

SCOTTY'S CORNER CODE AMENDMENT FREQUENTLY ASKED QUESTIONS

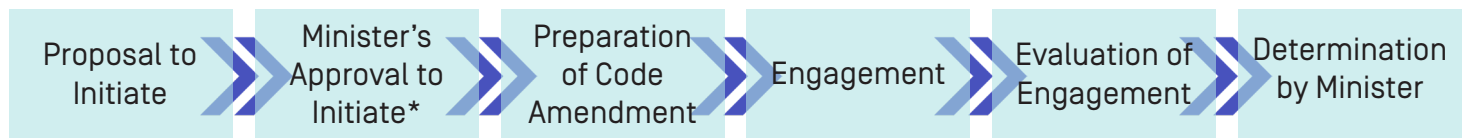
What is a Code Amendment?

A Code Amendment is the process of amending the Planning and Design Code and the specific policies that apply to land to guide future development. Code Amendments are not development proposals, although they may include information that shows in a general sense how the policies may operate in a visual way.

The policies proposed within the Code Amendment will be used to guide the future development.

A development proposal is quite different to a Code Amendment and requires consideration of a detailed design against relevant development policy.

What is the Code Amendment process?



*if the Minister does not approve initiation the Code Amendment will not progress beyond this point

What is the difference between Approval to Initiate and Determination of the Code Amendment?

The Proposal to Initiate is prepared by the Designated Entity and submitted to the Minister to commence the Code Amendment process. The Proposal to Initiate sets out the general basis for the Code Amendment, investigations that have been undertaken, investigations that will be undertaken and the draft engagement plan. The Minister or delegate determines whether to grant approval to initiate the Code Amendment. Approval to initiate a Code Amendment is not approval for the Code Amendment.

Determination of the Code Amendment comes after other procedural steps have been carried out including, but not limited to, detailed investigations, preparation of the Code Amendment Report and engagement. It is after these steps have been carried out and the Code Amendment has been submitted to the Minister that a determination can be made.

Who makes the final decision on a Code Amendment?

The Minister for Planning, The Honourable Mr Nick Champion MP.

What happens if the Code Amendment is refused?

If the Code Amendment is refused the Suburban Activity Zone and Established Neighbourhood Zone will continue to apply for the Affected Area.

What investigations have been undertaken in relation to the re-zoning of the two residential properties included in the Affected Area?

DASH Architects have undertaken a review and prepared a report in relation to the two residential properties and removal of the Historic Area Overlay from these allotments. A copy of the DASH report is included in the updated Code Amended Report at Appendix 14.

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What provisions are being made for parking?

As the Code Amendment is not a development proposal, details regarding carparking cannot be proposed as part of the Code Amendment itself. However, carparking details would be required and assessed as part of any future development application.

The development policies that would apply to the Affected Area as part of the rezoning require carparking to be provided for future development at the rates specified in the 'Transport, Parking and Access' general development policies contained in Part 4 of the Planning and Design Code [accessible [here](#)].

What is meant by “affordable housing” and the Affordable Housing Overlay?

The Code Amendment proposes to apply the Affordable Housing Overlay to the Affected Area.

It is important to note that Affordable Housing is different to social or public housing.

The Affordable Housing Overlay allows future residential development to include a percentage of housing as affordable housing as part of a development application.

Further information about developer obligations in providing affordable housing including the current price point for affordable housing can be found [here](#).

What are the next steps for this Code Amendment?

- Undertake further engagement with stakeholders [happening now].
- Update the Engagement Report. The Engagement Report will include any further submissions received in response to the further engagement and evaluation of further engagement activities.
- Engagement Report and Code Amendment Report will be provided to the Minister for determination.

Who can you contact if you have questions about the Code Amendment?

Future Urban on [08] 8221 5511 or info@futureurban.com.au.

Where can I access information about the Code Amendment?

https://plan.sa.gov.au/have_your_say/code_amendments

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

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