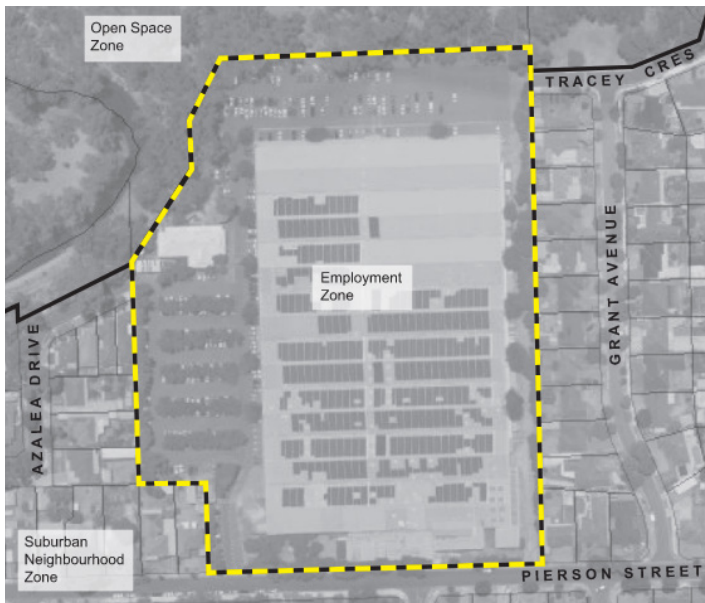


LOCKLEYS CODE AMENDMENT

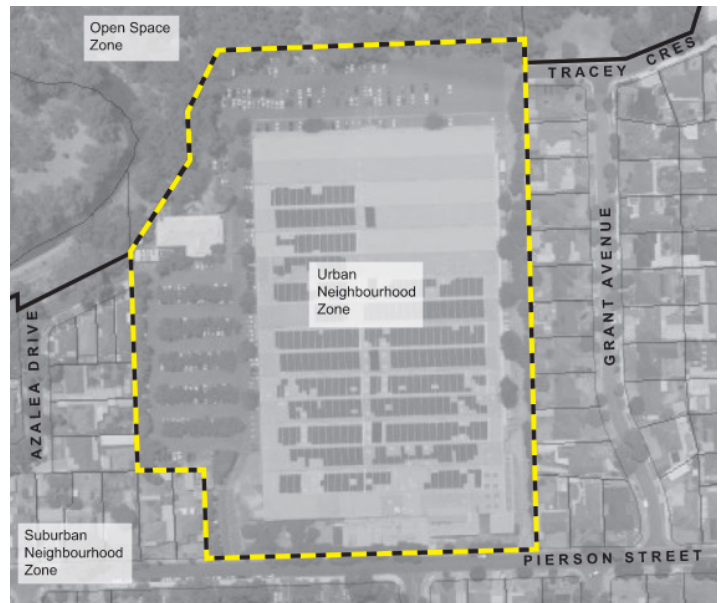
SUMMARY OF ENGAGEMENT

Pierson Pty Ltd [Designated Entity] is proposing to rezone the land located at 25 Pierson Street, Lockleys [Affected Area] to the Urban Neighbourhood Zone. The Affected Area is currently zoned Employment 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:

- meeting with the City of West Torrens
- discussion with the City of Charles Sturt
- City of West Torrens Elected Member briefing
- letters inviting submissions from owners and occupiers of adjacent/nearby land and other stakeholders
- attendance at a public meeting
- drop-in sessions
- information sheet, and question and answer sheet

Written submissions

467 written submissions were received during the consultation

period. Submissions were received from a number of stakeholder groups including members of the public, Local Government, utility providers, a local resident group, Government agencies and local Members for the seats of West Torrens and Colton.

Of the submissions received, 7 indicated support for the Code Amendment, 370* were opposed to the Code Amendment, 9 did not indicate a position in support or opposition to the Code Amendment (were neutral) and 35* did not include any comments in the submission.

*these numbers count multiple submissions from the same participant as one submission. Please refer to Interim Engagement Report for further details.

What we heard

The key themes from the engagement activities included:

- building height and dwelling density;
- traffic congestion, carparking and pedestrian safety;
- impacts on the River Torrens [Karrawirra Parri] Linear Park including visual and environmental impacts;
- application of the Affordable Housing Overlay and perceived impacts from this (i.e. crime);
- amenity impacts including visual appearance, overlooking, overshadowing and noise;
- strain on existing infrastructure including opens spaces, shops, utilities and roads;
- not on a major transport route, near shops and not serviced by adequate public transport (not consistent with Desired Outcomes of Urban Neighbourhood Zone);
- code amendment and resulting development would not be consistent with the character of the surrounding residential area;
- hazard to the Adelaide Airport;
- loss of the existing land uses on the Affected Area, in particular the Early Learning Centre; and
- provision of open space.

LOCKLEYS CODE AMENDMENT



SUMMARY OF ENGAGEMENT

Response to submissions

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

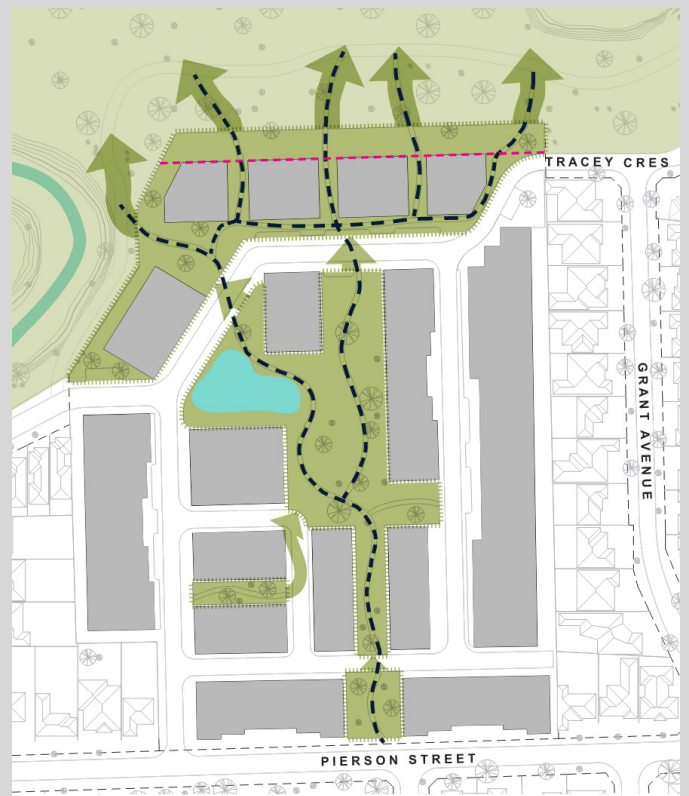
- reduction in the maximum building height to be applied to the Affected Area from 24.5 metres to 18.5 metres;
- application of the Design Overlay to the Affected Area;
- intent to setback future buildings from the northern boundary of the Affected Area (being the boundary that adjoins the River Torrens Linear Park) by 12.5 metres. The purpose of which is to:
 - reduce the visual impact of future built form on the River Torrens and Linear Park;
 - increase opportunities to improve linkages to the Linear Park and improve the quality of the adjacent open space;
 - minimise impacts on existing flora and fauna in the Linear Park; and
 - enable the retention of existing trees located on the Affected Area adjacent the northern boundary;
- additional context study reviewing existing services in the area and consideration of future services that may be required as part of a redevelopment of the Affected Area;
- protection of existing trees on the Affected Area; and
- provision of open space as part of future redevelopment.

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

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



Affected Area and Design Overlay



Affected Area and open space Linear Park linkages

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/6KB5HFK>

This survey will be open until Sunday 20, February 2022 to enable you to consider the outcomes of the engagement as part of the evaluation.



Use your smart phone to scan this Code

Please contact Future Urban on [08] 8221 5511 or info@futureurban.com.au should you have any questions.