

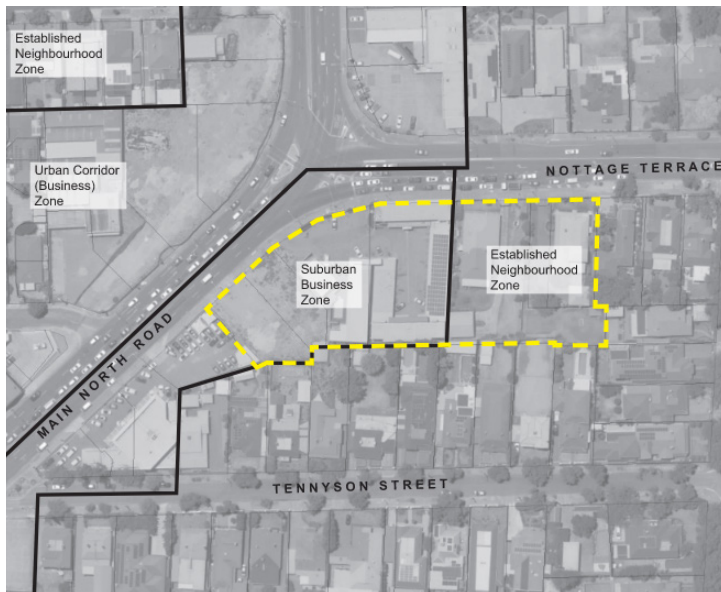
"SCOTTY'S CORNER" CODE AMENDMENT

FUTURE
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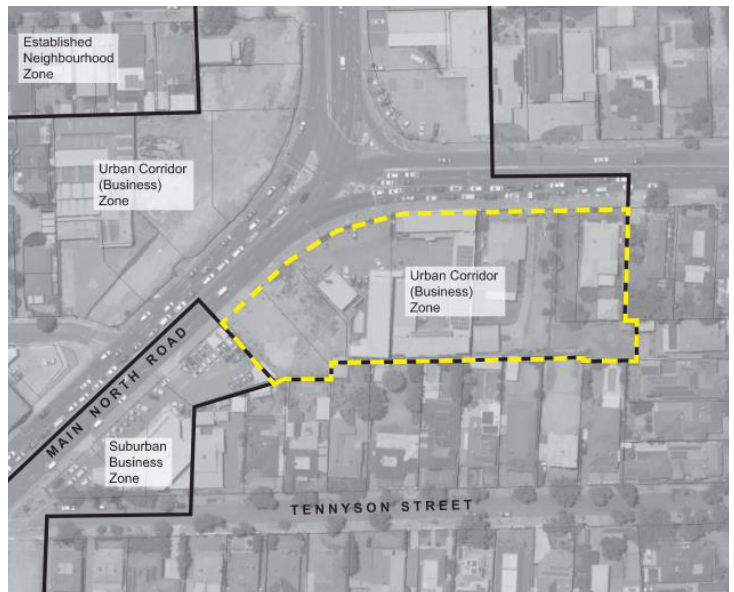
SUMMARY OF ENGAGEMENT

YS Super Investments Pty Ltd (Designated Entity) is proposing to rezone the land located on the south-east corner of Main North Road and Nottage Terrace (Affected Area). The Affected Area is currently zoned Suburban Business and Established Neighbourhood and is subject to a number of Overlays and Technical Numeric Variations (TNVs).

The Designated Entity has carried out engagement in accordance with the Engagement Plan and Community Engagement Charter.



Affected Area and Existing Zone



Affected Area and Proposed Zone

Engagement Activities

The engagement activities included:

- preliminary engagement:
 - meeting with Town of Walkerville and City of Prospect
 - meeting with a Resident of Medindie
 - Town of Walkerville Elected Member briefing
- Code Amendment engagement:
 - letters inviting submissions from owners and occupiers of adjacent/nearby land and other stakeholders
 - a public meeting where stakeholders were limited to make verbal submissions

Written submissions

A total of 88 written submissions were received during the consultation period. Submissions were received from a number of stakeholder groups including members of the public, residents of Medindie, Local Government, utility providers, local community groups, Government agencies, the local Member of Parliament and candidate for the seat of Adelaide.

Of the submissions received, 24 indicated support for the Code Amendment, 58 were opposed to the Code Amendment and 7 did not indicate a position in support or opposition to the Code Amendment.

Public meeting held at the Walkerville RSL on Walkerville Terrace

A total of 56 people registered to attend the public meeting with 53 attending on the night. Additional attendees also observed the meeting online. 11 people made verbal submissions at the meeting.

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SUMMARY OF ENGAGEMENT

What we heard

The key themes coming through the engagement activities in response to the Code Amendment included:

- traffic impacts
- maximum building height
- impact of the significant development site policy including height
- amenity impacts arising from future development (overlooking and overshadowing)
- inclusion of two residential properties in the Affected Area
- loss of the Historic Area Overlay
- precedent effect of Code Amendment
- rezoning covering a larger geographical area
- alignment with the Town of Walkerville Community Plan and Urban Masterplan
- application of the Urban Corridor Business Retail Subzone to the Affected Area
- the need and desire for the Affected Area to be redeveloped
- community engagement and its alignment with the Community Engagement Charter

Response to submissions

Based on the feedback received, the following changes and updates have been made to the Code Amendment:

- reduction in the maximum height to be applied to the site to 5 levels and 18.5 metres
- application of the Urban Corridor Business Retail Subzone to the Affected Area (see image below)
- clarification of policies in the Code that manage the interface, including overshadowing and overlooking
- consideration of the significant development site policy and how this may impact future development of the Affected Area
- additional traffic investigations that includes consideration of anticipated impacts on the local street network
- heritage and character investigations that address inclusion of the properties at 3 and 5 Nottage Terrace in the Affected Area and removal of the Historic Area Overlay and contextual analysis
- consideration of Code Amendment alignment with the Town of Walkerville Community Plan and Urban Masterplan

The Interim Engagement Report and updated Code Amendment Report are available here:

<https://www.futureurban.com.au/engagement>

Next steps

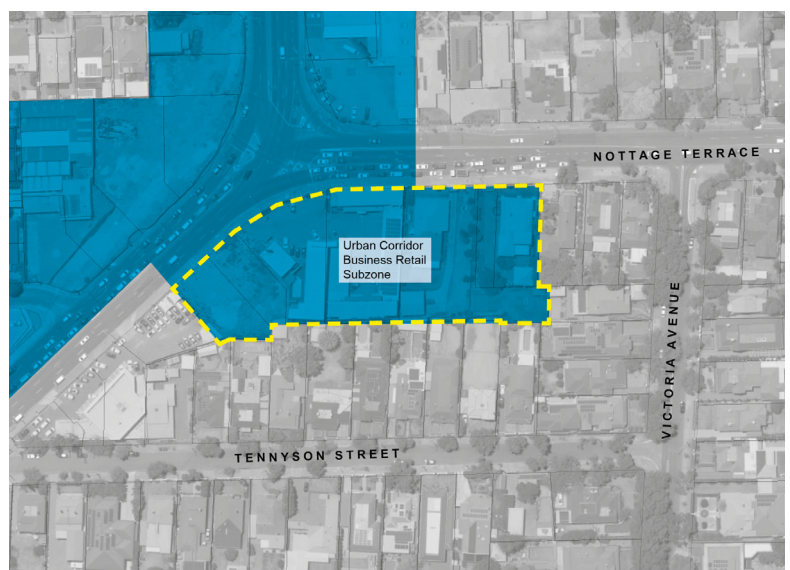
Evaluation of the engagement process for the Code Amendment is occurring. As part of this evaluation, you are invited to complete a survey via this link:

<https://www.surveymonkey.com/r/B3YS382>



Use your smart phone to scan this code.

This survey will be open until Friday 10 December 2021 to enable you to consider the outcomes of the engagement before evaluating it.



Affected Area and Proposed Subzone

Please contact Future Urban on (08) 8221 5511 should you have any questions.