

LOCKLEYS CODE AMENDMENT

25 PIERSON STREET, LOCKLEYS

Pierson Pty Ltd is proposing to rezone land at 25 Pierson Street, Lockleys in order to facilitate future development of the land for low and medium density residential purposes.

WHY IS THE CODE AMENDMENT BEING PROPOSED?

The land currently contains the Westpac Mortgage Centre and Lockleys Child Care and Early Learning Centre and is within the Employment Zone. The current zoning limits use of the site to commercial development and is not consistent with the predominant residential use of land in the locality.

Rezoning to the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone will:

- » enable future use of the land for residential development
- » enable strategic redevelopment of land in close proximity to the Adelaide CBD
- » provide for residential development at varying densities and housing types
- » create opportunities to increase linkages and interface with the River Torrens Linear Park
- » create opportunities to maximise public open space
- » maintain and improve visual amenity for adjacent residents

WHERE WILL THE CODE AMENDMENT APPLY?

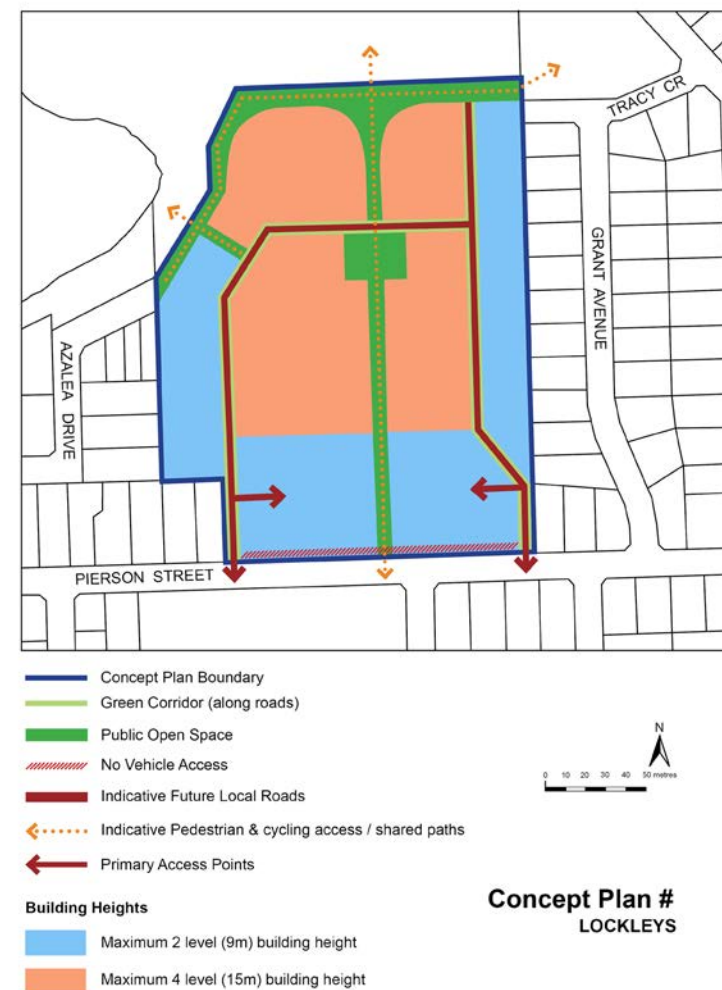
The land which will be specifically impacted by the Code Amendment is identified as 25 Pierson Street, Lockleys, shown in Image 1 (is also referred to as the 'Affected Area').

Image 1



CONCEPT PLAN

A Concept Plan has been developed to ensure future development integrates with the existing residential community, pedestrian linkages to the River Torrens / Karrawirra Parri and publicly accessible open space. The Concept Plan also identifies the location of vehicle access points, no vehicle access for residences fronting Pierson Street and maximum building heights. Should the Code Amendment be approved, the Concept Plan will be incorporated into the Code and will be used as a key reference in the assessment of future development proposals.



CURRENT ZONING

The land is currently in the Employment Zone, is adjacent to the Suburban Neighbourhood Zone to the west, south and east, and the Open Space Zone to the north.

Some of the desired land uses that are anticipated in the Employment Zone are:

- » consulting room
- » indoor recreation facility
- » light industry
- » motor repair station
- » office
- » place of worship
- » research facility
- » retail fuel outlet
- » service trade premises
- » shop
- » telecommunications facility
- » training facility
- » warehouse.

PROPOSED ZONING CHANGES

The Code Amendment seeks to rezone the land to Suburban Neighbourhood and Urban Renewal Neighbourhood as shown in Image 2. The rezoning will facilitate the future development of the land for low and medium density residential purposes.

Key changes proposed through the Code Amendment:

- » Rezone the land to the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone
- » Building heights ranging from 2 building levels around the east, south and west boundaries of the land and up to 4 building levels (15 metres) through the centre and close to the River Torrens / Karrawirra Parri
- » Apply the Affordable Housing Overlay, Stormwater Management Overlay and Urban Tree Canopy Overlay to the land
- » Introduction of a Concept Plan

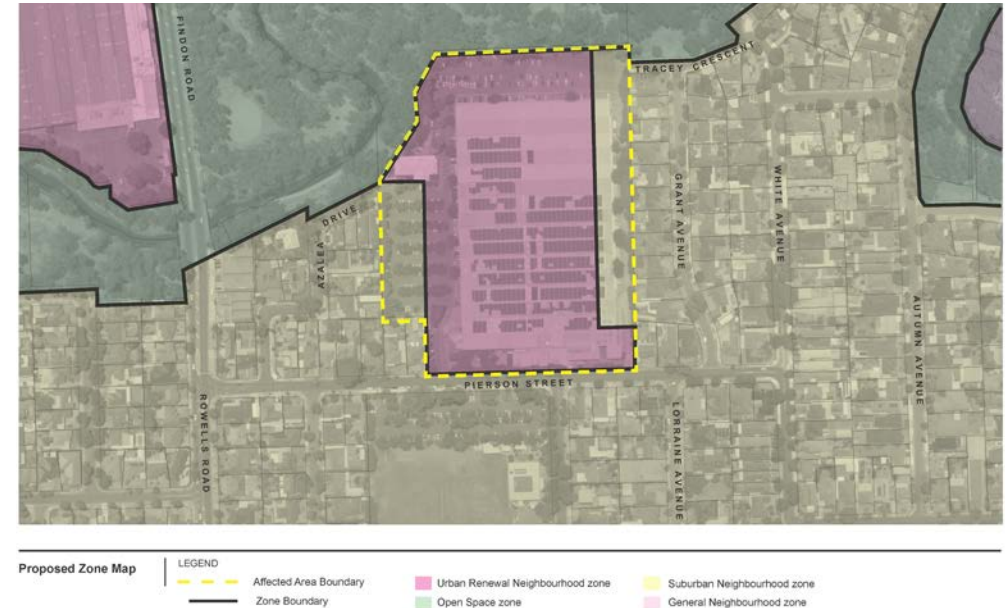
Some of the land uses that are anticipated in the Suburban Neighbourhood Zone are:

- » child care facility
- » community facility
- » consulting room
- » dwellings
- » educational facility
- » office
- » recreation area
- » shop (up to 100sqm)

Some of the land uses that are anticipated in the Urban Renewal Neighbourhood Zone are:

- » child care facility
- » community facility
- » consulting room
- » dwellings
- » educational facility
- » office
- » recreation area
- » residential flat building
- » retirement facility
- » shop (up to 250sqm)

IMAGE 2: Affected Area and Proposed Zones



IS THERE A MASTERPLAN FOR THE SITE?

The Code Amendment is not a development application and hence there is no specific development proposal for the land. Sometimes Code Amendments are undertaken when a master plan has already been developed for the land. This is not the case for this Code Amendment and a master plan will only be developed if the Code Amendment is approved and a future developer proceeds to develop the site.

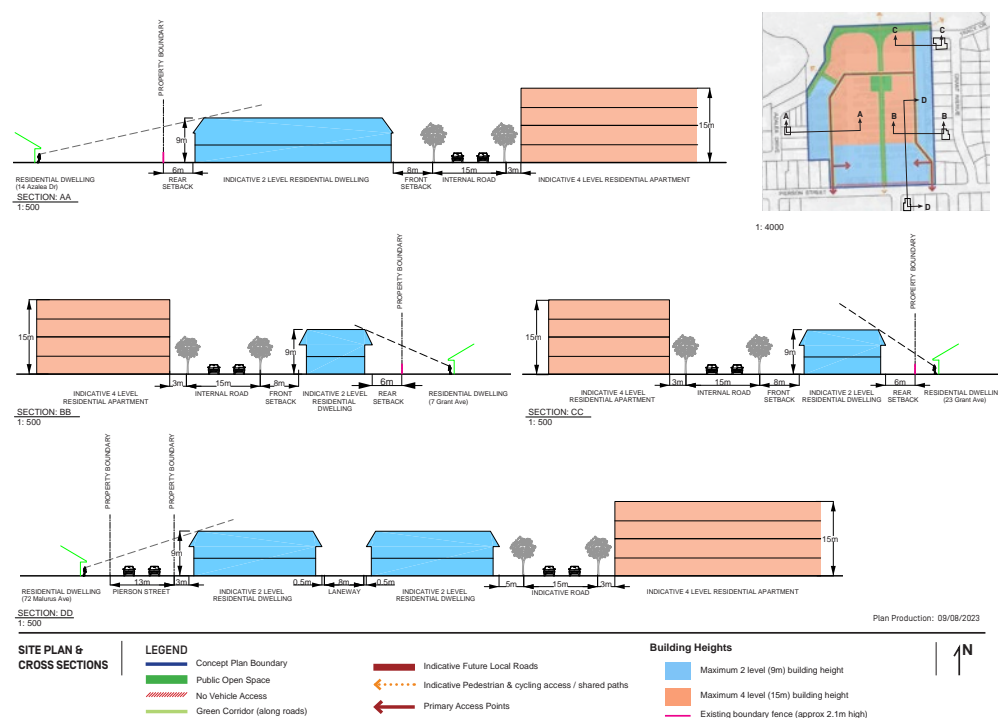
The purpose of the Code Amendment is to put in place the policy requirements that future development applications will be assessed against. Any proposed future development will be required to obtain development approval.

WILL FUTURE BUILDINGS BE VISIBLE FROM MY HOME?

To improve visual amenity, the Code Amendment proposes Minimum Site Area and Maximum Building Height Technical and Numeric Variations to reflect the existing policy arrangement in the surrounding Suburban Neighbourhood Zone. A maximum 2 building levels will be applied where the Affected Area adjoins existing residential properties and along Pierson Street.

The Urban Renewal Neighbourhood Zone contains policy allowing buildings up to 4 building levels, or 15 metres. Any 3-4 level buildings will be located in the centre of the land and/or towards the River Torrens/ Karrawirra Parri and are therefore unlikely to be visible from existing residential properties.

The drawings below show sections demonstrating indicative future building heights and sightlines of the land. These buildings show the maximum building heights (3-4 levels) and minimum setbacks as stipulated by the policies being proposed by the Code Amendment.



WHAT IS THE PLANNING AND DESIGN CODE?

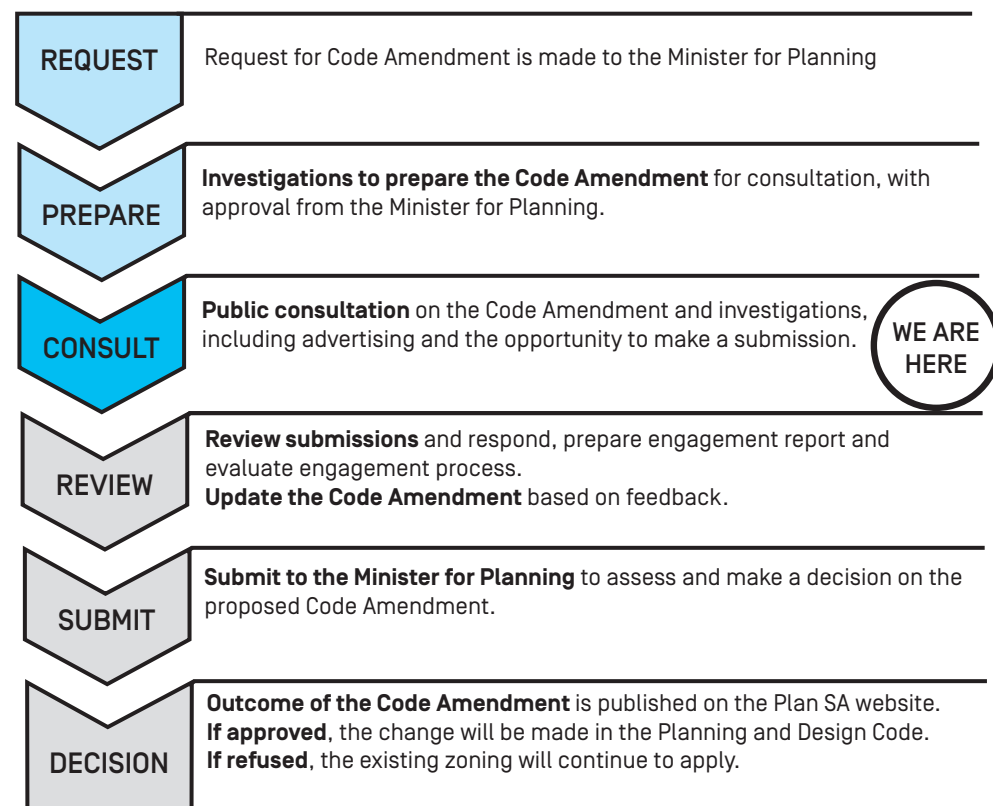
The Planning and Design Code contains the policies that guide what can be developed in South Australia. Planning authorities use the Code to assess development proposals and can be viewed here: <https://code.plan.sa.gov.au/>

The Planning and Design Code is supported by the SA Property and Planning Atlas (SAPPA) which is an electronic mapping system that outlines all of the Zone, Subzone and Overlay boundaries within the State, guiding what types of development are suitable in which locations (i.e. residential development in neighbourhood type zones and industrial development in employment type zones). SAPPA can be viewed here: <https://sappa.plan.sa.gov.au>

WHAT IS A CODE AMENDMENT?

A Code Amendment (or 'rezoning') is a proposal to change the policies or spatial mapping within the Planning and Design Code, which changes the way future developments are assessed.

Code Amendments must be prepared according to the process set out by legislation.



PREVIOUS CODE AMENDMENT

A Code Amendment was previously proposed for the land. The previous Code Amendment was refused by the Minister. This is a new Code Amendment and new process. It seeks to address concerns raised during engagement on the previous Code Amendment.

FIND OUT MORE

More information about the proposal, including all investigations and technical reports are available from:

- www.futureurban.com.au/engagement or
- the SA Planning Portal
(www.plan.sa.gov.au/codeamendments)
- or via the QR code.



Use your smart phone to scan this QR code

If you have any questions or would like to discuss the Code Amendment, please contact:

Belinda Monier PH: [08] 8221 5511
Future Urban E: engagement@futureurban.com.au

YOUR FEEDBACK

All formal submissions will be considered in finalising the Code Amendment.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email, and phone numbers will not be published; however, company details will be.

We will prepare an Engagement Report outlining what was heard during consultation and how the proposed Code Amendment was changed in response to submissions received. The Engagement Report will be provided to the Minister, and published on the SA Planning Portal.

If you require translation services, please follow the link or scan the QR Code. • 如果您需要翻譯服務，請點擊鏈接或掃描二維碼 • Rúguò nín xūyào fānyì fúwù, qǐng diǎnjī liánjiē huò sāomǎo èr wéi mǎ • 如果您需要翻譯服務，請點擊鏈接或掃描二維碼 • Εάν χρειάζεστε υπηρεσίες μετάφρασης, ακολουθήστε τον σύνδεσμο ή σαρώστε τον κωδικό QR • Εάν chreiazeste ypriesies metafrasis, akolouthiste ton syndesmo i saroste ton kodiko QR • Se hai bisogno di servizi di traduzione, segui il link o scansiona il codice QR • ਜੇਕਰ ਤੁਹਾਨੂੰ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਲਿੰਕ ਦੀ ਪਾਲਣਾ ਕਰੋ ਜਾਂ QR ਕੋਡ ਨੂੰ ਸਕੈਨ ਕਰੋ • Jékara tuhānū anuvāda sēvāvāh dī lōra hai, tāh kirapā karakē lika dī pālānā karō jāh QR kōda nū sakaina karō • Si necesita servicios de traducción, siga el enlace o escanee el código QR • Ako su vam potrebne usluge prevodjenja, pratite link ili skenirajte QR kod • Jeśli potrzebujesz usług tłumaczeniowych, skorzystaj z łącza lub zeskanuj kod QR • 번역 서비스가 필요한 경우 링크를 따라가거나 QR 코드를 스캔하세요 • beon-yeog seobiseuga pil-yohan-gyeong-u lingkeuleul ttalagageona QR kodeuleul seukaenaseyo • Nếu bạn yêu cầu dịch vụ dịch thuật, vui lòng nhấp vào liên kết hoặc quét Mã QR



HAVE YOUR SAY

We are currently seeking community and stakeholder feedback on the proposed Code Amendment. Consultation closes on 17 December 2023.

You are invited to share your thoughts on:

- whether the selected Zones are the most appropriate Zones for the land;
- whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area;
- whether the Overlays and 'Technical and Numeric Variations' applied address key matters stakeholders would like to see future development meet; and
- whether the Concept Plan addresses key matters stakeholders would like to see future development on the land.

The following items are unable to be changed:

- Land (or Affected area) identified (geographic context) for the Code Amendment;
- The residential intent of the Suburban Neighbourhood Zone and Urban Renewal Neighbourhood Zone; and
- Policy wording within the Code, only existing policy wording can be utilised. We cannot draft new policy wording.

INFORMATION SESSIONS

Come along to chat to the project team and find out more about the project. Information will be displayed on boards and there is the opportunity to ask any questions you may have. There is no formal presentation.

We are holding information sessions at the **Thebarton Community Centre (Hall B)** on the following dates:

Thursday, 23 November
4:00pm-7:00pm

Saturday, 25 November
10:00am-1:00pm

Registration is essential. Please register for a 30-minute timeslot and attend at that time, this ensures the project team has a chance to speak to everyone. If all timeslots are filled, more sessions will be made available.

Scan the QR Code to register via Eventbrite or visit
<https://www.eventbrite.com/cc/lockleys-code-amendment-information-sessions-2664729>.



Use your smart phone to scan this QR code