

Hon Nick Champion MP



**Government  
of South Australia**

**Minister for Trade and  
Investment**

**Minister for Housing and  
Urban Development**

**Minister for Planning**

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YS Super Investments Pty Ltd  
C/- Ms Belinda Monier  
Senior Consultant  
Future Urban

By email: [belinda@futureurban.com.au](mailto:belinda@futureurban.com.au)

Dear Ms Monier

I write to advise that under section 73(10)(f) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the Scotty's Corner Code Amendment (the Code Amendment) and have resolved to decline the proposed amendment to the Planning and Design Code (the Code).

Whilst I acknowledge the value of the land as a strategic infill site, I have formed the view that the proposed rezoning of the two allotments currently within the Established Neighbourhood Zone, and subsequent removal of the Historic Area Overlay from these properties (including demolition of a Representative Building), would have created a detrimental impact on the heritage values of the broader historic area.

Furthermore, I am concerned about the ad hoc nature of the proposed rezoning in the context of the broader corridor, noting that rezoning of the affected area would likely trigger further Code Amendment requests and result in the uncoordinated redevelopment of a highly strategic infill area.

I note that the Town of Walkerville (the Council) in its submission on the Code Amendment expressed a willingness to accept a four-storey development on the Scotty's Motel site. This being the case, I have requested that Council work with the Proponent to enable a development of this scale, which can be achieved through performance planning within the existing zone.

In addition, I have requested Council actively pursue strategic planning for the Main North Road corridor to underpin a future, Council-led Code Amendment to introduce a consistent, more contemporary higher-density zone across the area.



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For further information, please contact Ms Nadia Gencarelli, Team Leader – Code Amendments, Planning and Land Use Services, on 08 7133 2311 or via email at: [Nadia.Gencarelli@sa.gov.au](mailto:Nadia.Gencarelli@sa.gov.au).

Yours sincerely



**Hon Nick Champion MP**  
Minister for Planning

4 / 4 / 2023

Cc: Ms Kiki Cristol, Chief Executive Officer, Town of Walkerville ([kcristol@walkerville.sa.gov.au](mailto:kcristol@walkerville.sa.gov.au))