

APPENDIX 1. LETTER AND NOTICE SENT TO ADJACENT OWNERS/OCCUPIERS

August 2, 2021

«Title» «Owners_Init__1» «Owners_Name__1»
«BILLING_ADDRESS__1»
«BILLING_ADDRESS__2»
«BILLING_ADDRESS__3»
«BILLING_ADDRESS__4»

Dear Sir/Madam,

RE: CONSULTATION BY YS SUPER INVESTMENTS PTY LTD ON THE “SCOTTY’S CORNER” CODE AMENDMENT

YS Super Investments Pty Ltd (Designated Entity) has now released the “Scotty’s Corner” Code Amendment (Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act)).

Please see the **attached** Notice as required under Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The Notice provides details of the land which is specifically impacted by the Code Amendment, including a description of the impact on that land. The Notice also provides details of where you can inspect the Code Amendment and information about other consultation which will occur on the Code Amendment.

Consultation on the Code Amendment commences on Monday, 9 August 2021 and comments are invited until 5:00pm on Sunday, 19 September 2021 through either:

- the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations (link and QR Code is also provided in the attached notice); or
- by email to info@futureurban.com.au; or
- by post addressed to:

Attn: Emily Nankivell
“Scotty’s Corner” Code Amendment
Future Urban
Level 1 / 74 Pirie Street
ADELAIDE SA 5000

On in person at the public meeting to be held at the Walkerville RSL & Community Centre, 98 Walkerville Terrace, Walkerville, on 8 September 2021 at 6pm. Registrations for the public meeting will be open from 8:30am on 9 August 2021 and can be made via Eventbrite at the following link <https://www.eventbrite.com.au/e/scottys-corner-code-amendment-public-meeting-tickets-164057549547>. Due to Covid-19 the public meeting is subject to change. Registrations to attend the public meeting are essential. Online access to the public meeting can be made available. Please contact info@futureurban.com.au for further information. This public meeting will be substituted for an on-line forum pending Covid-19 restrictions applicable at the time. Further details regarding the public meeting can be found at the event page on Eventbrite.

Feedback during the consultation will be used to:

- inform and improve the Code Amendment, particularly in relation to the spatial application of the Overlays and Technical and Numeric Variations; and
- maintain the quality of the engagement activities.

Please note that feedback received during the engagement process may be made publicly available.

A summary of the feedback received during the consultation, as well as any changes made to the Code Amendment, will be made publicly available. If you would like to receive an email confirming when this is available, please let us know at info@futureurban.com.au or advise us as part of your written submission.

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/B3YS382>.



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This survey will be open until 2 weeks after the summary of feedback and the updated Code Amendment are made available, should you wish to view the outcomes of the engagement before evaluating the engagement.

A final Engagement Report and Code Amendment Report will be made publicly available here following the evaluation of the engagement process https://plan.sa.gov.au/have_your_say/general_consultations.

Should you have any questions regarding the Code Amendment, please contact me on 0401 799 903 or (08) 8221 5511 or via email at info@futureurban.com.au.

Yours sincerely,

A handwritten signature in black ink that reads "Emily Nankivell".

Emily Nankivell
Senior Consultant

Notice of Code Amendment to Owner or Occupier of Land

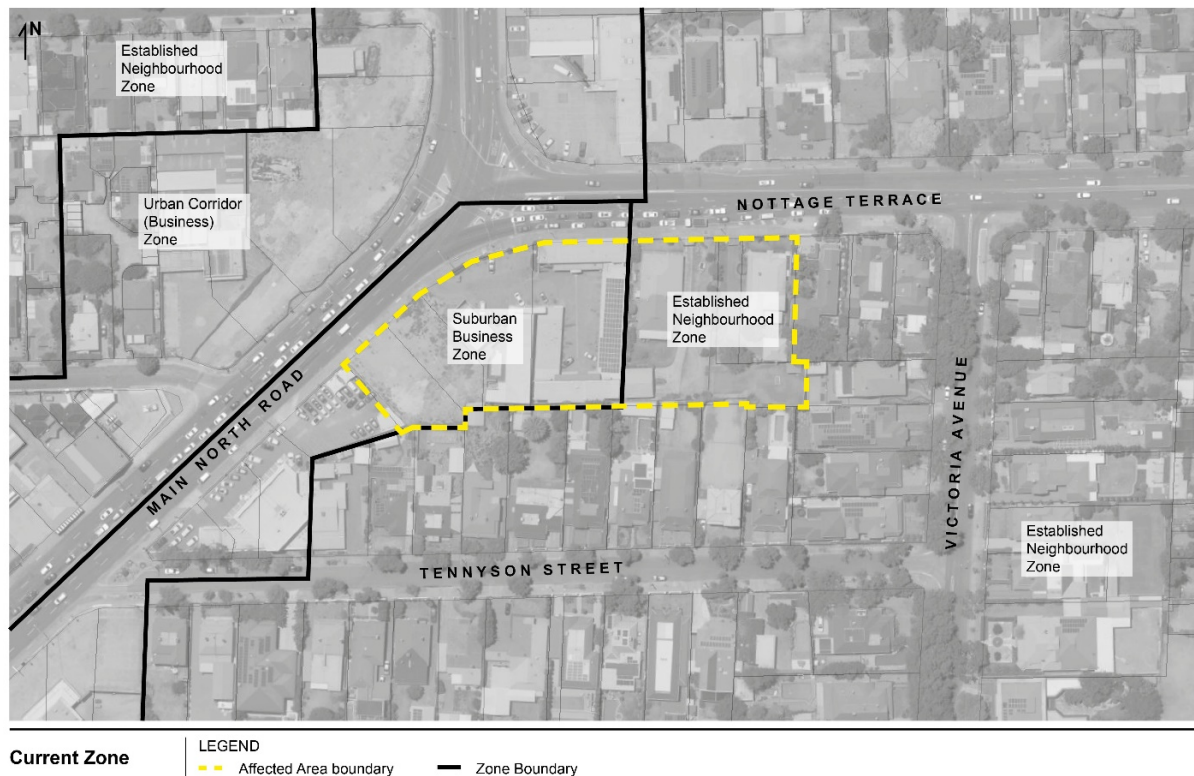
Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*

This Notice is provided to you as an owner or occupier of land (or owner/occupier of adjacent land) under section 73(6)(d) of the *Planning, Development and Infrastructure Act 2016* (the Act) and Regulation 20 of the *Planning Development and Infrastructure (General) Regulations 2017*. This Notice relates to land in a particular zone which will be specifically impacted by a draft amendment to the Planning and Design Code (the Code Amendment).

Area of Land Impacted

The pieces of land which will be specifically impacted by the Code Amendment are 1 - 5 Nottage Terrace, Medindie and 43 Main North Road, Medindie more particularly described as Allotment 98 on Certificate of Title 5761/575, Allotment 99 on Certificate of Title 5761/569, Allotment 8 on Certificate of Title 5106/255, Allotment 15 on Certificate of Title 5106/256, Allotment 7 on Certificate of Title 5798/222, Allotment 3 on Certificate of Title 5228/569 and Allotment 2 on Certificate of Title 5228/570 (together the 'Affected Area') and shown in Figure 1.

Figure 1: Affected Area and Current Zone



Impact on the Land

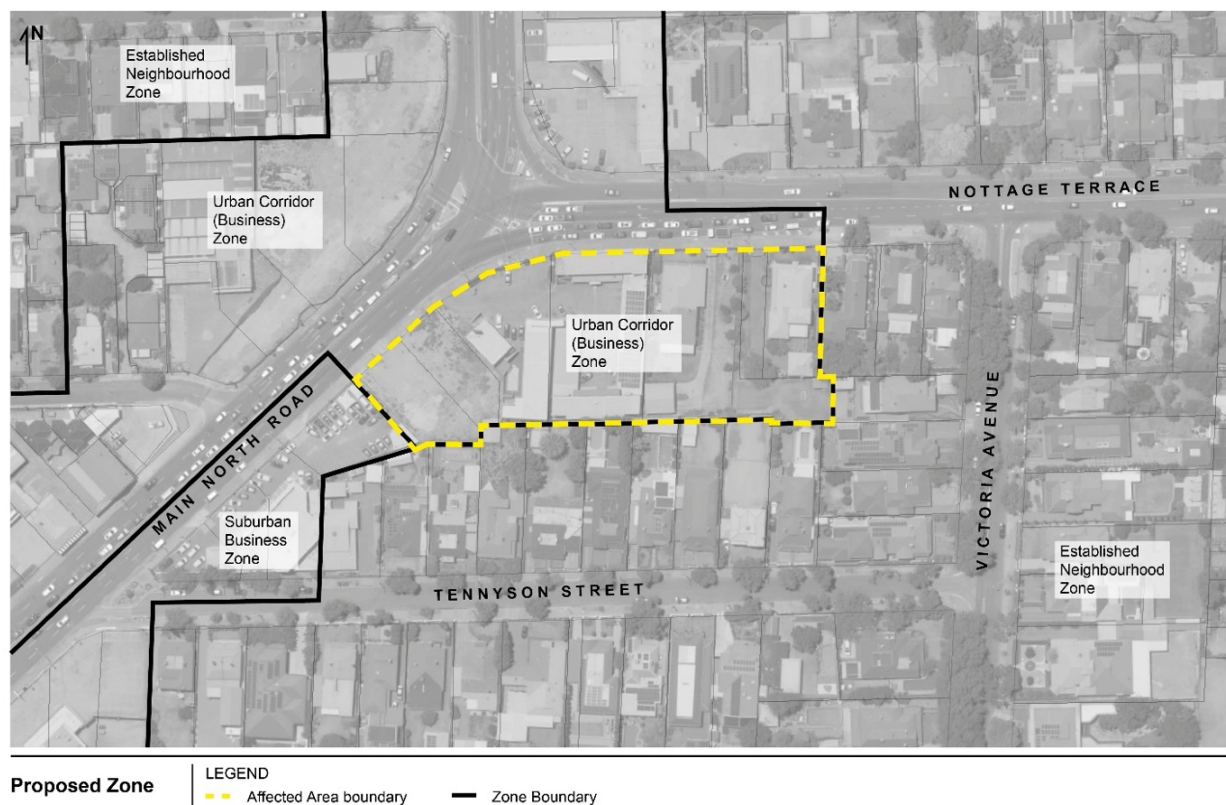
The Affected Area will be specifically impacted by the Code Amendment by:

- Rezoning the Affected Area to the Urban Corridor (Business) Zone (refer Figure 2.2). Replacing the Suburban Business Zone and Established Neighbourhood Zone.
- Retaining the following Overlays to the Affected Area:
 - » Aircraft Noise Exposure (ANEF 20) Overlay;
 - » Airport Building Heights (Regulated) Overlay – All structures over 45 metres;

- » Advertising Near Signalised Intersections Overlay;
- » Future Road Widening Overlay;
- » Hazards (Flooding - Evidence Required) Overlay;
- » Major Urban Transport Routes Overlay;
- » Prescribed Wells Area Overlay;
- » Regulated and Significant Tree Overlay; and
- » Traffic Generating Development Overlay.
- Applying the following Overlays to the Affected Area:
 - » Affordable Housing Overlay;
 - » Design Overlay; and
 - » Noise and Air Emission Overlay.
- Removing the following Overlays from the Affected Area:
 - » Historic Area Overlay (Medindie Historic Area Statement (Walk2));
 - » Stormwater Management Overlay; and
 - » Urban Tree Canopy Overlay.
- Applying the following Technical and Numeric Variations (TNVs) to the Affected Area:
 - » Maximum Building Height (Levels) 6 levels. TNV generated from maximum height in levels in DTS/DPF 3.1 of the Urban Corridor (Business) Zone;
 - » Maximum Building Height (Metres) 24.5 metres. TNV generated from maximum height in metres in DTS/DPF 3.1 of the Urban Corridor (Business) Zone;
 - » Minimum Primary Street Setback 0 metres. TNV generated from the minimum primary setbacks in DTS/DPF 2.3 of the Urban Corridor (Business) Zone; and
 - » Building Envelope. Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment. TNV generated from the interface height in DTS/DPF 4.1 of the Urban Corridor (Neighbourhood Zone).
- Removing the following TNVs from the Affected Area as follows:
 - » Portion of the Affected Area within the Suburban Business Zone:
 - Maximum Building Height (Levels) 3 levels.
 - » Portion of the Affected Area within the Established Neighbourhood Zone:
 - Maximum Building Height (Metres) 9 metres;
 - Maximum Building Height (Levels) 2 levels;
 - Minimum Frontage (for a detached dwelling) is 15 metres;
 - Minimum Site Area (for a detached dwelling) is 500 square metres; and
 - Minimum Side Boundary Setback 1.5m for the first building level and 3m for any second building level or higher.

The proposed rezoning of the Affected Area is shown in Figure 2 below.

Figure 2 Affected Area and Proposed Zoning



Inspection of the Code Amendment

The Engagement Plan, draft Code Amendment and supporting documents can be inspected online on the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations.



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Hard copies of the Engagement Plan and Code Amendment Report will be available to be viewed at:

- Town of Walkerville Civic Centre located at 66 Walkerville Terrace, Gilberton; and
- City of Prospect Civic Centre located at 128 Prospect Road, Prospect.

Information on Consultation under the Community Engagement Charter

Consultation on the Code Amendment will take place in accordance with the Engagement Plan prepared by Future Urban on behalf of YS Super Investments Pty Ltd and as required by the Community Engagement Charter under the Act. This will include providing an opportunity for written submissions from:

- Adjacent land owners and occupiers;
- Town of Walkerville;
- City of Prospect;
- Department of Infrastructure and Transport (DIT);
- Environment Protection Authority (EPA);
- Utility providers including, SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunication providers;
- State Member of Parliament;
- Local Government Association;
- State Planning Commission;
- Attorney Generals Department;
- Prospect Residents Association;
- Prospect Local History Group; and
- The general public.

There will also be an opportunity to attend a public meeting to make verbal submissions on the Code Amendment. The public meeting is to be held at the Walkerville RSL & Community Centre, 98 Walkerville Terrace, Walkerville, on 8 September 2021 at 6pm. Registrations for the public meeting will be open from 8:30am on 9 August 2021 and can be made via Eventbrite at the following link <https://www.eventbrite.com.au/e/scottys-corner-code-amendment-public-meeting-tickets-164057549547>. Due to Covid-19 the public meeting is subject to change. Registrations to attend the public meeting are essential. Online access to the public meeting can be made available. Please contact info@futureurban.com.au for further information. This public meeting will be substituted for an on-line forum pending Covid-19 restrictions applicable at the time. Further details regarding the public meeting can be found at the event page on Eventbrite.

A copy of the Community Engagement Charter can be found at the following link https://plan.sa.gov.au/resources/planning/community_engagement_charter.