Playford is supportive of rezoning land to the north of Riverlea Boulevard for residential purposes and the reduced size of the proposed district centre.

2.0 ENGAGEMENT PURPOSE

The purpose of the engagement is to:

- Educate and inform the community about the Code Amendment.
- Provide information to the community about the proposal to alter the boundaries of the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone.
- Provide opportunities for the community to review the proposal, seek clarification and offer feedback on the proposal to rezone the affected area.
- To ensure compliance with the statutory obligations pursuant to the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter.
- Review and provide feedback to the community and key stakeholders, to ensure they understand the decisions made following consultation, including any resultant changes, that is, close the loop.

3.0 ENGAGEMENT OBJECTIVES

The engagement objectives are:

- To ensure the community and stakeholders are aware of the proposal to alter the zone boundaries between the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone.
- Ensure all affected and interested stakeholders have the ability to provide input and feedback to inform the amendment.

- To provide easy to understand written and graphic materials that explain and demonstrate the proposed reduced size of the district centre and increased size of the residential area.
- Inform proposed residents and the wider community of the location and areas proposed to be available for retail, community, recreation, education and employment activities within Riverlea Estate (Buckland Park).
- Demonstrate to the proposed residents/future community of Riverlea Estate (Buckland Park) that a smaller district centre is appropriate to provide the level of services anticipated within a district centre.
- Inform the wider community of the hierarchy of activity centres within the northern area of Metropolitan Adelaide.
- Illustrate the flexibility of land use policies to provide a range of activity centres throughout Riverlea Estate (Buckland Park).
- Demonstrate to proposed residents/future community of Riverlea Estate (Buckland Park) that residential development on the northern side of Riverlea Boulevard and west of Port Wakefield Highway has appropriately considered residential amenity in terms of potential noise and air quality impacts.
- Inform members of the community who participate in the engagement process of the outcome of the consultation and final decision.

4.0 SCOPE OF INFLUENCE

It is important that the community understands the policy framework in which the amendment is being undertaken and what aspects of the proposal they can influence and those they cannot.

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

- Zone boundary – size and shape of the future Suburban Activity Centre Zone on the southern side of Riverlea Boulevard.
- Zone boundary – size and shape of the additional residential area within the Master Planned Neighbourhood Zone on the northern side of Riverlea Boulevard.
- Application of interface policies, for example noise and air quality policies.
- Technical and numerical variations (building height, site coverage etc) as it would apply to the of the affected area.
- Concept plan for the Suburban Activity Centre Zone.

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

- The standard wording of the policy established by the Planning and Design Code that is proposed to be applied to the Master Planned Neighbourhood Zone, the Emerging Activity Centre Subzone and the Suburban Activity Centre Zone.
- The standard wording of the policy of the General Development Policies.

5.0 KEY MESSAGES

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

- Provide confirmation to the community that there will be staged provision of retail, community and educational facilities within Riverlea. That is, confirmation of the distribution of centres within the estate.
- That the proposed reduction in size of the Suburban Activity Centre Zone boundary is appropriate to accommodate all envisaged facilities.
- That the residential development to the north of Riverlea Boulevard (Stage 7) is suitably sited and designed so that residential allotments are not adversely impacted by noise and air quality emissions from vehicles utilising Port Wakefield Highway in the proximity of the subject land.
- The residential development to the north of Riverlea Boulevard (Stage 7) is appropriately integrated with the adjoining staged development to the west.
- Development of the district centre, that is the land within the Suburban Activity Centre Zone will require future development applications and approvals.
- Consultation will occur for a period of four (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)
Planning and Land Use Services, Attorney General's Department.	High	Ensure that the intent of the Planning and Design Code is maintained.	That the consultation is undertaken in accordance with the Community Engagement Plan and the Community Engagement Charter.	Involve
City of Playford. (mandatory in accordance with sections 44(6) and 73(6)(d) of the <i>Planning, Development and Infrastructure Act 2016</i>).	High	Governance, planning policy and service provision. Ensure application of policy only relates to the affected area and does not impact upon other areas within either the selected zones.	Direct consultation to ensure Council is aware of the proposed Code Amendment, are provided with suitable consultation information that can be made available to the community. Ensure Council is kept informed of the Code Amendment process.	Collaborate – partner with Council to ensure decision on zone boundary explores development alternatives and identifies preferred solutions.
Local Government Association.	Low	To review the proposed policy framework within the broader context of metropolitan Adelaide.	Information on the Code Amendment and provide an opportunity for feedback.	Consult.
Department for Infrastructure and Transport (Consultation specified by the State Planning Commission under section 73(6)(e) of the <i>Planning, Development and Infrastructure Act 2016</i>).	Medium	Commissioner of Highways: Development adjacent designated road. Ensure alteration to zone boundaries does not impact on vehicle movements and access on Port Wakefield Highway. Any proposed additional access from Port Wakefield Highway to the Suburban Activity Centre Zone is appropriately sited.	Direct consultation on transportation and access arrangements.	Collaborate with regard to vehicle access design if/as required.
Environment Protection Authority.	Medium	Assess the appropriateness of the future development of the area in terms of noise and air quality given the proximity of the proposed residential area to Port Wakefield Highway.	Direct consultation on noise and air quality matters.	Consult.
State Member of Parliament. The Hon Jon Gee, Member for Taylor. (Consultation specified by the State Planning Commission under section 73(6)(e) of the <i>Planning, Development and Infrastructure Act 2016</i>).	Medium	Development within Taylor electorate and provision of services for the community.	Direct consultation to ensure Hon member is aware of the Code Amendment and has information available for members of the community and his electorate.	Consult – listen to and acknowledge concerns and aspirations and provide feedback.
Land Owners – Riverlea Estate. (mandatory – owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>).	High	The proposed (contracted) purchasers of residential allotments within Riverlea Estate are likely to be interested in the provision of services in the short term and any implications of the proposed zone boundaries to the provision of services in the principal activity centre of the estate in the long term.	Information on the implications of the proposed zone boundary alteration.	Consult – listen to and acknowledge concerns and aspirations and provide feedback.
Land Owners and Occupiers – adjoining the boundaries of Riverlea. (mandatory – owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>).	High	Interest in the nature of development of the locality and services that are proposed to be provided to the Riverlea (and wider) community.	Information on the implications of the proposed zone boundary alteration.	Consult - listen to and acknowledge concerns and aspirations and provide feedback.
Community within the Locality – Land Owners and Occupiers that are not immediately adjoining the boundaries of the Riverlea Estate but are likely to be interested in the ongoing development.	Low	Interest in the ongoing development of Riverlea.	Information on the implications of the proposed zone boundary alteration.	Inform – provide information with balanced and objective information to assist in understanding the proposed zone boundary amendment.

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)
These interested parties are considered to be principally land owners and occupiers to the west of Port Wakefield Highway within approximately 2.0 kilometres of the boundaries of Riverlea. Land owners immediately opposite the estate would also be consulted.				
Wider Community of City of Playford and Adelaide Plains Council.	Low	Interest in the ongoing development of Riverlea.	Information on the implications of the proposed zone boundary alteration.	Inform – provide information with balanced and objective information to assist in understanding the proposed zone boundary amendment.
Infrastructure/Utility Providers.	Low	Interest in the ongoing provision of infrastructure and development of Riverlea.	Information on the implications of the proposed zone boundary alteration.	Inform – provide information with balanced and objective information to assist in understanding the proposed zone boundary amendment.

Applying the Charter principles.

STAKEHOLDER	ENGAGEMENT NEED OR TECHNIQUE
Planning and Land Use Services, Attorney General's Department.	Direct consultation to provide relevant information associated with Community Engagement (ie. information for publication on SA Planning Portal), mapping and statutory obligations of the Code Amendment process.
City of Playford.	Direct consultation including meeting with Council Officers. Provision of mapping and consultation material that will be available to the public (in soft and hard formats) so that information can be shared via Council website or other techniques as deemed appropriate by Council.
Local Government Association.	LGA would require information and consultation would include direct liaison with LGA Officer and provision of consultation information.
Department for Infrastructure and Transport - Commissioner of Highways.	DIT would require information and consultation would include direct liaison with relevant Officer. Provision of mapping of proposed zone boundary amendments and concepts/designs relating to vehicle access, including a potential additional access from Port Wakefield Highway to the Suburban Activity Centre zoned land.
The Hon Jon Gee, Member for Taylor.	Direct consultation including meeting with Hon Jon Gee. Provision of mapping and consultation material that will be available to the public (in soft and hard formats) so that information can be shared via Electorate website or other techniques as deemed appropriate by Member. Invitation to community consultation event.
Land Owners – Riverlea Estate.	<p>Engagement need:</p> <ul style="list-style-type: none"> - Easy to interpret information with focus on maps to illustrate change of zone boundary proposed. - People being able to access information face-to-face, in hard copy and online <p>Engagement Techniques:</p> <ul style="list-style-type: none"> - Preparation of maps as part of information leaflets. - Information available on Riverlea website. - Invitation to provide feedback in hard copy, online and in person. - Multi-lingual people available at community drop-in information event.
Land Owners – adjoining the boundaries of Riverlea.	As above.
Wider Community of City of Playford and Adelaide Plains Council.	<p>As above.</p> <p>Engagement Techniques:</p> <ul style="list-style-type: none"> - Public advertisement. - Information on Riverlea website. - Information on City of Playford and Adelaide Plains Council websites (if Council in agreement to host information). - Capacity for any member of the public to attend the community drop-in information event.
Infrastructure/Utility Providers.	As above.

Staging your engagement

STAGE	OBJECTIVE(S)	STAKEHOLDERS	LEVEL OF ENGAGEMENT	BY WHEN
1	Ensure consultation material is provided to PLUS -AGD in a timely manner prior to consultation 'going live' on the SA Planning Portal.	PLUS, Attorney General's Department.	Involve	Three (3) weeks prior to commencement of consultation.
1	To engage with the City of Playford early in the consultation process, to assist with engagement methodology and input into policy development.	City of Playford.	Collaborate	Two (2) – four (4) weeks prior to commencement of consultation.
2	To ensure that interested stakeholders are informed of the Code Amendment and Consultation program.	City of Playford; LGA; DIT and Member for Taylor.	Consult/Collaborate.	August - September 2021.
3	To gain input from the Riverlea Estate community to inform the amendment. Inform proposed residents and the wider community of the location and areas proposed to be available for retail, community, recreation, education and employment activities within Riverlea Estate (Buckland Park). Demonstrate to the proposed residents/future community of Riverlea Estate (Buckland Park) that a smaller district centre is appropriate to provide the level of services anticipated within a district centre. Demonstrate to proposed residents/future community of Riverlea Estate (Buckland Park) that residential development on the northern side of Riverlea Boulevard and east of Port Wakefield Highway has appropriately considered residential amenity in terms of potential noise and air quality impacts.	Land owners within Riverlea and perspective residents. Immediately adjoining land owners.	Consult	September 2021.
3	To ensure that interested stakeholders within the wider community have the ability to provide input to inform the amendment.	Wider community – particularly those owners and occupiers of the western side of Port Wakefield Highway adjacent the boundary of Riverlea Estate.	Inform/Consult.	September 2021.
4	Seek feedback from community and stakeholders on the engagement process.	City of Playford. Community and Key Stakeholders.	Consult	Incorporate with engagement activities and/or as soon as practical after consultation has been completed.
5	Close the Loop – inform community and stakeholders of the outcomes of the engagement process and any alterations proposed to the Code Amendment.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed.	Inform	As soon as possible following the completion of the consultation process.
5	Close the loop – inform community and stakeholders of the outcome of the Code Amendment.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed.	Inform	As soon as possible following the decision/outcome of the Code Amendment.
6	Adapt Engagement Plan if/as required.	All	Inform/Consult	Should matters be identified during the engagement process that require additional consultation that be incorporated into an updated Engagement Plan and necessary consultation undertaken. The engagement strategy must be adaptable to changing circumstances, such as, but not limited to, those that may arise due to Covid restrictions.

Applying the Charter principles in practice

CHARTER PRINCIPLES	HOW DOES YOUR ENGAGEMENT APPROACH/ACTIVITIES REFLECT THIS PRINCIPLE IN ACTION?
Engagement is genuine	<p>The following techniques are incorporated in the engagement plan to provide suitable opportunity to participate in the engagement:</p> <ul style="list-style-type: none"> • Suitable time is allocated to participate in consultation activities and provide feedback. • Representatives of the Designated Entity are available to discuss the Code Amendment. • Ability to provide feedback via: <ul style="list-style-type: none"> - Personal contact via phone or at community information session - Electronically via SA Planning Portal or direct email - Via written correspondence or survey
Engagement is inclusive and respectful	<p>The variety of engagement techniques are suitable for the identified stakeholder groups, with a number of opportunities to be informed and provide feedback.</p> <p>Comments and feedback are appropriately recorded and considered.</p> <p>Engagement techniques are adaptable during the engagement period.</p>
Engagement is fit for purpose	<p>Engagement incorporates a variety of techniques to ensure the community of interest and the wider community are aware of the Code Amendment and ability to provide feedback.</p> <p>The engagement is of an appropriate scale and form to reflect the likely impact of the amendment.</p> <p>The engagement information is presented in a manner which allows for ease of interpretation:</p> <ul style="list-style-type: none"> - Clearly presented information in a graphical form, in addition to written material. - Information available in hard copy and electronically. - Ability for people to speak to a representative of the Designated Entity in person via phone or at a community information session. <p>Information is available from a range of sources ie. Planning SA Portal, Council website, Riverlea Website and hard copies from City of Playford office and library.</p>
Engagement is informed and transparent	<p>Engagement material is available in a variety of forms including letters, leaflets/fact sheets and posters with easy-to-understand graphics including concept plans.</p> <p>The engagement material appropriately identifies the scope of the Code Amendment and what can and cannot be influenced.</p> <p>Feedback is reviewed, summarised and considered in the final decision on the Code Amendment.</p>
Engagement is reviewed and improved	<p>Feedback provided via the various sources is monitored during the engagement period. Appropriate endeavours will be made to obtain feedback on engagement processes during consultation events and/or following the conclusion of the consultation period. Feedback will be reviewed and analysed for areas of improvement as part of the engagement report and closing the loop.</p>

Measuring success

#	CHARTER CRITERIA	CHARTER PERFORMANCE OUTCOMES	RESPONDENT	INDICATOR	EVALUATION TOOL EXIT SURVEY / FOLLOW-UP SURVEY	MEASURING SUCCESS OF PROJECT ENGAGEMENT
1	Principle 1: Engagement is genuine.	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community.	I feel the engagement genuinely sought my input to help shape the proposal.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful.	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community.	I am confident my views were heard during the engagement.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
			Project Lead.	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement. Representatives from some community groups participated in the engagement. There was little representation of the community groups in engagement. 	Per cent from each response.
3	Principle 3: Engagement is fit for purpose.	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community.	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
				I was given an adequate opportunity to be heard .	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> All relevant information was made available, and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community.	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved.	<ul style="list-style-type: none"> The engagement was reviewed, and improvements recommended. 	Project Lead.	Engagement was reviewed throughout the process and improvements put in place or recommended for future engagement.	<ul style="list-style-type: none"> Reviewed and recommendations made. Reviewed but no system for making recommendations. Not reviewed. 	Per cent from each response.
6	Engagement occurs early.	<ul style="list-style-type: none"> Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence. 	Project Lead.	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.	<ul style="list-style-type: none"> Engaged when there was opportunity for input into scoping. Engaged when there was opportunity for input into first draft. Engaged when there was opportunity for minor edits to final draft. Engaged when there was no real opportunity for input to be considered. 	Per cent from each response.
7	Engagement feedback was considered in the development of planning policy, strategy or scheme.	<ul style="list-style-type: none"> Engagement contributed to the substance of a plan or resulted in changes to a draft. 	Project Lead.	Engagement contributed to the substance of the final plan .	<ul style="list-style-type: none"> In a significant way. In a moderate way. In a minor way. Not at all. 	Per cent from each response.
8	Engagement includes 'closing the loop'.	<ul style="list-style-type: none"> Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement. 	Project Lead.	Engagement provided feedback to community about outcomes of engagement.	<ul style="list-style-type: none"> Formally (report or public forum). Informally (closing summaries). No feedback provided. 	Per cent from each response.
9	Charter is valued and useful.	<ul style="list-style-type: none"> Engagement is facilitated and valued by planners. 	Project Lead.	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide.		

Closing the loop and reporting back

HOW WILL YOU RESPOND TO PARTICIPANTS?	WHO'S RESPONSIBLE?	WHEN WILL YOU REPORT BACK?
<p>A feedback register will be kept of comments received by (all) various techniques i.e., personal communication, email, SA Planning Portal, surveys etc.</p> <p>Every endeavour will be made to obtain contact details of all attendees at the community information session and those providing feedback in person, so that they can be kept informed of the engagement outcomes and the Code Amendment progress.</p> <p>A summary of issues/key theses will be prepared and provided to the community that have provided feedback.</p>	<p>Designated Entity (or representative).</p>	<p>As soon as practical post consultation.</p>
<p>Endeavour to obtain feedback on the engagement process via an evaluation survey, which will inform the Engagement Plan.</p>	<p>Designated Entity (or representative).</p>	<p>As soon as practical post consultation.</p>
<p>Prepare the Engagement Report, pursuant to the statutory requirements of Section 73 of the <i>Planning, Development and Infrastructure Act 2016</i>. Ensure the Engagement Report is available to the community and stakeholders.</p>	<p>Designated Entity (or representative).</p>	<p>As soon as practical post consultation.</p>
<p>Publish the Engagement Report on the SA Planning Portal.</p>	<p>Attorney General's Department.</p>	<p>As soon as practical post consultation.</p>