

WALLAROO CODE AMENDMENT INFORMATION SHEET

A Code Amendment (or 'rezoning') is being sought on land located between Spencer Highway, Bowman Road and Rosslyn Road, Wallaroo ('Affected Area'). The Code Amendment seeks to rezone a portion of the Affected Area to the Employment Zone and a portion to the Neighbourhood Zone.

The rezoning will provide employment land supply to support employment growth in the Region and the Neighbourhood Zone will create a logical extension and connection between existing residential land.

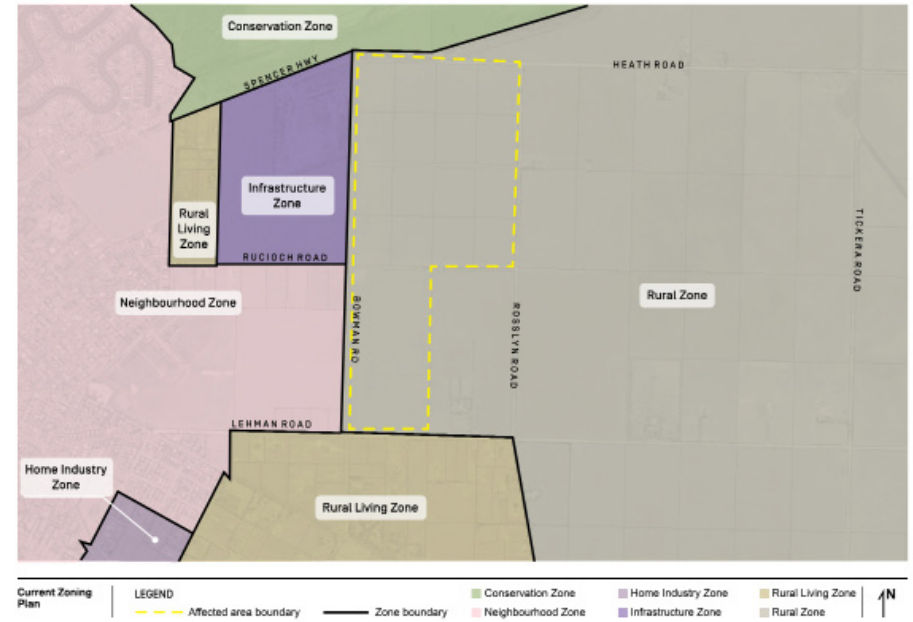
The Code Amendment is being proposed on the basis that:

- Wallaroo is a key township for the Mid North and Yorke Peninsula Region
- The population in Wallaroo and the Region is growing
- There is a need to provide commercial and residential zoned land to support the growing population

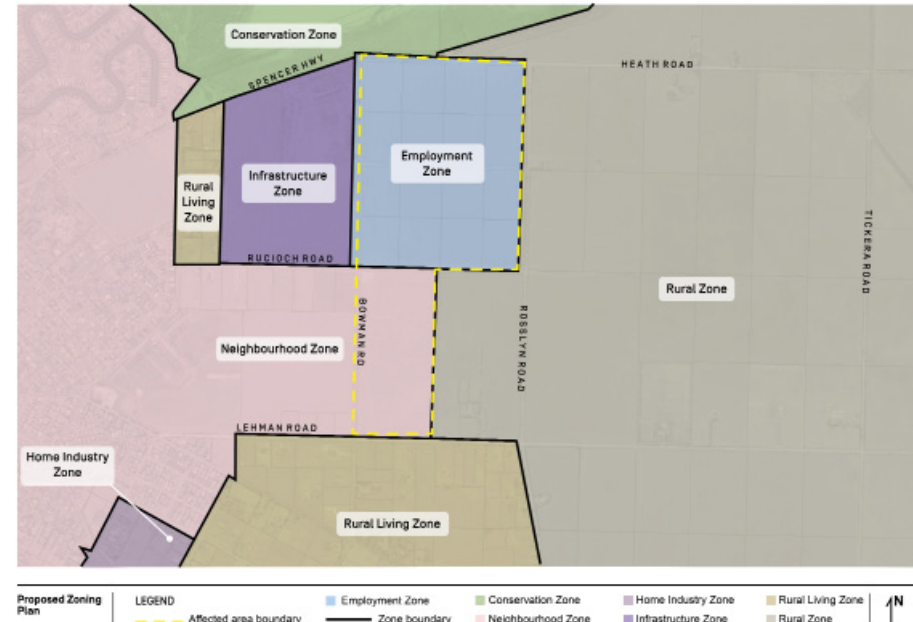
PROPOSED ZONING CHANGES

CURRENT	PROPOSED
<p>RURAL ZONE</p> <p>Supports the South Australian economy primarily through the production, processing, storage and distribution of primary produce, forestry and renewable energy. The Zone also supports value adding businesses such as industry, primary produce, tourist development and tourist accommodation.</p>	<p>NEIGHBOURHOOD ZONE</p> <p>Allows for housing which supports a range of needs and complements the existing and local character, together with some small scale supporting uses (such as small scale shops, offices or community facilities).</p> <p>EMPLOYMENT ZONE</p> <p>Allows for a diverse range of low-impact industrial, commercial and business activities that complement the land uses of adjoining zones.</p>

Affected Area and Existing Zone



Affected Area and Proposed Zone



HAVE YOUR SAY

We are currently seeking community and stakeholder feedback on the proposed Code Amendment.

You are invited to share your thoughts on:

- Whether the Neighbourhood Zone and Employment Zone are the most appropriate Zones for the land.
- Whether there are any gaps in the investigations undertaken to consider the impact of rezoning on the surrounding areas.
- If you have feedback in relation to elements of the Concept Plan which will guide future development of the area.

The following items are unable to be changed:

- Affected area identified (geographic context) for the Code Amendment.
- Policy wording within the Code. Only existing policy wording can be utilised and we cannot draft new policy wording.

HOW CAN I HAVE MY SAY?

You can provide comment on the Code Amendment anytime before 5:00pm on Friday, 18 October 2024.

Feedback can be provided via one of the following:

Online via the SA Planning Portal:
www.plan.sa.gov.au/codemandedments

Via email to
engagement@futureurban.com.au

Via post to:
Walleroo Code Amendment
Future Urban Pty Ltd
Level 1, 74 Pirie Street
ADELAIDE SA 5000

If you would like a hard copy submission form to be posted to you, together with a reply paid envelope, please call Future Urban on (08) 8221 5511 to request it.

If you require translation services, please follow the link or scan the QR Code / As jy vertaaldienste benodig, volg asseblief die skakel of skandeer die QR-kode / Εάν χρειάζεστε υπηρεσίες μετάφρασης, ακολουθήστε τον σύνδεσμο ή σαρώστε τον κωδικό QR / Se hai bisogno di servizi di traduzione, segui il link o scansiona il codice QR

<https://www.surveymonkey.com/r/BRZXQST>



FIND OUT MORE

More detailed information is available on the:

- Future Urban website engagement page
<https://www.futureurban.com.au/engagement>
- SA Planning Portal plan.sa.gov.au/en/codeamendments

Hard copy is available at: Kadina Library Wallaroo Library
1a Doswell Terrace and 5 John Terrace
KADINA SA 5554 WALLAROO SA 5556

Information available online and in hard copy includes:

- The Code Amendment Report
- Traffic Investigations
- Services and Infrastructure Investigations
- Environmental Investigations
- Economic Impacts/Zoning Investigations
- Economic Feasibility of Primary Productions
- Topographic Survey
- Concept Plan
- Land Supply Investigations
- A fact sheet about Code Amendments and the Planning and Design Code.

INFORMATION SESSIONS

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

We are holding a community information session at Wallaroo Town Hall Supper Room, Irwin Street, Wallaroo on Saturday, 7 September 2024 from 10:00am to 2:00pm.

Registration is essential. Please register for a 30-minute timeslot and attend at that time, this ensures the project team have 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/wallaroo-code-amendment-3553999>

If you are unable to register online and would like to attend a session, please call us on 8221 5511 and we will register you.

