

# SCOTTY'S CORNER CODE AMENDMENT INFORMATION SHEET

The Designated Entity is undertaking further engagement on the Code Amendment with stakeholders in relation to:

- the summary of what the Designated Entity heard during the initial Code Amendment engagement;
- if the Designated Entity heard your feedback correctly and if you have any additional feedback not yet provided or considered; and
- the changes made to the Code Amendment in response to what the Designated Entity heard.

## What we heard:

- traffic impacts arising from the rezoning;
- maximum building height and amenity impacts arising from future development (overlooking and overshadowing);
- the inclusion of two residential properties in the Affected Area and the removal of the Historic Area Overlay
- precedent being set for the rest of Main North Road;
- whether rezoning should cover a larger geographical area;
- alignment of the Code Amendment 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; and
- community engagement and its alignment with the Community Engagement Charter.

## What we changed:

- reduction in the maximum height to be applied to the Affected Area to 5 levels and 18.5 metres;
- clarification of policies in the Code that manage interface impacts, including overshadowing and overlooking;
- consideration of the significant development site policy and how this may impact future development of the Affected Area;
- further consideration of the Code Amendment against the Town of Walkerville Community Plan and Urban Masterplan;
- additional traffic investigations that included consideration of anticipated impacts on the local street network contained in Appendix 6 of the Code Amendment Report; and
- heritage and character investigations in relation to residential properties included in Affected Area and the removal of the Historic Area Overlay, contained in Appendix 14 of the Code Amendment Report.

A copy of the updated Code Amendment Report can be accessed here:

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

[https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

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## What can stakeholders influence in the Code Amendment:

Stakeholders <b>can</b> influence	Stakeholders <b>cannot</b> influence
<ul style="list-style-type: none"><li>The Overlays and how they apply to the Affected Area; and</li><li>The Technical and Numeric Variations to be applied to the Affected Area.</li></ul>	<ul style="list-style-type: none"><li>The existing policy contained within the Planning and Design Code;</li><li>The Affected Area identified for the Code Amendment; and</li><li>The intent of the Urban Corridor (Business) Zone.</li></ul>

**Written submissions** are invited between Monday, 8 August 2022 until Sunday, 4 September 2022. Written submissions can be made:

- Online on the SA Planning Portal ([https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations))
- Via email to [info@futureurban.com.au](mailto:info@futureurban.com.au)
- Via post to:  
Attn: Emily Nankivell  
Scotty's Corner Code Amendment  
Future Urban  
Level 1 / 74 Pirie Street  
ADELAIDE SA 5000

**One-on-One sessions** are available to stakeholders which are invited to register for a 15 minute one-on-one session with a representative of the Designated Entity to discuss the amended Code Amendment at the following days/times:

- Saturday, 20 August 2022 (10:30am - 1:00pm) at 128 Prospect Road, Prospect (Prospect Library)
- Wednesday, 24 August 2022 (10:00am - 4:00pm) at Future Urban - Level 1 / 74 Pirie Street, Adelaide 5000

To register for a one-on-one session, please email [info@futureurban.com.au](mailto:info@futureurban.com.au) or (08) 8221 5511.

**NOTE:** Alternative arrangements can be made should stakeholders wish to make a time to meet with a representative of the Designated Entity outside of these times.

**A frequently asked questions sheet is available here:**  
<https://www.futureurban.com.au/engagement>  
[https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

## Next steps:

Your submissions will be reviewed and considered by the Designated Entity, including whether any further changes to the Code Amendment should be made.

An updated Engagement Report will be prepared and will include the further submissions received and evaluation of the further engagement activities. The updated Engagement Report will be submitted to the Minister for consideration and determination of the Code Amendment.

Contact Future Urban on (08) 8221 5511 or [info@futureurban.com.au](mailto:info@futureurban.com.au), should you have any questions or any difficulties accessing the Code Amendment materials.

If you require translation services please follow the link or scan the QR Code • Εάν χρειάζεστε υπηρεσίες μετάφρασης, κάντε κλικ σε αυτόν τον σύνδεσμο ή σαρώστε τον κωδικό QR • Se hai bisogno di servizi di traduzione, fai clic su questo link o scansiona il codice QR • 如需翻译服务, 请点击此链接或扫描二维码 • 如需翻譯服務, 請點擊此链接或掃描二維碼 • Nếu bạn yêu cầu dịch vụ dịch thuật, vui lòng nhấp vào liên kết này hoặc quét Mã QR • ਜੇਕਰ ਤੁਹਾਨੂੰ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਲਿੰਕ 'ਤੇ ਕਲਿੱਕ ਕਰੋ ਜਾਂ QR ਕੋਡ ਨੂੰ ਸਕੈਨ ਕਰੋ:

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