

LOCKLEYS CODE AMENDMENT FACT SHEET

25 PIERSON STREET, LOCKLEYS

What is a Code Amendment?

The Planning and Design Code [the Code] contains the policies that guide what can be developed in South Australia. Planning authorities use the Code to assess development proposals.

A Code Amendment is a proposal to change the policies or spatial mapping within the Code, which can change the way future developments are assessed. Code Amendments must be prepared according to certain processes set out by legislation.

Where is the Affected Area?

The land which will be specifically impacted by the Code Amendment is identified as 25 Pierson Street, Lockleys, shown in Figure 1 [referred to as the 'Affected Area'].

What is the current zoning?

The Affected Area is currently in the Employment Zone, is adjacent to the Suburban Neighbourhood Zone to the west, south and east, and Open Space Zone to the North.

What could be developed under the current zoning?

Within the Employment Zone land which adjoins residential land uses can be developed for a:

- consulting room
- indoor recreation
- light industry
- motor repair station
- place of worship
- retail fuel outlet
- shop
- warehouse
- etc.

What is being proposed and what does this mean?

The Code Amendment seeks to rezone the land from the Employment to Urban Neighbourhood to enable the development of the land for medium density residential purposes.

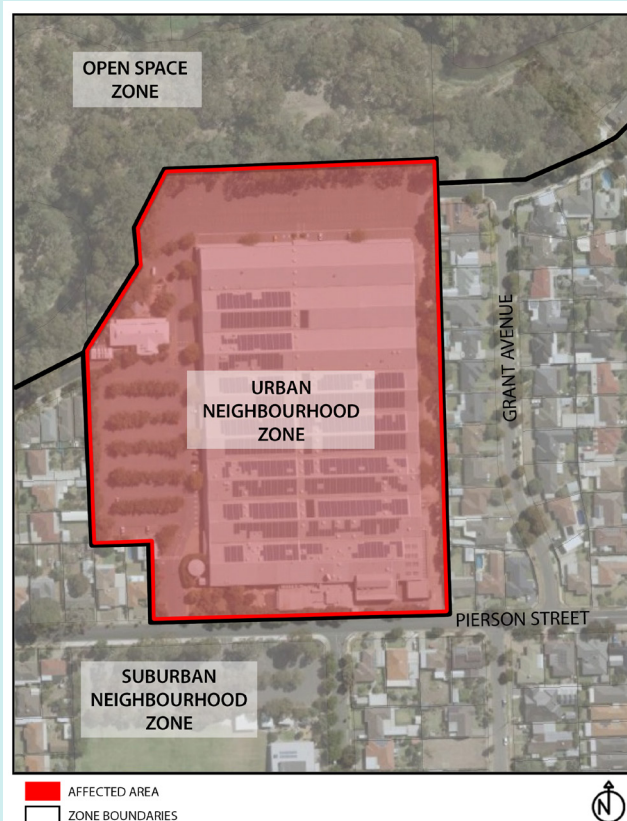
Key changes

- rezone to the Urban Neighbourhood Zone
- increase building height to 6 levels and 24.5 metres
- apply the building envelope [to manage building height at interface]
- apply the Affordable Housing Overlay, Stormwater Management Overlay and Urban Tree Canopy Overlay to the Affected Area

Figure 1: Affected Area and current zone boundaries



Figure 2: Affected Area and Proposed Zone Boundaries



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Is there more information available?

More detailed information is available from:

- Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- SA Planning Portal (https://plan.sa.gov.au/have_your_say/general_consultation)

The information available includes the Code Amendment Report, which contains the following investigations:

- Traffic Assessment
- Infrastructure, Stormwater and Services Assessment;
- Preliminary Site Investigation;
- Interface between land uses and opportunities for improved linkages with the River Torrens Linear Park;
- Urban Neighbourhood Zone and envisaged land uses; and
- Economic potential for population servicing retail, commercial and community activities.

You can call Emily Nankivell on (08) 8221 5511 should you have any questions or wish to discuss the Code Amendment.

How can I have my say?

You can provide comment on the Code Amendment any time before **5:00pm on 24 October 2021**.

Feedback can be provided via one of the following:

- online via the SA Planning Portal (https://plan.sa.gov.au/have_your_say/general_consultations)
- via email to info@futureurban.com.au
- via post to:

Attn: Emily Nankivell
Lockleys Code Amendment
Future Urban Pty Ltd
Level 1, 74 Pirie Street
ADELAIDE SA 5000



Information sessions

Public information sessions are being planned at which you can seek further information on the Code Amendment. You can book a one-on-one 15 minute appointment to meet directly with one of our planning consultants to ask questions and find out more about the Code Amendment.

The information sessions will be held at the Lockleys Sporting Facility located at 30 Rutland Avenue, Lockleys on the following dates:

- Session 1: 9am to 4pm on Thursday 14 October 2021; or
- Session 2: 9am to 4pm on Friday 15 October 2021.

To book your appointment time at one of the above sessions, please contact Future Urban on (08) 8221 5511 or email info@futureurban.com.au. Bookings are essential and people without a booking cannot be guaranteed an appointment.

How will I know my feedback was heard?

An Engagement Report will be prepared following the conclusion of the consultation period. The Engagement Report will summarise the feedback received during the process and the responses to the feedback. It will also include a copy of the written submissions received.

The Engagement Report will be made publicly available here:

- Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- SA Planning Portal (https://plan.sa.gov.au/have_your_say/general_consultations)

How is engagement undertaken?

The engagement process is undertaken in accordance with the Engagement Plan and the Community Engagement Charter. A copy of the documents can be found at:

- https://plan.sa.gov.au/have_your_say/general_consultations
- https://plan.sa.gov.au/resources/planning/community_engagement_charter

As part of the engagement process, we are also required to evaluate the success of the engagement activities. As part of this evaluation, you are invited to complete a survey via this link:

<https://www.surveymonkey.com/r/6KB5HFK>

