Castle Plaza Transit-oriented Development
Health Lens Analysis

FINAL REPORT

A collaborative project between the
Department of Health
&
City of Marion

February 2012
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- Elaine Delgado, Policy Planner, Development Services, City of Marion
- Julia Smethurst, Strategic Projects Officer, City of Marion
- Carmel Williams, Manager, Health in All Policies, Department of Health
- Deb Wildgoose, Senior Project Officer, Health in All Policies, Department of Health
- Amy Sawford, Project Officer, Health in All Policies, Department of Health

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Particular thanks go to

- Robert Quigley, Director, Quigley and Watts Ltd, New Zealand, for developing a great process and tool and for deftly facilitating the Rapid Assessment Workshop
- Martin Ward for working with Robert Quigley on developing the workshop process and tool

Thank you, too, to Colonial First State, the developers of the Castle Plaza site, and Jensen Planning, the contracted planners who developed the DPA, for willingly participating in the Rapid Assessment Workshop.

Our thanks also go to the numerous participants in the Rapid Assessment Workshop, whose commitment, engagement and expertise were invaluable for the success of this Health Lens process.

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The views expressed in this document do not necessarily represent the views of the South Australian Minister for Health or the South Australian Department for Health or the City of Marion.
DEFINITIONS

Castle Plaza Development (CPD) site
The Castle Plaza Development site refers to the area for which the Castle Plaza DPA is being developed. See Appendices 2 and 3 for maps of this area.

Castle Plaza TOD
The Castle Plaza TOD refers to the area including the DPA area and the neighbouring areas.

Development Plan Amendment (DPA)
Development Plan Amendments (DPA) are required to change zoning to enable a change in the nature of development in a given area (Development Act 1993). A DPA, other than a Ministerial DPA, requires endorsement by both the relevant Council and the State Government. Generally DPAs achieve better policy outcomes where there is effective collaboration across State agencies, the development proponent, Council and the community.

Health and Wellbeing
Individual health is ‘the state of complete physical, mental and social wellbeing and not merely the absence of disease’. 1 Individual wellbeing is the condition of being well, contented, and satisfied with life. It typically includes physical, emotional, psychological, and spiritual aspects of life.

Community wellbeing can refer to the inter-related social, economic and community issues affecting people within the community. It may also refer to how well a society satisfies people’s wants and needs.

Health in All Policies (HiAP)
Health in All Policies (HiAP) provides an opportunity for government agencies to work together to try to improve the health of the South Australian population through addressing the determinants of health—those factors that influence health but lie outside the realm of the health sector. The HiAP Unit works directly with other government departments to examine the implications of their policies on the health and wellbeing of the South Australian population and to pose policy options that aim to improve health outcomes.

Health lens analysis (HLA)
The HiAP unit, within the Department of Health, works collaboratively with representatives of other government agencies on health lens analysis (HLA) projects. The projects are based around SASP targets which have been identified as having strong links to health and wellbeing. A specific focus for the HLA project is agreed between agencies before a project commences. Briefly, a HLA project involves five stages:

Engage—establishing and maintaining strong collaborative relationships with other sectors.

Gather evidence—establishing impacts between health and the policy area under

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focus, and identifying evidence-based solutions or policy options.

**Generate**—producing a set of policy recommendations and a final report that are jointly owned by all agencies with responsibility for the target.

**Navigate**—helping to steer the recommendations through the decision-making process

**Evaluate**—determining the effectiveness of the HLA.

**Healthy TOD Principles**
The development of Castle Plaza Healthy TOD sub-Principles builds on a recently completed collaborative TODs Health Lens project between four South Australian Government agencies: the Department of Health, the Department of Planning and Local Government, the Department for Transport, Energy and Infrastructure, and the Land Management Corporation. One of the key outcomes of this project was a Healthy TODs information resource, including a series of Healthy TOD Principles. The City of Marion has drafted sub-principles (under the broad Healthy TOD Principles) which are particularly relevant to the Castle Plaza development. These principles (see Appendix 1) have been used as the basis of the key tool for the Rapid Assessment Workshop and the Sustainability and Wellbeing Assessment Framework.

**Rapid Assessment Workshop (RAW)**
The Rapid Assessment Workshop is a Health in All Policies process developed for this project. It drew together a large number of stakeholders with expertise on various sustainability and wellbeing principles articulated in the SWAF. These stakeholders had some policy leverage or development expertise in regards to the Castle Plaza Development, and included the developers, planners, and members of the City of Marion and the State Government. The RAW ran for three days and asked participants to assess the DPA against the SWAF.

**Social determinants of health**
The social determinants of health are the social, economic and environmental conditions in which people are born, grow, live, work and age. These circumstances are shaped by the distribution of money, power and resources at global, national and local levels, which are themselves influenced by policy choices. The social determinants of health are mostly responsible for health inequities - the unfair and avoidable differences in health status seen between population groups.

**Social Needs Analysis**
The Social Needs Analysis for the Castle Plaza TOD will be a study of current and projected populations using and living in the TOD. It will compare their identified and projected needs with the availability of facilities and services that support health and wellbeing with the view to identifying any gaps in these resources.

**Sustainability and Wellbeing Assessment Framework (SWAF)**
The SWAF is a Health Lens analysis tool developed for this project. It is a flexible matrix for the assessment of a development project, in this case the DPA, against articulated sustainability and wellbeing principles. It provides a mechanism for identifying upper and lower measures of these principles and can be used for identifying agreed preferred outcomes of a development.
Transit-Oriented Development (TOD)
Transit-oriented developments comprise mixed-use, higher density developments centred on a major public transport access point. They accommodate residential, high-order retail activities and employment as well as high quality open space. They are attractive and walkable places for people to live, work, shop and recreate in an accessible and self-contained community.
ABBREVIATIONS

CPD       Castle Plaza Development
CPTED     Crime Prevention Through Environmental Design
CFS       Colonial First State
DPA       Development Plan Amendment
DTEI      Department for Transport, Energy and Infrastructure
HiAP      Health in All Policies
HLA       Health Lens Analysis
RAW       Rapid Assessment Workshop
SASP      South Australia’s Strategic Plan
SWAF      Sustainability and Wellbeing Assessment Framework
TOD       Transit-oriented Development
EXECUTIVE SUMMARY

Project Summary

This project involved the investigation of opportunities to increase the potential for an improved urban environment to support health and wellbeing in the proposed Castle Plaza Development (CPD). The CPD was planned and constructed within the context of the 30-Year Plan for Greater Adelaide. Within the 30-Year Plan for Greater Adelaide there is a focus on concentrating development growth in both existing and new suburbs around dedicated public transport corridors in higher density, mixed-use commercial and residential hubs – transit-oriented developments or TODs.

In the past, development was centred on automobile use and has consequently contributed to a range of health, social and environmental concerns including the global epidemic of obesity, community isolation, poor air quality, over-consumption of valuable land and increased reliance on private vehicles. Well planned TODs offer a different approach to development and offer new lifestyle options for people. They provide more travel choice as well as greener and healthier travel options through the creation of new walking communities in and around TODs. The 30-Year Plan seeks to create more walkable neighbourhoods, develop higher density areas of good-practice, sustainable urban design, and create a network of public space precincts to absorb local carbon emissions and provide sheltered, cooler places for people to use.

In a previous Health in All Policies (HiAP) Health lens analysis project, the Transit-oriented Development Health Lens Project, a set of principles for a healthy TOD were articulated, which could be used as design guidance to improve liveability, quality of life and health outcomes in TODs. The City of Marion and the Department of Health recognised that the redevelopment of Castle Plaza provided an ideal opportunity to trial the application of the ‘Healthy TOD’ principles to a TOD.

Methodology

This project involved a new health lens tool, the Sustainability and Wellbeing Assessment Framework (SWAF) and a new process, the Rapid Assessment Workshop (RAW).

The SWAF was developed through a four staged process. The starting point was the Healthy TOD principles developed through the previous HiAP Health lens analysis referred to above. These principles were then used by the City of Marion to draft sub-principles (under the broad Healthy TOD principles) which were particularly relevant to the CPD. These sub-principles are in Appendix 1.

Third, Robert Quigley, Director, Quigley and Watts (an international health impact assessment expert and the consultant on the project), in collaboration with Martin Ward, used these sub-principles to design a draft SWAF, which was a matrix whereby

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the Castle Plaza development could be assessed against the sub-principles. Lastly, this draft was refined by the participants at a three day RAW. The RAW drew together a diverse range of stakeholders with expertise in the areas covered by the SWAF to agree on pragmatic ‘acceptable’ outcomes for each principle. Importantly, particularly in terms of producing an overall sense of ownership for the outcome, the participants at the RAW:

- Refined the assessment criteria using their content expertise and experience
- Identified the upper and lower bounds for outcomes for each criteria, whereby they identified the range of outcomes they considered to be acceptable for a theoretical TOD
- Scored the Castle Plaza Development Plan Amendment (DPA) against the assessment criteria
- Developed a series of recommendations for the DPA, the City of Marion, state government agencies and the developers.

Summary of Findings/Recommendations

Traditionally HiAP projects have produced recommendations based on the research conducted throughout the project and these recommendations then go up to the partner agencies’ Chief Executives for approval. However, this project was unique in that the actual process, the RAW, produced recommendations agreed on by the participants. Hence, these have not gone through the usual endorsement process and do not have standing as recommendations endorsed by agencies’ Chief Executives. Nevertheless, the recommendations relating to the City of Marion have been distilled and presented to their Chief Executive and future action based on these has been endorsed. In this project the Department of Health played more of a facilitator’s role and hence did not need to take any recommendations to its Chief Executive for approval.

The RAW produced a number of recommendations, directed specifically at the DPA, the City of Marion, various government departments, and the developers. These are reproduced below under three headings:

- Recommendations for amendment within scope of draft DPA
- Recommendations outside scope of draft DPA
- Prioritised recommendations for agencies

**TABLE 1 – Recommendations for amendment within scope of draft Development Plan Amendment**

<table>
<thead>
<tr>
<th>DPA policy wording</th>
<th>Suggested DPA policy wording from workshop</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objectives</strong></td>
<td><strong>The results of the workshop identified the following suggestions to the policy wording of the proposed DPA. Suggested additional wording shown in bold text.</strong></td>
<td></td>
</tr>
<tr>
<td>Objective 2</td>
<td>High density and high quality residential development, including a minimum of 15 per</td>
<td></td>
</tr>
<tr>
<td></td>
<td>that includes a minimum of 15 per</td>
<td>Additional principles from the latest draft version of the ‘Design and Appearance’</td>
</tr>
<tr>
<td>DPA policy wording</td>
<td>Suggested DPA policy wording from workshop</td>
<td>Recommendation</td>
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<tr>
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<tr>
<td>of 15% epr cent affordable housing, designed to integrate with areas of open space, non-residential activities and public transport nodes.</td>
<td>cent affordable housing, designed to integrate with areas of open space, non-residential activities and public transport nodes.</td>
<td>general module can be included which provides some guidance to ensure high quality development is produced.</td>
</tr>
</tbody>
</table>

Objective 4
Creation of a network of pedestrian and cycle paths linking retail, employment and residential activities with each other and public transport nodes.

- Creation of a network of prioritised pedestrian and cycle paths within the site linking retail, employment and residential activities with each other and public transport nodes, and connecting to networks outside the site.

- It is proposed that Principle of Development Control 27© be amended to note the importance of linking surrounding areas with the movement networks proposed.

Desired Character

14 Public open spaces in the form of landscaped plazas, small parks and shared traffic zones should be provided in accordance with Concept Plan Map Mar/8

- 14 (g) – ‘local indigenous planting, trees’

- Modify as suggested.

27 Movement networks for vehicular, pedestrian and bicycle traffic within, through and entering/exiting the zone

- Add: ‘surrounding areas’

- Additional point to be added to contemplate walking/cycling links and networks to and from surrounding areas.

Principles of Development Control

Consider inclusion of the following in Principles of Development Control:

- References such as ‘welcomes; supports; provides’, ‘for people; diverse peoples; families; children; youth; older people; people with a disability’
- Instinctive way-finding/legibility-within and – into Castle Plaza site
- Description of space that facilitates flexibility of use
- Reinforce strong links with services and facilities outside of the site
- Specific references to ‘design and siting of buildings (especially residential) to respond to and mitigate noise from rail, road and mixed uses’
- Described office, residential and retail buildings that are connected to high speed broadband
- ‘Flexible large floor plate office space’

Concept Plan

Concept Plan to:

- Map local streets with potential for low speed residential mixed areas that have pedestrian and cyclist priority
- Show pedestrian and cycling linkages, including 2-way permeability

- The final layout of the access networks will be determined in the detailed road alignment to be finalised following the DPA process including determination of a hierarchy of streets for vehicle, pedestrian and bicycle use.

- An additional Concept Plan
## TABLE 2 – Recommendations outside scope of draft Development Plan Amendment

<table>
<thead>
<tr>
<th>DPA policy wording</th>
<th>Suggested DPA policy wording from workshop</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objectives</strong></td>
<td></td>
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</tr>
<tr>
<td>Add to objectives</td>
<td><strong>A development that is different to what has occurred before, that is innovative and visionary, that pushes the boundaries in development quality and development design to support holistic social, economic, cultural and environmental outcomes.</strong></td>
<td><strong>Whilst this outcome is supported, this can try to be captured through the Principles of Development Control and any social audit.</strong></td>
</tr>
<tr>
<td>Objective 3</td>
<td>Development that focuses on the needs of diverse peoples to increase vitality and activity and achieves a safe and secure built environment through the activation of street frontages and adoption of appropriate design, materials, lighting, furniture, landscape and local public art.</td>
<td>° The diverse needs of the community are acknowledged within the Principles of Development Control with respect to dwelling sizes, however, to determine the ‘needs of diverse people’ is outside the scope of the DPA and can more likely be targeted through a social audit.</td>
</tr>
<tr>
<td>Additional Objective 7 – A mixed use zone that is a model for protecting and promoting the health and wellbeing of diverse peoples. Children, families, youth, adults, older people, people with disabilities and people from diverse cultural backgrounds.</td>
<td>° This is outside the scope of the DPA and more appropriately addressed in a social audit.</td>
<td></td>
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</table>

| Principles of Development Control | | |
| 14 Public open spaces in the form of landscaped plazas, small parks and shared traffic zones should be provided in accordance with Concept Plan Map Mar/8 | 14 (k) – incorporate cultural dimensions, motifs, designs, names that reflect the history of the site, indigenous peoples, relevant migrant groups and mainstream Australian culture | ° Outside the scope of DPA. More appropriately captured in a social audit and addressed in discussions about open space design. |
| | Investigate special provision for: | The proposed zoning allows flexibility for community uses to be established in the area. A social audit is likely to be undertaken as part of broader strategic development of the area and in consultation with the City of Mitcham. |
| | • A community garden | |
| | • A space that is flexible enough to be able to be used for a farmers’ market if desired by future residents | |

- Identify existing cycle-use routes (along street network), dedicated cycle-ways, and proposed dedicated cycle-ways (e.g. along rail line), along with suggested access points into and out of the Castle Plaza site with an overlay to include existing and potential walking and cycling links in the area is to be incorporated into the final DPA.
<table>
<thead>
<tr>
<th>Recommendations to State Government</th>
<th>Agency</th>
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<tbody>
<tr>
<td><strong>Public transport</strong></td>
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<tr>
<td>Government Ministers support a new train station (and inter-modal facilities such as bike parking) at Castle Plaza site to support the reduced car park ratios.</td>
<td>Ministers</td>
</tr>
<tr>
<td>Investigate the better characterisation of public transport demand and opportunities, to inform a public transport plan for the CPD site and wider.</td>
<td>DTEI</td>
</tr>
<tr>
<td><strong>Urban structure</strong></td>
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<tr>
<td>Establish appropriate pedestrian crossings across the rail corridor, and maintain or improve access across South Road, for example add a pedestrian crossing across South Road.</td>
<td>DTEI</td>
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<thead>
<tr>
<th>Recommendations to City of Marion</th>
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<tbody>
<tr>
<td>Urban structure and active transport</td>
<td></td>
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<tr>
<td>Develop a Traffic Management Plan that is inclusive of pedestrians and cyclists that incorporates traffic calming, way finding and signage.</td>
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<tr>
<td><strong>Urban Structure and public realm</strong></td>
<td></td>
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<tr>
<td>Engagement between Council and Developer to negotiate the development of community and civic space in the commercial area.</td>
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<tr>
<td><strong>Housing Affordability</strong></td>
<td></td>
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<tr>
<td>Work with developers and Housing SA to identify appropriate percent of affordable housing for CPD and wider TOD.</td>
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<tr>
<td><strong>Engagement Process with the Public</strong></td>
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<tr>
<td>Holistic models of engagement to be investigated, agreement reached about a process for meaningful engagement agreed and resources to develop tools.</td>
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<table>
<thead>
<tr>
<th>Recommendations for the Developer</th>
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<tbody>
<tr>
<td><strong>Energy Efficiency</strong></td>
<td></td>
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<tr>
<td>Work with Council to aim for higher building and residential energy efficiency ratings.</td>
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<tr>
<td><strong>Housing</strong></td>
<td></td>
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<tr>
<td>Marion and the Developer to investigate the appropriateness of row-dwellings on the ability to achieve residential density targets for the CPD site and beyond.</td>
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<tr>
<td><strong>Engagement with the Public</strong></td>
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<tr>
<td>Undertake a social audit/needs analysis to inform CPD/TOD and what services are needed. Ensure these services are specifically included in the DPA. Conduct with Council.</td>
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**Outcomes**

The key outcome of this project was a series of recommendations for supporting a healthy and sustainable development. The recommendations produced by the RAW have been acted upon in different ways:

- The recommendations for amendment within the scope of the draft DPA have been considered by the City of Marion through the normal consultation process on a DPA. A number of these recommendations have already been accepted through this process. The City of Marion is currently working collaboratively with the Developers and State Government to consider and
implement where possible the remaining RAW recommendations relating to the DPA.

- The recommendations falling outside the scope of the draft DPA can be addressed through a social needs analysis. The City of Marion and Department of Health have currently commissioned a Social Needs Analysis of the Castle Plaza TOD.
- The prioritised recommendations for agencies have been circulated to the agency representatives. The City of Marion is continuing to work with agencies represented at the RAW regarding the issues and priorities identified.

The evaluation of the RAW and SWAF indicated that both are useful and most of the participants would support using them both again.

Subsequent Work and Next Steps

The RAW process has paved the way for a number of subsequent projects and actions that are worth noting here.

City of Marion and Department of Health

Through this project it has become apparent that the HLA is a very useful tool when assessing local government projects. It was noted that the City of Marion and the Department of Health should further develop their collaborative partnership by undertaking a second Health in All Policies project. Department of Health and the City of Marion are in the process of developing a follow-up health lens project directed at identifying gaps in service provision and community needs for the present and future populations using and living in the Castle Plaza TOD. The Social Needs Analysis commissioned as a result of the RAW recommendations will form part of this project.

City of Marion

The City of Marion are in the process of exploring how to use the RAW recommendations to inform the City of Marion’s development assessment and decision-making processes.

The City of Marion is currently working collaboratively with the Developers to consider and implement where possible the RAW recommendations relating to the DPA.

The City of Marion is continuing to work with the various agencies for which there were specific recommendations arising out of the RAW.

The RAW findings and recommendations will be used as a resource in the comprehensive review of the City of Marion Strategic Plan.

The City of Marion is currently identifying opportunities to incorporate the findings of the RAW into future development plan amendments for the Castle Plaza TOD, as well as future development proposals.
The City of Marion has created an internal group to adapt the RAW and SWAF developed from this project to construct a model and tools for use across Council policies and projects where appropriate within the organisation.

Department of Health

The RAW process proved successful in applying Healthy TOD Principles to DPAs and hence it is recommended that the RAW process and the SWAF are applied to a DPA within a second local government area.
BACKGROUND

Project Overview

In 2010 the City of Marion approached the Health in All Policies Unit, in the Department of Health to undertake a health lens analysis (HLA) project to investigate opportunities to increase the potential for an improved urban environment to support health and wellbeing in the proposed Castle Plaza Development (CPD). HLA is a key component of the Health in All Policies (HiAP) approach, which is being applied across key South Australian Government policy priorities, including targets in South Australia’s Strategic Plan (SASP). Notably, this HLA project trialled a new process, the Rapid Assessment Workshop (RAW), and a new tool, the Sustainability and Wellbeing Assessment Framework (SWAF). The RAW was an intensive three day workshop with relevant stakeholders, whilst the SWAF offered a framework through which to assess a development against health and wellbeing principles. The development of both of these initiatives is explained further below.

The CPD was planned and constructed within the context of the 30-Year Plan for Greater Adelaide. Within the 30-Year Plan there is a focus on concentrating development growth in both existing and new suburbs around dedicated public transport corridors in higher density, mixed-use commercial and residential hubs – transit-oriented developments or TODs.

In the past, development was centred on automobile use and has consequently contributed to a range of health, social and environmental concerns including the global epidemic of obesity, community isolation, poor air quality, over-consumption of valuable land and increased reliance on private vehicles. Well planned TODs offer a different approach to development and offer new lifestyle options for people. They provide more travel choice as well as greener and healthier travel options through the creation of new walking communities in and around TODs. The 30-Year Plan seeks to create more walkable neighbourhoods, develop higher density areas of good-practice, sustainable urban design, and create a network of public space precincts to absorb local carbon emissions and provide sheltered, cooler places for people to use.

The CPD is predominantly in single ownership by developer Colonial First State (CFS). The developer purchased the adjacent Hills Industries site (approximately 8 hectares) in 2007 and, at the inception of the HiAP project, was well advanced in the development of a design for the extension of their retail area. CFS had undertaken significant analyses and investigations and were ready to proceed with the development of the site once rezoning was authorised. The intention is to develop a TOD covering the site and surrounding areas, the Castle Plaza TOD.

Across South Australia, each Council is required to maintain a Development Plan - a legally binding document that sets out the guidelines for development in the Council area. This is the primary document that contains the City’s planning vision and policies. A Development Plan Amendment (DPA) allows for changes to the Development Plan and is integral to enabling a change in the nature of development in a given area. The DPA consists of an explanation of the proposed changes to the existing
Development Plan as well as the research that underpins these proposed changes. It allows for the Council to provide enough land for future use, respond to changing development and population patterns and reflect State Government objectives for future development, in this case an emphasis on TODs. A DPA requires endorsement by both the relevant Council and the State Government. The process associated with each DPA includes a number of checks and balances, including a public consultation period; an informal information session; an official, formal public hearing; and consultation with other government agencies.

On 28 September 2010 the City of Marion endorsed a draft DPA for the CPD site for community consultation. This consultation occurred from November 2010 - January 2011. The RAW, which was the central process associated with this health lens project, was undertaken as part of the community consultation on the draft DPA for Castle Plaza.

The Castle Plaza TOD is one of the first to be planned and constructed within the context of the 30-Year Plan for Greater Adelaide. It is of a similar scale to the Bowden TOD being developed by the State Government’s Land Management Corporation.

In a previous HiAP project, the Transit Oriented Development Health Lens Project, a set of principles for a healthy TOD were articulated, which could be used as design guidance to improve liveability, quality of life and health outcomes in transit-oriented developments. The City of Marion and the Department of Health recognised that the redevelopment of Castle Plaza provided an ideal opportunity to trial the application of the ‘Healthy TOD’ principles to a TOD. More specifically, the City of Marion wanted to tailor these principles in the context of their priorities and assess the Castle Plaza TOD against these tailored sub-principles. The outcome was the running of a three day Rapid Assessment Workshop (RAW), where a diverse range of participants assessed the Castle Plaza DPA and the proposed Castle Plaza TOD against the developed Sustainability and Wellbeing Assessment Framework (SWAF).

The outcome of the RAW was a series of recommendations both within and outside the scope of the DPA directed at supporting the development of a healthy TOD. The recommendations were for action by the developers, the City of Marion and numerous State Government departments. A number of these recommendations for future action have already been taken up, notably:

- The recommendations for changes to the DPA have been considered by the City of Marion through its standard consultation process on the DPA. It is currently working collaboratively with the Developers to consider and implement where possible the RAW recommendations relating to the DPA.
- In response to the recommendation for a social needs analysis for the Castle Plaza TOD a call for tenders is currently under way.
- The City of Marion and the Department of Health are currently developing a second Health Lens project designed to identify any gaps in services and facilities for current and projected populations of the Castle Plaza TOD.

Governance

The project was overseen by a Joint Working Group, comprising members of Department of Health and the City of Marion.

<table>
<thead>
<tr>
<th>First Name</th>
<th>Surname</th>
<th>Position</th>
<th>Organisation</th>
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<tbody>
<tr>
<td>John</td>
<td>Valentine</td>
<td>Manager, Strategic Projects</td>
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<td>Julia</td>
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<td>Deb</td>
<td>Wildgoose</td>
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</table>

Policy Drivers

There were a number of policy drivers impacting on the decision to conduct the health lens on the CPD. These ranged from state government wide policies, such as the 30-Year Plan for Greater Adelaide and the South Australian Strategic Plan (SASP), to the City of Marion’s Strategic Plan and Healthy Cities Status, to more general drivers such as the Health in All Policies approach being adopted across government and the recommendations of some central thinkers-in-residence. Each of these policy drivers are elaborated in more detail in Appendix 2.

The Castle Plaza Redevelopment Site

Location

The Castle Plaza development in Edwardstown is located in the inner southern area of the Adelaide metropolitan region within the 30-Year Plan’s Southern Adelaide corridor.

The site for the Castle Plaza development consists of an approximate 16 hectare land holding north of Furness Avenue, between South Road and the Noarlunga rail corridor (see maps at Appendices 3 and 4).

Site composition

The current retail centre contains a discount department store, two supermarkets and specialty retail totalling approximately 19,800 square metres. (Pitney Bowes EIA, May 2009)

The expansion to the immediate north of the existing site is proposed to include a discount department store, supermarket, four mini-major stores and new specialty retail totalling approximately 21,700 square metres. (Pitney Bowes EIA, May 2009)
The northernmost portion of land that aligns Ackland Street and the rail corridor, has the opportunity to include mixed-use development incorporating higher-density residential, retail and civic developments, together with open spaces and the public realm.

In summary, the Castle Plaza DPA proposes the following to support the development of a vibrant activity centre:

- A Mixed-Use Zone facilitating the redevelopment and expansion of the existing shopping centre into a more intensely developed, compact and vibrant ‘mixed use activity centre’ with a focus on integration with public transport
- Provide for the inclusion of a range of appropriate and compatible commercial, cultural, civic and community uses
- Creation of ‘active frontages’ at street level to provide a sense of vitality
- Provision for higher density housing (both stand alone and above compatible commercial and retail uses)
- Creation of a network of pedestrian and cycle paths to provide ease of movement through, and within, the area for non-vehicular modes of travel
- Closure of a section of Raglan Avenue to create a pedestrianised mall with cafes, restaurants etc that provide after hours activity
- The realignment of Ackland Street, providing a connection between Raglan Avenue and the Edward Street/South Road intersection
- Creation of high quality open space and public plaza areas, incorporating landscaping, street furniture and public art, to create a place for people to socialise and enjoy
- A possible future train station located adjacent the area at Raglan Avenue. The northern end of which could provide a pedestrian bicycle link to the centre across the railway line for the residential area to the west
- Creation of a new character to the locality with high quality contemporary architectural styles at greater density, scale and height, with iconic built form at gateway locations.


PROJECT DESIGN

Project Scope

The vision for this project was to contribute to the development of a vibrant, liveable, healthy, sustainable, attractive, economically successful TOD in Edwardstown.

The aims of this project were three pronged:

- To increase the potential for an improved urban environment to support health and wellbeing through trialling the application of the ‘Healthy TODs Principles’ to the Castle Plaza redevelopment;
- To test the applicability of the healthy TODs principles as a guide in a local government development assessment process; and,
- To develop and strengthen the collaborative working relationships between the City of Marion and state government agencies, in particular the Department of Health.

This project trialled the application of the ‘Healthy TOD’ principles to a TOD. It did this by developing a tool, the Sustainability and Wellbeing Assessment Framework (SWAF), which allowed for the assessment of the Castle Plaza DPA against criteria which capture the Healthy TOD principles. The SWAF was used at the three-day Rapid Assessment Workshop (RAW). The SWAF and RAW are explained in more detail below.

Sustainability and Wellbeing Assessment Framework and the Rapid Assessment Workshop

As the Health in All Policies approach matures, new approaches, tools and methodologies are developed to suit the particular project in question. The Castle Plaza TOD Health lens involved a new tool, the Sustainability and Wellbeing Assessment Framework (SWAF) and a new process, the Rapid Assessment Workshop.

The SWAF was developed through a four staged process. The starting point was the Healthy TOD principles developed through the previous HiAP Health lens analysis referred to above. Secondly, these principles were then used by the City of Marion to draft sub-principles (under the broad Healthy TOD principles) which were particularly relevant to the Castle Plaza development. These sub-principles are in Appendix 1.

Third, Robert Quigley, Director, Quigley and Watts (an international public health expert and the consultant on the project), in collaboration with Martin Ward, used these sub-principles to design a draft SWAF, which was a matrix whereby the Castle Plaza development could be assessed against the sub-principles. Lastly, this draft was refined by the participants at a three day Rapid Assessment Workshop.

This final stage of developing the SWAF was integral to the process as many of the components that make up the Healthy TOD principles and sub-principles can not be objectively measured. Thus part of the Rapid Assessment Workshop was to draw
together a diverse range of stakeholders with expertise in the areas covered by the SWAF and to agree on pragmatic ‘acceptable’ outcomes for each principle.

The SWAF used the following principles and assessment criteria based on the Principles for Healthy TODs to assess the draft DPA:

<table>
<thead>
<tr>
<th>Healthy TOD principle</th>
<th>Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workplace Access and Amenity</td>
<td>Employment and economic diversification</td>
</tr>
<tr>
<td></td>
<td>Access to education and training services</td>
</tr>
<tr>
<td></td>
<td>Diversity of type and size of businesses</td>
</tr>
<tr>
<td></td>
<td>Broadband access</td>
</tr>
<tr>
<td>Healthy Environments</td>
<td>Water use</td>
</tr>
<tr>
<td></td>
<td>Water sensitive urban design</td>
</tr>
<tr>
<td></td>
<td>Greenhouse gas emissions</td>
</tr>
<tr>
<td></td>
<td>Outdoor air quality</td>
</tr>
<tr>
<td></td>
<td>Indoor air quality</td>
</tr>
<tr>
<td></td>
<td>Noise – outdoors in the public realm</td>
</tr>
<tr>
<td></td>
<td>Noise – indoors in the private realm</td>
</tr>
<tr>
<td></td>
<td>Biodiversity</td>
</tr>
<tr>
<td>Physical Activity</td>
<td>Permeable neighborhoods linking with surrounding areas</td>
</tr>
<tr>
<td></td>
<td>Connectedness – destinations within the CPD site</td>
</tr>
<tr>
<td></td>
<td>Active transport</td>
</tr>
<tr>
<td>Sustainability and vibrancy</td>
<td>Integration – mix of land uses</td>
</tr>
<tr>
<td></td>
<td>Open space</td>
</tr>
<tr>
<td></td>
<td>Net housing density and diversity</td>
</tr>
<tr>
<td>Mental health and wellbeing</td>
<td>High amenity streetscapes</td>
</tr>
<tr>
<td></td>
<td>Crime prevention through environmental design (CPTED)</td>
</tr>
<tr>
<td>Sense of place</td>
<td>Streetscape legibility</td>
</tr>
<tr>
<td></td>
<td>Structure – street connectedness</td>
</tr>
<tr>
<td></td>
<td>Afterhours use of sites</td>
</tr>
<tr>
<td></td>
<td>Community and civic space in commercial area</td>
</tr>
<tr>
<td></td>
<td>Art, celebration of community identity and culture</td>
</tr>
<tr>
<td>Social inclusion and cohesion</td>
<td>Building design and flexibility</td>
</tr>
<tr>
<td></td>
<td>Affordable housing</td>
</tr>
<tr>
<td></td>
<td>Housing tenure</td>
</tr>
<tr>
<td></td>
<td>Inclusive design process</td>
</tr>
<tr>
<td>Accessible public transport</td>
<td>Public transport access</td>
</tr>
<tr>
<td></td>
<td>Travel modes</td>
</tr>
<tr>
<td></td>
<td>Residential car parking</td>
</tr>
<tr>
<td></td>
<td>Retail car parking</td>
</tr>
<tr>
<td></td>
<td>Office car parking</td>
</tr>
<tr>
<td>Climate change mitigation</td>
<td>Energy efficient commercial building design</td>
</tr>
<tr>
<td></td>
<td>Energy efficient residential building design</td>
</tr>
<tr>
<td></td>
<td>Use of renewable energy</td>
</tr>
<tr>
<td>Access to healthy food</td>
<td>Access to healthy food</td>
</tr>
</tbody>
</table>

The three day Rapid Assessment Workshop (RAW) was held from 30 November – 2 December 2010. The RAW was innovative and important as a process. Rather than undertaking separate and multiple impact assessments, such as an environmental impact assessment, a health impact assessment, or a cost-benefit analysis, the RAW provided an opportunity to assess the Castle Plaza DPA against a diverse range of criteria in the one process.
The participants were from:

- State government agencies, including Department of Health, Department of Planning and Local Government, Department of Transport, Energy and Infrastructure, Land Management Corporation, Housing SA
- City of Marion
- Colonial First State (site owner)
- Jensen Planning (planners employed by site owner)

Importantly, particularly in terms of producing an overall sense of ownership for the outcome, the participants at the RAW:

- Refined the assessment criteria using their expertise
- Identified the upper and lower bounds for outcomes for each criteria, whereby they identified the range of outcomes they would be happy to ‘accept’ for a theoretical TOD
- Scored the Castle Plaza DPA against the assessment criteria
- Developed a series of recommendations for the DPA, the City of Marion, State Government Agencies and the developers.

An example of the SWAF is provided below. It shows:

- Criterion – overarching groupings of criteria that relate back to the groupings in the City of Marion Healthy TOD sub-principles
- Sub-Criterion – (31/32 etc) key elements of the City of Marion Healthy TOD sub-principles.
- Description – a more detailed description of the sub-criterion.
- Scoring scales – a 5-point scale from negative (-1) through to strongly positive (+3), that sets out potential outcomes for the DPA
- Assessment Criteria – selected issues under each of the scoring scales that reflect one or more important aspects within each sub-criterion.
- Lower bound – the lowest acceptable conditions that in turn should contribute to a healthy community. The lower bound as assessed by the workshop participants is denoted by a blue square
- Upper bound – more ambitious conditions that should contribute to a healthy community both within the DPA area and for people living outside the DPA area. A stretch target. The upper bound as assessed by the workshop participants is denoted by a green square.
- DPA Scores - the rating given by participants of the Castle Plaza DPA against the scoring scale, denoted by a black circle.
The findings of the Sustainability and Wellbeing Assessment Framework on each of the assessment criteria are reported in Robert Quigley’s Wellbeing Assessment of the Castle Plaza Development Plan Amendment report.

In summary, of the 33 assessment criteria that were scored:

- 1 met the upper bound
- 12 scored above the lower bound but did not reach the upper bound
- 8 scored on the lower bound
- 10 scored below the lower bound
- 2 were scored but upper and lower bounds were not set.

The best performing Criteria (those scoring predominantly above the lower bound) were Workplace Access and Amenity, and Accessible Public Transport. The domain where all assessment criteria at least met the lower bounds (or better) was Mental Health and Wellbeing. The remaining Criteria all had one or more assessment criteria below the lower bound: Physical Activity; Healthy Environments; Sustainability and Vibrancy; Climate Change Mitigation; Access to Healthy Food; Social Inclusion and Cohesion; Sense of Place; Biodiversity.

For those assessment criteria scored below the lower bound, participants were able to make a number of helpful recommendations about how to improve the score. Overall, there were approximately 30 recommendations that were both within and outside the scope of the DPA. These are reported in the findings section of this report.

Follow-up Workshop

A second 2 hour workshop was held in February 2011 where participants discussed the recommendations, prioritised areas for action and categorised them into the following groupings:

- Recommendations considered currently captured in the draft DPA – no amendments recommended
- Recommendations for amendment within scope of draft DPA
- Recommendations outside scope of draft DPA
- Prioritised recommendations for agencies
The last three of these are reproduced below. The first is not reproduced as it was determined that these recommendations had been captured by the DPA.

**FINDINGS**

The RAW produced a number of recommendations, directed specifically at the DPA, the City of Marion, various government departments, and the developers. These are reproduced below under three headings:

- Recommendations for amendment within scope of draft DPA
- Recommendations outside scope of draft DPA
- Prioritised recommendations for agencies

**TABLE 1 – Recommendations for amendment within scope of draft Development Plan**

<table>
<thead>
<tr>
<th>DPA policy wording</th>
<th>Suggested DPA policy wording from workshop</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objectives</strong></td>
<td>The results of the workshop identified the following suggestions to the policy wording of the proposed DPA. Suggested additional wording shown in bold text.</td>
<td></td>
</tr>
<tr>
<td>Objective 2</td>
<td>High density residential development, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, non-residential activities and public transport nodes.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• High density and <strong>high quality</strong> residential development, <strong>that includes</strong> a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, non-residential activities and public transport nodes.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>o Additional principles from the latest draft version of the ‘Design and Appearance’ general module can be included which provides some guidance to ensure high quality development is produced.</td>
<td></td>
</tr>
<tr>
<td>Objective 4</td>
<td>Creation of a network of pedestrian and cycle paths linking retail, employment and residential activities with each other and public transport nodes.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Creation of a network of <strong>prioritised</strong> pedestrian and cycle paths <strong>within the site</strong> linking retail, employment and residential activities with each other and public transport nodes, <strong>and connecting to networks outside the site</strong>.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• It is proposed that Principle of Development Control 27 be amended to note the importance of linking surrounding areas with the movement networks proposed.</td>
<td></td>
</tr>
<tr>
<td>Desired Character</td>
<td>14 Public open spaces in the form of landscaped plazas, small parks and shared traffic zones should be provided in accordance with Concept Plan Map Mar/8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 14 (g) – ‘local indigenous planting, trees’</td>
<td></td>
</tr>
<tr>
<td></td>
<td>o Modify as suggested.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>27 Movement networks for vehicular, pedestrian and bicycle traffic within, through and entering/exiting the zone</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Add: ‘surrounding areas’</td>
<td></td>
</tr>
<tr>
<td></td>
<td>o Additional point to be added to contemplate walking/cycling links and networks to and from surrounding areas.</td>
<td></td>
</tr>
<tr>
<td><strong>DPA policy wording</strong></td>
<td><strong>Suggested DPA policy wording from workshop</strong></td>
<td><strong>Recommendation</strong></td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td><strong>Principles of Development Control</strong></td>
<td>Consider inclusion of the following in Principles of Development Control:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• References such as 'welcomes; supports; provides', ‘for people; diverse peoples; families; children; youth; older people; people with a disability'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Instinctive way-finding/legibility- within and –into Castle Plaza site</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Description of space that facilitates flexibility of use</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Reinforce strong links with services and facilities outside of the site</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Specific references to ‘design and siting of buildings (especially residential) to respond to and mitigate noise from rail, road and mixed uses’</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Described office, residential and retail buildings that are connected to high speed broadband</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 'Flexible large floor plate office space'</td>
<td></td>
</tr>
<tr>
<td><strong>Concept Plan</strong></td>
<td><strong>Concept Plan to:</strong></td>
<td><strong>The final layout of the access networks will be determined in the detailed road alignment to be finalised following the DPA process including determination of a hierarchy of streets for vehicle, pedestrian and bicycle use.</strong></td>
</tr>
<tr>
<td></td>
<td>• Map local streets with potential for low speed residential mixed areas that have pedestrian and cyclist priority</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Show pedestrian and cycling linkages, including 2-way permeability</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Identify existing cycle-use routes (along street network), dedicated cycle-ways, and proposed dedicated cycle-ways (e.g. along rail line), along with suggested access points into and out of the Castle Plaza site</td>
<td></td>
</tr>
<tr>
<td></td>
<td>○ An additional Concept Plan with an overlay to include existing and potential walking and cycling links in the area is to be incorporated into the final DPA.</td>
<td></td>
</tr>
<tr>
<td>DPA policy wording</td>
<td>Suggested DPA policy wording from workshop</td>
<td>Recommendation</td>
</tr>
<tr>
<td>-------------------</td>
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<td>----------------</td>
</tr>
<tr>
<td><strong>Objectives</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add to objectives</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A development that is different to what has occurred before, that is innovative and visionary, that pushes the boundaries in development quality and development design to support holistic social, economic, cultural and environmental outcomes.</td>
<td>• Whilst this outcome is supported, this can try to be captured through the Principles of Development Control and any social audit.</td>
<td></td>
</tr>
<tr>
<td>Objective 3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development that increases vitality and activity and achieves a safe and secure built environment through the activation of street frontages and adoption of appropriate design, materials, lighting, furniture, landscape and public art.</td>
<td>• Development that focuses on the needs of diverse peoples to increase vitality and activity and achieves a safe and secure built environment through the activation of street frontages and adoption of appropriate design, materials, lighting, furniture, landscape and local public art.</td>
<td></td>
</tr>
<tr>
<td>• Additional Objective 7 – A mixed use zone that is a model for protecting and promoting the health and wellbeing of diverse peoples. Children, families, youth, adults, older people, people with disabilities and people from diverse cultural backgrounds.</td>
<td>o The diverse needs of the community are acknowledged within the Principles of Development Control with respect to dwelling sizes, however, to determine the ‘needs of diverse people’ is outside the scope of the DPA and can more likely be targeted through a social audit.</td>
<td></td>
</tr>
<tr>
<td><strong>Principles of Development Control</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14 Public open spaces in the form of landscaped plazas, small parks and shared traffic zones should be provided in accordance with Concept Plan Map Mar/8</td>
<td>• 14 (k) – incorporate cultural dimensions, motifs, designs, names that reflect the history of the site, indigenous peoples, relevant migrant groups and mainstream Australian culture</td>
<td>o Outside the scope of DPA, more appropriately captured in a social audit and addressed in discussions about open space design.</td>
</tr>
<tr>
<td>• Investigate special provision for:</td>
<td>• The proposed zoning allows flexibility for community uses to be established in the area. A social audit is likely to be undertaken as part of broader strategic development of the area and in consultation with the City of Mitcham.</td>
<td></td>
</tr>
<tr>
<td>• A community garden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A space that is flexible enough to be able to be used for a farmers’ market if desired by future residents</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**TABLE 3 – Prioritised recommendations for agencies**

<table>
<thead>
<tr>
<th>Recommendations to State Government</th>
<th>Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public transport</strong></td>
<td></td>
</tr>
<tr>
<td>Government Ministers support a new train station (and inter-modal facilities such as bike parking) at Castle Plaza site to support the reduced car park ratios.</td>
<td>Ministers</td>
</tr>
<tr>
<td>Investigate the better characterisation of public transport demand and opportunities, to inform a public transport plan for the CPD site and wider.</td>
<td>DTEI</td>
</tr>
<tr>
<td><strong>Urban structure</strong></td>
<td></td>
</tr>
<tr>
<td>Establish appropriate pedestrian crossings across the rail corridor, and maintain or improve access across South Road, for example add a pedestrian crossing across South Road.</td>
<td>DTEI</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations to City of Marion</th>
<th>Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban structure and active transport</strong></td>
<td></td>
</tr>
<tr>
<td>Develop a Traffic Management Plan that is inclusive of pedestrians and cyclists that incorporates traffic calming, way finding and signage.</td>
<td></td>
</tr>
<tr>
<td><strong>Urban Structure and public realm</strong></td>
<td></td>
</tr>
<tr>
<td>Engagement between Council and Developer to negotiate the development of community and civic space in the commercial area.</td>
<td></td>
</tr>
<tr>
<td><strong>Housing Affordability</strong></td>
<td></td>
</tr>
<tr>
<td>Work with developers and Housing SA to identify appropriate percent of affordable housing for CPD and wider TOD.</td>
<td></td>
</tr>
<tr>
<td><strong>Engagement Process with the Public</strong></td>
<td></td>
</tr>
<tr>
<td>Holistic models of engagement to be investigated, agreement reached about a process for meaningful engagement agreed and resources to develop tools.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations for the Developer</th>
<th>Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Energy Efficiency</strong></td>
<td></td>
</tr>
<tr>
<td>Work with Council to aim for higher building and residential energy efficiency ratings.</td>
<td></td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td></td>
</tr>
<tr>
<td>Marion and the Developer to investigate the appropriateness of row-dwellings on the ability to achieve residential density targets for the CPD site and beyond.</td>
<td></td>
</tr>
<tr>
<td><strong>Engagement with the Public</strong></td>
<td></td>
</tr>
<tr>
<td>Undertake a social audit/ needs analysis to inform CPD/TOD and what services are needed. Ensure these services are specifically included in the DPA. Conduct with Council.</td>
<td></td>
</tr>
</tbody>
</table>
OUTCOMES

RAW Recommendations

A key outcome of this project is a series of recommendations regarding how to support the development of an urban form that supports positive health and wellbeing, increases community amenity, and delivers a commercially viable and sustainable development at the Castle Plaza site. These are documented in the findings section of this report.

The recommendations produced by the RAW have been acted upon in different ways:

- The recommendations for amendment within the scope of the draft DPA have been considered by the City of Marion as part of the normal consultation process on a DPA. A number of recommendations have already been accepted through this process. The City of Marion is currently working collaboratively with the Developers to consider and implement where possible the remaining RAW recommendations relating to the DPA.
- It was felt that the recommendations falling outside the scope of the draft DPA could be addressed through a social audit. The City of Marion and Department of Health have currently commissioned a Social Needs Analysis of the Castle Plaza TOD.
- The prioritised recommendations for agencies have been circulated to the agencies. The City of Marion is continuing to work with agencies represented at the Castle Plaza workshop regarding the issues and priorities identified.

These RAW recommendations suggest that the RAW was a useful process and the SWAF a useful tool in identifying ways in which the Castle Plaza DPA and project could be strengthened to support the delivery of an urban form that supports positive health and wellbeing, increases community amenity, and delivers a commercially viable and sustainable development.

Evaluation of RAW

The participants at the RAW were asked to complete an evaluation to gauge the participants' response to particular aspects of the workshop, including the SWAF, the materials distributed, as well as an overall evaluation of the RAW.

Workshop participants were invited to complete the online evaluation between 3 December and 10 December 2010 (Appendix 5). A single electronic notice was distributed to the 37 workshop participants on 3 December 2010. Of the 37 workshop participants eligible to complete the survey, 21 responded (the survey ‘respondents’), representing a response rate of 57%.
The general impressions of the RAW were largely positive, with comments emphasising the usefulness of having an audience from across government and the planning sector to identify gaps, make recommendations and consider how these should be dealt with. All 21 respondents reported finding the workshop either highly valuable or valuable. In addition, 20 of the respondents reported that they would be prepared to participate in the process again, should the opportunity arise. Twenty reported that they would be prepared to use the process in their work. Other responses indicated small ways in which the RAW and SWAF could be improved for future projects. These suggestions will be incorporated into any future health lens projects adopting this process and tool. More detail from the evaluation can be found in the evaluation report.

Subsequent Work and Next Steps

The RAW process has paved the way for a number of subsequent projects and actions that are worth noting here.

City of Marion and Department of Health

Through this project it has become apparent that the HLA is a very useful tool when assessing local government projects. It was noted that the City of Marion and the Department of Health should further develop their collaborative partnership by undertaking a second Health in All Policies project. Department of Health and the City of Marion are in the process of developing a follow-up health lens project directed at identifying gaps in service provision and community needs for the present and future populations using and living in the Castle Plaza TOD. The Social Needs Analysis commissioned as a result of the RAW recommendations will form part of this project.

City of Marion

The City of Marion is in the process of exploring how to use the RAW recommendations to inform the City of Marion’s development assessment and decision-making processes.

The City of Marion is currently working collaboratively with the Developers to consider and implement where possible the RAW recommendations relating to the DPA.

The City of Marion is continuing to work with the various agencies for which there were specific recommendations arising out of the RAW.

The RAW findings and recommendations will be included in the City of Marion Strategic Plan and Theme Plans that support the Marion Community Vision.

The City of Marion is currently identifying opportunities to incorporate the findings of the RAW into future development plan amendments for the Castle Plaza TOD, as well as future development proposals.
The City of Marion has created an internal group to adapt the RAW and SWAF developed from this project and construct a model and tools for use across Council to assist in undertaking a health lens assessment of policies and projects where appropriate within the organisation.

Department of Health

The RAW process proved successful in applying Healthy TOD Principles to DPAs and hence it is recommended that the RAW process and the SWAF are applied to a DPA within a second local government area.
CONCLUSION

The objectives of this project were:

- To trial the feasibility of applying the Healthy TOD principles to a DPA process in a local government setting.
- To trial an intensive assessment process within a local government setting as part of the HiAP approach.
- To identify whether the Castle Plaza DPA can be strengthened to support the delivery of urban form that supports positive health and wellbeing, increases community amenity and delivers a commercially viable and sustainable development.
- Engage with key agencies to build and strengthen partnerships.
- To identify opportunities for the City of Marion to incorporate the findings of the rapid assessment process into future development plan amendments for the Castle Plaza TOD as well as future development proposals.
- For Department of Health and the City of Marion staff to gain skills and knowledge to facilitate application of a rapid assessment process in other work areas of the City of Marion, and in other Council areas.

These objectives have been met. The evaluation from the RAW indicates the overwhelming usefulness of the RAW process and the SWAF as a tool in assessing development plans. The healthy TOD principles are central to the development of the SWAF. It is recommended that modified versions of the TOD principles, according to the context of the development under investigation, are a good starting point for supporting the development of TODs that promote health and wellbeing. The Department of Health and City of Marion staff have gained skills in applying a RAW and SWAF to a development. Furthermore, partnerships across government and between the City of Marion and government have been strengthened. In addition, the application of the TODs principles is particularly relevant to the local government context, as many development decisions are made at this level of government. The City of Marion is further exploring ways in which the outcomes of the RAW and SWAF can be incorporated into future development proposals.
APPENDIX 1

Principles for Healthy TODs

One of the key outcomes of the recently completed TODs Health Lens Analysis project was a Healthy TODs information resource, including a series of ‘Healthy TOD Principles’. This project was a collaboration between the Department of Health, the Department of Planning and Local Government, the Department for Transport, Energy and Infrastructure, and the Land Management Corporation.

The ‘Healthy TOD Principles’ were developed to capture the essential features of a ‘healthy TOD’. The Principles draw on the strong evidence-base that was developed through the health lens project. They provide readers of the Healthy TODs information resource—who may come from a variety of backgrounds including planning, design, development or health—with a clear and robust understanding of how their work can contribute to the development of a healthy, sustainable and economically prosperous TOD.

The Principles are intended to provide a guide to creating high quality liveable urban environments. As each development project is context specific, the degree of applicability of the TODs principles will need to be assessed against the developments individual context.

High quality liveability and an attractive business environment is essential for the Castle Plaza transit-oriented development. The City of Marion has drafted sub-principles (under the broad Healthy TODs Principles) which are particularly relevant to the Castle Plaza development. These sub-principles will be explored and refined as part of the rapid assessment process.

1. Sustainable and vibrant Adelaide — ensuring that TODs are successful in the long term
   TODS represent an opportunity to change the culture of how we build and live in Adelaide for the better. A successful TOD will create strong, sustainable, economic and healthy social environments; reduce land and resource consumption; and relieve pressure on outward urban fringe expansion. Ultimately, well-designed TODs will create vibrancy through the integration, rather than segregation, of the places in which we live, work and play.

   - Mixed-use development that incorporates the integration of medium-high density housing and retail/commercial premises

2. Accessible public transport — the cornerstone of all TODs
   TODs provide more people with better access to the public transport network. TODs will offer travel choice encouraging healthier outcomes through incidental physical activity such as cycling and walking, reducing car dependency and improving local air quality through reduced car use.
- Facilitating the use of a high-quality public transport that is supported by a walking/cycling network

3. Social inclusion — supporting an inclusive and diverse community
TODs will offer housing choice that promotes inclusivity and diversity. A mix of housing types and tenures will include the provision of affordable housing. TODs will also have the potential to accommodate diverse groups, including making areas and facilities amenable to adult residents, children and people with disabilities.

- Access to housing choice and affordability in which design is not compromised
- Flexible building design that can cater for a changing demographic profile over time, such as housing for the aged to housing for families

4. Physical activity — encouraging a more active lifestyle
Increased density, a mix of land uses, and improved access to public transport will promote physical activity through the creation of more walkable neighbourhoods with connections close to services and recreational facilities. Physical activity will also be encouraged through the provision of sufficient high-quality recreation spaces, including playgrounds and tree-lined streetscapes, designed to support increased walking and cycling.

- Provision of minimal car parking in residential/mixed-use areas to support the use of sustainable forms of transport
- Open spaces that are high quality recreation spaces for residents, workers and visitors located within walking distance of residences and workplaces, are linked with the open space and greenway network, and offer a diversity of experiences for people of all ages and cultures
- An emphasis on pedestrian entry points to support walkability

5. Living in a healthy environment — optimising noise and air quality
TODs will be designed and constructed to deliver high-quality residential amenity, including noise levels and air quality. Local sources of noise and air contaminants, such as those produced as a result of mixed land use or transport emissions, will be considered during the design phase. TOD designs will incorporate the latest innovations in areas such as water sensitive urban design and energy efficiency.

- Improving air quality and minimising noise impacts via landscaping buffers, roof gardens, ‘green’ walls, and sensitive site placement

6. Strengthening communities — integrating TODs into the surrounding community
Pedestrian, mobility scooter (‘gopher’) and cycling-friendly streetscapes and an integrated network design will link TODs with surrounding community destinations
such as services, employment and retail, thereby encouraging social cohesion and building community wellbeing.

- Provision of retail outlets and services to meet major weekly shopping and daily needs
- A permeable street network that prioritises the needs of pedestrians and cyclists through facilitating connectivity and includes the provision of end-of-journey facilities where possible
- Pedestrian areas that are convenient and safe
- A greenway aligning the transit corridor that links with open spaces and pedestrian/cycleways, meets CPTED principles, and enhances biodiversity
- Access via a permeable street network and sustainable transport to health services, education, community/recreation facilities

7. Mental health and wellbeing — creating places for people
TODs will create safe, attractive and green streetscapes that promote physical activity and provide opportunity for social interaction. These attributes are known to contribute to good mental health and wellbeing.

- Legible, aesthetic and safe public realm that promotes active living with high quality, well-designed and attractive streetscapes and pedestrian plazas that meet the principles of Crime Prevention Through Environmental Design (CPTED)
- Public spaces/plazas that are well designed to promote safety and to provide amenity for people to meet and socialise or ‘watch the world go by’
- Clear provision of main roads that can be the focus for high-quality streetscapes through public art, street furniture, landscaping, street trees for shade

8. Access to healthy food — protecting the state’s food bowl
Residents and workers in TODs should have access, within walking distance, to supermarkets or other stores where healthy, affordable fresh food is available. The provision of housing within urban infill projects such as TODs reduces the pressure to expand housing settlements into prime agricultural land, which is important for supporting local food production.

ADDITIONAL PRINCIPLES
In addition to the above Principles for Healthy TODs identified by state government agencies, consideration should be given to the following Principles that are applicable to the Castle Plaza TOD:

9. Urban amenity – a sense of place
The urban form is a vital component of a liveable neighbourhood. Buildings should contribute to legible, safe and aesthetic public realms.
- Encouraging medium-high density building forms that contribute to the legibility of the street
- Diversity of building form and encouraging residential development at heights that facilitate a sense of connection with the street
- Articulated building facades that face and interact with the primary street frontage
- Seamless integration of the public and private realm to facilitate passive surveillance and therefore a sense of safety and street activation
- Development that encourages activation of the site after-hours
- Minimising the visual impact of car parking

10. Workplace access and amenity – local jobs for local people
The creation of employment opportunities are an essential component in creating places where people can live and work. TODs should enable the establishment of a diversity of industries and jobs that can be accessed via public transport, walking or cycling.
- Creation of 3,000 additional job opportunities, including within retail and mixed-use development, to increase diversification of employment and net additional jobs within the transit corridor
- Access via sustainable transport to education services
- Creation of an urban environment that is an attractor for investment and development

11. Climate change adaptation and mitigation measures – creating comfortable environments
Climate change is forecast to result in hotter and wetter climates for the Adelaide metropolitan region. TODs have the capacity to minimise the human induced negative effects of these changes through energy efficient buildings, water sensitive urban design, increasing biodiversity, and urban design supporting a reduction in the need for the use of private vehicles.

- Maximise energy efficiency through thermally and energy efficient buildings including use of renewable energy
- Maximise water conservation, and stormwater capture and recycling including through use of water sensitive urban design
- Minimise the urban heat island effect through site ‘greening’
- Preservation and enhancement of open space to incorporate water sensitive urban design
- Enhancement of existing open space and development of a greenway to increase biodiversity
- Minimise the use of private vehicles as the dominant form of transport to reduce greenhouse emissions
Potential Issues for consideration outside the Scope of this Health Lens Analysis process

The following issues are outside the scope of a Health Lens Analysis on the DPA and master plan, but are important considerations in relation to health:

- Avoid waste through the use of sustainable/low impact materials
- Construction methods and processes to minimise environmental/health impacts
- Use of Castle Plaza as a demonstration site for environmental best practice
- Educational/work opportunities that could arise from the:
  - Development of the site, such as ‘green’ building practices
  - Provision of opportunities for vulnerable long-term unemployed
APPENDIX 2

Policy Drivers

There were a number of policy drivers impacting on the decision to conduct the health lens on the CPD.

30-Year Plan for Greater Adelaide

As mentioned above, within the 30-Year Plan for Greater Adelaide there is a focus on concentrating development growth in both existing and new suburbs around dedicated public transport corridors in higher density, mixed-use commercial and residential hubs – transit-oriented developments or TODs. The CPD is located in the inner southern area of the Adelaide metropolitan region within the 30-Year Plan’s Southern Adelaide corridor. It will be one of the first privately developed TODs in Adelaide within the 30-Year Plan for Greater Adelaide.

South Australia’s Strategic Plan Targets

The development of TODs in ways that encourage sustainability and improve liveability, quality of life and health outcomes directly support the achievement of two SASP targets: ⁴

- T3.6 Use of Public Transport. Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018.
- T1.21 Strategic Infrastructure. Match the national average in terms of investment in key economic and social infrastructure.

The Project will also support the attainment of T3.5 Greenhouse Gas Emissions, T3.7 Ecological Footprint, T3.12 Renewable energy, T3.14 Energy efficiency- dwellings, T2.2 Healthy Weight, T2.4 Healthy South Australians, T2.8 Statewide Crime Rates, T2.9 Road Safety- Fatalities and T2.10 Road Safety- Serious Injuries.

City of Marion Strategic Plan

The City of Marion’s Vision includes five Themes. Each Theme includes directions and strategies that link with health outcomes for the CPD site. The relevant directions are listed below:

- Community Wellbeing
  CW1 – Strong and engaged communities
  CW2 – A liveable city
  CW3 – Connecting people and places

⁴ Note that since the commencement of this project the SASP has been updated to a 2011 version. The targets referred to in this report are the targets of the previous SASP.
CW4 – Healthy lifestyles and healthy communities

- **Cultural Vitality**
  CV2 – Embracing of diverse cultures and communities
  CV3 – Expressions of identity and belonging

- **Dynamic Economy**
  DE1 – A supportive business environment
  DE2 – A strong adaptable and diversified economy

- **Healthy Environment**
  HE1 – Active response to climate change
  HE2 – Responsible management of water resources
  HE3 – Enhanced landscapes, habitats and local biodiversity
  HE4 – Waste and contamination avoided

- **Excellence in Governance**
  EG2.3 – Maintaining a series of policies that are consistent with Council’s Vision
  and are instructive towards leading operational procedures and practices

### Healthy Cities

The City of Marion seeks to be a leader in the delivery of fundamental change to improve health and wellbeing.

Council is a member of the Alliance for Healthy Cities through the World Health Organization and is committed to addressing the social determinants of health through collaborative partnerships with relevant government agencies, organisations and the community.

Since becoming a Healthy City in mid-2009 several new initiatives and activities have occurred and planning has commenced on how a healthy city approach can be incorporated in the work of all areas of Council. Two key areas in which this has occurred in partnership with the Department of Health has been the implementation of the Obesity Prevention and Lifestyle (OPAL) program, and the skill development of staff across a range of departments to enable application of a Health in All Policies approach to Council’s work.

### Health in All Policies – Health Lens Analysis

A Health in All Policies approach is being adopted across government. This approach acknowledges that many of the factors that influence the health and wellbeing of the South Australian population – the social determinants of health – are not within the policy remit of the Department of Health. Hence, the HiAP unit within Department of Health works collaboratively across government to look for ways in which the core business and policy goals of agencies can be met while also enhancing population health and wellbeing outcomes.
One of the tools adopted by the HiAP approach is the health lens analysis (HLA), which is a staged process of engaging with stakeholders, gathering evidence, generating evidence based recommendations, navigating these through departmental processes, and then evaluating the project. The health lens analysis is very much a ‘learning by doing’ exercise. Importantly, it builds capacity in all participants to apply an understanding of the social determinants of health to their policy and programme work.

Prior to this current project, the HiAP unit had worked across state government but not at the local government level. However, the activities, policies and programmes of local governments can have a direct impact on the health and wellbeing of their populations. Furthermore, it was becoming apparent that local governments would also benefit from the capacity building produced through the HiAP process. This is particularly the case with the focus on liveable, walkable communities in the 30-Year Plan for Greater Adelaide and Councils’ responsibility for development plans within their areas. An additional motivation for Councils to increase their knowledge and skills around health and wellbeing is the implementation of the South Australian Public Health Act 2011. This Act incorporates an emphasis on prevention and promotion of health, is based on an understanding of the social determinants of health, and asks Councils to incorporate these principles into their Strategic Planning.

As mentioned above, a collaborative Transit-oriented Development Health Lens Project had recently been completed between the Department of Health, the Department of Planning and Local Government, the Department for Transport, Energy and Infrastructure, and the Land Management Corporation. One of the key outcomes of this project was a Healthy TODs information resource, Transit-oriented developments...through a health lens: A Guide for Healthy Urban Developments, which articulated a series of ‘Healthy TOD Principles’. The CPD provided an ideal opportunity to trial the application of the ‘Healthy TOD’ principles to an actual TOD in development.

Adelaide Thinkers-in-Residence

This project also intersects with two of the Adelaide Thinkers-in-Residence programmes that Department of Health and the City of Marion have participated in.

Professor Ilona Kickbusch

This Health Lens Analysis Project is a direct result of a key recommendation for a Health in All Policies approach by Professor Ilona Kickbusch in recognition that health is a shared goal of all levels of government. In particular the Castle Plaza Health Lens Analysis links with the recommendation: ‘Local government should expand its role in creating supportive environments for health by applying a Health in All Policies approach.’

The City of Marion, together with the Department of Health and other agencies, was a sponsoring partner for Professor Kickbusch’s residency in 2007.

5 Although the South Australian Public Health Bill had not yet been passed when this project was initiated, its existence and likely transition into law was well known.
Fred Hansen
Premier Mike Rann invited Thinker-in-Residence, Fred Hansen, to develop practical principles and processes for the design of quality, character, and higher density developments. The purpose is to integrate transport networks and land use planning to advance economic, environmental, social, educational and public health outcomes.

Key messages from Fred Hansen’s residency relate to the following:
- Land use planning
- Public transport
- Investment/Economic development
- Sustainable transport
- Community engagement
- Health
- Design

The City of Marion supported Fred Hansen’s residency through the provision of a staff member to act as a Project Catalyst for the term of the residency. Department of Health was a sponsoring partner in this residency.
APPENDIX 3

Map 1 of Land Affected by Castle Plaza DPA
APPENDIX 4 – Map 2 of Land Affected by Castle Plaza DPA
APPENDIX 5

Evaluation of the Castle Plaza DPA Workshop

General questions addressing entire workshop

1 Which session(s) of the workshop did you attend?
   - Tuesday 30 November – whole day
   - Tuesday 30 November – morning only
   - Tuesday 30 November – afternoon only
   - Wednesday 1 December – whole day
   - Wednesday 1 December – morning only
   - Wednesday 1 December – afternoon only
   - Thursday 2 December – whole day
   - Thursday 2 December – morning only
   - Thursday 2 December – afternoon only

2 Overall, how valuable did you find this workshop?
   - Not valuable at all
   - Somewhat valuable
   - Valuable
   - Highly valuable

3 Would you be prepared to participate in this type of process again?
   - Yes
   - No
   - Not applicable

4 Would you be prepared to use this type of process in your work?
   - Yes
   - No
   - Not applicable

5 Do you think the length of the workshop was appropriate? (If not, how long do you think would be optimal?)

6 Is there anything you think would be useful to help you prepare for the workshop (distribution of resources prior to the workshop, etc)?

7 Additional comments:

DAY 1 (TUESDAY 30 NOVEMBER)
If you did not attend Day 1 then please click ‘Submit’ and move on to the questions related to Days 2 and 3. If you attended only part of Day 1 then please respond based on those sessions you did attend.

Session 1 - Welcome and introduction

8 How useful did you find the introductory presentations in setting the scene and expectations for the workshop?
   - Not at all useful
   - Somewhat useful
   - Useful
   - Highly useful
9 How useful did you find the introductory presentations in providing context around the Health in All Policies concept and the TOD Health Lens Project?
   - Not at all useful
   - Somewhat useful
   - Useful
   - Highly useful

Session 2 – Overview of Castle Plaza DPA and the ‘Healthy TOD Principles’

10 How useful did you find the presentations by the City of Marion and the Developer (Colonial First State) in increasing your understanding of the DPA and of the development site?
   - Not at all useful
   - Somewhat useful
   - Useful
   - Highly useful

Session 3 – Scoring scales and upper/lower bounds

11 How useful did you find the facilitator’s presentation in explaining the process for developing the scoring scales for the assessment criteria?
   - Not at all useful
   - Somewhat useful
   - Useful
   - Highly useful

12 How useful did you find the process of working in small, facilitated groups to develop the scoring scales for the assessment criteria?
   - Not at all useful
   - Somewhat useful
   - Useful
   - Highly useful

Session 4 – Circulating assessment criteria and group feedback

13 How useful did you find the process of reviewing each group’s work in refining the assessment criteria?
   - Not at all useful
   - Somewhat useful
   - Useful
   - Highly useful

14 Any additional comments on Day 1:

DAY 2 (WEDNESDAY 1 DECEMBER)

Session 1 – Walk around Castle Plaza site

15 How useful did you find the walk around the Castle Plaza site?
   - Not at all useful
   - Somewhat useful
   - Useful
   - Highly useful

Session 2 – Scoring against the assessment criteria
16 How useful did you find the facilitator's presentation in explaining the scoring process for the Castle Plaza DPA?
   Not at all useful
   Somewhat useful
   Useful
   Highly useful

17 How useful did you find the process of scoring the Castle Plaza DPA against the assessment criteria in small groups?
   Not at all useful
   Somewhat useful
   Useful
   Highly useful

Session 3 – Review of group scoring

18 How useful did you find the process of reviewing each group's work in scoring against the assessment criteria?
   Not at all useful
   Somewhat useful
   Useful
   Highly useful

19 Any additional comments on Day 2:

DAY 3 (THURSDAY 2 DECEMBER)

Session 1&2 – Preparing recommendations

20 How useful did you find the facilitator's explanation of the process for developing the recommendations?
   Not at all useful
   Somewhat useful
   Useful
   Highly useful

21 How useful did you find the process of working in small groups to develop recommendations and to outline the supporting evidence/drivers, etc?
   Not at all useful
   Somewhat useful
   Useful
   Highly useful

Session 3 – Discussion and prioritisation of recommendations

22 How useful did you find the process of discussing the recommendations as an entire group?
   Not at all useful
   Somewhat useful
   Useful
   Highly useful

23 Any additional comments on Day 3: