

APPENDIX 1. NOTICE SENT TO OWNERS/OCCUPIERS



September 13, 2021

Level 1, 74 Pirie Street
Adelaide SA 5000
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ABN: 71 651 171 630

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PH_CODE

Title First Name Surname

Company Name

Address 1

Address 2

Address 3

Suburb State Postcode

Dear Sir/Madam,

RE: CONSULTATION BY OSB PTY LTD ON THE O'SULLIVAN BEACH CODE AMENDMENT

OSB Pty Ltd has now released the O'Sullivan Beach 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, 13 September 2021 and comments are invited until 5:00pm on Sunday, 24 October 2021 through either:

- the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations (QR Code link provided below); or



Use your smart phone to scan this code

- by email to info@futureurban.com.au or
- by post addressed to:

Attn: Kayla Gaskin-Harvey
O'Sullivan Beach Code Amendment
Future Urban Pty Ltd
Level 1 / 74 Pirie Street
ADELAIDE SA 5000

Feedback during the consultation will be used to:

- inform and improve the Code Amendment, particularly in relation to the spatial application of the proposed Overlays; 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/YWVGL63>



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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 Kayla Gaskin-Harvey on (08) 8221 5511 or via email at info@futureurban.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kayla Gaskin-Harvey".

Kayla Gaskin-Harvey
Senior Consultant

Notice of Code Amendment to Owner or Occupier of Land

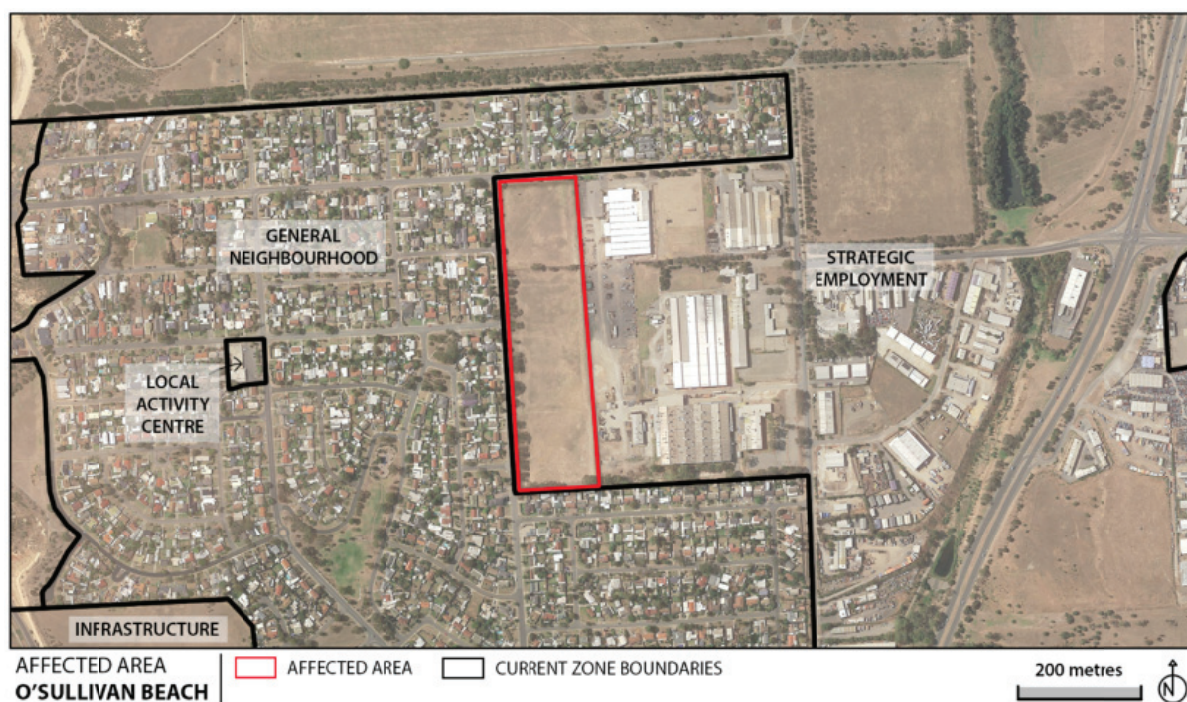
Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*

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 or subzone 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 specifically be impacted by the Code Amendment is legally described as Allotment 67 on Certificate of Title 6136/727 (northern portion) and Allotment 20 on Certificate of Title 6214/427 (southern portion). It is otherwise known as 36-70 Gumeracha Road and 64 Baden Terrace, O'Sullivan Beach ('Affected Area'). The Affected Area is shown in **Figure 1**.

Figure 1: Affected Area and Current Zone



Impact on the Land

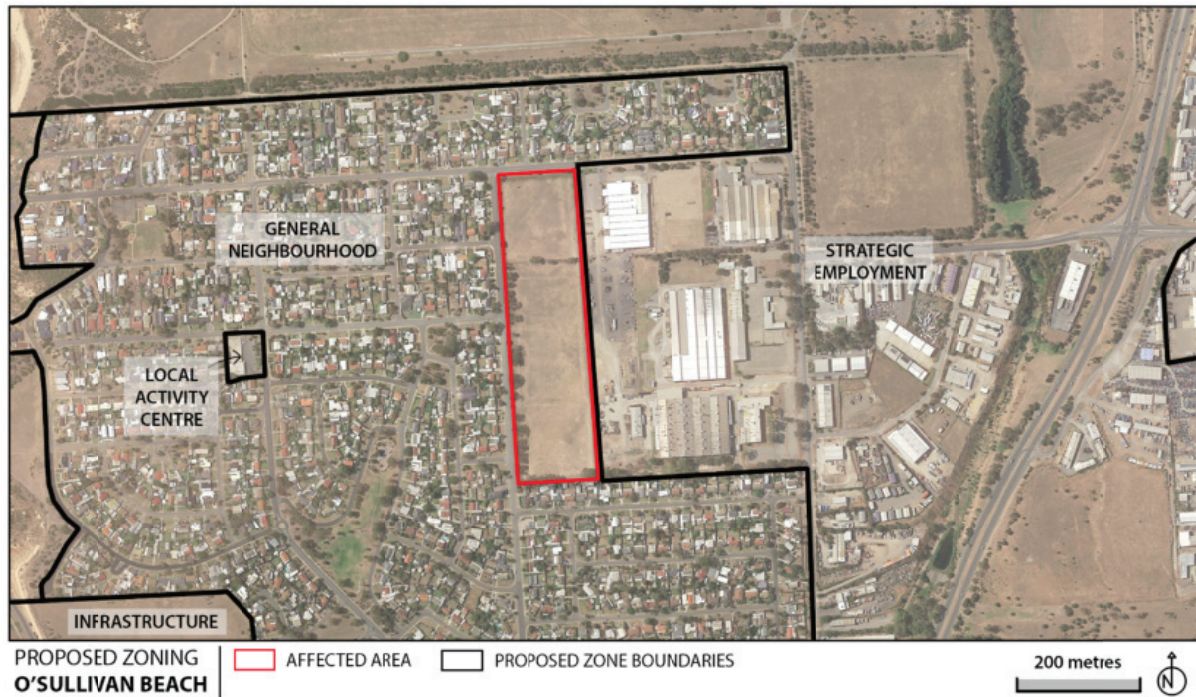
The land described above will be specifically impacted by the Code Amendment as follows:

- Rezone the Affected Area to the General Neighbourhood Zone.
- Retain the following Overlays to the Affected Area:
 - » Hazards (Bushfire – Urban Interface) Overlay;
 - » Hazards (Flooding – Evidence Required) Overlay;
 - » Native Vegetation Overlay;
 - » Regulated and Significant Tree Overlay; and
 - » Prescribed Wells Area Overlay.
- Apply the following Overlays to the Affected Area:

- » Affordable Housing Overlay;
- » Interface Management Overlay for a ten-metre wide depth along the entire eastern property boundary;
- » Stormwater Management Overlay; and
- » Urban Tree Canopy Overlay.

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, 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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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 OSB Pty Ltd and as required by the Community Engagement Charter under the Act. This will include providing an opportunity for written submissions from:

- adjacent landowners and occupiers;
- City of Onkaparinga;
- Local Government Association;

- State Planning Commission;
- Attorney Generals Department;
- Country Fire Service (CFS);
- Environment Protection Authority (EPA);
- state Member of Parliament; and
- the general public.

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