

ADDITIONAL PROJECT /BROADER FEEDBACK

Community Engagement Summary Report

Revision A

29 March 2022



SUMMARY OF CONSULTATION – ADDITIONAL PROJECT/BROADER FEEDBACK

Whilst the focus of the Community Consultation was on the Town Square and Stephen Street elements of the project (collated with a separate document titled Summary of Consultation – Town Square / Stephen Street), Council and BUI also received considerable feedback on the broader site masterplan and City Centre in general.

This feedback has proved invaluable to not only inform further progression of the masterplan by BUI and Council but has also highlighted broader concerns and opportunities relevant to the wider Mount Barker City Centre and beyond.

All of this feedback was captured and is considered important and valuable. A summary of the key themes and recommendation actions is detailed below. This information has been delegated to Burke Urban Investments and other sections of the Council to inform ongoing iterations of the masterplan and other plans including Council’s Open Space Plan, Integrated Transport Plan and Mount Barker City Plan, as well as considerations for site branding, place making and event and activation plans for the project.

Theme 1: Project Background and Partnership with BUI	
Community Feedback	Recommended Action
Further information was requested on the EOI process that was undertaken to select BUI as Council’s project partner for the Catalyst Project.	Council’s website contains relevant information on the EOI process undertaken. Updated Engagement Strategy will ensure future engagement activities won’t assume this project knowledge and continue to provide appropriate project background/context.
Further information was requested about the partnership and land ownership structure between Burke Urban Investments and Council.	Council’s website will include further clarity around current land ownership and Deeds that are in place.
Confusion about whether the consultation was just for the Town Square or the whole site.	Council’s endorsed engagement strategy identified the Town Square and Stephen Street as the primary focus, however the opportunity was there for BUI to communicate their broader vision for the site. All feedback received has been captured irrespective of the original intent of the engagement activity.
Concern expressed that whilst the project was open for community consultation that the commercial agreement	Information relating to current agreements between BUI and Council are contained on Council’s project page. Whilst a Heads of Agreement between the parties provides an

<p>had already been finalised with Burke Urban Investments.</p>	<p>exclusive right for BUI to negotiate with Council to develop the site and sets out the path forward, it is not in itself a final commercial agreement.</p>
<p>Enquiries as to whether there will be further opportunities for consultation and input on the project.</p>	<p>The Town Square, Have Your Say, Community Consultation page will continue to be used as a space to update community on consultation feedback on the Town Square.</p> <p>The MBCCP landing page on Council website will also be further expanded and will remain for the life of the project.</p> <p>Print media, social media and other communication platforms will also be leveraged to advertise and inform the community about future engagement opportunities by both Council and BUI.</p>
<p>Will there be further milestone and projects updates?</p>	<p>The Council MBCCP landing page, will remain until the project is constructed and established, to update the community on project process, progress, milestones and to assist in further communications and engagement.</p> <p>BUI also have a simple MBCCP project page on their website, which will similarly be used to update the community, until the project name, brand identity, and formal marketing communications tools for the MBCCP are developed and produced later in 2022.</p> <p>Print media, social media and other communication platforms will also be leveraged to inform the community about project milestones and updates.</p>

Theme 2: Whole of Site Master Plan Vision	
Community Feedback	Recommended Action
More information sought on the mix of public and private uses proposed.	Project information updates to provide greater clarity across whole of project. Private uses to be communicated as confirmed.
Uncertainty on demand for proposed commercial/retail activity.	Substantiated by early modelling and market engagement from BUI. Long term population growth, town square event programming, footfall to proposed community facilities example of key demand drivers.
Excited to be seeing vacant site activated.	Noted – Acknowledge that current site has long been underutilised.
Looking forward to having a new space to socialize, with family/friends.	Noted – Acknowledge the need to provide new places for people to congregate.
Impacts during construction to be appropriately managed.	Acknowledged. Site presents opportunity to manage impacts on site. DA to condition also.
Rationale for scale and intensity of proposed development	Activation of town square, achieve employment objectives of Council, ensure commercial return on investment. Consistent with Planning Policy.
Clarity on opportunities to get involved in the project into the future.	Project updates to be issued along with updated communication/engagement plan.
Importance of building design and environmentally sensitive design (ESD).	Noted – opportunities exist to incorporate ESD principles across the site and to create visually appealing streetscape/built form. Balance to be struck between contemporary form and incorporation of products / materials unique to the region.
Local opportunities for employment	Significant employment being brought to site, opportunities will exist during construction phases with over \$100million capital expenditure and the ongoing operations.

Theme 3: Community Facilities	
Community Feedback	Recommended Action
More information sought on the rationale/justification for locating community facilities on this site.	Council's involvement in this site helps underpin the private sector investment and employment forecasted. Project webpage to include further information on community facilities and value to community as these elements of the project are further explored/developed.
Clarity sought on plans for existing facilities should they relocate.	Project webpage to include information as required. Council's use/reuse of existing tenancies has yet to be determined but will be used to create best outcome for community.
Cost and impact of new facilities on rate payers.	No decision has been made by Council. Principal is to remain within existing Long Term Financial Plan parameters of Council. Opportunities for significant grant funding and operating efficiencies will be further explored.
Preference for ownership over lease of Community Facilities	No decision has been made by Council. Both ownership and lease options are being considered.
Excited to see the potential of new modern/contemporary community facilities adjacent the town square.	Noted – There will be opportunities to involve community in the design and function of these facilities.
Recognition of the need to provide expanded facilities to service population growth	Noted – Current service provision is being reviewed to ensure population growth and evolving community needs are accommodated
Vehicle, active and public transport access to community facilities is critical.	Noted. It will be a fundamental component of on-going design development. A blend of on-site parking, public transport access and walking/cycling links are being further developed.

Theme 4: Impacts/broader considerations of master plan proposal

Community Feedback	Recommended Action
Impacts of growth more generally and the need to ensure co-ordination of key infrastructure.	Mount Barker City Plan, Open Space Strategy and Integrated Transport Plan forecasted to be consulted on with Community during 2022 and will look to respond to many of the broader concerns raised through this project engagement.
Active transport options need to be integrated into this design and broader City Centre.	Integrated Transport Plan will consider promotion and support for active transport options within City Centre. Site design is considering active transport infrastructure.
Integrate EV charging stations, ride share and on-demand public transport	Noted – to be incorporated within design.
Car parking location and supply is critical not only to the success of this site but broader City Centre	Noted and agree. Significant on-site parking is proposed (>400) as part of combination of basement, undercroft and multi-deck structures. Integrated Transport Plan will consider broader City Centre parking needs including key sites for multi-level parking structures to replace at-grade car parking.
Existing road network requires interventions to cater for forecasted increase in demand – already under stress.	Noted and agree. Integrated Transport Plan will consider broader City Centre traffic/movement needs including priority interventions.
Improved footpath connections to promote walking/cycling	Noted and agree. Stephen Street upgrade to improve link to Gawler Street. Integrated Transport Plan to consider broader improvements.