



7. INFORMATION ONLY REPORTS

7.1 LOCAL AREA PLANNING PROJECT – STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE AND ELECTED MEMBER UPDATE

Report Author: Matt Romaine

General Manager: Craig Harrison

(Meeting date: 3 October 2017) (Ref: 17.116506)

(Location: Council Wide)

PROPOSAL

To provide the Strategic Planning and Development Policy Committee (SPDPC) with an update as to the progress of Council's Local Area Planning project.

BACKGROUND

As per previous reports to Council, the Local Area Planning project is ready to progress to the next stage. A full overview of the context and purpose behind the project was provided to Council at its meeting on the 25 July 2017, and that report is attached to this report as **Attachment A** for ease of reference.

Attachments:

- Draft Spatial Vision for the City (**refer Attachment A1**).
- Report to Council – 25 July 2017 (**refer Attachment B1-B17**).
- Design Workshop Format and Timetable (**refer Attachment C1**).

STRATEGIC OBJECTIVES

Goal 3 Dynamic & Prosperous Economy

Our community is economically strong and competitive.

Objective 3.1 *We have attractive and vibrant precincts, places and spaces, supported by a variety of quality community facilities and retail, commercial and residential development.*

DISCUSSION

As Elected Members are aware, over the past 12 months a draft Spatial Vision for the City has been developed, comprising a spatial representation of the Council's Strategic Management Plan (see **Attachment B**).



In summary, the draft Spatial Vision identifies:

- Areas where opportunities for significant change should be investigated;
- The strategic outcomes for these areas;
- Key strategic connections and movement corridors;
- Areas where small-scale, incremental change is anticipated; and
- Areas where no change is anticipated.

In order to investigate how the outcomes within the draft Vision might manifest on the ground, the next stage is to commence 'Local Area Planning'.

Structure Planning

The Local Area Planning process involves creating 'structure plans' that display more detail as to how we (as Council and community) want the City to grow and develop in the future. The intention is to develop these structure plans together with selected key stakeholders through a series of design workshops.

The workshops are scheduled to be held at the Council offices across four consecutive days in October. The diagram in **Attachment C** provides greater clarity as to how the workshops will run.

Following these sessions, SPDPC will be presented with the outputs (being draft structure plans) from the design workshops for consideration at its November meeting. The committee will be asked to make a recommendation to Council as to whether to endorse the structure plans for broader community consultation, which is scheduled to occur during February of 2018.

As part of the consultation in February, Administration will also seek feedback from the community in relation to all elements of the draft Spatial Vision.

Following engagement and analysis of the feedback, adjustments are able to be made to the Spatial Vision and structure plans.

The Council will then be able to turn its mind to endorsing a final version of both the Spatial Vision and structure plans. The final version will provide an agreed platform from which to commence negotiations with the State Government as to what the Planning and Design Code will look like for the City of Mitcham. These negotiations are anticipated to commence in June of 2018.

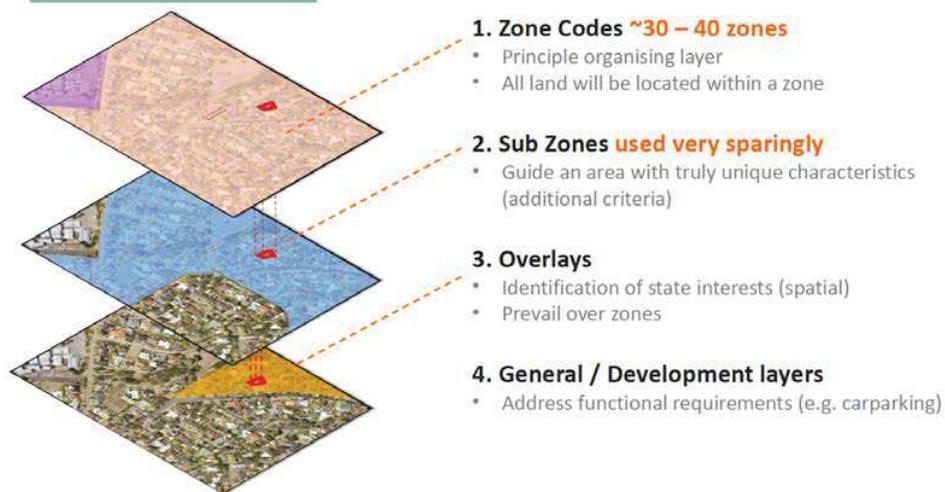
Character Areas

At present, the Mitcham (City) Development Plan contains 37 different zones, with each zone containing different planning policies, picking up on the nuances between our local areas. The Planning and Design Code will dispense with the majority of these zones, and will include just 30-40 zones across the entire State (a total reduction of approximately 1450 zones).



The anticipated structure of the Code is outlined in the model below:

The Code Layers



In relation to our residential areas, this is likely to mean that the 12 separate residential zones in our current Development Plan are combined to make one single (residential) zone with 'standardised' planning policies to guide and regulate development.

As such, in addition to the structure planning process, a key project deliverable is the identification of 'Character Areas' across the City, with the intention to advocate and lobby the Planning Commission for the creation of Sub Zones within the Planning and Design Code.

In order to provide a platform for negotiation with the Planning Commission as to which parts of the City of Mitcham are afforded additional 'Sub Zone' protection, it is important that the Council and the community are agreed as to which parts of the City exhibit a character that is worthy of preservation.

Central to this process is an agreed understanding of what is meant by the term 'character', as it is often confused with 'heritage'.

In short, 'heritage' is an assessment of how a place represents the history and evolution of an area and its people who have lived there or activities that have taken place, and is therefore embodied in the fabric of a building or location. It is important to manage and retain the cultural significance of the place, however, heritage significance cannot be improved, and only the fabric of the place can be restored or reinterpreted.

'Character', on the other hand, is a concept utilised to produce better contextual siting and design of development. Character confines itself to buildings and landscapes (and their interrelationship) that can be seen from the public realm. Determining character, therefore, places much greater emphasis on visual evidence and also is a reflection of community opinion about what is valued in an area.



Importantly, the concept of character in the context of the planning system is limited to what is visible within the street. This includes the public realm and those elements of the private realm reasonably visible from a vantage point within the street.

Following identification and agreement with the community as to which parts of the City exhibit a character that we want to protect, Council is then able to advocate for the creation of Sub Zones within the Planning and Design Code.

This specific policy approach would typically be warranted where an area demonstrates the following attributes:

- It is exemplar, rare or atypical in the context of surrounding neighbourhoods, or a metropolitan setting;
- A strong retention of the character of the original or early era(s) of development; and/or
- A high degree of consistency in terms of building siting, design and landscape qualities.

In order to delineate Character Areas, Council's specialist staff are currently 'auditing' the City. In doing so, and in addition to the criteria set out above, staff are also cognizant of the following considerations:

- Community values – the extent to which people in the community value the characteristics of the area that would make it 'special';
- Level of threat – the extent to which the key characteristics are threatened by development pressures, taking into account the strategic objectives of a location; and
- Gaps in planning controls – the extent to which existing planning policies are falling short of protecting the area's special characteristics, having regard to the desired character outcomes.

The outcome of Administration's initial audit will be presented to the SPDPC for consideration at the meeting on 07 November 2017. The Committee will then be at liberty to recommend to Council that Character Areas are added to our Draft Spatial Vision for the City, which will then be presented to the community for consultation in February of 2018.

This exercise will not necessarily result in Council succeeding in negotiating the creation of Sub Zones within the Planning and Design Code to protect our Character Areas, but instead it will provide us with an agreed platform from which to negotiate.

Community Implications

The Local Area Planning project will provide the community with a greater understanding as to how the Council's Strategic Management Plan translates to the City in a spatial sense and will provide the community with opportunity to provide input into this.



This kind of work often makes ideas and concepts 'come to life' for members of the community, and provides clear direction as to where we are headed in a strategic sense.

Environmental / Heritage Implications

Like our current Development Plan, the Planning and Design Code will serve to shape the City and guide development over the next 20-30 years. As such, it is important that the Council and the community are agreed as to what we want our City to look like.

Cost Shifting Implications / Legislative Cost Imposts

Nil.

Impact on Budget including Lifecycle Costing

A complete overview of the effort and costs associated with this project is outlined in Administration's report to Council on 25 July 2017 (see **Attachment B**).

Risk Management / WHS Assessment

Nil.

Legal/Policy Implications

As noted within this report and within previous reports to Council, the Planning and Design Code will replace all Council Development Plans, representing a significant policy implication.

This project positions Council to advocate for the community in the design of the Code, and provides an opportunity to understand how the Strategic Management Plan is likely to manifest on the ground in a spatial sense.

Engagement

As per the matters discussed within this report, a significant amount of community engagement is scheduled to take place over the next 12 months.

In October, stakeholders will attend the design workshops by invitation (with the broader community invited to engage with the project early in 2018).

Administration intends to invite the following stakeholders to the design workshops, which will only relate to those areas identified by the Council as being appropriate to investigate opportunities for significant change:

- Key selected landowners;
- Key selected business owners;
- Selected representatives of resident groups and associations;
- Potential investors;
- Randomly selected community members;



- Elected Members; and
- Key members of Council Administration.

The workshops will be limited to 20 participants per workshop, with the participants selected representing a 'snapshot' of our community. Other key stakeholders will be directly engaged during February of 2018, along with the broader community.

Ward Councillors will be invited to specific sessions within the four day period, and will ideally attend the entire session (lasting approximately 5 hours). Notwithstanding, all Elected Members will get an opportunity to view and consider all outputs from the workshops as part of the November SPDPC meeting, and then subsequently at Full Council when endorsing for public consultation.

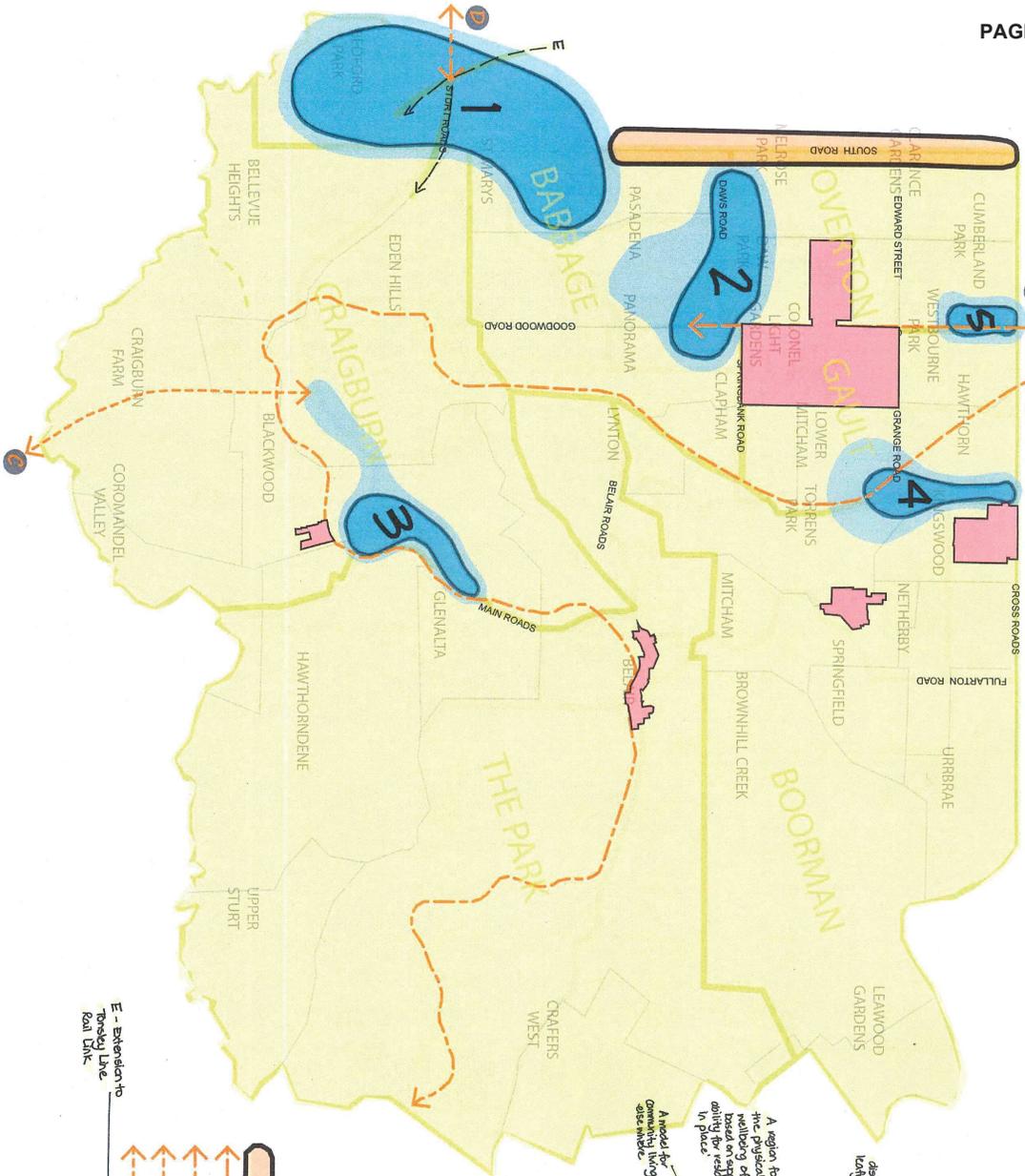
CONCLUSION

In summary, the Council's Local Area Planning project is a key strategic project providing an opportunity to influence and shape our City over the next 5-30 years.

The community and Elected Members will be involved in the project in a collaborative way with the aim being to achieve an agreed position as to our Spatial Vision for the City of Mitcham.

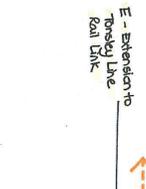
RECOMMENDATION – ITEM 7.1

That the report be received for information only.



OPPORTUNITIES FOR SIGNIFICANT CHANGE

- Precinct 1: Flinders and St Marys Precinct**
 - A driver of the state's economy with education facilities that are competitive in a global market. Both are innovative and health precinct with strong regional links, and a large daily influx of visitors.
 - A diverse population, housing and services for a diverse demographic.
 - A focus for our community, students and visitors to live, learn, study and work.
 - A regional hub that supports alternative modes of transport such as walking, cycling and public transport.
- Precinct 2: Intersection of Goodwood and Daws Road**
 - Redevelop roads and new transport modes to facilitate a new gateway to the Flinders Precinct.
 - A high, but sensitive, residential area that is being integrated into the existing urban fabric.
 - An area with emerging and diverse services for the elderly, young, and middle-aged, driven by innovation and diverse services where accommodation, allied health, and medical and other services support a mix of generations.
- Precinct 3: Blackwood Centre**
 - Identify a broad range of services that can be provided in a central area.
 - A walkable street made possible by a mix of housing options, services, and amenities.
 - A range of transport options and improved availability for pedestrians.
- Precinct 4: Belair Road Centre**
 - Exploit opportunities for new and existing commercial development.
 - A vibrant commercial centre with diverse housing options, cultural and civic amenities.
- Precinct 5: Intersection of Cross and Goodwood Road**
 - A flexible, activated space with a mix of housing, services, and fine grain mixed use employment opportunities.
 - A recognisable precinct, allowing a key movement/transport approach to the Flinders Precinct.
 - South Road - opportunities unknown at this stage.
 - Possible tram route.
 - Possible removal of freight.
 - Possible southern link.
 - Possible northern link improved links to Manton and Blackwood.



LOCAL AREA PLANNING

*Report Author/ Manager: Alexa Carr/ Matt Romaine
General Manager: Craig Harrison
(Meeting date: 25 July 2017)
(Location: Council Wide) (Ref: 17.85747)*

This report has been previously brought to Council as a Discussion Paper and is now provided as a Decision Report. Changes to the previous report are highlighted in Bold and Italics.

PROPOSAL

The purpose of this report is to:-

- provide Council with an overview of the Planning Reform and Local Area Planning Project;
- provide Council with a draft “Spatial Vision for the City” for endorsement as a basis for development of key precinct structure plans, which will then be the subject of community engagement;
- seek Council’s direction to proceed to community engagement and endorsement of the preferred level of engagement;
- provide Council with a project delivery plan for information;
- provide Council with an overview of the financial requirements of the project for information.

DECISIONS & OPTIONS

DECISION 1 – “A DRAFT SPATIAL VISION FOR THE CITY”

Option 1 (Staff Recommendation)

- (1) That Council endorses a draft “Spatial Vision for the City” as a basis for the development of key precinct structure plans and identifying “Special Character Areas” for the purpose of community engagement, comprising:-
- five key precincts within the City
 - key connections to, from and within the City
 - a set of outcomes for each of the key precincts
 - areas of small scale, incremental change within the City
 - areas of no change within the City
- with minor amendments delegated to the Chief Executive Officer.

- (2) That Council receive the proposed project delivery plan for information.

Option 2

- (1) That Council endorses a draft “Spatial Vision for the City” as a basis for the development of key precinct structure plans and identifying “Special Character Areas” for the purpose of community engagement, comprising:-
- five key precincts within the City
 - key connections to, from and within the City
 - a set of outcomes for each of the key precincts
 - areas of small scale, incremental change within the City
 - areas of no change within the City
- with the following amendments:

[Amendments]

- (2) That Council receive the proposed project delivery plan for information.

Option 1 (Staff Recommendation)

(1) That Council provides support for community engagement based on the following consultation approach:-

- Design workshops with a limited group of identified key stakeholders (internal and external) to develop outline structure plans for each of the five key precincts and to identify Special Character Areas (i.e. up to six design workshops);
- Consultation on the structure plans and Special Character Areas over a four week (28 day) period;
- Online community survey in relation to the structure plans and Special Character Areas;
- Written feedback on the structure plans and Special Character Areas via the following:-
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Social Media
 - Staff workshop
 - E-news subscribers

(2) That a report be provided to Council following community engagement.

Option 2

(1) That Council provides support for community engagement based on the following consultation approach:-

- Design workshops with identified key stakeholders (internal and external) to develop outline structure plans for each of the five key precincts and to identify Special Character Areas (i.e. up to six design workshops);
- Consultation over a six week period;
- A public meeting for each of the five structure plans developed for the key precincts and the identified Special Character Areas (ie up to 6 public meetings);
- **Consultation post-cards sent to every household;**
- Civic Centre open day with opportunity to provide written and verbal feedback on the structure plans and identified Special Character Areas;
- Online community survey in relation to the structure plans and identified Special Character Areas;
- Written feedback on the structure plans and identified Special Character Areas via the following:-
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Social Media
 - Staff workshop
 - E-news subscribers

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(2) *That Council in principle supports the priority budget bid of \$15,000 for the higher level community engagement proposed in this option to be considered at Budget Review 1.*

(3) That a report be provided to Council following community engagement.

Option 3

(1) That Council provides support for community engagement based on the following consultation approach:-

- Consultation over a four week (28 day) period;
- Written feedback on the draft structure plans and identified Special Character Areas via the following:
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Mitcham Community News
 - Social Media
 - Staff workshop
 - E-news subscribers

(2) That a report be provided to Council following community engagement.

Option 4

(1) That Council provides support for community engagement based on the following consultation approach:-

[xxx]

(2) That a report be provided to Council following community engagement.

DECISION 3 – COUNCIL BRIEFING

Option 1 (Staff Recommendation)

(1) That Council holds a briefing in lieu of a Council meeting on Tuesday, 22 August 2017 to discuss the Local Area Planning project and future requirements for meetings.

Option 2

(1) That Council does not hold a briefing in lieu of a Council meeting on Tuesday, 22 August 2017 to discuss the Local Area Planning project and future requirements for meetings.

BACKGROUND

The State Government's planning reform agenda is currently being implemented. As a result, Council's Development Plan will be replaced by the Planning and Design Code. Council now has a window of opportunity to influence and shape the Planning and Design Code as it relates to the City of Mitcham.

At its meeting on 6 December 2016 the Strategic Planning and Development Policy Committee (SPDPC) was provided with an overview of the Planning, Development and Infrastructure Act.

Of critical importance, the Act creates a new assessment document – the Planning and Design Code – which will replace all local Council Development Plans across the State. The Planning and Design Code will be a single document which articulates the planning guidelines for South Australia.

The Department for Planning, Transport and Infrastructure (DPTI) is keen to work with Council to develop the Planning and Design Code as it relates to the City of Mitcham, and to use the process and outcomes as a model for other local councils.

As a first step in this process analysis of previous research conducted in relation to the City of Mitcham was undertaken, including:-

- Strategic Management Plan
- Strategic Directions Report
- Residential Strategy
- Retail Strategy
- Partnering to Build an Age Friendly Environment and Community
- Youth Plan
- Demography and Projections Report
- Ministerial Inner and Middle Corridor DPA
- Ministerial South Road and Darlington Area DPA
- Review of the 30 Year Plan
- Southern Growth Structure Plan
- Inner Rim Structure Plan
- Blackwood Master Plans

This analysis was then translated to a conceptual map to depict the current research position spatially (refer to **Attachment A**).

In March 2017 key staff members with a broad range of skills, knowledge and experience took part in a workshop. Using the conceptual map as a basis, workshop participants defined local areas, framed community outcomes for these areas and identified key sites, gateways, connections and opportunities.

As a result of this staff workshop, a draft spatial representation of the recently endorsed Strategic Management Plan emerged. This draft Spatial Vision comprises five key precincts together with a set of Outcomes for each precinct (refer to **Attachment B**). The key precincts represent areas where there is significant opportunity for change. The areas outside these precincts are either historic conservation areas where no change is envisaged, or areas where small scale incremental change is envisaged. Most of the City of Mitcham falls within the “small scale incremental change” category.

At a (confidential briefing) workshop on 18 April 2017, Council discussed the draft Spatial Vision and Outcomes. As a result of the workshop, several amendments have been made to the draft Spatial Vision and Outcomes, as noted on the Local Area Plan (**Attachment B**).

It is this draft Spatial Vision and Outcomes which will form the basis of structure plans to be developed for community engagement purposes.

DPTI has recently released a Planning Reform Roadmap outlining a timeline for various aspects of the planning reform (refer to **Attachment C**). It is expected that Councils will commence preparation of “transition plans” in July

ATTACHMENT B5

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2017, with the Code being “turned on” incrementally from October 2018. The Minister’s goal is to have a fully operational Code by 2020.

Concurrently, Council has prepared a Local Area Planning Project timeline (refer to **Attachment D**) which supports the Planning Reform Roadmap.

Attachments:

- Current Research Conceptual Map (refer **Attachment A1**)
- Draft Spatial Vision and Outcomes (refer **Attachment B1**)
- DPTI Planning Reform Roadmap (refer **Attachment C1**)
- Local Area Plan Project Timeline (refer **Attachment D1**)
- Example Structure Plan (refer **Attachment E1**)

At the Council meeting held on the 11 July 2017 this report was considered as a discussion item. The comments from the meeting and provided since this time have been captured and will be discussed further in this report.

STRATEGIC OBJECTIVES

Holistically, the Local Area Planning Project relates directly to many of the Objectives underpinned by the Goals of the Strategic Management Plan, however of particular relevance to this report are the following Objectives:-

- Goal 1: Accessible and Connected Community – We are an accessible, connected and engaged community
 - Objective 1.5: Our community has a choice of housing and lifestyle options in locations with easy access to public transport, parks, local shops, services and educational institutes
 - Objective 1.6: Our community is actively encouraged and supported to have a voice and to participate in a meaningful way in shaping our City
- Goal 2 : Sustainable City – We continually sustain and improve our natural and built environments for today’s and future generations
 - Objective 2.6: Developments in our City are sustainable and complement the natural environment
- Goal 3: Dynamic and Prosperous Economy – Our community is economically strong and competitive
 - Objective 3.3: We work collaboratively with neighbouring Councils, State Government and private sector partnerships

DISCUSSION

Draft Spatial Vision

As previously discussed with Council, it is the Administration’s view that the draft Spatial Vision for the City should define five key precincts where there are clear opportunities for significant change and viable economic growth. The precincts include:-

- Precinct 1 – Southern Innovation Area and St Marys Precinct
- Precinct 2 – Intersection of Goodwood and Daws Roads
- Precinct 3 – Blackwood Centre
- Precinct 4 – Belair Road Centre
- Precinct 5 – Intersection of Cross and Goodwood Roads

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While all of the precincts are significant within the City, of critical importance is Precinct 1 - the Southern Innovation Area and St Marys Precinct as it presents an opportunity to create a globally recognised precinct.

There are also opportunities for key connections to, from and within the City, including:-

- between the hills and the plains, to reduce reliance on existing access roads and to assist in breaking down the geographical divide between the two areas
- Goodwood Road, with potential for a tram to connect Unley Road and a new centre which is envisioned to emerge at the intersection of Goodwood, Daws and Springbank Roads (Precinct 2)
- improved links to and between Marion and Blackwood (Precinct 3)

Beyond these five precincts and key connections it is envisaged that there will be limited change. It is evident from the draft Spatial Vision (**Attachment B**) that the notion of 'limited change' applies to the vast majority of the City of Mitcham. As such, negotiations with the State Government should seek a direct translation of Council's current Development Plan to the Planning and Design Code in most areas.

It is the Administration's view that the previous research undertaken within the City is relevant, but does not extend far enough to drive the Council's draft Spatial Vision for the City. Further opportunities have emerged since the earlier research was undertaken that Council needs to respond to, including the redevelopment of the Flinders precinct and the Repatriation General Hospital site.

As a result, investigating opportunities within the five precincts identified on the map will likely involve further research being undertaken to understand the economic viability of any future development opportunities.

Outcomes

Each of the key precincts is quite unique and distinct in its own right. It follows, then, that each of the key precincts has a set of Outcomes which are indicative of the character, opportunities, roles and focus envisaged for the precinct. The Outcomes for the key precincts are as follows:-

Precinct 1 – Southern Innovation Area and St Marys Precinct

- A driver of the State's economy with health and education facilities that are competitive in a global market
- A renewed vibrancy in and around a world renowned innovative precinct with strong regional links and a large daily influx of visitors
- A variety of housing, services and leisure offerings for a diverse demographic
- A distinctively leafy and green environment for our community, students and visitors to live, recreate, stay, study and work
- A regional hub that benefits from and supports alternative modes of transport

Precinct 2 – Intersection of Goodwood & Daws Roads

- A region focussed on the physical and mental wellbeing of its community based on supporting the ability for residents to 'age in place'
- An area driven by innovation and diverse solutions where accommodation, allied health and medical and other services support a mix of generations

ATTACHMENT B7

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- A recognised destination that is sensitively integrated into the existing community, with small scale commercial ventures that support the community
- A new gateway to the heart of the Flinders Precinct

Precinct 3 – Blackwood Centre

- A strong identity as a unique hills destination supported by clear physical and cultural focal points and a broad range of services, leisure and lifestyle offerings
- A walkable main street made vibrant both day and night by attracting visitors and offering a diversity of housing choices nearby
- A range of transport options and improved amenity for pedestrians

Precinct 4 – Belair Road Centre

- Expanded opportunities for new and existing commercial development
- A vibrant commercial centre with diverse housing options
- A walkable strip with access to places that support economic, cultural and civic amenities

Precinct 5 – Intersection of Cross & Goodwood Roads

- A flexible, activated space with a mix of housing choices and fine-grain mixed use developments providing employment opportunities
- A recognisable, pedestrian friendly node enlivening a key movement / transport approach to the Southern Innovation Area & St Marys Precinct

It is noted that developing Outcomes for the key precincts has been an iterative process, with Elected Members providing feedback at the workshop on 18 April 2017, which has been contemplated by staff. The development of succinct yet descriptive Outcomes will assist in the development of structure plans for the key precincts and in turn will inform policies in the Planning and Design Code.

At the last Council meeting additional Outcomes have been requested by some Elected Members in relation to Precinct 3. There have been recommendations for the recognition of the existing bushfire hazard to the area and also Blackwood being flagged as a gateway to southern tourism areas. The tourism Outcome is considered to be broadly covered by the existing points. Bushfire hazard will be addressed by overlays within the Planning and Development Code. Notwithstanding the above, the Elected Members may elect to amend the recommendations of Decision 1 to reflect changes to the proposed Outcomes for the nominated precincts.

Structure Plans

Having established a draft Spatial Vision and set of Outcomes for the City, the next step in the process is to develop structure plans for each of the five key precincts.

A structure plan is a more detailed investigation into a precinct within a local area. It provides Council with an opportunity to clearly depict a policy framework that will ultimately result in the delivery of the draft Spatial Vision outlined within its recently endorsed Strategic Management Plan. In short, the structure plans will provide clear direction about the types of land uses and physical development that will occur within particular areas. An example of a structure plan is attached (**Attachment E**).

Administration will work collaboratively with selected specialist consultants and a limited group of key stakeholders (internal and external) early in the project to develop outline structure plans (noting that the least preferred option of community engagement does not involve external stakeholders in the development of structure plans).

The outline structure plans developed for the five key precincts, together with the Special Character Areas, will form the basis for consultation with DPTI, Elected Members, key stakeholders and the community more broadly (see Project Delivery Plan – **Attachment D**).

In their final form, the structure plans will help to inform the development of planning policies within the Planning and Design Code and determine how they are applied across the City of Mitcham.

Special Character Areas

Some areas identified as being subject to “small-scale, incremental change” may be further subject to a “Special Character Area” subzone. The subzone may apply to areas which contain elements of local character and identity that Council wishes to preserve or maintain. The application of subzones to preserve character however will be the subject of discussion between Council and the Planning Commission and/or the Minister. Notwithstanding, it is important that the Council and community are agreed as to which areas might “qualify” for extra protection policy.

A Special Character Area subzone will allow common issues that may apply across different zones to be addressed. For instance, a Special Character Area subzone may also determine the type of infrastructure that must be constructed or installed within a particular area. It is anticipated that Council might request several Special Character Areas across the City, each of which provide an additional layer of “protection” over public realm infrastructure, housing design and the general urban form.

It is intended to work collaboratively with an external specialist consultant to define the Special Character Areas, which will be the subject of community engagement as detailed below.

Community Engagement

DPTI is currently developing a Community Engagement Charter which will establish requirements for engaging community members on proposed changes to planning policy. While the engagement models have not yet been finalised, initial indications are that the Charter will be flexible and enable engagement to be tailored to suit the needs of the community. A key principle of the Community Engagement Charter is that the community is engaged at the forefront of the planning process (i.e. at the policy development stage) rather than reacting to particular development proposals at the transactional stage.

It is anticipated that the final Community Engagement Charter and the requirements of Council in regards to community engagement at the planning policy stage will be available in October 2017.

Although it is still in the development phase, DPTI has indicated that Council may attain retrospective “credit” for the community engagement they undertake with respect to the Local Area Planning project.

Notwithstanding the requirements of the Community Engagement Charter, Council's Public Consultation Policy does not specify requirements specific to development of planning policy (other than to refer to the Development Act and any requirements it may have).

As such, the minimum requirement for community engagement on the structure plans would include public notification on Council's website for a length of 28 days. Additional consultation activities may also be determined, based on: the level of community interest, the sensitivity of the issue, the number of people potentially affected, the likely social, economic, environmental and cultural impacts and the availability of Council resources.

The proposed Local Area Plan, and the resulting Planning and Design Code, is considered to be an issue of high importance to the community, with potential to have significant and wide-ranging effects on residents, property owners and business owners within the City of Mitcham.

As such, it is recommended that community engagement should stretch beyond the minimum requirement of Council's Public Consultation Policy. This is particularly so, given the State Government's clear intent that the community should be engaged at the forefront of the planning process.

While it would obviously be preferable to be able to engage with the community widely and for a longer period of time, the constraints of the project are such that it would be very difficult to be able to undertake this level of community engagement on the structure plans, unless additional resources were provided.

At this stage, Administration is seeking support from Council on a general approach to community engagement. The activities nominated may be supplemented, or altered, to achieve the requirements of the Community Engagement Charter (and to gain "credit" for any engagement undertaken), once these details become available.

The potential levels of community engagement are described below:

Low Level Community Engagement – Option 3

Under this option, all engagement work would be undertaken by staff. It could involve activities such as:-

- Community engagement over a four week (28 day) period
- Written feedback on the draft structure plans and identified Special Character Areas via the following:
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Mitcham Community News
 - Social Media
 - Staff workshop
 - E-news subscribers

It is the Administration's view that this level of community engagement is not strong enough, given the importance of the impending changes.

ATTACHMENT B10

Moderate Level Community Engagement – Option 1 (Staff Recommendation)

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1 (Staff)

Under this option engagement work would be progressed internally by staff with external support engaged to facilitate design workshops with a limited group of identified key stakeholders (internal & external). This option could involve activities such as:-

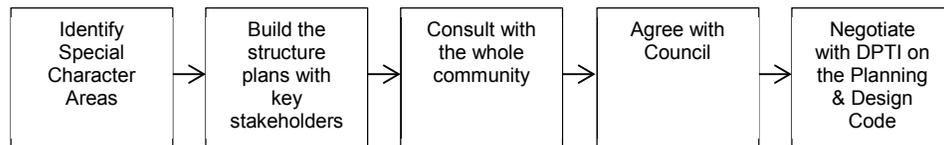
- Design workshops with limited identified key stakeholders (internal and external) to develop the structure plans for each of the five key precincts and to identify Special Character Areas and to test the draft Spatial Vision (i.e. up to six design workshops)
- Community engagement over a four week (28 day) period
- Online community survey in relation to the structure plans and identified Special Character Areas
- Written feedback on the structure plans and identified Special Character Areas via the following:-
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Social Media
 - Staff workshop
 - E-news subscribers

Given the time and financial constraints of the project, Administration recommends that Council proceed with this level of community engagement.

This level of engagement will provide opportunity for key stakeholders and the community to be constructively engaged and involved in the development of the structure plans.

It is anticipated that this level of engagement would achieve the requirements of the Community Engagement Charter and ensure that Council attains “credit” from DPTI for the engagement undertaken.

With this preferred option, the project will look like this:-



High Level Community Engagement – Option 2

Under this option, work would be progressed internally by staff with external support engaged to facilitate intensive design workshops and public meetings. This option could involve activities such as:-

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- Design workshops with key stakeholders identified to develop the structure plans for each of the five key precincts and identify Special Character Areas and to test the draft Spatial Vision (i.e. up to six design workshops)
- Community engagement over a six week period
- A public meeting for each of the five structure plans developed for the key precincts and identified Special Character Areas (i.e. up to six public meetings)
- **Consultation post-cards sent to every household**
- Civic Centre open day with opportunity to provide written and verbal feedback on the structure plans and identified Special Character Areas
- Online community survey in relation to the structure plans and Special Character Areas
- Written feedback on the structure plans and identified Special Character Areas via the following:-
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Social Media
 - Staff workshop
 - E-news subscribers

While the components of Option 2, which are additional to those listed under Option 1, are yet to be fully costed (including the public meeting, postcards and civic centre open day), it is anticipated that the higher level engagement may cost in vicinity of \$15,000 over what is currently funded in the 2017/18 operating budget. Council would need to provide in principle support for a budget bid from the unspent portion of the operating project budget to cover off on this level of community engagement.

Project Delivery Plan

DPTI has recently released the Minister's Roadmap (project delivery plan) for implementation of the planning reform (**Attachment C**). This includes a range of aspects of the planning reform but most pertinent to this report is "Planning Instruments" – which includes development of and transition to the Planning and Design Code.

Council has been advised that a Transition Manager from DPTI will be appointed to work with Council from June until September 2017. The Transition Manager's role will be to assist Council develop a collaborative work plan that will set out how Council transitions from its current Development Plan to the Planning and Design Code.

Parallel to the Minister's Roadmap, the Administration has been formulating a project delivery plan (**Attachment D**) in which the activities are slightly ahead of the Roadmap, to reflect Council's role as a prototype for the project. It is anticipated that Council's project delivery plan will form the basis of a collaborative work plan.

The project delivery plan spans the period from June 2017 to July 2018 and details the sub-projects and the scheduled timeframe. The project delivery plan identifies which aspects of the Local Area Plan project can be delivered by internal staff members, and which aspects require input from external sources. Indicatively:

- 80% of the project is able to be delivered by internal resources

- 20% of the project is required to be delivered by external resources

In order to achieve this, it is anticipated that existing staff from within the Planning Department will be redeployed to support the project.

Specialist consultant input is required in the key areas of:-

- future land use planning
- facilitation of intensive design workshops
- production of graphics (ie structure plans)
- identification of Special Character Areas

At this stage, it is anticipated that the work can be delivered within the existing budget.

Council Briefing

A Council briefing in lieu of the scheduled Council meeting is proposed on Tuesday, 22 August 2017. The purpose of this Briefing would be to provide Council with an overview of the following:

- ***Discussion of the Local Area Planning project and the future requirements for meetings;***
- ***Presentation from the Office of Design and Architecture (ODASA) in relation to the Draft Design Guidelines;***
- ***Update on the Service Review for Development Services; and***
- ***Update on the Community Engagement Charter being prepared by the State Planning Commission.***

It is important that these discussions are held in a timely manner to allow the progression of the Local Area Planning project and to provide sufficient information and updates to Council in relation to the roll-out of the Planning Reforms.

Community Implications

There will be significant implications for the community as a result of the planning reform, predominantly relating to the extent to which the community is engaged in planning decisions.

The focus will be on engagement with the community at policy formulation stage rather than through the assessment phase of specific Development Applications, as has occurred historically.

It is intended that Council actively engages with the community on the draft Spatial Vision and structure plans developed for each of the key precincts, in line with the Government's imminent Community Engagement Charter.

Environmental / Heritage Implications

While there are no direct consequences for the environment or heritage at this stage, it is anticipated that there will be significant implications for these areas following the implementation of the Planning and Design Code. It is important that the Council is adequately prepared to engage with the State Government in the drafting of the Code in effort to preserve and enhance our environment and local heritage.

Cost Shifting Implications / Legislative Cost Imposts

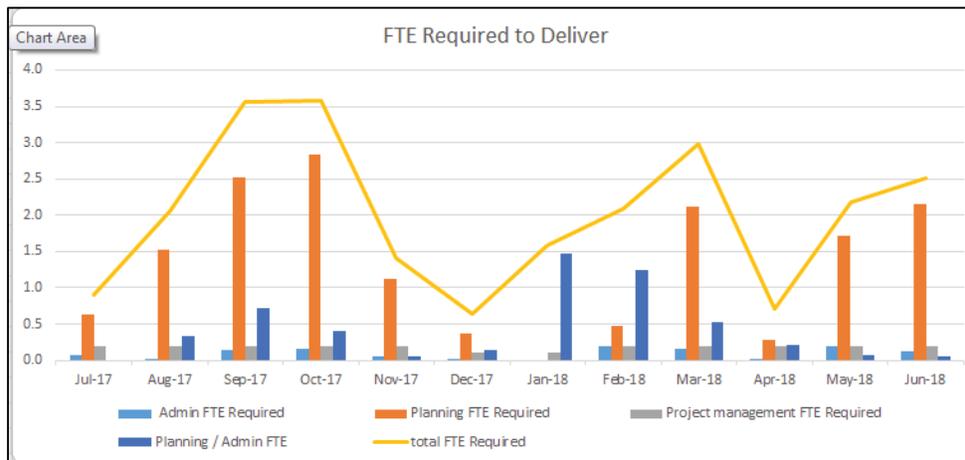
There will be cost implications associated with the reform, however these implications are still relatively unknown at this stage.

Impact on Budget including Lifecycle Costing

The Local Area Planning project is a generational opportunity for the City of Mitcham. It is the chance to influence the planning policy framework for the City and to shape the future of the City of Mitcham. It has significant implications for the community in the long term, including the economic vigour of the City.

To this end, the Local Area Planning project is one that Council should approach with utmost importance and adequately invest in procuring the best possible outcome for the City.

The full project delivery plan is a very detailed document and as such has not been appended to this report; however a high level project delivery plan is included at **Attachment D**. Part of the project delivery plan has been analysis of the effort required and the costings. The following graph taken from the plan indicates the level of effort required over the course of the next 12 months. It is apparent that there will be peaks and troughs over the project's life, depending on the types of activities occurring. It is noted that the volume of issues presented to Council for decision will directly correlate with the peaks and troughs. It is also apparent that there will be peaks in the first half of 2018 which correlate with other issue such as the State Election and the 2018/19 budget process.



The project delivery plan has the following indicative budget implications:-

Item	Cost
Internal Resources <ul style="list-style-type: none"> • Full-time Policy Staff (2 FTE) • Additional Planning Support (0.19 FTE) • Project Management (0.2 FTE) 	\$273,600
External Resources <ul style="list-style-type: none"> • Graphic design (mapping/structure plans) • Future land use investigations • Intensive Design Workshop facilitation 	\$70,000

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• Special Character Areas identification	
TOTAL	\$343,600
Existing Budget	\$346,770
Difference	+\$3,170

The costs of the project are indicative only at this stage and are based on previous experience. ***As discussed under the heading Community Engagement, if Council is inclined to support a higher level of engagement with the community, an in principle support for a budget bid of \$15,000 would be required.***

Given the weight of the impending changes to the planning system, the existing two full-time Policy staff members will be engaged in the delivery of this project. Therefore, this project will take priority over projects which would ordinarily have been undertaken by Policy staff, including:-

- City Wide Residential DPA
- Residential (Regeneration areas) DPA
- Activity Centre and Corridors - Mixed Use Development DPA
- SA Planning Policy Library Conversion DPA
- Open Space and Urban Design DPA
- Waite Research/Education Precinct DPA
- Review of Community Land in Colonel Light Gardens – ie Stage 2 and 3
- Heritage action plan reports
- City signage strategy
- Section 29 DPA to correct anomalies in the Development Plan
- Response to various resident queries / complaints
- Student internship and placement of planning graduates
- Progressing work identified by the internal Colonel Light Gardens Steering Group

Council resolved to include “*improve planning outcomes across the Council area by way of providing residential development opportunities while protecting sensitive planning areas, activating centres (eg Mitcham, Blackwood & Flinders), generating economic opportunities and improving customers’ experiences*” as a strategic initiative in the recently endorsed Strategic Management Plan and it is considered that this project shows a commitment to deliver on this resolution.

Engagement

In summary, the intention is to build structure plans with key stakeholders for key precincts, while simultaneously testing the Outcomes articulated in the draft Spatial Vision for the City. Thereafter, we will invite comment from the entire community.

CONCLUSION

The Planning and Design Code is set to have significant implications for the City of Mitcham, along with the other South Australian Councils. To this end, it is important that Council is adequately prepared to take a proactive part in negotiations as to how the Code will be applied within the Council area.

The mechanism for this is Local Area Planning, whereby an agreement as to the draft Spatial Vision (via structure plans) for our City can be reached between the Council and the community.

Council is now well placed to position itself so as to have a degree of control as to how the City of Mitcham will be impacted by the Planning and Development Code. This requires Council to be pre-emptive and to act with resolve in its decision making.

The alternative will result in the City being subjected to an arbitrarily applied Planning and Design Code, and for Council to lose its opportunity to influence the future shape of the City.

RECOMMENDATION – ITEM 7.2

DECISION 1 – “A DRAFT SPATIAL VISION FOR THE CITY”

Option 1 (Staff Recommendation)

- (1) That Council endorses a draft “Spatial Vision for the City” as a basis for the development of key precinct structure plans and identifying “Special Character Areas” for the purpose of community engagement, comprising:-
 - five key precincts within the City
 - key connections to, from and within the City
 - a set of outcomes for each of the key precincts
 - areas of small scale, incremental change within the City
 - areas of no change within the Citywith minor amendments delegated to the Chief Executive Officer.
- (2) That Council receive the proposed project delivery plan for information.

Option 2

- (1) That Council endorses a draft “Spatial Vision for the City” as a basis for the development of key precinct structure plans and identifying “Special Character Areas” for the purpose of community engagement, comprising:-
 - five key precincts within the City
 - key connections to, from and within the City
 - a set of outcomes for each of the key precincts
 - areas of small scale, incremental change within the City
 - areas of no change within the Citywith the following amendments:
- (2) That Council receive the proposed project delivery plan for information.

[Amendments]

DECISION 2 – COMMUNITY ENGAGEMENT

Option 1 (Staff Recommendation)

- (1) That Council provides support for community engagement based on the following consultation approach:-
 - Design workshops with a limited group of identified key stakeholders (internal and external) to develop outline structure plans for each of the five key precincts and to identify Special Character Areas (i.e. up to six design workshops);
 - Consultation on the structure plans and Special Character Areas over a four week (28 day) period;
 - Online community survey in relation to the structure plans and Special Character Areas;

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- Written feedback on the structure plans and Special Character Areas via the following:-
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Social Media
 - Staff workshop
 - E-news subscribers

(2) That a report be provided to Council following community engagement.

Option 2

(1) That Council provides support for community engagement based on the following consultation approach:-

- Design workshops with identified key stakeholders (internal and external) to develop outline structure plans for each of the five key precincts and to identify Special Character Areas (i.e. up to six design workshops);
- Consultation over a six week period;
- A public meeting for each of the five structure plans developed for the key precincts and the identified Special Character Areas (ie up to 6 public meetings);
- **Consultation post-cards sent to every household;**
- Civic Centre open day with opportunity to provide written and verbal feedback on the structure plans and identified Special Character Areas;
- Online community survey in relation to the structure plans and identified Special Character Areas;
- Written feedback on the structure plans and identified Special Character Areas via the following:-
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Social Media
 - Staff workshop
 - E-news subscribers

(2) That Council in principle supports the priority budget bid of \$15,000 for the higher level community engagement proposed in this option to be considered at Budget Review 1.

(3) That a report be provided to Council following community engagement.

Option 3

(1) That Council provides support for community engagement based on the following consultation approach:-

- Consultation over a four week (28 day) period;
- Written feedback on the draft structure plans and identified Special Character Areas via the following:
 - Council website
 - Messenger
 - Customer Service / Libraries
 - Mitcham Community News
 - Social Media
 - Staff workshop
 - E-news subscribers

(2) That a report be provided to Council following community engagement.

Option 4

(1) That Council provides support for community engagement based on the following consultation approach:-

[xxx]

(2) That a report be provided to Council following community engagement.

DECISION 3 – COUNCIL BRIEFING

Option 1 (Staff Recommendation)

(1) That Council holds a briefing in lieu of a Council meeting on Tuesday, 22 August 2017 to discuss the Local Area Planning project and future requirements for meetings.

Option 2

(1) That Council does not hold a briefing in lieu of a Council meeting on Tuesday, 22 August 2017 to discuss the Local Area Planning project and future requirements for meetings.

City of Mitcham Precinct Structure Planning
Enquiry by Design Workshop Plan 26th Sep 2017

Monday 16th October 2017

Note: Pre-workshop staff training Friday 13th October (internal only),
 pre-EbD site familiarisation Sunday 15th October (design team only)

Tuesday 17th October 2017

- 8am – Additional site visit opportunity (design team)
- 9am – Intro and Housekeeping for design team
- Workshop preparation and precinct familiarisation

Wednesday 18th October 2017

- Additional site visit opportunity (design team)
- Workshop preparation and precinct familiarisation

Thursday 19th October 2017

- Additional site visit opportunity (design team)
- Workshop preparation and precinct familiarisation

10am	<p>Precincts 4 + 5 (Mitcham/Belair Rd + Goodwood/Cross)</p> <ul style="list-style-type: none"> – Stakeholder registration with tea/coffee (9.45am) – Introductions to the project and to each other (15 mins) – Briefings: strategic context, precinct issues + opportunities (25 mins) – Whole group review + discussion (20 mins) 	<p>Precinct 1 (Flinders/St Marys)</p> <ul style="list-style-type: none"> – Stakeholder registration with tea/coffee (9.45am) – Introductions to the project and to each other (15 mins) – Briefings: strategic context, precinct issues + opportunities (25 mins) – Whole group review + discussion (20 mins) 	<p>Precinct 2 (Goodwood/Daws)</p> <ul style="list-style-type: none"> – Stakeholder registration with tea/coffee (9.45am) – Introductions to the project and to each other (15 mins) – Briefings: strategic context, precinct issues + opportunities (25 mins) – Whole group review + discussion (20 mins) 	<p>Precinct 3 (Blackwood)</p> <ul style="list-style-type: none"> – Stakeholder registration with tea/coffee (9.45am) – Introductions to the project and to each other (15 mins) – Briefings: strategic context, precinct issues + opportunities (25 mins) – Whole group review + discussion (20 mins)
11am	<ul style="list-style-type: none"> – Small group discussion – confirming opportunities + new ideas (45 mins) – Feedback to whole group (15 mins) 	<ul style="list-style-type: none"> – Small group discussion – confirming opportunities + new ideas (45 mins) – Feedback to whole group (15 mins) 	<ul style="list-style-type: none"> – Small group discussion – confirming opportunities + new ideas (45 mins) – Feedback to whole group (15 mins) 	<ul style="list-style-type: none"> – Small group discussion – confirming opportunities + new ideas (45 mins) – Feedback to whole group (15 mins)
12pm	Lunch	Lunch	Lunch	Lunch
12.30pm	<ul style="list-style-type: none"> – Small group design – structure plan options + refinement (90mins) – Focus groups for specific and non-design issues e.g. housing, economics (90mins) 	<ul style="list-style-type: none"> – Small group design – structure plan options + refinement (90mins) – Focus groups for specific and non-design issues e.g. housing, economics (90mins) 	<ul style="list-style-type: none"> – Small group design – structure plan options + refinement (90mins) – Focus groups for specific and non-design issues e.g. housing, economics (90mins) 	<ul style="list-style-type: none"> – Small group design – structure plan options + refinement (90mins) – Focus groups for specific and non-design issues e.g. housing, economics (90mins)
2pm	<ul style="list-style-type: none"> – Feedback to whole group and discussion – towards an agreed structure plan (60mins) – Note: can finish 2.30pm if all issues addressed 	<ul style="list-style-type: none"> – Feedback to whole group and discussion – towards an agreed structure plan (60mins) – Note: can finish 2.30pm if all issues addressed 	<ul style="list-style-type: none"> – Feedback to whole group and discussion – towards an agreed structure plan (60mins) – Note: can finish 2.30pm if all issues addressed 	<ul style="list-style-type: none"> – Feedback to whole group and discussion – towards an agreed structure plan (60mins) – Note: can finish 2.30pm if all issues addressed
3pm	<p>Post session refinement by design team</p> <ul style="list-style-type: none"> – Structure plan refinement, information gaps and additional design testing – And/or <p>Additional site visit Precinct 1</p> <ul style="list-style-type: none"> – Cont. 	<p>Post session refinement by design team</p> <ul style="list-style-type: none"> – Structure plan refinement, information gaps and additional design testing – And/or <p>Additional site visit Precinct 2</p> <ul style="list-style-type: none"> – Informal review of outcomes with ELG 	<p>Post session refinement by design team</p> <ul style="list-style-type: none"> – Structure plan refinement, information gaps and additional design testing – And/or <p>Additional site visit Precinct 3</p> <ul style="list-style-type: none"> – Cont. 	<p>Post session refinement by design team</p> <ul style="list-style-type: none"> – Structure plan refinement, information gaps and additional design testing – And/or <p>Additional site visit Precinct 3</p> <ul style="list-style-type: none"> – Cont.
4pm	<ul style="list-style-type: none"> – Cont. 	<ul style="list-style-type: none"> – Cont. 	<ul style="list-style-type: none"> – Cont. 	<ul style="list-style-type: none"> – Cont.
5pm	End	End	End	End

