

O'SULLIVAN BEACH CODE AMENDMENT FACT SHEET

36-70 GUMERACHA ROAD & 64 BADEN TERRACE, O'SULLIVAN BEACH

What is a Code Amendment?

The Planning and Design Code (the Code) contains the policies that guide what can be developed in South Australia. Planning authorities use the Code to assess development proposals.

A Code Amendment is a proposal to change the policies or spatial mapping within the Code, which can change the way future developments are assessed. Code Amendments must be prepared according to certain processes set out by legislation.

Where is the Affected Area?

The pieces of land which will be specifically impacted by the Code Amendment are identified as 36-70 Gumeracha Road and 64 Baden Terrace, O'Sullivan Beach, shown in Figure 1 below (referred to as the 'Affected Area').

What is the current zoning?

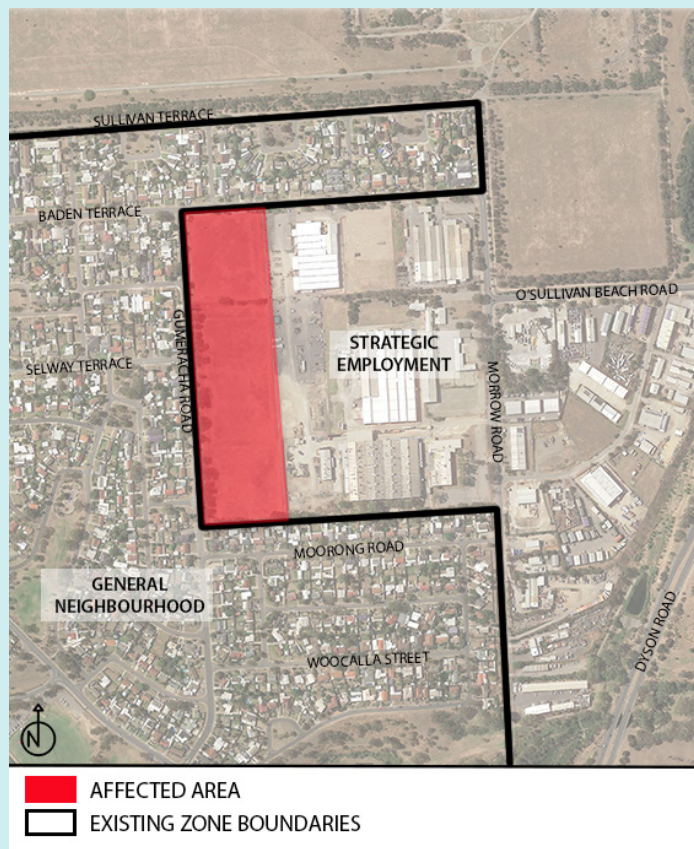
The Affected Area is currently in the Strategic Employment Zone and adjoins the General Neighbourhood Zone.

What could be developed under the current zoning?

Within the Strategic Employment Zone land which adjoins residential uses can be developed for:

- bulky goods outlet
- light industry
- motor repair station
- office
- place of worship
- research facility
- service trade premises
- store
- warehouse

Figure 1: Affected Area and current zone boundaries



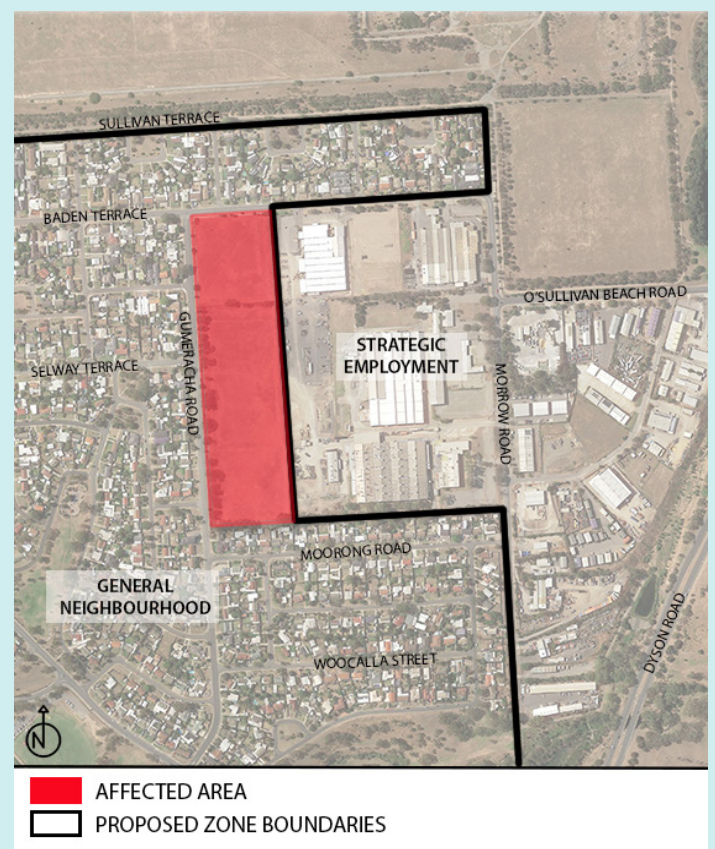
What is being proposed and what does this mean?

The Code Amendment seeks to rezone the land from Strategic Employment to the General Neighbourhood to enable the development for low to medium density residential purposes, which will form a contiguous extension of the residential area to the west.

Key Changes

- rezone to General Neighbourhood Zone
- apply Interface Management Overlay for a 10 metre wide depth along entire eastern boundary
- apply Affordable Housing, Stormwater Management and Urban Tree Canopy Overlays

Figure 2: Affected Area and Proposed Zone Boundaries



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Is there more information available?

More detailed information is available from:

- Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- SA Planning Portal (https://plan.sa.gov.au/have_your_say/general_consultation)

This information includes a Code Amendment Report, which includes the following investigations:

- Civil Engineering Assessment, including the Stormwater Assessment and Infrastructure Services Assessment;
- Environmental Noise Assessment, including a review of the interface between land uses;
- Preliminary Site Investigation and Targeted Intrusive Site Investigation, to confirm that the land is suitable for residential purposes;
- Traffic Assessment; and
- A pre-development tree assessment report.

You can also call Kayla Gaskin-Harvey on [08] 8221 5511.

How can I have my say?

You can provide comment on the Code Amendment any time before **5:00pm on 24 October 2021**.

Feedback can be provided via one of the following:

- online via the SA Planning Portal (https://plan.sa.gov.au/have_your_say/general_consultations)
- via email to info@futureurban.com.au
- via post to:

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



Feedback during consultation will be used to inform and improve the Code Amendment and maintain the quality of the engagement activities.

How will I know my feedback was heard?

An Engagement Report following the conclusion of the consultation period will summarise all the feedback received during this process and responses to the feedback.

This will be made publicly available here:

- Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- SA Planning Portal (https://plan.sa.gov.au/have_your_say/general_consultations)

All written submissions received will be made publicly available when the Engagement Report is released, following the conclusion of the consultation period.

How is engagement undertaken?

The engagement process is undertaken in accordance with the Engagement Plan and the Community Engagement Charter. A copy of them can be found at the below links:

- https://plan.sa.gov.au/have_your_say/general_consultations
- https://plan.sa.gov.au/resources/planning/community_engagement_charter

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>

